



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(21/04/2025-27/04/2025)

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)**

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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 3 COMMERCIAL

**Area** Area 3 - Central  
**Application Number** 2370/19/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Gold Tree Hotels Dublin 2 Limited  
**Location** Site at Little Britain Street and Little Green Street,  
Dublin 7  
**Registration Date** 25/04/2025

**Additional Information**

**Proposal:** EXT. OF DURATION: Development at a site of approx. 0.091 ha. The development will consist of:- The demolition of the existing 1 to 2 no. storey building at the subject site and the construction of a 7 no. storey over basement, 195 bedroom hotel of approximately 6,200 sq.m with a eight floor penthouse on the Little Green Street corner;- all ancillary areas to include staff areas, internal service yard, reception, bar, licenced restaurant, kitchen, business area, laundry and electric substation and transformer, all located at ground floor level;- ancillary basement areas to include plant room, comms room, staff-room and changing areas and bike store for 16 no. bicycles; - relocation of existing granite door surround on Little Britain Street (NIAH Ref. 50070297); - and all ancillary site development/ boundary works.

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**Area** Area 3 - Central  
**Application Number** WEB1283/25  
**Application Type** Permission  
**Applicant** Vodafone Ireland Limited  
**Location** Kavanagh Court , 1, Gardiner Street Lower, Mountjoy,  
Dublin 1  
**Registration Date** 24/04/2025  
**Additional Information** Additional Information Received

**Proposal:** Permission to erect 3 No. telecommunication antennas with 6 No. radio remote units supported on 3 No. ballast mounted support frames together with 1 No. wall mounted outdoor cabinet and associated equipment

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**Area** Area 3 - Central  
**Application Number** WEB1914/25  
**Application Type** Permission  
**Applicant** Brian Reilly  
**Location** 24a First Avenue, Northwall, Dublin 1, D01 E244  
**Registration Date** 25/04/2025  
**Additional Information**

**Proposal:** The temporary change of use (for a period of 5 years) of an existing industrial warehouse to a gymnasium facility focused on Jiu-Jitsu, Judo, and Olympic Wrestling, including internal fit-out with training mats. No external structural alterations are proposed.

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**Area** Area 3 - Central  
**Application Number** WEB1918/25  
**Application Type** Permission  
**Applicant** Beannchor Group (Echowood Limited)

**Location** 133-136 Capel Street, Dublin, D01 YK09  
**Registration Date** 25/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Beannchor Group intend to apply for Planning Permission for Change of Use for the ground floor and basement levels at 134 Capel Street, D01YK09 and 136 Capel Street D01 T2C9 (commercial to restaurant), properties listed wholly or in part as Protected Structures (Ref Numbers: 1214 & 1216) in the Dublin City Council Development Plan 2022-2028. The development will consist of: Alterations to the ground floor and basement levels of 134 and 136 Capel Street for the change of use from commercial to two separate restaurant premises including; the demolition of internal modern partitions, modern display-stand fittings and modern wall panelling to No.134; the retention and protection with suitable covering of original flooring, cornicing and other wall and ceiling features to No.134 and the demolition of internal modern partitions at No.136. Alterations to the Capel Street (east) elevation of both units; the removal of modern fascia, associated framing and roller shutters to the shopfront on ground level. Alterations to the North Elevation of No.134 including the demolition of approx.2 sq/m area of wall to provide a 'take-away' hatch connection to the proposed restaurant premises within the adjoining rear hotel, accessed through No. 133 Capel Street (Permitted hotel development 4554/23 which amends the application granted under DCC Reg Ref 3274/20/ABP Reg Ref APB-309407-21 and subsequently amended under 3463/22), not impacting the special interest of the protected structure. Renovation to the ground floor and basement levels of both units to include the insertion of new sanitary and kitchen facilities; repair and restoration works to original external threshold tiling to No.134.

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**Area** Area 3 - Central  
**Application Number** WEB2653/24  
**Application Type** Permission  
**Applicant** Greenspace Homes Limited  
**Location** Blackhorse Avenue, Dublin 7  
**Registration Date** 24/04/2025  
**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: We, Greenspace Homes Limited, intend to apply for permission for development at this site at Blackhorse Avenue, Dublin 7. The site bounds the wall of the Phoenix Park, which is a Protected Structure (Ref. 6781). The development will consist of modifications to planning permission granted under Ref. 3705/20 (ABP Ref. 311000-21). Modifications will include an additional floor providing 6 no. units consisting of 2 no. 1-bed apartments and 4 no. 2-bed apartments and all associated adjustments to the elevations and Sections.

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**Area** Area 3 - Central  
**Application Number** WEBLRD6071/25-S3  
**Application Type** Permission  
**Applicant** Ringline Investments Limited  
**Location** 139-149 North King Street, Bow Street and Brown Street North, Dublin 7, D07 TH28, D07 E392, D07 DX5D  
**Registration Date** 25/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Ringline Investments Limited intend to apply for permission for a Large-Scale Residential Development (LRD) at 139-149 North King Street, Bow Street and Brown Street North, Dublin 7, D07 TH28, D07 E392, D07 DX5D. The façade on North King Street and Bow Street are a protected structure (RPS Ref. No. 8790). The development will

consist of: - Demolition of the existing structures on site, with the exception of the protected structure facades on North King Street and Bow Street, which will be refurbished and integrated into the development; Construction of a mixed-use purpose-built student accommodation and retail development in a 7-storey building over a partial existing basement with a setback at the 5th floor and a further significant setback at the 6th floor level; The proposal includes 361 no. bedspaces comprising 62 no. studios, 291 no. single rooms and 8 no. accessible rooms; Internal communal amenity facilities include a library, gym, yoga studio, reception and exhibition space, laundry, games room, office/admin and luggage/parcel store; External amenity spaces include a central courtyard at ground level, a roof terrace at 5th floor level along Brown Street North to the south and a roof terrace at 6th floor level along North King Street; A retail unit with frontage to North King Street and Bow Street; Bicycle parking spaces for residents and visitors, accessed from Brown Street North and Bow Street; Public realm improvements include widening the carriageway on Brown Street North, providing drop-off/pick-up car parking and loading off-carriageway; a footpath on the eastern side of Brown Street North; pedestrian friendly junction threshold at both the Bow Street and North King Street junctions; and restoring/landscaping a fenced dumping area to the south; ESB substation, switch room and plant room at ground level accessed from Brown Street North and refuse store area accessed from Bow Street; Landscaping, PV panels at roof level and all associated site works and services.

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### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1892/25
<b>Application Type</b>	Permission
<b>Applicant</b>	John Carroll
<b>Location</b>	22 Kinvara Avenue , Navan Road , Dublin 7.
<b>Registration Date</b>	22/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Creation of vehicular access , gates , dishing of kerb and all associated development works .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1897/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Clare Gillett & Jonathan Crosby
<b>Location</b>	13 Daneswell Place, Glasnevin, Dublin 9, D09 K4CP
<b>Registration Date</b>	21/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The installation of a new inward opening pedestrian entrance gate and providing access to the rear boundary and lane with associated site works and landscaping.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1905/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sean Downes
<b>Location</b>	114, Navan Road, Dublin 7
<b>Registration Date</b>	24/04/2025

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### Additional Information

**Proposal:** Planning permission for single storey porch extension to front all with associated ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1915/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Renato Medeiros Dionizio
<b>Location</b>	104, Tolka Road, Ballybough, Dublin 3, D03 AE63
<b>Registration Date</b>	25/04/2025

### Additional Information

**Proposal:** Remove existing ground floor rear extension, erect a new ground floor rear extension with flat roof and roof windows, comprising of a kitchen and family area, erect a double storey side extension with a new bedroom, en-suite and utility room on the ground floor and a new bathroom on the first floor, flat roof to both levels and all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1916/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Brian O' Donnell
<b>Location</b>	2 Ratra Road, Navan Road, Dublin 7, D07 DW01
<b>Registration Date</b>	25/04/2025

### Additional Information

**Proposal:** Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front and gable window to side all with associated ancillary works.

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## Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0123/25
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	24/04/2025
<b>Applicant</b>	Nashila Desmond
<b>Location</b>	41, Belvedere Road, Dublin 1

### Additional Information

**Proposal:** EXPP: i. Demolition of chimney breast at rear. ii. Removal and repair of roof at return and insertion of velux windows. iii. Renovation and extension of existing return. iv. Extension at ground floor 3.58m2 and extension at first floor 3.58m2.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3149/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	25/04/2025

**Applicant** Noel McHugh & Niall Hayden  
**Location** 4 Thompson Cottages, Dublin 1, D01 W6P3

**Additional Information**

**Proposal:** Development will consist of demolition of existing single storey extension to the rear of the existing property and replacing with a new two storey extension. 2No. new rooflights to rear of property roof and all ancillary work.

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**Area** Area 3 - Central  
**Application Number** WEB1401/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/04/2025  
**Applicant** Ed Eustace Fiona McDermott  
**Location** 12, Cherrymount Park, Dublin 7, D07 YF77

**Additional Information**

**Proposal:** Planning permission to demolish the existing ground floor extension to front and side of house, to demolish the existing shed from the side of the house, for a new single storey extension to side and rear of the existing house, to increase the window to the small living room at ground floor to rear of existing house and all associated site works

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**Area** Area 3 - Central  
**Application Number** WEB1423/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/04/2025  
**Applicant** Mater Misericordiae University Hospital  
**Location** Mater Misericordiae Hospital, Eccles Street, Dublin 7, D07 R2WY

**Additional Information**

**Proposal:** The development will consist of the construction of a new raised helipad with a diameter of 26.4m on a structural metal frame on the rooftop of the existing Rock Wing of Mater Misericordiae University Hospital, approx. 36m above Ground Level. Associated access/egress ramp from the helipad to the existing roof at Level 09 and emergency escape stairs to the existing roof at Level 07. New external rooftop access hatch above Level 06 to provide alternative escape access to existing internal fire escape stairs towards Eccles Street with subsequent change of existing store room and staff room to stairs and link corridor at Level 06. Associated services and plant including a Deck Integrated Fire Fighting System (DIFFS) with water storage and water retention tanks at Level 08. Associated lighting to landing deck of Helipad and access/egress routes. Roof mounted windsock on adjacent McGivney Wing with associated new maintenance ladder. Internal alterations to the existing adjacent circulation core including widening the existing stairs between levels 09 and 07 and revising a lobby to the existing fire-fighting shaft at level 07.

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**Area** Area 3 - Central  
**Application Number** WEB1425/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/04/2025  
**Applicant** Sarah and Daniel Coyne

**Location**

14 Skreen Road, Ashtown, Dublin 7 , D07T1F8

**Additional Information**

**Proposal:** The development will consist of the demolition of existing rear extension and separate rear garage and construction of new one and two storey extension to side and rear (95.0m<sup>2</sup> ground floor / 35.5m<sup>2</sup> first floor), provision of 42.0m<sup>2</sup> attic level accommodation with dormer windows to rear and 1no. skylight to front pitched roof with new separate rear single storey 13.5m<sup>2</sup> building to provide a garden stores, with new single car parking space to front of dwelling with new 2.8m wide gates accessible from Skreen Road including provision of new 1.8m high wall to side and rear, including boundary wall.

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**Area**

Area 3 - Central

**Application Number**

WEB1431/25

**Application Type**

Permission

**Decision**

GRANT PERMISSION

**Decision Date**

25/04/2025

**Applicant**

Lorna &amp; Ian Franzoni

**Location**

41, Kinvara Road, Dublin 7

**Additional Information**

**Proposal:** PERMISSION AND RETENTION: The development will consist of: (1) construction of a single-storey extension to rear of existing dwelling house, (2) conversion of attic and construction of new metal-clad dormer to rear, (3) construction of new vehicular access and wall pillar to front, (4) retention of demolition of front garden wall and dishing of footpath to accommodate proposed new vehicular access, and, (5) all associated site, drainage and structural works.

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### Area 3 Appeals Notified

**Area**

Area 3 - Central

**Application Number**

WEB2329/24

**Appeal Type**

Written Evidence

**Applicant**

EWD3 Developments Ltd

**Location**

The existing commercial premises Church Road, East Wall, Dublin 3, (bounded by Church Road) D03 XY06

**Additional Information**

Additional Information Received

**Proposal:** The proposed development will consist of the demolition of the existing single storey commercial premises and the construction of a mix-use development four-storey block (ranging from 2-4 storeys with the upper floors set back), with a medical centre at ground level, and 9 no. apartments on the upper floors (comprising of 1 no. studio unit, 4 no. 1-bed/2-person apartments, 1 no. 2-bed/3-person apartment and 3 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, an emergency exit to the medical centre from Blythe Avenue, associated internal refuse storage and plant areas at ground floor level, 42 no. bicycle parking spaces at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2397/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Iosif Gabor
<b>Location</b>	296C, North Circular Road, Phibsborough, Dublin 7
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** PERMISSION The development will consist of the erection of 2m high glazed screens to the front of the existing permitted ground floor unit.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2734/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Christopher McGeady
<b>Location</b>	13, Kirwan Street, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** Demolish the partially built extension and the lean-to building at the rear of the dwelling and build a 2 storey extension for a ground floor living area, extended kitchen/ dining area and a first floor toilet and shower room on this site at 13 Kirwan Street. All waste water services are to be connected to the existing public mains.

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### Area 3 Appeals Decided

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3414/23
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	23/04/2025
<b>Applicant</b>	Rectone Developments Limited
<b>Location</b>	Lands at Balnagowan House, St. Mobhi Boithirin, Glasnevin, Dublin 9

**Additional Information**

**Proposal:** PROTECTED STRUCTURE (RPS Ref. No. 8699) : Permission for a residential development comprising 78 no. units, on a site of c. 0.48 ha, on Lands at Balnagowan House, St. Mobhi Boithirin, Glasnevin, Dublin 9 (the western part of the site fronts The Haven). The development will consist of the demolition of 3 no. existing single storey outbuilding structures (total of 171.5 sq. m) together with part removal of the front existing boundary walls; the construction of 3 no. new apartment blocks (blocks 1-3), with balconies and terraces, to provide 74 no. residential units (c. 6,471 sq. m GFA). The proposed new blocks range between 3 and 5 storeys (including lower ground floor level at block 3) , with a max. height above ground level of 14.85m (to top of lift overrun). (Block 1-3 storeys; block 2 - -4 storeys; and block 3 - part 4/part 5 storeys); and the change of use of Balnagowan House (block 4) from office to residential use to provide 4 no. residential units (c.355 sq. m GFA), together with associated internal and external alterations and refurbishment works to facilitate the conversion(including removal of internal walls/ partitions). The overall proposed residential development (including Balnagowan House), with a total gross floor area of 6,826 sq.m, will consist of 78 no. residential apartment units (including 2 no. duplex units within block 1), comprising 37 no. one bedroom units, 1 no. two bedroom (3 person) unit, 39 no. two bedroom (4 person) units and 1 no. three bedroom unit. Pedestrian, cyclist, vehicular and emergency access will be provided off The Haven/ St. Mobhi Boithirin. The basement car park will be accessed by a new vehicular access point, adjacent to The Haven. The access arrangements include alterations to the existing access to front of Balnagowan House, St.

Mobhi Boithirin. The development will also consist of the provision of an ancillary resident's gym, concierge, open space provision including all private, communal and public open space, hard and soft landscaping including internal cycle and pedestrian routes, pathways, boundary treatments and play space, street furniture, basement level (2157 sq. m), car parking (32 no. spaces in total, including car sharing and accessible spaces), motorcycle parking, electric vehicle charging points; bicycle parking (long and short stay spaces including stands and cargo bicycle spaces), ESB substations, piped infrastructural services and connections, ducting, plant waste management provision. SuDS measures (including green roofs); attenuation tanks, signage, public lighting and all site development and excavation works above and below ground. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the relevant planning authority.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4131/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	24/04/2025
<b>Applicant</b>	Lorraine and Stephen Shanley
<b>Location</b>	Rear of 46 Botanic Road, Glasnevin, Dublin, D09C7F6
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for development at rear of 46 Botanic Road, Glasnevin, Dublin 9 D09C7F6. The development will consist of demolition of a single storey rear garage and construction of a new two storey one-bedroom house with roof garden to the rear, and ancillary site works. New house to be accessed off Prospect Avenue.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

16/25

(21/04/2025-27/04/2025)

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**Area** Area 3 - Central  
**Application Number** 0006/25  
**Application Type** Section 5  
**Applicant** Brantview Ltd  
**Location** 55, Gardiner Street Lower and 5 Beresford Place,  
Dublin 1  
**Registration Date** 24/04/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** EXPP: PROTECTED STRUCTURE: Change of use from hostel to emergency accommodation for persons seeking international protection. No alteration to the internal or external of the building are proposed.

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**Area** Area 3 - Central  
**Application Number** 0158/25  
**Application Type** Section 5  
**Applicant** Festag Limited  
**Location** 64/65 Strand Street Great,, Dublin 1.  
**Registration Date** 23/04/2025  
**Additional Information**  
**Proposal:** EXPP: Whether the use of this established light industrial building, with ground floor in use for religious instruction, at 64/65 Great Strand Street, Dublin 1, to accommodate persons seeking international protection is or is not development and, if development is it exempted development or not exempted development under class 20F of the planning and Development (Exempted Development)(No.4) under Regulations 2023.

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**Area** Area 3 - Central  
**Application Number** 0160/25  
**Application Type** Section 5  
**Applicant** Irish United Nations Veterans Association  
**Location** IUNVA House, Mount Temple Road, Arbour Hill, Dublin 7,  
D07VP73  
**Registration Date** 23/04/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: The works consist of critical essential repairs to damaged entrance pier & wrought iron gate, which are currently in a dangerous/unstable condition following an accidental collision with an incoming vehicle in March 2025. It is proposed to temporarily remove the affected stonework and gate from site to a secure location until it can be repaired. Development works under planning reference 4526/23 are commencing and these unanticipated works do not form part of that grant of permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0162/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Iarnrod Eireann
<b>Location</b>	CME Maintenance Depot, Connolly Station, Dublin 1
<b>Registration Date</b>	24/04/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Iarnrod Eireann are proposing improvements to the existing maintenance depot which is a standalone maintenance depot building located to the south-east of the main Connolly Train Station building. The proposed works are entirely located within this site and are considered to have no impact on the 19th century main station building. The works to include new external canopy and new concrete Trackslab to sidings.

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