



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(19/05/2025-25/05/2025)

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

Area	Area 1 - South East
Application Number	WEB1471/25
Application Type	Permission
Applicant	Tottoria Trading Limited
Location	Stable Lane, accessed off Leeson Street Lower, adjacent to 82 – 85 Leeson Street Lower, Dublin 2, to the rear of 19 and 20 Pembroke Street, Upper and 79, 80 and, 81 Leeson Street Lower, Dublin 2
Registration Date	23/05/2025
Additional Information	Additional Information Received
Proposal: PROTECTED STRUCTURE: Permission for development at a site on Stable Lane, accessed off Leeson Street Lower, Dublin 2, adjacent to the Institute of Education campus building at 82 – 85 Leeson Street Lower, Dublin 2, to the rear of 19 and 20 Pembroke Street Upper, Dublin 2 (Protected Structure RPS Ref No's. 6667 and 6668 respectively), and 79, 80 and 81 Leeson Street Lower, Dublin 2 (Protected Structure RPS Ref No's. 4441,4442 and 4443 respectively). The proposed development consists of: Part demolition and alteration of original and non-original building fabric associated with the existing double garage and adjoining building on site to provide a classroom facility (c. 59.8 sq.m), associated accessible toilet and shower room (c.9.1 sq.m) and attic storage space (c.19.4sq.m). The proposed development includes the internal and external modifications to the existing buildings including replacement roofs, new window & door joinery, internal & external re-plastering, the removal of a section of laneway wall, provision of a plaza area to the front of the development along the southern side of Stable Lane with railings and replacement gate replacing 2 no. existing private car parking spaces. The proposal also includes the removal of 1 no. existing private car parking space along the northern side of Stable Lane to provide cycle parking for 10 no. bicycles. The proposal includes for provision of plant, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 0.015ha.	

Area	Area 1 - South East
Application Number	WEB2103/25
Application Type	Permission
Applicant	Balrath Investments ULC
Location	Site of approx. 0.05 ha on lands at Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2
Registration Date	21/05/2025
Additional Information	
Proposal: The development will consist of the following: a) The change of use of the basement and ground floor levels from car park (approx. 297 sqm) and retail use (approx. 34.5 sqm) to restaurant use (approx. 377 sqm) fronting Drury Street and tourist hostel accommodation use (approx. 322 sqm) fronting South William Street. b) The change of use of the first to fourth floor levels from vacant office to tourist hostel accommodation use comprising a total of 44 no. bedrooms accommodating 273 no. bedspaces in a mixture of 4 – 8 no. person bedrooms (total hostel GFA approx. 1,717 sqm from basement to fourth floor level). The hostel development will comprise a reception (approx. 34.5 sqm), lounge area / self-service kitchen (approx. 115.4 sqm), 2 no. storage areas (approx. 14.4 sqm) at ground floor level with a main entrance via William Street South. The first floor level will accommodate an approx. 90.6 sqm outdoor landscaped roof area and the fourth floor level will accommodate 2 no.	

outdoor terraces, one fronting William Street South (approx. 53.1 sqm) and one fronting Drury Street (approx. 57.2 sqm). The basement level will accommodate a bicycle store (approx. 26.3 sqm) for a total of 24 no. bicycle parking spaces, guest laundry room (approx. 11.5 sqm), guest lockers (approx. 7.9 sqm) and ancillary staff areas, storage areas and plant room (approx. 125.3 sqm).

c) The proposed development will also include internal and external alterations, including; demolition of the existing basement ramp, reduction of the basement floor area from approx. 405 sqm to approx. 334.5 sqm, internal modifications to walls and door openings, replacement of all glazing to existing opes, provision of new shopfronts at ground floor level to serve the restaurant and hostel entrances and the provision of new signage on the William Street South and Drury Street elevations above the main entrances.

d) The development also consists of the construction of an approx. 91 sqm extension at ground floor level to the centre of the site only and new open roof level open plant area (115.2 sqm).

The proposed development will also provide for all ancillary site services and associated development works above and below ground.

Area	Area 1 - South East
Application Number	WEB2107/25
Application Type	Permission
Applicant	Dublin Therapeutic Massage Clinic
Location	Basement Front, 10 Merrion Square North, Dublin 2
Registration Date	21/05/2025
Additional Information	
Proposal: PROTECTED STRUCTURE: Dublin Therapeutic Massage Clinic, intend to apply for permission for development at this site: Basement Front, 10 Merrion Square North, Dublin 2 (A Protected Structure RPS 5111). The development will consist of the change of use from existing office use to use as a therapeutic massage clinic. No internal alterations are proposed to be undertaken.	

Area	Area 1 - South East
Application Number	WEB2123/25
Application Type	Permission
Applicant	The Congregation of the Holy Spirit
Location	St. Michaels House, Ailesbury Road, Dublin 4
Registration Date	22/05/2025
Additional Information	
Proposal: PROTECTED STRUCTURE: The development consists of proposed temporary change from residential use to educational use for a defined area of the lower ground floor (101.8 Sqm). The purpose of the change of use is to provide temporary staff room facilities serving the adjoining St. Michaels College Senior School. No physical works are proposed.	

Area	Area 1 - South East
Application Number	WEB2126/25
Application Type	Permission
Applicant	Donal O'Brien & James Harnett
Location	97, Haddington Road, Dublin 4
Registration Date	22/05/2025
Additional Information	

Proposal: PROTECTED STURCTURE: Change of use from Office to single dwelling residential use of No. 97 Haddington Road, Dublin 4

Area Area 1 - South East
Application Number WEB2127/25
Application Type Permission
Applicant JLT Appian Limited
Location Lands Located at 60-63 Leeson Street Upper, Dublin 4
Registration Date 22/05/2025
Additional Information

Proposal: The development will consist of: (i) alterations to existing boundary wall and fence to provide a new 6.6m sliding gate for pedestrian and vehicular access via Leeson Street Upper; (ii) the construction of 4 no. four-storey, three-bedroom, terraced townhouses. Each townhouse to be provided with a pedestrian access at lower ground floor and a stepped access at upper ground floor via Leeson Street Upper, pedestrian access to rear of each dwelling via Mitchell House's private internal road, 1 no. internal carport, rooflights, and private external terraces on upper ground floor and second floor of each dwelling; (iii) all ancillary site works including new boundary treatments, site clearance, tree removal, hard and soft landscaping, provision of bin storage, ESB meter box, foul drainage and SuDS measures as necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB2128/25
Application Type Permission
Applicant Colm O'Donnell
Location 20 & 22 Lansdowne Road, Dublin 4, D04 C3W5, D04V5Y8
Registration Date 22/05/2025
Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought at No's 20 Lansdowne Road, Dublin 4 D04 C3W5 & 22 Lansdowne Road, Dublin 4 D04 V5Y8 (Protected Structures) for the amendment of existing entrance gates details to form automated sliding gates to both houses, New landscaping to front and rear gardens, including reconstruction of dividing rear boundary wall. Demolition of existing non-original two storey extensions, and replacement with a garden level single story extension accommodating new kitchen / living room, and smaller extension to entry level providing bathroom facilities to the rear of both houses requiring amendments to original rear windows to both houses.

Internal modifications on alterations to layout at Garden level, to provide utility and bathroom spaces, replacement of existing non-original Stairs and at second floor bedroom level removal of partition walls to provide additional ensuite bathrooms to both houses.

Works include fitting of Solar panels on the existing roofs, & for the renewal of existing services within both houses and repointing of brickwork to the fore, and associated conservation and ancillary works to all historic details.

Area Area 1 - South East
Application Number WEB2136/25
Application Type Permission
Applicant Embassy of Finland Dublin
Location 17 Shrewsbury Road, Ballsbridge, Dublin 4
Registration Date 23/05/2025

Additional Information

Proposal: The development will consist of the following:

- (ii) Modification to existing brick piers including the addition of natural granite to the existing brick piers to either side of the vehicular access opening and a new brick pier with granite detailing to the south side of the pedestrian access opening.
- (ii) The removal of the existing painted steel gates to the vehicular and pedestrian access and replacement with new taller steel gates to both openings.
- (iii) The addition of a decorative painted steel railing to the top of the existing boundary wall to the road, so providing a height of c.2.05 metres from the footpath level to the top of proposed railing.

Area	Area 1 - South East
Application Number	WEB2139/25
Application Type	Permission
Applicant	The Board of Management of Loreto College
Location	Loreto College, No's 53-55 Saint Stephen's Green, Dublin 2, D02 XE79
Registration Date	23/05/2025

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.

Area	Area 1 - South East
Application Number	WEB2140/25
Application Type	Retention Permission
Applicant	Planet Kepler Property Limited
Location	81 Terenure Road North, Dublin 6w
Registration Date	23/05/2025

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

Area	Area 1 - South East
Application Number	WEB2141/25
Application Type	Retention Permission
Applicant	3Dental LTD
Location	13-16 Redmond's Hill, Aungier Street, Dublin 2
Registration Date	23/05/2025

Additional Information

Proposal: RETENTION 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.

Area	Area 1 - South East
Application Number	WEBPWSDZ2096/25
Application Type	Permission
Applicant	Pembroke Beach DAC
Location	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 Glass Bottle and Fabrizia sites , Poolbeg West , Dublin 4

Registration Date 20/05/2025

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 Phases 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.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3100/25
Application Type	Permission
Applicant	Niamh Hutchinson and John Hayes
Location	17 Auburn Avenue, Donnybrook, Dublin 4, D04H2F8
Registration Date	22/05/2025
Additional Information	Additional Information Received

Proposal: The development will consist of the demolition of the side and rear existing extensions and the construction of a new part-one and part-two extensions to the rear and side of the house , refurbishment of existing roof , front porch with cantilever canopy , installation of new skylights , new fenestration to the side and front of the house , installation of a privacy screen to the side first-floor windows , internal alterations to existing dwelling to accomodate proposed new internal layout and all ancillary site works .

Area	Area 1 - South East
Application Number	WEB2088/25
Application Type	Permission
Applicant	Simon McCabe and Louise Morgan
Location	53, Iveagh Gardens, Crumlin, Dublin 12
Registration Date	19/05/2025
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.

Area	Area 1 - South East
Application Number	WEB2090/25
Application Type	Permission
Applicant	Ruth and Weston Louzado
Location	63 South Hill, Dartry, Dublin 6
Registration Date	19/05/2025
Additional Information	

Proposal: The development will consist of:

(i) the removal of an existing front porch and side chimney (ii) the conversion of the existing garage into habitable spaces (iii) construction of a single storey side extension and entrance canopy to the front (iv) first floor, over garage extension to the side, with hipped and pitched, tiled roof to match existing (v) single storey extension to the rear (vi) 1 no. roof light to the front, and 2 no. flat roof lights to the rear extension, (vii) associated fenestration alterations (viii) internal modifications and alterations, (ix) and all associated site works, landscaping and services.

Area	Area 1 - South East
Application Number	WEB2094/25
Application Type	Permission
Applicant	Marian & Michael Cullen
Location	88, Moyne Road, Ranelagh, Dublin 6

Registration Date 20/05/2025

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 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.

Area	Area 1 - South East
Application Number	WEB2097/25
Application Type	Permission
Applicant	Barbara Kernan
Location	20 Hope Street, Dublin 04, D04 ER80
Registration Date	21/05/2025
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.

Area	Area 1 - South East
Application Number	WEB2104/25
Application Type	Permission
Applicant	Paul Anderson
Location	21 The Templeton, Lansdowne Place, Ballsbridge, Dublin 4
Registration Date	21/05/2025
Additional Information	

Proposal: The development consists of: The construction of a 23sqm single storey, steel frame and aluminium clad pergola on the 7th floor private roof terrace of No 21. The Templeton.

Area	Area 1 - South East
Application Number	WEB2111/25
Application Type	Permission
Applicant	Rory Mc Guigan
Location	58, Lansdowne Road, Dublin 4
Registration Date	21/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE. The development consists of constructing a single storey extension to the rear of the main house, which is generally in full accordance with the previously granted permission (Reg Ref 3690/18), which has recently expired. The rear extension measuring some 68sq.M, is to be built at lower ground floor level, is flat roofed with an internal courtyard arrangement, all generally to be of the same scale, arrangement and size as that of the previously

permitted development including the associated demolitions of single storey lean-to outbuildings and the formation of opening within the rear wall at lower ground floor level. The proposed development will also consist of minor internal amendments to previous permitted development at first floor and second floor /attic level, including the provision of a new dormer window constructed at attic level to the rear roof of the main house. The development will also consist of a new projecting canopy over existing side entrance at lower ground floor level and all associated and ancillary works relating to the proposed development, all in accordance with permitted development Register Reference no. 3690/18.

Area	Area 1 - South East
Application Number	WEB2124/25
Application Type	Permission
Applicant	Sean & Una Rapple
Location	44, Brighton Road, Dublin 6, D06 WY49
Registration Date	22/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (1) Demolition of the existing lean-to extension and the subsequent construction of a new single-storey extension to the rear of the dwelling, comprising a kitchen, utility room and TV room, and enclosing a new courtyard; (2) Inspection and repair of all existing timber sash windows; (3) Repositioning of the existing vehicular entrance within the rear boundary wall, with the replacement of the gate with a new electrically automated one; (4) and all ancillary site works at 44 Brighton Road, Dublin 6, D06 WY49, a Protected Structure, PRS No. 954, within an Architectural Conservation Area.

Area	Area 1 - South East
Application Number	WEB2130/25
Application Type	Permission
Applicant	Brian Kane
Location	47, Mount Tallant Avenue, Terenure, Dublin 6W
Registration Date	22/05/2025

Additional Information

Proposal: New Proposed vehicular access and dished kerbs to front of 47 Mount Tallant Ave, Terenure, Dublin 6W, Co. Dublin, D6W EA32

Area	Area 1 - South East
Application Number	WEB2151/25
Application Type	Retention Permission
Applicant	Liam Lynch
Location	81 Waterloo Road, Ballsbridge, Dublin 4, D04 X0H6
Registration Date	23/05/2025

Additional Information

Proposal: RETENTION / PROTECTED STRUCTURE : 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.

Area	Area 1 - South East
Application Number	WEB2155/25

Application Type	Retention Permission
Applicant	Karen Baily
Location	4, Gilford Terrace, Sandymount, Dublin 4
Registration Date	25/05/2025
Additional Information	
Proposal:	RETENTION PERMISSION: Of single storey extension (22sq.M) to rear of existing single storey dwelling

Area	Area 1 - South East
Application Number	WEB2156/25
Application Type	Permission
Applicant	Joe Quinn
Location	No. 109 Lansdowne Park, Ballsbridge, Dublin 4.
Registration Date	25/05/2025
Additional Information	
Proposal:	Two-storey extension to replace existing conservatory to rear of existing house.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0111/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	20/05/2025
Applicant	Derek Owens & Christine Murray
Location	32a, Clareville Road, Harolds Cross, Dublin, 6.
Additional Information	Additional Information Received
Proposal:	EXPP: Construction of garden office with electricity and water supply.

Area	Area 1 - South East
Application Number	0155/25
Application Type	Section 5
Decision	Exempt
Decision Date	19/05/2025
Applicant	The Trustees of the Church of St. John's the Evangelist, Sandymount
Location	Saint John The Evangelist, Saint John's Road, Sandymount, Dublin 4, D04 FD76

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE:

Flooring repair works consisting of;

- 1.Remove pews from aisles and store safely during works.
 2. Lift sections of existing timber floorboards, heating grates and tiled floor that have subsided.
 3. Excavate and fit new foundation to engineers specification.
 4. Repair/renew of floor structure below including new tassel walls as necessary.
 5. Fit new insulation between joists.
 6. Clear vegetation and repair external ventilation shafts.
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7. Re-lay floorboards and tiles at original level.
- 8 Refit pews in original positions.
9. Lift stone in steps to chancel which have subsided.
10. Refit stone steps in chancel at original level on solid base.

Area	Area 1 - South East
Application Number	0159/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	19/05/2025
Applicant	Nicole Hartnett and Ing-Mar Linn
Location	Iveagh Gardens and no. 284 Crumlin Road (rear), Dublin 12, D12 TX26

Additional Information

Proposal: SHEC: Two study, two bed & study new dwelling house.

Area	Area 1 - South East
Application Number	0161/25
Application Type	Section 5
Decision	Exempt
Decision Date	19/05/2025
Applicant	Archer SB Hotel Ltd
Location	The Shelbourne Hotel, 27, Saint Stephen's Green, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed remedial and refurbishment works including 1. Proposed service penetrations required externally and internally to accommodate the installation of a smoke extract system to the basement to comply with fire safety regulations. These works are largely limited to the basement of the building with some minor works required at upper floors to accommodate ductwork and plant associated with the smoke extract system.

Area	Area 1 - South East
Application Number	0166/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	21/05/2025
Applicant	Aidan Hora
Location	32, Mount Street Upper, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices to use for accommodating International Protection applicants under Class 20F or Class 14H. This is a protected structure and therefore may require a full planning application in accordance with S. 57 of the Planning and Development Act.

Area Area 1 - South East
Application Number 0167/25
Application Type Section 5
Decision Not Exemption
Decision Date 22/05/2025
Applicant Aoife Harrison
Location 32, Mount Street Upper, Dublin 2
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Change of use from offices to use for accommodating International Protection applicants under Class 20F and 14H.

Area Area 1 - South East
Application Number 0168/25
Application Type Section 5
Decision Not Exemption
Decision Date 21/05/2025
Applicant Channor Real Estate Group
Location 32, Mount Street Upper and 32 Stephen's Lane, Dublin 2
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Whether the conversion or change of use of existing buildings from offices to the use for accommodating International Protection applicants under Class 20F or Class 14H can be undertaken by way of exempted development or whether such development requires planning permission.

Area Area 1 - South East
Application Number 0169/25
Application Type Section 5
Decision Not Exemption
Decision Date 21/05/2025
Applicant Katy McGuinness
Location 32, Mount Street Upper, Dublin 2
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices to use for accommodating International Protection applicants under Class 20F or Class 14H. This is a protected structure and therefore may require a full planning application in accordance with S. 57 of the Planning and Development Act.

Area Area 1 - South East
Application Number 0170/25
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 19/05/2025
Applicant Vitalijus Sliachticevas
Location 43, Charleville Close, Rathmines, Dublin 6. D06 H2Y2
Additional Information
Proposal: SHEC: Planning Permission to (1) construct 2no. two storey mews dwellings with rear dormer, (2) provide a private rear garden and a private front courtyard and carry out all ancillary site works.

Area	Area 1 - South East
Application Number	0173/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	21/05/2025
Applicant	PLK Chicken Ireland Limited
Location	11-12, Westmoreland Street, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the following works to the interior of the existing restaurant premises comprise development which would come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) and would not materially affect the character of the Protected Structure: 1. Removal of existing fit out works including the mezzanine structure, bar area, floor finishes, wall linings, ventilation, air conditioning condensers, loose tables and fixtures, kitchen equipment, lighting, sanitary ware and electrical cables. 2. Provision of new wall linings using a mixture of coloured wall lining panels, mock white brick slips, painted plasterboard and whiterock lined walls to the kitchen areas. 3. Provision of new heating, ventilation and air conditioning ductwork and kitchen extract (using existing openings). 4. Replacement of air conditioning cassettes with external condensers located within lightwell. 5. Provision of new floor finishes. 6. Installation of demountable partition walls and ceiling to create larger kitchen area and customer service counter (not full height to ensure that the framed glazing panel in the ceiling is retained and visible). 7. Provision of a new commercial kitchen. 8. Provision of a new track and feature lighting, fire alarm system and small power and data cabling. 9. Installation of acoustic ceiling rafts suspended from the ceiling. 10. Installation of internal raised stepped seating area along the rear (Prices Lane) wall. 11. Installation of banquette seating and seating booths. 12. Provision of a free-standing drink station and recycling bins. 13. Provision of internal signage, digital displays, and digital artwork wallpaper. 14. Redecoration of previously decorated walls and exposed ceilings and structure. 15. New sanitary ware and wall/floor tiles to toilets in basement.

Area	Area 1 - South East
Application Number	3766/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/05/2025
Applicant	Brenda Ryan
Location	No. 91 Camden Street Lower, Dublin 2

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: No. 91 Camden Street Lower, Dublin 2 which is a protected structure, RPS. 1159. At the rear there are two returns and a yard linked by right of way to the street at Camden Row.

The development consists of:

- (a) At Roof Level: taking down and re-building existing chimney stack, rebuilding the existing original brick chimney and construction of new DPC where stack breaks the roof slope to prevent falling damp, re-using the existing bricks and clay pots, with a new lime mortar flaunched capping.
- (b) At Ground Floor Level - Change of use from retail/deli to cafe/restaurant (c. 86.9 sq.m) including: removal of existing floor slab and replacement with a limecrete insulated slab, careful refurbishment of cast-iron columns and downstand beams and application of intumescent fire proofing protection to metal structure to comply with fire officers requirements, careful refurbishment and repair of period meat carcass hanging systems and T&G timber wall linings,

provision of a new glazed corridor to allow for dual access to the café/restaurant and protected stairs to upper floors. Removal of non-original internal stairs to the rear return and rebuilding of compliant stairs in same location, provision of external seating area to the rear for use with proposed café/ restaurant (22.4 sq.m).

(c) At First Floor Level - Change of use from retail/office to café/restaurant (c. 87.0 sq.m) including: two existing rooms to the main building from office/retail use to café seating and lobby. To the two rear return: two existing rooms to use as visitor restrooms, staff facilities, kitchen and ancillary space/uses associated with the cafe / restaurant. Removal of non-original internal stairs to the rear return and rebuilding of compliant stairs in same location.

(d) At Second Floor Level - Change of use from office associated with the retail/deli use to art gallery use (c. 52.7 sq.m).

(e) At Attic Level, restoration of historic cruciform oak-beam roof structure to main building and reinstatement of timber sheeting to the underside of sloped roof, removal of 7.5 sq.m of non-original timber ceiling joists to provide a double height space to the art gallery, allowing a better internal appreciation of restored cruciform roof.

(f) Externally to the Front Elevation: restoration and repair of Dutch Billy front gable and wall façade including removal of non-original sand/cement render and replacement with breathable lime render.

To the Ground Floor Shopfront: careful restoration of historic features including awning refurbishment and reinstatement, removal of non-original stainless steel vent over length of shopfront, refurbishment of existing front door, addition of vertical mullions and servery hatch in shopfront, replacement of existing glazing with histo-glass type or similar approved 'thin' double glazing. Restoration of sliding sash windows to the front façade first and second floors, with historically correct 6 over 6 pane of with histo-glass type or similar approved 'thin' double glazing, removal of modern poor quality timber windows to rear façade and replacement with historically correct 4 over 4 pane of with histo- glass type or similar approved 'thin' double glazing, replacement of existing attic window to rear with historically correct vertical sliding timber sash window. Careful restoration and repair of original lunette window to front façade at attic level. Removal of existing modern gate to rear courtyard area and construction of painted mild steel gate and side panels with a contemporary design, etched and painted, between café external seating space and abattoir area to No. 3 Camden Row.

Removal of existing services and replacement with new energy efficient services including UV filtration system extract to rear return.

All associated refurbishment works to the interior and exterior: Completion of repairs and renovation of historic/modern fabric as detailed in the Conservation Methodology Statement in compliance with Conservation Best Practice. Together with all associated and ancillary works to those described above.

Area	Area 1 - South East
Application Number	4247/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/05/2025
Applicant	Louise Wilson & Anne Blaney
Location	87A Sandymount Road, Dublin 4
Additional Information	Additional Information Received
Proposal:	Permission for change of use from a single storey paramedical clinic back to a single storey two bedroom domestic dwelling including all associated internal alterations to the premises.

Area Area 1 - South East
Application Number 4258/24
Application Type Permission
Decision WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date 20/05/2025
Applicant Anita Fullerton
Location Side Garden, No. 2 Newbridge Avenue, Sandymount, Dublin 4
Additional Information Additional Information Received
Proposal: The development will consist of the: 1. Use of existing vehicular entrance off Newbridge Avenue for the existing and proposed new house 2. The construction of a 2 bedroom two storey detached flat roof house with 3. Roof access stairs and glazed roof access structure to roof garden. 4. Alterations to boundary walls, landscaping, drainage works and ancillary and associated works.

Area Area 1 - South East
Application Number 4425/24
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/05/2025
Applicant Sean Kenny
Location Rear of 312 Kimmage Road Lower , Terenure, Dublin 6W
Additional Information Additional Information Received
Proposal: The development will consist of : Demolition of existing single storey garage storage unit (circa 97 sqm .) . 2. Construction of part single storey part two storey family dwelling (111.5 sqm) with roof terrace (35sqm) and undercroft single vehicle off street parking . 3. New pedestrian access along south boundary (Corrib Road) . 4. New vehicular and pedestrian access to east boundary (laneway off Corrib Road) and all other associated site works to the site at the rear of 312 Kimmage Road Lower , Kimmage , Dublin 6W .

Area Area 1 - South East
Application Number WEB1137/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/05/2025
Applicant Frances Kelly
Location 17 Oxford Lane, Ranelagh, Dublin 6, (Site to the rear of no. 34 Oxford Road, Ranelagh, Dublin 6)
Additional Information Additional Information Received
Proposal: The development will consist of:
(i) Demolition of existing single storey shed structures;
(ii) construction of a 2-storey 2-bedroom single dwelling, comprising of 2 no. bedrooms, a bathroom, utility, and bin/bike store at ground floor; and a kitchen/living/dining area and storage at first floor level with access to the development provided from Oxford Lane;
(iii) provision of private open outdoor amenity space in the form of a courtyard to the rear and setback lane-facing semi-private terrace at ground floor, a front facing roof terrace and an enclosed rear balcony at first floor; and
(iv) bicycle parking, landscaping, boundary treatments, foul/surface drainage, refuse storage and all site works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1649/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	20/05/2025
Applicant	Gurdwara Guru Nanak Darbar CLG
Location	Gurdwara Guru Nanak Darbar, 78 Serpentine Avenue, Dublin 4

Additional Information

Proposal: Permission for development to existing 2 storey temple of 921.07m² consisting of internal remodelling and extension to existing ground floor to cater for food hall and reconfigured kitchen with new ancillary changing facilities, toilets and vertical circulation with lift with new entrance lobby with revised and partially extended first floor accommodation to facilitate relocated Prayer Hall with remodelled and extended central roof section with removal of all external asbestos finishes and ductwork with ancillary short term guest accommodation and offices with new partial 2nd floor community room to rear and new plant room of 44.67m² increasing the total area to 1246.12m² with a new 2 storey front extension with a Gurdwara Sahib Dome and steeple in gold finish at roof level with remodelled landscaped forecourt to cater for pedestrian access with relocated flag post and 1 no. accessible car parking space and 4 no. bicycle spaces with a new driveway entrance and associated site works.

Area	Area 1 - South East
Application Number	WEB1650/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/05/2025
Applicant	Café Presse Ltd.
Location	18 Suffolk Street, Dublin 2, Dublin, D02 NP97

Additional Information

Proposal: • Change of use to the existing first to fourth floors from office to licensed restaurant use. • First floor extension (58m²) to provide an enclosed outdoor restaurant area with retractable roof, to the rear of the building. • Front door upgrade with signage associated with restaurant use. • Replace the existing external fire escape stairs to the rear of the building with new steel fire escape stairs. • Reconfigure and refurbishment to the building's interior. • All ancillary site and development works.

Area	Area 1 - South East
Application Number	WEB1652/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/05/2025
Applicant	Mick and Aine Sweeney
Location	Nutgrove House, 58A Gilford Road, Sandymount , Dublin 4 , D04FH74

Additional Information

Proposal: Widening of the front vehicular access, including the installation of new electric gates. Construction of a single-storey extension with a sloped roof to the rear. Alteration of the

fenestration on the first-floor west elevation including the addition of three new windows, and a new patio door at ground level.

Area	Area 1 - South East
Application Number	WEB1654/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	19/05/2025
Applicant	Tony O'Sullivan
Location	19, Mountpleasant Avenue Upper, Ranelagh, Dublin 6 . D06F8W2

Additional Information

Proposal: Permission for development to existing 2 storey 3-bedroom terraced dwelling of 130m2 consisting of internal modifications to the Ground and First floor to include new external steel spiral stairs to the rear of the property with new ensuite to internal courtyard at Ground floor and new utility at First floor with new 31.4m2 second floor roof extension consisting of new master bedroom and ensuite bathroom, chimney removal and fire sealed and associated site works.

Area	Area 1 - South East
Application Number	WEB1662/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/05/2025
Applicant	Paula Farrell
Location	13, Hope Street, Ringsend, Dublin 4

Additional Information

Proposal: The development will consist of the removal of the relocated brick chimney to the front of the main roof as approved under Reg.Ref: WEB1757/20 and all associated site works.

Area	Area 1 - South East
Application Number	WEB1664/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/05/2025
Applicant	Chloe Hanlon
Location	52, Derry Park, Crumlin, Dublin 12

Additional Information

Proposal: Construction of a new front porch with a rooflight and replacement front door. Demolition of the existing ground-floor rear extension and construction of a new part single-storey, part two-storey flat-roof extension to the rear.

Area	Area 1 - South East
Application Number	WEB1665/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/05/2025
Applicant	Louis Noonan

Location 15, Percy Lane, Ballsbridge, Dublin 4, D04 C6P4
Additional Information
Proposal: Two-storey flat roof rear extension with a high-level side window at ground floor and two rear-facing windows at first floor level. Installation of a new front door and ground-floor front window, both framed with cherry wood timber cladding.

Area Area 1 - South East
Application Number WEB1666/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/05/2025
Applicant Gwen Cooney
Location 66, Waterloo Road, Dublin 4 , D04X3A0

Additional Information
Proposal: PROTECTED STRUCTURE : The development will consist of • Part demolition of existing two storey rear return • Construction of a part 1 and part 3 storey extension to the rear • External works to the rear elevation of the protected structure to accommodate the proposed extension • Internal alterations to the protected structure to accommodate the proposed extension, including the demolition of some of the existing partition walls • Refurbishment of all internal ceiling cornices • External works to the front elevation including restoration of the existing brick and window fabric • Replacement of the existing roof tiling with matching slate tiles • Existing granite steps to the rear will be removed and retained for reuse • Provision of a green roof at first and third floor roof levels of the proposed extension and
• All associated landscaping and site works to facilitate the proposed development.

Area Area 1 - South East
Application Number WEB1679/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/05/2025
Applicant Jerry Barnes
Location 9 Larkfield Grove, Harolds Cross, Dublin 6W, D6W AR29

Additional Information
Proposal: Removal of existing porch, garage and utility shed, the erection of a 3-bedroomed two storey end of terrace house and a two storey rear extension, attic conversion, new porch and front door to the existing house.

Area Area 1 - South East
Application Number WEB1680/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 23/05/2025
Applicant JCDecaux Ireland Limited
Location 109 Rathgar Road, Dublin 6

Additional Information
Proposal: The replacement of 1No. internally illuminated 6.4m x 3.4m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 109 Rathgar Road, Dublin 6, and the permanent removal of 2No. 6.3m x 3.3m advertising displays on the Grand Canal bank at Dolphins

Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1682/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	23/05/2025
Applicant	David Fitzpatrick
Location	No. 101 Ranelagh, Dublin 6

Additional Information

Proposal: Works to the rear of No. 101 Ranelagh comprising: (i) construction of 1 no. one-bedroom single-storey apartment with private patio area; (ii) revision of site layout to provide communal amenity space, bin and bicycle storage; and, (iii) all associated ancillary works necessary to facilitate the development inclusive of SuDS drainage, boundary treatments and landscaping. The proposed apartment will be directly connected to the existing property.

Area	Area 1 - South East
Application Number	WEB1683/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/05/2025
Applicant	JCDcaux Ireland Limited
Location	54 Donnybrook Road, Dublin 4

Additional Information

Proposal: Replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 54 Donnybrook Road, Dublin 4 and permanent decommissioning of one 6.3m x 3.3m illuminated advertising display at 56 Donnybrook Road, Dublin 4 and permanent decommissioning of one 6.3m x 3.3m advertising display at 28 Emor Street, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1685/25
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	23/05/2025
Applicant	Dartry Healthclub Ltd.
Location	Dartry Health Club, 31 Palmerston Gardens , Dartry, D06FX39

Additional Information

Proposal: RETENTION: The development consists of: Proposed extension of time to the temporary retention permission for previously approved reg .ref. 3264/21: Stretched Skin Structure, supported by steel columns, which accommodates silent fitness classes on the grounds of Dartry Health Club; Classes to take place Monday - Friday 7am - 8.15pm, Saturday 9am- 4pm, Sunday 10am - 1.20pm; and 3985/22 10ft Shipping container wrapped in artificial foliage to cater for gym classes; and all associated site and landscaping works

Area	Area 1 - South East
Application Number	WEB1686/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/05/2025
Applicant	Martin Finnegan
Location	Woodycrest , 8A, Leicester Avenue, Rathmines, Dublin 6, D06 Y1Y5

Additional Information

Proposal: Single-storey flat roof extension to the front and side, including a new front window. Two-storey flat roof side extension with a rooflight, two upper floor windows to the front, and one to the rear.

Area	Area 1 - South East
Application Number	WEB1688/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/05/2025
Applicant	Nuala O'Brien
Location	18 Park Court, Sandymount, Dublin 4, D04 KX25

Additional Information

Proposal: Re: FULL PLANNING PERMISSION Sought for:

1. Conversion of Existing Garage (12.75Msq) to New Bedroom Space (11.30Msq) connected to existing dwelling.
 2. New window and door to replace garage door. Removal of existing chimney.
 3. All Associated Ancillary Site Works.
-

Area	Area 1 - South East
Application Number	WEB1703/25
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	22/05/2025
Applicant	Sarah & Chris O'Connell
Location	6, Brendan Road, Dublin 4 , D04N7F3

Additional Information

Proposal: The development will consist of refurbishment of the existing house including internal alterations to layout. The demolition of a shed and garden room to the rear and a single-storey extension to the side and rear. The construction of a new single-storey kitchen extension to the side and rear of the house. The construction of a bathroom extension at first floor to the rear with alterations to the roof profile. The construction of a single-storey structure to accommodate a plant area and bicycle shed. Alteration of vehicular entrance from Arranmore road to increase gate width.

Area	Area 1 - South East
Application Number	WEB1729/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/05/2025

Applicant Mark Yeomans
Location 4 Saint Broc's Cottages, Donnybrook, Dublin 4

Additional Information

Proposal: The development will consist of the demolition of the existing single-storey rear extension and the construction of a new single-storey extension at ground level to the rear and a dormer roof at first floor. It will include lowering the existing internal ground floor by a depth of circa 750mm and the construction of a habitable room in the roof space. The development will include roof lights in the flat roof of the extension and glazed windows to a courtyard. Pedestrian access to the side will be retained and the development will include all associated site works, drainage, landscaping and site services.

Area Area 1 - South East
Application Number WEB1846/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/05/2025
Applicant JIG Property Investments LTD.
Location 7 Harold's Cross Road, Harold's Cross, Dublin 6W, Co. Dublin

Additional Information

Proposal: Permission for development at this site 7 Harold's Cross Rd, Harold's Cross, Dublin 6w, Co. Dublin, D6W YH68

The development will consist of Change of use of part of the lower ground floor (45.5 sqm) and part of the ground floor (62 sqm) from retail to a hot food takeaway with dining.

The proposed development includes

- (i) internal modifications,
- (ii) erecting of new extract duct,
- (iii) new signage,
- (iv) and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB1902/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 23/05/2025
Applicant Rainrock Limited
Location 77 Wilfield Road Sandymount, Dublin 4, D04 T1W4

Additional Information

Proposal: Permission for the construction of a new vehicular entrance to the front of an existing dwelling house and associated site development works.

Area Area 1 - South East
Application Number WEB1999/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 19/05/2025
Applicant Simon McCabe and Louise Morgan
Location 53 Iveagh Gardens, Crumlin, Dublin 12, D12 XH94

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.

Area	Area 1 - South East
Application Number	WEB2001/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/05/2025
Applicant	Barbara Kernan
Location	20, Hope Street, Dublin 4

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.

Area	Area 1 - South East
Application Number	WEB2004/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/05/2025
Applicant	3Dental LTD
Location	13-16 Redmond's Hill, Aungier Street, Dublin 2

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.

Area	Area 1 - South East
Application Number	WEB2024/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/05/2025
Applicant	Simon O Leary
Location	104 Wilfield Road, Sandymount, Dublin 4, D04 DW77

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.

Area	Area 1 - South East
Application Number	WEB2025/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/05/2025
Applicant	Thomas A. Menton
Location	36A Rathdown Park, Terenure, Dublin 6W., Folio Register DN 221109F, Located to the rear of 38 and 40 Rathdown Park

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.

Area	Area 1 - South East
Application Number	WEB2028/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	20/05/2025
Applicant	Donncha O'Donoghue
Location	100 Wilfield Road, Sandymount, Dublin 4, D04 P2H1

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.

Area	Area 1 - South East
Application Number	WEB2045/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/05/2025
Applicant	Donal O'Brien & James Harnett
Location	97 Haddington Road, Dublin 4, D04 YK79

Additional Information

Proposal: PROTECTED STRUCTURE Change of use from Office to single dwelling residential use of No. 97 Haddington Road, Dublin 4

Area	Area 1 - South East
Application Number	WEB2050/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/05/2025
Applicant	Planet Kepler Property Limited
Location	81 Terenure Road North, Dublin 6W, D6W TD59

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

Area	Area 1 - South East
Application Number	WEB2064/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/05/2025
Applicant	Colm O'Donnell
Location	No's 20 & 22 Lansdowne Road, Dublin 4, D04C3W5, D04V5Y8

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought at No's 20 Lansdowne Road, Dublin 4 D04 C3W5 & 22 Lansdowne Road, Dublin 4 D04 V5Y8 (Protected Structures) For the amendment of existing entrance gates details to form automated sliding gates to both houses,

New landscaping to front and rear gardens, including reconstruction of dividing rear boundary wall. Demolition of existing non-original two storey extensions, and replacement with a garden level single story extension accommodating new kitchen / living room, and smaller extension to entry level providing bathroom facilities to the rear of both houses requiring amendments to original rear windows to both houses.

Internal modifications on alterations to layout at Garden level, to provide utility and bathroom spaces, replacement of existing non-original Stairs and at second floor bedroom level removal of partition walls to provide additional ensuite bathrooms to both houses.

Works include fitting of Solar panels on the existing roofs, & for the renewal of existing services within both houses and repointing of brickwork to the fore, and associated conservation and ancillary works to all historic details.

Area	Area 1 - South East
Application Number	WEB2068/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/05/2025
Applicant	Liam Lynch
Location	81 Waterloo Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION : 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.

Area	Area 1 - South East
Application Number	WEB2070/25
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	22/05/2025
Applicant	Andrew Kennedy
Location	17 Home Villas, Donnybrook, Dublin 4, D04Y7X2
Additional Information	

Proposal: The proposed development will consist of (a) the insertion of a single roof light to the front of the property to serve the first-floor level accommodations, (b) the demolition of the existing single storey flat-roofed rear extension and the construction of a larger single storey flat-roofed extension in lieu, along with new integrated rooflights, all associated site works, internal alterations, landscaping and drainage.

Area	Area 1 - South East
Application Number	WEB2260/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	20/05/2025
Applicant	Cabhrú Housing Association
Location	Crumlin Delivery Service Unit, 11, Saint Agnes Road, Dublin 12, D12 WK5A

Additional Information Additional Information Received

Proposal: The site is within the Crumlin Village Architectural Conservation Area.

The proposed development comprises the following:

Demolition of the existing 1 storey Delivery Service Unit building and associated outbuildings on the site and removal of the existing site boundary wall along Windmill Road (c.918. 8sq.m).

Construction of a 3-5 storey residential development comprising 53 no. 1 bed apartment units in a single block ranging in size from c.50.1 sq.m to c.53.1 sq.m. All apartments are provided with associated private open space balconies/ terraces. All units are intended to provide housing for independent living for older residents (60 years plus). Pedestrian access and egress to the development will be from St Agnes Road. The development also proposes c. 812sq.m of communal amenity open space as a landscaped garden at ground floor level (c.586.5 sq.m) and a landscaped terrace area at the roof of 2nd floor level (225.5 sq.m), a community room (c.93.4 sq.m), office room (c.11.5 sq.m), kitchenette (4 sq.m) and toilet (c.9 sq.m), associated secure bicycle and bin storage, relocation of existing ESB network kiosk and provision of a single ESB substation, switch room, water break tank room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 1784 sq.m.

Area	Area 1 - South East
Application Number	WEB2729/24
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	19/05/2025
Applicant	Ventaway Limited
Location	Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)

Additional Information Additional Information Received

Proposal: The proposed development comprises:

- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);
- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;
- The arts centre is contained at ground and lower ground floor levels;
- The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;
- The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary;
- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices;

All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

Area	Area 1 - South East
Application Number	WEB2770/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/05/2025
Applicant	Darac O'Neill
Location	69, Mespil Road, Dublin 4
Additional Information	Additional Information Received
Proposal:	a) CHANGE OF USE from two existing commercial office use to residential use comprising 132.4m2 b) Provision of 2nr. self-contained apartments c) All associated site works.

Area	Area 1 - South East
Application Number	WEBDSDZ1693/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	22/05/2025
Applicant	Google Ireland (Limited)
Location	Building B, 1 Ringsend Road, (protected structure RPS 7377) and Building F,, the 'Factory' Building (protected structure RPS 485), Boland's Quay, Ringsend Road and Barrow Street, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: We, Google Ireland (Limited), intend to apply for planning permission for development at two sites at Building B, 1 Ringsend Road, (protected structure RPS 7377) and Building F, the 'Factory' Building (protected structure RPS 485), Boland's Quay, Ringsend Road and Barrow Street, Dublin 4. The application relates to a proposed development within a Strategic Development Zone Planning Scheme area. The development will consist of:- Signage extending to a total area of 6.5 sqm located on glazing above and adjacent to the main entrance door at the northern elevation of Building B at ground floor level fronting Ringsend Road. The sign will identify Boland's Mills.- Signage extending to a total area of 6 sqm located on glazing at the eastern elevation of Building F (the 'Factory' Building) at ground floor level fronting JP Boland's Lane. The sign will identify The Factory Building.

Area	Area 1 - South East
Application Number	WEBPWSDZ2003/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/05/2025
Applicant	Pembroke Beach DAC
Location	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 Glass Bottle &, Poolbeg West, Dublin

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

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	0093/25
Appeal Type	Written Evidence
Applicant	Mount Street Residents Group
Location	33-41 Mount Street Lower, Dublin 2
Additional Information	Additional Information Received

Proposal: EXPP: A question arises as to whether a temporary change of use from office use to accommodate or support displaced persons seeking international protection and associated works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	0135/25
Appeal Type	Written Evidence
Applicant	Mount Street Residents Group
Location	The International Protection Office, Immigration Service Delivery (ISD) 79-83, Mount Street Lower, Dublin 2, D02ND99

Additional Information

Proposal: EXPP: Section 5 referral / exemption declaration at the International Protection Office, Immigration Service Delivery (ISD), Timberlay House, 79-83 Lower Mount Street, Dublin 2, D02ND99 building as an International Protection Office receiving, interviewing, examining, assessing, processing, and offering A question arises as to whether the use of the on-site support to visiting International protection applicants internal building works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	WEB1397/25
Appeal Type	Written Evidence
Applicant	Catriona Barry
Location	63, Palmerston Road, Dublin 6, D06 R6C2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for the development at 63 Palmerston Road, Dublin 6, D06 R6C2 (a Protected Structure). The development will consist of a new vehicular entrance (c. 3m wide) in the form of swing gates; 3 no. car parking spaces (5m x 3m each); an electric vehicle charging point, and associated site development works.

Area	Area 1 - South East
Application Number	WEB1601/25
Appeal Type	Written Evidence
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.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3170/24
Appeal Decision	REFUSE RETENTION PERMISSION
Appeal Decision Date	@22/05/2025
Applicant	Padraig and Ciara Corrigan
Location	124 Rathfarnham Road, Terenure, Dublin 6W
Additional Information	Additional Information Received

Proposal: RETENTION PERMISSION/ PERMISSION . The retention permission sought relates to a retaining wall consisting of gabion cages on a sloping bank on lands zoned Z9 in Dublin City Councils Development Plan 2022-2028 to the south of No. 124 Rathfarnham Road which was constructed on foot of permission reference ABP-306149-19 (Ref. 3316/19). Permission is sought for the completion of partially constructed outdoor steps, landscaping works and all ancillary site development works. The overall site area is 912m² (0.912ha).

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

20/25

(19/05/2025-25/05/2025)

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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	0217/25
Application Type	Social Housing Exemption Certificate
Applicant	JLT Appian Limited
Location	Lands Located at 60-63 Leeson Street Upper, Dublin 4
Registration Date	22/05/2025
Additional Information	
Proposal:	SHEC: Provision of new gate and 4 no. four-storey terraced townhouses and ancillary site works.



Dublin City Council

SECTION 5 EXEMPTIONS

20/25

(19/05/2025-25/05/2025)

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.

Area Area 1 - South East
Application Number 0212/25
Application Type Section 5
Applicant Jacqueline Colbert
Location 21A, Beach Road, Sandymount, Dublin 4
Registration Date 19/05/2025
Additional Information
Proposal: EXPP: Proposed glazed pergola to rear patio

Area Area 1 - South East
Application Number 0213/25
Application Type Section 5
Applicant Holyrood Management Company Ltd
Location Holyrood Apartments, 8 Holyrood Park, Ballsbridge, Dublin 4
Registration Date 21/05/2025
Additional Information
Proposal: EXPP: The development in question consists of 12 no. balconies which currently have solid brick walls as their bounding elements. These walls have failed structurally due to water ingress. The proposal is to replace the brick walls with powder coated galvenised steel railings.

Area Area 1 - South East
Application Number 0220/25
Application Type Section 5
Applicant HPREF Ireland (Georges Quay and Court) DAC
Location One George's Quay Plaza, George's Quay, Dublin 2
Registration Date 23/05/2025
Additional Information
Proposal: EXPP: Whether the proposed erection of 32 no. photovoltaic (PV) panels with a total area of approximately 68.8sq.m on the roof of One George's Quay Plaza, George's Quay, Dublin 2 is or is not exempt development.
