



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(05/05/2025-14/05/2025)

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## WEEKLY PLANNING LISTS

### **Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### **Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

## Area 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3067/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Irish Life Assurance plc
<b>Location</b>	1 Adelaide Road, (now incorporating No's 5-7 Albert Terrace ) Dublin 2
<b>Registration Date</b>	09/05/2025
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** PERMISSION to amend the permitted development (Reg. Ref. 3136/23) at No. 1 Adelaide Road, Dublin 2 (now incorporating No's 5-7 Albert Terrace, Dublin 2). The proposed development will consist of amendments to Reg. Ref. 3136/23 and additional development, including the following elements: Set-back in permitted facade line facing Albert Place West at levels 0, 1, 2, 3 and terrace above (resulting in a reduction of c. 95 sq m of permitted office space); infilling of a void at level 6 (creating an additional c. 60 sq m of office space at level 7); Change in site boundary to include No's 5-7 Albert Terrace (to accommodate artists/writers in residence studios) and to create a public garden (partly within public roadway at the junction of Albert Place West/Albert Terrace); Single-storey Ground-Floor extensions (c.20 sq m in total) to the rear of No's. 5-7 Albert Terrace, with roof-terrace above (including temporary removal and reinstatement in situ of rear boundary walls) and new opaque windows in the south gable of No 7 Albert Terrace; Design improvements to external community entrance off Albert Place West; Increase of footpath width on Albert Place West; Additional lift inside community entrance; Introduction of opaque glass fins at 45-degree angle within external facade depth to Albert Place West at levels 1, 2 and 3; Changes to planting on 4th Floor terrace facing Albert Place West; Reduction in basement footprint and lowering (by 1.5m) of part of the Level -2 basement; Reduction in number of basement car spaces (from 15 to 13); Changes to landscaping in the central sunken courtyard; Separate fire-fighting lift and passenger lifts to the main core; Change of use of c.128 sq. m. within the -1 basement from community to office; Change of use of c.8sq. m. of café use to office use at Level 0; An additional structural column at the front (north) of the office block; Changes to toilets and to the Core 2 facade, and all associated and ancillary development. The amendments will result in an overall increase in gross internal areas on the site of c. 117 sq m (with no changes to upper roof level or to overall height of the development permitted under Reg. Ref. 3136/23).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3204/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Linkedin Ireland Unlimited Company
<b>Location</b>	5 Wilton Park (formerly known as the former Office Of Public Works site at Wilton Place , Lad Lane, Dublin 2
<b>Registration Date</b>	13/05/2025

**Additional Information**

**Proposal:** The proposed development comprises of the installation of three external signs at ground floor level (two of which will be wraparound signs of c 0.8 Sq m each and will be affixed to existing columns and one larger internally illuminated sign of c 1 Sq m ) at the south eastern elevation of the existing office building close to the main entrance from Wilton Place , and all associated development work .

**Area** Area 1 - South East  
**Application Number** WEB1118/25  
**Application Type** Permission  
**Applicant** Fáilte Ireland  
**Location** St. Andrew's Former Tourism Centre, Suffolk Street/  
St. Andrews Street, Dublin 2  
**Registration Date** 07/05/2025  
**Additional Information** Additional Information Received  
**Proposal:** PROTECTED STRUCTURE: Permission for development at St. Andrews Former Tourism Centre (Protected Structure), Suffolk Street/St. Andrews Street, Dublin 2. The development will consist of: 1. Change of use of former Tourist Information Office, restaurant, and annex exhibition hall (now vacant) to food/dining hall and cultural use all to be operated under single management. 2. The alteration and selective removal of certain internal modern additions to restore the structure closer to its original appearance. These removals include: • Office partitions at the ground and first floor levels • The existing bridge across the nave on the first floor levels • Part of the first floor mezzanine within the apse • Part of the second floor in the South and North Transept 3. The provision of the proposed new (replacement) circulation bridge across the nave. 4. Modifications to ensure adequate ventilation and lighting on the exterior of the building. 5. Proposed landscaping, including an outdoor seating area and outdoor lighting. 6. 3 no. external heat pumps at the east side of the former church 7. Replacement of existing skylights at roof level to automatic opening vents and louvre Vents 8. Provision of cycle parking (30 no. spaces) 9. All other associated site works including drainage infrastructure and removal of car parking. The total floor area of the buildings is 1,763 sq. m on a site of 2,696 sq. m.

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**Area** Area 1 - South East  
**Application Number** WEB1982/25  
**Application Type** Retention Permission  
**Applicant** SASL RESTAURANTS LTD (trading as AL BOSCHETTO)  
**Location** 1 A BEATTY'S AVENUE AND 2 MERRION ROAD,  
BALLSBRIDGE,  
DUBLIN 4  
**Registration Date** 07/05/2025  
**Additional Information**  
**Proposal:** RETENTION PERMISSION FOR EXISTING SINGLE STOREY COVERED OUTDOOR SEATING AND DINING AREA THAT FACES BEATTY'S AVENUE TO THE SIDE OF EXISTING RESTAURANT AND ALL ASSOCIATED SITE WORKS.

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**Area** Area 1 - South East  
**Application Number** WEB1985/25  
**Application Type** Permission  
**Applicant** Walthill Properties Limited  
**Location** 2, Newbridge Avenue, Sandymount, Dublin 4  
**Registration Date** 07/05/2025  
**Additional Information**  
**Proposal:** Construction of a 3 bedroom detached flat roof two storey mews house, alterations to boundary walls, landscaping, drainage works and ancillary and associated site works all as previously approved under Plan No, 2481/19

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1989/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Vitalijus Sliachticevas
<b>Location</b>	43, Charleville Close, Rathmines, Dublin 6
<b>Registration Date</b>	07/05/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Planning Permission to: (1) Construct 2no. two-storey Mews dwellings with a rear dormer, (2) Provide each dwelling with a private rear garden and a private front courtyard, accommodating 1no. car parking space, accessible via a private entrance gate from Charleville Close, (3) Propose landscaping and boundary treatment including the repair of the existing stone walls and, (4) Carry out all ancillary site works at 43 Charleville Close, Rathmines, Dublin 6, D06H2Y2. The site is within the curtilage of Protected Structure RPS No. 4738.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1996/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Drury Leisure Investments Limited
<b>Location</b>	Brooks Hotel, 59/62 Drury Street, Dublin 2, and at Pink Restaurant, 34-35 William Street South, Dublin 2
<b>Registration Date</b>	08/05/2025

**Additional Information**

**Proposal:** Drury Leisure Investments Limited intends to apply for planning permission for development at this site comprising "Brooks Hotel", 59/62 Drury Street, Dublin 2 (D02 TV06), and the "Pink Restaurant", 34-35 William Street South, Dublin 2 (D02 DT05). The site is within the South City Retail Quarter Architectural Conservation Area (ACA). The application site adjoins the protected structures Nos. 1 (RPS Ref. 4063) and No 2. (RPS Ref. 4064) Johnson's Place and opposes the protected structure at the former Mercer Hospital (RPS Ref. 5074). It is further noted that a large proportion of the buildings on South William Street are protected structures. The proposed development will comprise:

- The extension of the sixth floor (top floor) of Brooks Hotel (59/62 Drury Street) to accommodate 5 additional hotel bedrooms.
- Refurbishment and extension of the existing building at no. 34 - 35 William Street South, to accommodate a change of use from office and restaurant use to hotel with café/restaurant, along with an additional floor for residential use. The development will comprise:
  - o Cafe/ restaurant area at ground floor area along with hotel reception and ancillary facilities at ground and basement level.
  - o Hotel providing a total of 40 no. bedrooms (all en-suite), along with all ancillary facilities/ plant associated with the hotel provided at ground to fifth floor.
  - o New sixth floor extension to provide a two-bedroom apartment with associated private amenity space.
  - o All internal and external alterations to enable the redevelopment of the building and to provide access to the internal courtyard.
- Provision of signage along the William Street South elevation.
- All associated site development works, works to basement, plant areas, landscaping, waste management areas, and services provision.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.) or on their website [www.dublincity.ie](http://www.dublincity.ie). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2000/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Veterinary Council of Ireland
<b>Location</b>	53, Lansdowne Road, Dublin 4
<b>Registration Date</b>	08/05/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : An Automatic Opening Vent (AOV) in the inner valley of the roof of the existing protected structure to comply with the conditions of the granted Fire Safety Certificate.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2004/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	3Dental LTD
<b>Location</b>	13-16 Redmond's Hill, Aungier Street, Dublin 2
<b>Registration Date</b>	08/05/2025

**Additional Information**

**Proposal:** RETENTION PERMISSIOON: WE, 3Dental Ltd, INTEND TO APPLY FOR RETENTION PERMISSION For development at this site at 13-16 Redmond's Hill, Aungier Street, Dublin 2, D02RP46. The development consists of a retention planning application for existing front elevation signage incl: (1) Sign No. 1 illuminated block lettering sign above 1st fl. windows; (2) Sign No. 2 Decal sign fixed inside glazing above 1st. fl; (3) Sign No. 3 board sign over front entrance & service entrance; & (4) Sign No. 4 incl. 3 x board signs fixed at 1st fl. to windows.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2013/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ciaran Reilly
<b>Location</b>	27-29, Pembroke Street Lower, Dublin 2
<b>Registration Date</b>	09/05/2025

**Additional Information**

**Proposal:** The proposed development will consist of the addition of a fire escape staircase to the rear of the building, serving the uppermost two floors of the building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2025/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Thomas A. Menton
<b>Location</b>	36A Rathdown Park, Terenure, Dublin 6W., Folio Register DN 221109F, Located to the rear of 38 and 40 Rathdown Park
<b>Registration Date</b>	11/05/2025

**Additional Information**

**Proposal:** The development will consist of the construction of one 159m2, 2 storey, 3 bedroom, detached, dwelling house. Alterations to an existing boundary wall to create one vehicular and one

pedestrian entrance off Rathdown Park. 2 new car parking spaces onsite. Connection to public water and foul networks. All ancillary, drainage and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2033/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	The Salvation Army (Republic of Ireland)
<b>Location</b>	The Clonard Road Hub, Newgrange House, Clonard Road, Dublin 12
<b>Registration Date</b>	12/05/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION. CHANGE OF USE. The Salvation Army, is applying for retention permission for development consisting of: 1)The change of use of the pre-existing 2 storey 762m2 building (previously a Department of Justice facility used by the probation service) to a family hub providing short term emergency accommodation to homeless families, and altered internal layout to provide for 9 family accommodation units (36 bed spaces), and support facilities including; new reception & admin offices, staff room, laundry rooms, catering kitchen, domestic kitchens and tea stations, dining area, toddler room and library/study room. 2)Retention of associated works including the erection of a 2 storey 508m2 accommodation block, linked to the rear of the pre-existing main building, containing 16 family accommodation units (60 bed spaces), and the erection of a 2-storey 42m2 escape stair block linked to the front of the main existing building. 3)Retention of the external replacement of existing glazed windows in the pre-existing main building and the erection of a 18m2 single storey smoking canopy attached to the side of the main building. 4)Retention of existing single storey 79m2 storeroom & boiler room. 5)Retention of new external children's play areas, and associated site development works including landscaping & bicycle parking bays. The existing car park provides 5 parking spaces, in front of the building, and the family hub has full access to the existing Clonard Road, all at the Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D and bounded to the rear by Stannaway Drive.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2050/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Planet Kepler Property Limited
<b>Location</b>	81 Terenure Road North, Dublin 6W, D6W TD59
<b>Registration Date</b>	13/05/2025

**Additional Information**

**Proposal:** PERMISSION & RETENTION : The development will consist/consists of (i) Change of Use of 102sqm ground floor portion of the existing 161sqm two storey end of terrace building from Restaurant to Yoga Studio with a Sauna and Coffee Kiosk. (ii) internal alterations to the Ground Floor Layout and (iii) Retention for the following as built alterations to previously granted layout Ref. No. 2132/18 (iii(a)) retention of as constructed glazed cover to external seating area. (iii(b)) retention of as constructed cover to external stairs and external stores on Level 01. (iii(c)) retention of as constructed screening to level 01 air conditioning units (iii(d)) retention of as constructed signage board to North gable elevation (iv) associated signage (v) and all ancillary site works

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBLRD6063/25-S3
<b>Application Type</b>	Large Residential Development-3
<b>Applicant</b>	Harley Issuer Designated Activity Company
<b>Location</b>	Former Paper Mills site, Clonskeagh Road, Clonskeagh, Dublin 6, and adjoining properties No. 59, 61, 63, 65, 73, 85, 87, 89, 95, 97, 99, 101 and 103 Clonskeagh Road, Dublin 6
<b>Registration Date</b>	09/05/2025

#### **Additional Information**

**Proposal:** We, Harley Issuer Designated Activity Company, intend to apply for a seven year planning permission for a Large-scale Residential Development (LRD) comprising a purpose-built student accommodation and residential development at the former Paper Mills site, Clonskeagh Road, Clonskeagh, Dublin 6, and adjoining properties No. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103, Clonskeagh Road, Dublin 6. The application boundary also includes a portion of lands to the south of Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6, north of the River Dodder immediately west of and including Clonskeagh Bridge for flood alleviation works, part of the adjacent Dodder Weir and River, and lands on Clonskeagh Road for utility connections and site entrances. The application site is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south-west, and by Clonskeagh Road and the rear boundaries of properties fronting onto Clonskeagh Road to the west and north. The proposed development comprises the following: • Site clearance and demolition of extensions to rear of Nos. 85, 87, 89, 93, 95, 97, 99, and 101 Clonskeagh Road, and the side and rear extension of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: 300024-17; • Construction of a purpose-built student accommodation (PBSA) and residential development in 5 no. blocks (Blocks 1-5) ranging from part 1 to part 7 no. storeys in height above a lower ground level, and extension and renovation of 14 no. existing residential dwellings at Clonskeagh Road; • The proposed development includes 439 no. PBSA bedspaces in Blocks 2-5 (including 133 no. studios and 306 no. bedspaces in 40 no. clusters, comprising 4 no. 6 bed clusters, 6 no. 7 bed clusters, and 30 no. 8 bed clusters); and 16 no. residential apartments in Block 1 (including 1 no. studio, 4 no. 1 beds, and 11 no. 2 bed apartments). The PBSA includes ancillary student amenities at lower ground and upper ground levels, including a reception, lounge, gym, yoga studio, games room, cinema room, dining room, laundry, office, study and meeting rooms. All PBSA clusters are served by a communal living / kitchen / dining room. The development also includes floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses within Block 1, and café use within Block 2; • Block 1, which fronts onto Clonskeagh Road to the west of the site, comprises 16 no. residential apartments (1 no. studio, 4 no. 1 beds, and 11 no. 2 beds), in a part 1 to part 4 storey building, above lower ground level. An external communal roof terrace is proposed at 3rd floor level on the northern, western and southern elevations. Floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses (with a Gross Floor Area (GFA) of 604 sq.m) is located at lower and upper ground floor level. Balconies are provided on the eastern and western elevations. A double ESB substation and switchrooms are located at upper ground floor level and a plant area is proposed at roof level; • Block 2, to the north-east of the site, comprises 103 no. purpose-built student bedspaces (including 1 no. 6 bed cluster, 3 no. 7 bed clusters, and 4 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 6 storey building, above lower ground level. Ancillary internal student amenities are provided at upper and lower ground levels. Café use is also provided at upper ground level. A plant area is proposed at upper ground level and at roof level; • Block 3, to the east of the site, comprises 121 no. purpose-built student bedspaces, (including 1 no. 6 bed cluster, 1 no. 7 bed cluster, and 8 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 7 storey building, above lower ground level. Ancillary internal student amenities are provided at lower ground level. A plant area is proposed at upper ground floor level



and at roof level;• Block 4, to the south-east of the site, comprises 90 no. purpose-built student bedspaces (including 2 no. 6 bed clusters, 2 no. 7 bed clusters, and 8 no. 8 bed clusters), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;• Block 5, to the south of the site, comprises 125 no. purpose-built student bedspaces (including 10 no. 8 bed clusters, and 45 no. studios), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;• The lower ground level also contains car and cycle parking, and ancillary facilities including plant rooms, waste storage areas and block cores. A total of 33 no. car parking spaces are provided (14 no. student accommodation spaces, 16 no. residential spaces, 2 no. community/arts/cultural use spaces, and 1 no. car share space), and 2 no. motorcycle spaces. A total of 575 no. cycle parking spaces are provided, including 472 no. secure cycle parking spaces (440 no. student accommodation spaces, 28 no. residential spaces, and 4 no. community/cultural use spaces) located at lower ground level, and 103 no. short stay visitor cycle parking spaces (88 no. student accommodation spaces, 8 no. residential spaces, and 7 no. community/arts/cultural use spaces) provided at surface level;• The development also includes the extension and renovation of the 14 no. existing residential dwellings at Nos. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103 Clonskeagh Road, including lower / ground and ground / first floor rear extensions and roof terraces at 1st floor level on the eastern elevations of Nos. 99, 101 and 103 Clonskeagh Road, (providing 1 no. 1 bed, 9 no. 2 beds, and 4 no. 3 bed houses), associated external and internal alterations, alteration to front and rear private open space, including bin shelters fronting Clonskeagh Road, and a bin store structure adjoining No. 65 Clonskeagh Road;• The proposed development will also provide communal open space for the PBSA and the residential apartments, outdoor space for the community/arts/cultural use, hard and soft landscaping, boundary treatments, and a biodiversity corridor along the River Dodder along the full length of the eastern site boundary;• The proposal includes 2 no. vehicular and pedestrian / cycle entrances from Clonskeagh Road (a vehicular access to the podium level and a ramped cycle access to the lower ground level to the north of the site, and a vehicular ramped access to the lower ground level to the southern part of the site), and associated public realm works (which includes alterations to the existing footpaths / public road, internal vehicular and pedestrian routes, boundary treatments, and utility connections);• The development also provides for flood defence and alleviation works, including flood walls along the eastern site boundary, a catchment trench fronting Clonskeagh Road to the west of Block 1, flood defence wall to replace the existing railing to the western side of Clonskeagh Bridge, and flood defence wall and embankment to the south of Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6. The proposal includes for lowering of the sluice gates and provision of grade control structures to the Smurfit Weir along the eastern boundary of the site to provide for improved fish passage; and • All associated site development and infrastructural works, including foul and surface water drainage, including attenuation storage, PV panels at roof level, provision of utilities, and lighting. A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. The planning application, together with the Natura Impact Statement (NIS), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (9.00am - 4:30pm). The application may also be inspected online at the following website set up by the applicant: [www.papermillslrd.ie](http://www.papermillslrd.ie)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBPWSDZ2003/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019), The wider site, also includes the lands known as the Former Irish

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**Registration Date**

**Additional Information**

**Proposal:** The modifications relate to the site's parking strategy, as permitted under the Phase 1 Scheme (Blocks K, M, and O) (Planning Ref. PWSDZ3207/21, as amended through inter alia Planning Ref. PWSDZ4276/23, PWSDZ3461/24, PWSDZ3468/24, WEBPWSDZ2252/24, and WEBPWSDZ2247/24), and the Phase 1B Scheme (Block L) (Planning Ref. PWSDZ3406/22, as amended through inter alia Planning Ref. PWSDZ4341/23, PWSDZ3945/24, and WEBPWSDZ2249/24). The proposed modifications consist of: • The omission of the Multi-Modal Transport Hub, and its ancillary development, from Phase 1 and 1B; • The provision of 3 no. additional car parking spaces within the basement of Phase 1 for retail and estate management use; • The provision of 66 no. additional car parking spaces and 6 no motorbike spaces within the basement of Phase 1B for future residential use; • The re-designation of surface-level parking within the local streets and Central Boulevard of Phase 1 and 1B (the proposed breakdown is now: 27 no. visitor spaces; 14 no. car share spaces; 5 no. loading bays; 4 no. taxi ranks spaces; and 5 no. bus laybys spaces); • The provision of 1 no. substation clearway, replacing 1 no. visitor parking space within the Central Boulevard, to facilitate Phase 1B amendment permission (Ref. PWSDZ3945/24); • The removal of 3 no. 'set down' spaces along Furnace Walk in accordance with Condition 7(b) of Phase 1B amendment permission (Ref. WEBPWSDZ2249/24); • Amendments to the wording of Condition 24(h) within Phase 1 permission (Ref. PWSDZ3207/21) and Condition 20(d) within Phase 1B permission (Ref. PWSDZ3406/22) relating inter alia to restrictions on surface-level car parking designations; and • All other associated development

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**Area 1**  
**DOMESTIC**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3193/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mary Byrne
<b>Location</b>	57 Anna Villa, Ranelagh, Dublin 6, D06Y191
<b>Registration Date</b>	07/05/2025
<b>Additional Information</b>	

**Proposal:** Modifications to previously approved application(reg. ref. 3424/23 which was for the subdivision of No 57 Anna Villa into 2 no. dwellings) consisting of : A. Altered front elevation including relocated entrance door and relocated window for Unit 1 (with retaining existing door and window for Unit 2 . B. Associated alterations to the position of the proposed internal dividing wall and related , the unit size changes .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3195/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Breda Howard
<b>Location</b>	2, Curzon Street, Dublin 8
<b>Registration Date</b>	08/05/2025
<b>Additional Information</b>	

**Proposal:** Planning Permission for development at 2 Curzon Street Dublin 8. D08 A7X2. The development will consist of the demolition of the existing single storey return at the rear of the existing house, the construction of a two-story return at the rear with a mono-pitched roof whose

ridge will match the level of the existing ridge, the external insulation of the rear of the main house and internal alterations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3196/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Alfred Hunt and Abigail Barnett Hunt
<b>Location</b>	125 Anglesea Road, Dublin 4
<b>Registration Date</b>	09/05/2025
<b>Additional Information</b>	<b>Proposal:</b> PROTECTED STRUCTURE: The development consists of the demolition of a section of rear garden walling 3 metre in width fronting onto the rear vehicular access lane and the insertion into a new granite opening in the wall of a new 3 metre wide painted hardwood double gate to enable vehicular access on the rear of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3197/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jackie and Eddie Moloney
<b>Location</b>	40 Park Avenue, Sandymount, Dublin 4
<b>Registration Date</b>	09/05/2025
<b>Additional Information</b>	<b>Proposal:</b> The development will consist of the restoration and repair of the existing front facade, including reinstating front chimney and original floor levels and the installation of a new timber sash windows and front door to original openings. It will consist of a full internal refurbishment of the existing house and new double pitch slate roof to the front. It will also consist of the construction of a new two storey extension with a flat roof with rooflights to the rear of the house, inclusive of all ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1314/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Laurence Óg O' Brien and Elena Sullivan
<b>Location</b>	51, Sandymount Road, Sandymount, Dublin 4, D04 H348
<b>Registration Date</b>	07/05/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of the demolition and reconstruction of the existing three-storey 'outrigger' extension to the rear with some minor elevational changes, including replacing an existing window to the rear at upper ground level with a pair of French doors, and the construction of a new single-storey 55m <sup>2</sup> extension to the rear at lower ground (garden) level. Minor internal modifications are proposed, as well as a new roof window (not visible from the highway). The proposed works will also include a full window replacement schedule throughout and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1973/25
<b>Application Type</b>	Permission

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**Applicant** Ryan Stevens  
**Location** 14 Emerald Cottages,, Dublin 4, Dublin, D04 R2H4  
**Registration Date** 05/05/2025  
**Additional Information**  
**Proposal:** The development will consist of construction of automated timber sheeted garage door to existing open car-port and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1979/25  
**Application Type** Permission  
**Applicant** Chantal Cotter  
**Location** 19, Beechwood Park, Ranelagh, Dublin 6  
**Registration Date** 06/05/2025  
**Additional Information**  
**Proposal:** Development to 19, Beechwood Park, Ranelagh, Dublin 6, D06 C803 to include single storey extension to side, single and two storey extension to rear, dormer to existing attic. Ancillary alterations to include opening of new window to side elevation at ground floor, alteration to first floor rear window, replacement windows, alterations to internal layout, new mechanical and electrical services and redecoration throughout.

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**Area** Area 1 - South East  
**Application Number** WEB1986/25  
**Application Type** Permission  
**Applicant** James & Cathy Graham  
**Location** 251, Sundrive Road, Crumlin, Dublin 12  
**Registration Date** 07/05/2025  
**Additional Information**  
**Proposal:** Planning Permission to demolish an existing substandard shelter and replace it with a Sunroom to the rear of the existing dwelling to include associated internal modifications and site works.

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**Area** Area 1 - South East  
**Application Number** WEB1993/25  
**Application Type** Permission  
**Applicant** Denis Monaghan  
**Location** 65 O'Connell Gardens, Sandymount, Dublin 4, D04 A661  
**Registration Date** 08/05/2025  
**Additional Information**  
**Proposal:** The construction of a single storey extension to the front, two storey extension to the rear and Installation of an External Wall Insulation System with brick slip finish to the entire house.

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**Area** Area 1 - South East  
**Application Number** WEB1995/25  
**Application Type** Retention Permission  
**Applicant** Barbara Kernan  
**Location** 20, Hope Street, Dublin 4  
**Registration Date** 08/05/2025

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### Additional Information

**Proposal:** RETENTION PERMISSION: The development seeking retention permission consists of the construction of a dormer window in the main roof to the rear of the property.

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**Area** Area 1 - South East  
**Application Number** WEB1999/25  
**Application Type** Permission  
**Applicant** Simon McCabe and Louise Morgan  
**Location** 53 Iveagh Gardens, Crumlin, Dublin 12, D12 XH94  
**Registration Date** 08/05/2025

### Additional Information

**Proposal:** The development will consist of a ground-floor extension to the side and rear, a roof light to the side of the main roof, a window to the side, a perimeter fence on part of the side and rear boundary, and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2001/25  
**Application Type** Permission  
**Applicant** Barbara Kernan  
**Location** 20, Hope Street, Dublin 4  
**Registration Date** 08/05/2025

### Additional Information

**Proposal:** The development will consist of demolition of existing chimney and dormer window and the construction of a new single-storey extension, dormer window and first floor extension over existing ground floor extension all to the rear of the house and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2024/25  
**Application Type** Permission  
**Applicant** Simon O Leary  
**Location** 104 Wilfield Road, Sandymount, Dublin 4, D04 DW77  
**Registration Date** 09/05/2025

### Additional Information

**Proposal:** PERMISSION : Creation of a new vehicular entrance to the front garden of 104 Wilfield Road, Sandymount, Dublin 4. including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB2028/25  
**Application Type** Permission  
**Applicant** Donncha O'Donoghue  
**Location** 100 Wilfield Road, Sandymount, Dublin 4, D04 P2H1  
**Registration Date** 10/05/2025

### Additional Information

**Proposal:** PERMISSION creation of a new vehicular entrance to the front garden of 100 Wilfield Road, Sandymount, Dublin 4. including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2032/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Aoife Brophy
<b>Location</b>	103 South Circular Road, Portobello, Dublin 8, D08 ND76
<b>Registration Date</b>	12/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE Retention Permission The development will consist of the retention of completed works to the front garden, including revised granite stairs to lower level terrace, enlargement of lower level terrace, new railings, new bin store and gas meter box, new paving and gravel to front garden and refurbishment of existing front railings and gate.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2041/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Alastair MacDonald & Vanessa Bainbridge
<b>Location</b>	29 Belmont Gardens, Donnybrook, Dublin 4, D04 A2A2
<b>Registration Date</b>	12/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Attic conversion for storage including a rear dormer. Conversion of existing garage for extended living with new window to front elevation.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2043/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Cian and Kate O'Driscoll
<b>Location</b>	44 Ormond Road South, Rathmines, Dublin 6, D06 R5T8
<b>Registration Date</b>	13/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: RETENTION PERMISSION: The proposed development consists of: Retention of new insulated concrete floor slab to the existing ground floor level, with radon barrier and damp-proof membrane, including underfloor heating and all associated and ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2045/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Donal O'Brien & James Harnett
<b>Location</b>	97 Haddington Road, Dublin 4, D04 YK79
<b>Registration Date</b>	13/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE Change of use from Office to single dwelling residential use of No. 97 Haddington Road, Dublin 4

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2046/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Elizabeth Jones and Jonathan Larbey
<b>Location</b>	No. 5 Kenilworth Square North, along No.5 Kenilworth Lane West., Rathmines, Dublin 6, D06 NY58
<b>Registration Date</b>	13/05/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development at this site: To the rear of No. 5 Kenilworth Square North (A protected structure), Dublin 6 (D06 NY58) at No. 5 Kenilworth Lane West, Dublin 6. A) The part removal of the existing garden building B) The construction of a two-storey garden building incorporating a private gym/ leisure space and garage at ground floor level with a games room and associated ancillary space at first floor level, all for the private use of the occupant owners of No. 5 Kenilworth Square North, Dublin 6. C) The proposed amendment to the width of the existing entrance fronting onto Kenilworth Lane West to create a wider vehicular entrance D) All ancillary site, boundary, and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2053/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Guillaume Didu
<b>Location</b>	60 Hazelbrook Road, Terenure, Dublin 6W
<b>Registration Date</b>	14/05/2025

**Additional Information**

**Proposal:** The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0142/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	06/05/2025
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	3, Sandymount Green, Dublin 4

**Additional Information**

**Proposal:** EXPP: Whether the replacement of a 21.3 metre high telecommunications mast and associated equipment, with the installation of a new 21 metre high telecommunications mast at a new location on the same property approximately 11 metres from the original structure is or is not an exempted development all at the grounds of 3 Sandymount Green, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0144/25

<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Elizabeth Murphy
<b>Location</b>	41, Iveagh Gardens, Crumlin Road, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b> EXPP: 1. Attic insulation works. 2. Cavity Wall insulation. 3. Ventilation Works. 4. Window replacement. 5. Air tightness testing.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0147/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Karl Brady
<b>Location</b>	37, Lombard Street West, Portobello, Dublin 8
<b>Additional Information</b>	
<b>Proposal:</b> SHEC: For construction of 3 bed 2 storey dwelling, with amended landscaping and site works with vehicular access from St Kevin's Parade to form car parking space.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0149/25
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Wing Yip
<b>Location</b>	The Wellington Bar, 1/1A Baggot Street Upper, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b> EXPP: PROTECTED STRUCTURE: Redecoration of the main walls and non-original partitions; redecoration of the non-original joinery; redecoration of the non-original plasterboard ceilings; removal of the existing non-original bar, kitchen and bathroom fittings and replacement with new, redecoration of non-original internal doors, frames and architraves, installation of improved fire-proofing between floors to protect non-original steel structure. Upgrading of existing mechanical and electrical installations for power and air which contain a number of poor quality elements which are either to be replaced or removed completely and using the existing vertical and horizontal ducts. Removal of non-original cement render damaging the brick facades to reveal original brick over flat arches to secure facades.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0151/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Not Exemption
<b>Decision Date</b>	13/05/2025
<b>Applicant</b>	Eugene and Amy Jane O'Reilly
<b>Location</b>	73, Grosvenor Road, Dublin 6
<b>Additional Information</b>	
<b>Proposal:</b> EXPP: 1. Vehicle entrance gate with backing, as constructed. 2. Wooden fencing at part	

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of side boundary of 73 Grosvenor Road with 74 Grosvenor Road. 3. Decorative railing on front boundary wall of 73 Grosvenor Road.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0152/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	13/05/2025
<b>Applicant</b>	Thomas A. Merton
<b>Location</b>	36A, Rathdown Park, Terenure, Dublin 6W, Located to the rear of 38 and 40 Rathdown Park.

**Additional Information**

**Proposal:** SHEC: Construction of 159m2, 2 storey, 3 bedroom dwelling house at 36A Rathdown Park. Alterations to existing boundary wall to form new car entrance off Rathdown Park. 2 new car parking spaces onsite, Connection to public water and foul network. All ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0153/25
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Niamh O Flaherty
<b>Location</b>	22, Kenilworth Road, Dublin 6, D06 KR28

**Additional Information**

**Proposal:** EXPP:PROTECTED STRUCTURE: Replace and repair sash windows by repairing original frames and making replica sashes.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3181/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Phill's Ireland Capital Limited
<b>Location</b>	Basement/Ground Floor , 17 Crown Alley / 3-4 Cope Street, Temple Bar, Dublin 2

**Additional Information**

**Proposal:** Use for sale of hot food for consumption off the premises (takeaway). New shopfront signage and all ancillary works necessary to facilitate the development .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4222/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Colleen Feeley
<b>Location</b>	Site to the rear of 26 Highfield Road, Rathgar, Dublin 6 D06 A7Y8, a Protected Structure sharing, a corner

with Oaklands Drive

**Additional Information**

Additional Information Received

**Proposal:** PROTECTED STRUCTURE : Permission for development at the site to the rear of 26 Highfield Road, Rathgar, Dublin 6, D06 A7Y8, a Protected Structure sharing a corner with Oaklands Drive. The development will consist of the construction of 1 no. new detached, part single storey part two storey, 3 bedroom domestic dwelling house within the curtilage of a Protected Structure, with 1 no. car parking space, pedestrian and vehicular access across the existing grass verge to Oaklands Drive and all associated site works, to include a new connection to the public foul sewer serving Oaklands Drive.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1099/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Rohan Project Management Limited
<b>Location</b>	2 Grand Canal Plaza, Grand Canal Street Upper, Dublin 4, D04V586

**Additional Information**

Additional Information Received

**Proposal:** We, Rohan Project Management Limited, intend to apply for planning permission for the provision of 145sq.m of PV panels at roof level of 2 Grand Canal Plaza and the provision of a smoking shelter and associated gently sloping accessible approach route located to the north of the campus at Grand Canal Plaza, Grand Canal Street Upper, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1186/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Elizabeth Daly & Dominik Dahlem
<b>Location</b>	48 Upper Grand Canal Street, Dublin 4, D04 V990

**Additional Information**

Additional Information Received

**Proposal:** Partial demolition of single storey extensions & replacement with new single storey extension with flat roof, 2 No. rooflights. Conversion of attic with dormer and new 2nd storey extension with windows to rear return, all to rear /North East elevation. Replacement of existing poor condition pitched roof over main house to include raised and extended roof over rear return North East. New glazed roof over internal courtyard. To include some internal reorganisation, all demolitions, drainage and site works at this mid-terrace 2 storey house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1511/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/05/2025
<b>Applicant</b>	Gemma & Kevin Barrett
<b>Location</b>	27 Brighton Avenue, Rathgar, Co. Dublin

**Additional Information**

**Proposal:** We, Gemma & Kevin Barrett, intend to apply for permission for development at this site

No. 27 Brighton Avenue, Rathgar, Co. Dublin. The development will consist of the repointing of the front facade, the renovation of the side garage, alterations to the internal layout and a single storey extension to the rear of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1521/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	The junction of Macken Street, and Grand Canal Street Lower, Dublin 2

**Additional Information**

**Proposal:** The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1529/25
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Richard Feighery & Laura O'Brien
<b>Location</b>	30, Marine Drive, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for an extension to a semi-detached dwelling. The development will consist of construction of - a single storey rear ground floor flat roof extension with rooflight, porch conversion, widening of existing vehicular gate, and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1533/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Charles Butler
<b>Location</b>	102, Baggot Lane, Dublin 4 . D04W9W3

**Additional Information**

**Proposal:** Creation of vehicular access for off street parking and for and personnel and vehicle access doors.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1535/25
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Deirdre Fletcher
<b>Location</b>	71 Belmont Ave, Donnybrook, Dublin 4, D04 AX97

### Additional Information

**Proposal:** The development will consist of widening of front vehicular access. Removal of front-facing hipped roof feature, replacing it with flat roof. Replacement of two rear dormers with a single dormer with two windows. New front dormer. New flat-roof single storey rear extension, replacing the previous sloped-roof extension. New fenestration on both floors at the front, with a new front door. Removal of the rear chimney stack.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1536/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Charles Butler
<b>Location</b>	104, Baggot Lane, Dublin 4

### Additional Information

**Proposal:** Creation of vehicular access for off street parking and for personnel and vehicle access doors.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1540/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Jeremy Boyle
<b>Location</b>	24, Leeson Park Avenue, Ranelagh, Dublin 6

### Additional Information

**Proposal:** PROTECTED STRUCTURE : Permission sought for: (A) Proposed interventions vis:- the insertion of (1) interior doors & a fireplace to the reception room, at upper ground floor level (2) a conservation type roof light to west side of the upper return pitched roof, (3) services upgrade to both floors including the insertion of a bathroom to lower ground floor, at front, in lieu of a kitchen & (4) new insulated concrete floors, at lower ground floor level. (B) a proposed single-storey extension to rear, involving the removal of sections of the original rear & side wall to the north-east corner of the lower ground floor return, with a raised planter bed within the courtyard formed between the extension & the rear of the dwelling, at lower ground floor level, all at 24, Leeson Pk Ave, Ranelagh, Dublin 6 (a Protected Structure) for Jeremy Boyle.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1543/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Aiden O'Connell & Evelyn Slye
<b>Location</b>	50, Derrynane Gardens, Dublin 4

### Additional Information

**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, new double glazed windows and door with change to window type to front of the dwelling, first floor pitch roof extension to rear of the dwelling - part over an existing ground

floor extension and part cantilever over garden, 2no. velux rooflights to rear, and internal modifications at ground and first floor levels.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1553/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Angela & Dan Pender
<b>Location</b>	9, Sion Hill Avenue, Harold's Cross , Dublin 6W , D6WND79

**Additional Information**

**Proposal:** Permission is sought for the construction of a dormer box extension to the rear of the main roof to non-habitable attic storage room.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1557/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	07/05/2025
<b>Applicant</b>	Hugh Wallace Martin Corbett
<b>Location</b>	13, Williams Place South, Portobello, Dublin 8 DO8 V2X8

**Additional Information**

**Proposal:** RETENTION: The development consists of the increase of the pitched roof ridge level height by 300mm in relation to the approved ridge level of planning application ref no. WEB-1007/21 as amended under planning application ref. no. WEB2761/24.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1569/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Terry Sheridan
<b>Location</b>	368 Harolds Cross Road, Harolds Cross, Dublin 6W, D6W VK64

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to demolish existing single storey garage to side of property and to construct a 3 storey dwelling unit attached to side of property and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1570/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	09/05/2025
<b>Applicant</b>	Long Real Estate Limited

**Location** 77-78, Dame Street, Dublin 2 , D02RK60

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought for the change of use of the existing property at first, second, third & fourth Floor from former commercial/office to use as a language school. Remedial works the front elevation of building including retention and improvement of the Seiko signage. Repair & upgrade of existing sliding sash windows to fore & replacement of windows to rear with correct timber sliding sash windows. Alteration of internal of layout ground, first, second & third floor to provide for revised bathroom facilities.

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**Area** Area 1 - South East  
**Application Number** WEB1576/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/05/2025  
**Applicant** Niveen El Far  
**Location** 17 Estate Avenue, Merrion, Dublin 4, D04E1T9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For planning permission development at 17 Estate Avenue, Merrion, Dublin 4, D04E1T9 - a Protected Structure (RPS no. 2666). The development will consist of (i) removal of existing internal walls to rear of building (ii) removal of existing non historic dormer window to side (iii) construction of new dormer windows within existing non-historic rear extension (iv) reconfiguration of first floor layout and construction of new internal partitions (v) installation of new Velux rooflight to non-historic pitched roof on the rear elevation (vi) associated landscaping and all ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB1584/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2025  
**Applicant** Egon Zehnder Ireland Limited  
**Location** Nos. 19-22 Kildare Street (Protected Structures) and an associated building located, to the rear of 17-22 Kildare Street and also to the rear of 22 & 23 St Stephen's Green, North, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development comprises of the erection of a company name plaque (c. 340mm x c. 240mm) on the existing eastern façade of No. 19 Kildare Street, Dublin 2.

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**Area** Area 1 - South East  
**Application Number** WEB1590/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/05/2025  
**Applicant** Laura Brady  
**Location** 10 Auburn Avenue, Donnybrook, Dublin 4, D04C8Y4

**Additional Information**

**Proposal:** Demolition of existing sub standard single storey ground floor extensions to the rear, & construction of a new flat roof single storey extension to the rear to provide extended open plan dining & kitchen areas & the extension of the existing first floor rear bedroom by extending the rear end wall. Works to include all associated internal and external alterations, upgrading & ancillary works, including new roof windows to rear roof, landscaping works to rear yard etc.

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**Area** Area 1 - South East  
**Application Number** WEB1595/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/05/2025  
**Applicant** Gillian Carragher  
**Location** 3 Merrion View Avenue, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** Development consisting of the demolition of existing single storey extension and chimney to the rear return and the construction of a new single storey extension to the rear comprising kitchen, utility, dining and living room, new roof light and windows to existing return along with ancillary site works, at 3 Merrion View Avenue, Ballsbridge, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB1598/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 13/05/2025  
**Applicant** Beechlawn Investments Europe Ltd.  
**Location** Courtyard to Rear of No 20 Dawson Street, Dawson Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The erection of a free-standing, steel framed glazed canopy over the courtyard located between the coach houses and the rear of No. 20 Dawson Street

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**Area** Area 1 - South East  
**Application Number** WEB1601/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/05/2025  
**Applicant** Susan O'Shaughnessy  
**Location** 86 Larkfield Gardens, Kimmage, Dublin, D6WFH56

**Additional Information**

**Proposal:** Planning permission for the following works (a) demolition of garage, (b) construction of two-storey side extension, including modification of existing single-storey side extension, (c) construction of rear attic dormer and attic conversion, (d) forming new pedestrian entrance in the side boundary wall onto Larkfield Gardens, (e) modifications to existing rear lean-to extension, (f) associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1604/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	14/05/2025
<b>Applicant</b>	Peachbeach ULC
<b>Location</b>	15-16 Baggot Street Lower , Dublin 2 . D02AV91

**Additional Information**

**Proposal:** The proposed development will consist of: The demolition of the existing one to three storey buildings at Nos. 15-16 Baggot Street Lower (2,619 sqm); and the construction of a six-storey building over basement (703 sqm) with roof level plant room (65 sqm) (total gross floor area 5,550 sqm). The proposed development will accommodate a mixed-use development comprising: a 113 no. bedroom hotel with associated terraces on north and south elevations at fourth floor level and on all elevations at fifth floor level, reception and ancillary café/restaurant located at ground floor and lower ground floor level accessed from Baggotrath Place with secondary entrance from Baggot Street Lower (4,998 sqm); and retail unit at ground floor level accessed from Baggot Street Lower (457 sqm); with ancillary cycle parking at basement level, plant room, bin storage, water tank, signage, SuDs features including green and blue roof provision, substation and all ancillary site development and excavation works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1609/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/05/2025
<b>Applicant</b>	Golden Forest Ltd.
<b>Location</b>	24, South Great Georges Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (REF 3220) : RETENTION PERMISSION: Retention Planning permission sought for a change of use of the ground floor retail to restaurant use, and for minor changes to shopfront and signage over the shopfront .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1631/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/05/2025
<b>Applicant</b>	Trinity College University of Dublin
<b>Location</b>	4 Grand Canal Quay, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Within the Curtilage of a protected structure. The development will consist of the creation of a defined location, within the existing approved hard landscape, for a changing art work/sculpture installation. The paved area, 8m x 4m in extent, will have in ground up-lighting for use when required in association with the installed art work. The art work will change on a regular basis and will vary in form.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1835/25



<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Marian & Michael Cullen
<b>Location</b>	88, Moyne Road, Ranelagh, Dublin 6, D06 Y368

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of the following revisions to the previously permitted Planning Permission Register Ref. 4307/24; i. To the front and side of the property the omission of the previously granted brick repointing. ii. To the rear of the property, the omission of the previously granted new storage shed and in-lieu the partial demolition, retention and amendment of the existing single storey garage to provide for storage. iii. To the rear of the property, at first floor level, the revision of the access and arrangement of the previously granted two storey extension, the retention of the first floor corner chimney breast, the provision of a new new access ope and link. iv. To the rear of the property the omission of the previously granted new boundary fence and the increase in height of the existing boundary granite wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1859/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	06/05/2025
<b>Applicant</b>	The Salvation Army (Republic of Ireland)
<b>Location</b>	The Clonard Road Hub, Newgrange House, Clonard Road, Dublin 12

**Additional Information**

**Proposal:** RETENTION PERMISSION. CHANGE OF USE. The Salvation Army (Republic Of Ireland), wish to apply for retention permission for development consisting of: 1) The change of use of the pre-existing 2 storey 762m2 building (previously a Department of Justice facility used by the probation service) to a family hub providing short term emergency accommodation to homeless families, and altered internal layout to provide for 9 family accommodation units (36 bed spaces), and support facilities including; new reception & admin offices, staff room, laundry rooms, catering kitchen, domestic kitchens and tea stations, dining area, toddler room and library/study room. 2) Retention of associated works including the erection of a 2 storey 508m2 accommodation block, linked to the rear of the pre-existing main building, containing 16 family accommodation units (60 bed spaces), and the erection of a 2-storey 42m2 escape stair block linked to the front of the main existing building. 3) Retention of the external replacement of existing glazed windows in the pre-existing main building and the erection of a 18m2 single storey smoking canopy attached to the side of the main building. 4) Retention of existing single storey 79m2 storeroom & boiler room. 5) Retention of new external children's play areas, and associated site development works including landscaping & bicycle parking bays. The existing car park provides 5 parking spaces, in front of the building, and the family hub has full access to the existing Clonard Road, all at the Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D and bounded to the rear by Stannaway Drive. All at The Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1861/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID

**Decision Date** 07/05/2025  
**Applicant** Donal O'Brien and James Harnett  
**Location** 97, Haddington Road, Dublin 4  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: change of use from office to single dwelling residential use of No. 97 Haddington Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB1866/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/05/2025  
**Applicant** Janice Gorman  
**Location** 13, Rathdrum Road, Crumlin, Dublin 12  
**Additional Information**  
**Proposal:** The construction of a single storey extension to the front, side and rear along with a new window at first floor level of the south facing gable wall. The works will incorporate a granny flat within the side extension.

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**Area** Area 1 - South East  
**Application Number** WEB1875/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/05/2025  
**Applicant** The Board of Management of Loreto College  
**Location** Loreto College, 53-55, Saint Stephen's Green, Dublin 2, D02 XE79

**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The Board of Management of Loreto College intend to apply for permission for development at the site of Loreto College, 53-55 St. Stephen's Green, Dublin 02, D02 XE79 (includes Protected Structures). The proposed development relates solely to the Sports Hall located to the south-east of the overall landholding, which is within the curtilage of the Protected Structure. No works are proposed to any designated protected structures. The proposed development amends a permitted development as granted under DCC Reg. Ref.3171/24. The development will principally consist of minor changes including the removal of part of the previously granted extension, specifically the 82.6 sqm lateral extension along the south-western elevation at ground floor level; reconfiguration of the internal layout; general elevational changes; removal of an existing shed; relocation of permitted external plant; and all associated site works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1877/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 07/05/2025  
**Applicant** Drury Leisure Investments Limited  
**Location** Brooks Hotel, 59/62 Drury Street, Dublin 2, and at, Pink Restaurant, 34-35 William Street South, Dublin 2

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### Additional Information

**Proposal:** Drury Leisure Investments Limited intends to apply for planning permission for development at this site known as 'Brooks Hotel', 59/62 Drury Street, Dublin 2 and at 'Pink Restaurant', 34-35 William Street South, Dublin 2. The site is within an Architectural Conservation Area and adjacent/proximate to a number of protected structures. The proposed development will comprise:

- The extension of the sixth floor (top floor) of Brooks Hotel (59/62 Drury Street) to accommodate 5 new hotel bedrooms.
- Refurbishment and extension of the existing building at no. 34 - 35 William Street South, to accommodate a change of use to include:
  - o Cafe/ restaurant area at ground floor area along with hotel reception and ancillary facilities at ground and basement level.
  - o Hotel providing a total of 40 no. bedrooms (all ensuite), along with all ancillary facilities/ plant associated with the hotel provided at ground to fifth floor. The hotel bedrooms will be located from first to fifth floor including in the fifth-floor extension.
  - o New sixth floor extension to provide a two-bedroom apartment with associated private amenity space.
  - o Removal and alteration internally of staircases to enable the redevelopment of the site and provide access to the courtyard.
- Provision of signage along William Street South elevation.
- All associated site development works, works to basement, plant areas, landscaping, waste management areas, and services provision.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.) or on their website [www.dublincity.ie](http://www.dublincity.ie). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1900/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Guillaume Didu
<b>Location</b>	60, Hazelbrook Road, Terenure, Dublin 6W, D6W H024

### Additional Information

**Proposal:** The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1917/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Veterinary Council of Ireland
<b>Location</b>	53 Landsdowne Road, Dublin 4, D04 NY29

### Additional Information

**Proposal:** PROTECTED STRUCTURE The development will consist of an Automatic Opening

Vent (AOV) in the inner valley of the roof of the existing protected structure to comply with the conditions of the granted Fire Safety Certificate.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1929/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Liam Lynch
<b>Location</b>	81 Waterloo Road, Ballsbridge, Dublin 4
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE : RETENTION PERMISSION : Planning Application for retention for the replacement of an existing rear external staircase to the rear and the addition of a small platform coming off the staircase also at the rear at 81 Waterloo Road Ballsbridge Dublin 4 D04 X0H6, a protected structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1932/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Ciaran Reilly
<b>Location</b>	27-29, Pembroke Street Lower, Dublin 2
<b>Additional Information</b>	
<b>Proposal:</b>	The proposed development will consist of the addition of a fire escape staircase to the rear of the building, serving the uppermost two floors of the building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1940/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Two Fifty Square Coffee Bar Limited
<b>Location</b>	Hilton House, Ardee Road, Rathmines, Dublin 6, D06 FK18
<b>Additional Information</b>	
<b>Proposal:</b>	Installation of repurposed shipping container (15m2) for use as Coffee Shop with external seating area (18m2) and associated site works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1943/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Cian and Kate O'Driscoll
<b>Location</b>	44 Ormond Road South, Dublin 6
<b>Additional Information</b>	

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**Proposal:** PROTECTED STRUCTURE : RETENTION PERMISSION : The proposed development consists of: Retention of new insulated concrete floor slab to the existing ground floor level, with radon barrier and damp-proof membrane, including underfloor heating and all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB1945/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/05/2025  
**Applicant** Ryan Stevens  
**Location** 14 Emerald Cottages, Dublin 4  
**Additional Information**

**Proposal:** The development will consist of provision of automated timber sheeted garage door to existing open car-port and associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1949/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/05/2025  
**Applicant** MOBI TECHNOLOGIES LTD  
**Location** Mobi Technologies Ltd, 10 Aungier Street, Dublin 2, D02 VY64  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE : PERMISSION for a new external shop fascia signage to existing shopfront and decoration to existing shopfront brickwork surround at ground floor level at retail unit at 10 Aungier Street, Dublin 2 D02 VY64, a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** WEB2340/24  
**Application Type** Retention Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 14/05/2025  
**Applicant** Isabel Milano  
**Location** No 89 St Stephens Green, Dublin 2 (Apartments: No.1, No.2 & No.3)  
**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission & Retention: Retention permission for internal material alterations which were carried out in 2018 at No 89 St Stephens Green, Dublin 2, Dublin, (PROTECTED STRUCTURE -RPS No. 7800). These alterations consist of removal of enclosure walls bounding kitchens to facilitate open plan living space, replacement of walls bounding toilets with glazed partitions & removal of drop ceilings. These works were carried out in all 3No. 1 bed apartments. Planning Permission is also sought for the installation of an AOV window in the rear roof of the property above the common area staircase & associated site works at No 89 St Stephen's Green, Dublin 2, Dublin, (Apartments: No.1-D02 CV96, No.2-D02 C954 & No.3- D02 RK20).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2347/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Jim Donoghue
<b>Location</b>	5, South Hill, Dartry, Dublin 6
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** The development will consist of the demolition of the existing side garage 25.1m2, a new single storey rear kitchen extension 22.3m2, revised internal layouts, new rear attic dormer bedroom and ensuite 19.2m2 including all elevation changes, new side garden boundary wall, alterations to vehicular entrance and all other associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2669/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	12/05/2025
<b>Applicant</b>	Temple Bar Cultural Trust DAC
<b>Location</b>	No 12 East Essex Street, Temple Bar, Dublin 2, D02 EH42
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of: Refurbishment works including: Fire upgrade works to all floors of the building, including the construction of new fire rated lobbies on the ground, first and second floors, upgrading the fire rating of floors and selected walls & doors, the replacement of a fixed modern roof light over the stairwell with an AOV, fire rating of two windows on the rear elevation, fire alarm and emergency lighting upgrades. Further works include: The removal of the inner glazed entrance screen at ground floor and replacement with new entrance doors and glazing to the existing front façade opes, a new entrance lobby serving the upper floors. Existing decorative gates are retained in situ. The removal of the existing modern steel stairs and tensile roof canopy to the rear and the construction of a new two storey service area (containing WCs and tea stations) and the creation of an external garden terrace. Reopening of two first floor, existing blocked up window opes on the rear elevation and insertion of new windows. Renewal of the existing tea station and WCs on the third floor and other general upgrade works to power, lighting, data and decoration and associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1858/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	06/05/2025
<b>Applicant</b>	Balark Trading GP Limited
<b>Location</b>	The Shipping Office, 20-26 Sir John Rogerson's Quay, Dublin 2, D02 Y049
<b>Additional Information</b>	

**Proposal:** The application relates to a proposed development within an SDZ Planning Scheme area. Erection of new tenant identification signage/branding, on the setback wall adjacent to the

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main entrance of completed office building 'The Shipping Office' (completed under DCC Grant reg. ref. DSDZ4006/19)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBPWSDZ1571/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	08/05/2025
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

#### **Additional Information**

**Proposal:** Pembroke Beach DAC intends to apply for permission for development for a 228 No. bedroom Hotel development (referred to as Phase 2B) (including a café, licenced bar / restaurant, business centre and ancillary elements) on this site of 15.06ha including lands known as the former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 0.211ha (identified as within the 'A1 Lands') in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) (as amended). The overall site is bounded to the: north-west by Sean Moore Road; north-east by South Bank Road; south-east by Dublin Port lands and Dublin Bay; and south-west by Sean Moore Park. The overall site subsumes the 4.3ha site of the 'Infrastructure Permission' (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year Permission) on 28 January 2020, permitting streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces (including the Village Green and Dog Park); and temporary landscaping of a school site, to facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme (2019) (as amended) as approved by An Bord Pleanála. The proposed Phase 2B Hotel Scheme development will consist of:

- Construction of a 228 No. bedroom Hotel development ('Block Q') (10,593 sq m GFA (excluding basement)) comprising a 20 No. storey landmark tower (with set-back storey at Sixteenth Floor Level 16) over two levels of basement (2,054 sq m), to provide: Hotel and ancillary uses, café, licenced bar / restaurant and ancillary spaces, business centre; and ancillary back-of-house facilities / spaces (including ESB Substation and associated ancillary rooms, bin store, laundry store, staff changing rooms, staff canteen, staff office and sprinkler tank and associated spaces).
- Provision of 8 No. car parking spaces (including 1 No. accessible car parking spaces) and 1 No. service vehicle delivery bay at Basement Level -01, provision of 24 No. secure long-stay bicycle parking spaces for staff at Basement Level -01, and provision of 16 No. new short-stay bicycle parking spaces at surface level for visitors and provision of 1 No. new cargo bicycle parking space at surface level to service the proposed Hotel.
- Amendment of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24):
- In those external landscaped areas at Ground Floor Level in the immediate curtilage of the proposed Phase 2B Hotel Scheme site (including 'Gabbard Street' and 'South Bank Link Street') (within the focused site area) to facilitate amendments to permitted layouts, including the omission of 1 No. permitted EV-charging car parking space, the relocation of 1 No. accessible car parking space and 1 No. EV-charging car parking space, the relocation of 20 No. permitted short-stay bicycle parking spaces; provision of 1 No. new loading / pick-up/drop-off bay; addition of an access point on South Bank Link Street for proposed ESB substation, materials, urban tree locations and landscaping;
- At substructure level to facilitate connections for vehicular movements, pedestrian movements and services between the permitted and proposed substructures.

Accessing and servicing of the proposed Phase 2B Hotel Scheme development will be by way of 'Gabbard Street' (previously permitted under the Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and the Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24) and also by the permitted vehicular ramp on 'Ouzel Street' to / from the basement of the permitted Phase 2

### Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3076/25
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Antoinette Mc Donald
<b>Location</b>	55 Frankfort Avenue, Dublin 6, D06V4F8
<b>Additional Information</b>	
<b>Proposal:</b>	The creation of new vehicular entrance off Frankfort Avenue including partial removal of hedge, railing and plinth and installation of new double gates to serve an off-street disabled parking space.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2019/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Kieran & Siobhan Fay
<b>Location</b>	The Mews Fairfield Court, Herbert Road, Sandymount, Dublin 4
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	Planning permission for the following: Removal of existing pitched (hipped) roof and replacement with flat (green) roof, increase in height of external walls to allow for parapet to new flat roof, removal of existing ground floor bay window, glazed entrance screen and glazed roof to lobby, removal of chimney breast, extension of ground floor by a total of 6.72 sqM, extension of first floor to front and side (over existing Ground floor Kitchen area) by a total of 17.86 sqM. Works also include for solar panels and heat pump to roof.

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### Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4128/23
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	12/05/2025
<b>Applicant</b>	Grafton Residence ULC
<b>Location</b>	"Textile House", located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2
<b>Additional Information</b>	Clarification of Add. Information Recd.
<b>Proposal:</b>	PERMISSION: For development at a site known as "Textile House" located at Nos. 3 - 5 Johnson's Place (also known as Johnson Place) and Nos. 2 - 5 Clarendon Market, Dublin 2. The site is located adjacent/proximate to a number of protected structures No. 1 Johnson's Place (RPS Ref. 4063), No. 2 Johnson's Place (RPS Ref. 4064), former Mercer Hospital, Mercer Street (RPS Ref. 5074), and No. 39 William Street South (RPS Ref. 8580). The proposed development will comprise the demolition of all existing commercial buildings on site (c.612 sq.m) and the

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construction of a mixed-use development up to 8 storeys in height over 2 no. levels of basement and comprising the following: Restaurant/Bar and Retail unit at ground floor and basement levels; Hotel providing a total of 61 no. bedrooms (all ensuite), along with gym and all ancillary facilities/ plant associated with the hotel provided at basement to fifth floor. The hotel bedrooms will be located from first to fifth floor. This proposed hotel facility will operate as an extension to, and will be managed by, the existing nearby Grafton Hotel. 6 no. residential apartments (located on the sixth and seventh floors), comprising 2 no. 1-bed, 3 no. 2-bed and 1 no. 3-bed units, ranging in size from c.54 sq.m to c.128 sq.m and with balconies to the south/east/north/ west elevations. The total gross area of the building including basement is c. 4,361.6 sqm All associated site development works, plant areas, landscaping, waste management areas, and services provision.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4377/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	09/05/2025
<b>Applicant</b>	Vincent Duignan
<b>Location</b>	84 Northumberland Road, Ballsbridge, Dublin 4 , D04PY94

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: To amend a previous permission (5320/22) for provision of a new house on Lansdowne Park located to the rear of no. 84 Northumberland Road (A Protected Structure), Ballsbridge, Dublin 4, D04 PY94. The proposed amendment includes the following -reductions in the overall height of the proposed building (in accordance with the compliance conditions to permission 5320/22), relocation of the vehicular entrance/access by way of improvement of front boundary treatment to Lansdowne Park, minor alterations to the front and rear elevations as well as floor layout configurations within the permitted footprint and reconfiguration of site layout to achieve increased daylighting of outdoor spaces.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1593/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	08/05/2025
<b>Applicant</b>	Myles & Rupee O'Grady
<b>Location</b>	15, Newbridge Avenue, Sandymount, Dublin 4, D04 P8F7
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of: provision of 1 no car parking space to the rear, enlargement of existing pedestrian gate to form a new vehicular entrance to the rear off Petty Lane, and all associated ancillary, landscaping and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2153/24
<b>Appeal Decision</b>	APPEAL WITHDRAWN
<b>Appeal Decision Date</b>	13/05/2025
<b>Applicant</b>	Winthrop Co Ownership
<b>Location</b>	4-5, Grafton Street, Dublin 2
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of: • Change of use of the upper floor levels (second floor, third floor and fourth floor level) of Nos. 4-5 Grafton Street to residential use (315 sqm); • The

construction of a single storey roof top extension (42 sqm) at No. 5 Grafton Street; • The proposed unit mix is as follows: 2 no. 1 bedroom units and 2 no. 3 bedroom units; • Change of use of circulation areas serving the proposed units at ground floor (10 sqm) and first floor (17 sqm) levels within No. 5 Grafton Street to residential use; • The provision of private open space in the form of a terrace at roof level of No. 5 Grafton Street to serve Unit 5b; • The provision of a new external fire stair to the rear of No. 5 Grafton Street; • Relocation of existing telecommunications at roof level: • All associated site works to facilitate the development.

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## WEEKLY PLANNING LISTS

### **Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

### **Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

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## PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

18/25

(05/05/2025-14/05/2025)

## WEEKLY PLANNING LISTS

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Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0189/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Niall Crampton
<b>Location</b>	2, Mount Drummond Avenue, Harolds Cross, Dublin 6
<b>Registration Date</b>	07/05/2025

**Additional Information**

**Proposal:** SHEC: The development will consist of: the proposed demolition of the existing single-storey side extension; the construction of a rear extension to the existing dwelling; the construction of a 2-storey with dormer, 2-bedroom semi-detached dwelling; the provision of a new vehicular entrance to serve the existing dwelling; the infilling of the existing roof hip to adjoin the proposed semi-detached dwelling; and all associated site servicing, landscaping and development works.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

18/25

(05/05/2025-14/05/2025)

## WEEKLY PLANNING LISTS

### **Article 27(2), Planning & Development Regulations 2001 (as amended)**

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Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



**Area** Area 1 - South East  
**Application Number** 0111/25  
**Application Type** Section 5  
**Applicant** Derek Owens & Christine Murray  
**Location** 32a, Clareville Road, Harolds Cross, Dublin, 6.  
**Registration Date** 06/05/2025  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: Construction of garden office with electricity and water supply.

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**Area** Area 1 - South East  
**Application Number** 0131/25  
**Application Type** Section 5  
**Applicant** Crown Capital Properties Ltd  
**Location** 25, Leinster Road, Rathmines, Dublin 6  
**Registration Date** 12/05/2025  
**Additional Information** Additional Information Received  
**Proposal:** EXPP: PROTECTED STRUCTURE: Please refer to Section 4 of the AHIA Report for full details of the proposed works. Generally the proposal involves painting to the front door, upgrading of the fire detection system, replacement of internal doors with fire-resistant doors, repairs to windows and upgrading of kitchen and bathroom facilities.

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**Area** Area 1 - South East  
**Application Number** 0184/25  
**Application Type** Section 5  
**Applicant** Office of Public Works  
**Location** National Museum of Ireland, Merrion Street Upper,  
Dublin 2, D02 F627  
**Registration Date** 06/05/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Proposed investigative / opening-up works to include : trial pits, boreholes and soil core samples within ground floor of building and on adjacent external site; temporary lifting of area of roof slates in selected roof locations; removal of wall plaster and opening-up of wall masonry in selected locations at various floor levels; removal of ceiling plaster in selected locations at various floor levels; opening-up of floorboards in selected locations, at various floor levels -please refer to Conservation Report and Proposed Works document enclosed for further details.

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**Area** Area 1 - South East  
**Application Number** 0190/25  
**Application Type** Section 5  
**Applicant** Daran Gibney & Collette Staunton  
**Location** 32, Mount Street Upper, Dublin 2

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**Registration Date** 07/05/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Change of use of protected structure from office to use for accommodation of International Protection applicants under Class 20F or Class 14H. Please note this is a protected structure and should require full planning application in accordance with the Planning and Development Act.

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**Area** Area 1 - South East

**Application Number** 0195/25

**Application Type** Section 5

**Applicant** The Board of St. Patrick's Cathedral

**Location** St. Patrick's Cathedral, Patrick Street, Dublin 8

**Registration Date** 09/05/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1) Careful removal of the 1950's sand and cement render from the south and west masonry walls of the baptistry, to allow the walls to breathe and dry out naturally, followed by the application of a limewash finish. 2) Application of breathable, lime-based paint over existing plastered surfaces previously coated with non-permeable plastic paint. 3) Specialist cleaning of the medieval stone columns, which have developed crust from heavy soiling.

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**Area** Area 1 - South East

**Application Number** 0196/25

**Application Type** Section 5

**Applicant** Mr. Paul Cosgrave and Mr. Oliver Cosgrave

**Location** McDaid's Bar, 3, Harry Street, Dublin 2

**Registration Date** 12/05/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Conservation to shop front and facade with conservation works to stained glass, reordering shop front and signage repair of rainwater goods to front and associated works.

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**Area** Area 1 - South East

**Application Number** 0197/25

**Application Type** Section 5

**Applicant** Elyeib Limited

**Location** 32, Mount Street Upper, Dublin 2, D02 X282

**Registration Date** 12/05/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The repair of the damaged railings and granite plinth at the front of 32, Mount Street Upper, Dublin 2, D02 X282 following the recommendations of the Acting Planning Enforcement Manager for Dublin City Council 9 File Ref. C0002/24). The house is a Protected Structure (RPS Ref. No.5657) listed in the DCDP 2022-2028.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0198/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	David Quigley
<b>Location</b>	Garville, 5A, Pembroke Gardens, Ballsbridge, Dublin, 4, D04 A9T2
<b>Registration Date</b>	12/05/2025

**Additional Information**

**Proposal:** EXPP: The rear of the building has a glass roof. I would like to change this to a regular insulated roof. I want to know if I need planning to convert this. The roof is 3x4m.

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