



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(28/04/2025-04/05/2025)

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 3 COMMERCIAL

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**Area****Application Number**

3182/25

**Application Type**

Permission

**Applicant**

Hyde and Seek (Glasnevin ) Limited

**Location**

67 Dowth Avenue, Cabra, Dublin 7

**Registration Date**

29/04/2025

**Additional Information**

**Proposal:** The development consists of the change of use at the first and part ground floor to reinstate residential use from existing office use granted in register ref. 2893/98. Alterations to the existing office on the ground floor to include alterations to the shop front to Dowth Ave, internal modifications, refurbishment throughout and all associated site works.

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**Area**

Area 3 - Central

**Application Number**

WEB1921/25

**Application Type**

Permission

**Applicant**

Tempside Limited

**Location**Unit 62/63 Parnell Mall, Ilac Centre, Henry Street,  
Dublin 1 , KX95**Registration Date**

28/04/2025

**Additional Information**

**Proposal:** Planning permission is sought by Tempside Limited from existing retail unit to retail with ancillary off licence sales (area for display of alcohol circa. 51.1m2) and associated signage for the Unit and associated site works, all at Unit 62/63 Parnell Mall, Ilac Centre, Henry Street, Dublin 1, D01KX95.

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**Area**

Area 3 - Central

**Application Number**

WEB1939/25

**Application Type**

Permission

**Applicant**

Klarent Hospitality

**Location**Hilton Garden Inn, Custom House Quay, North Wall,  
Dublin 1, D01 V9X5**Registration Date**

29/04/2025

**Additional Information**

**Proposal:** PERMISSION for the display of advertisements and the installation of awnings, planters and wind breakers in the assembly of a new outdoor dining area. Advertisements to consist of 2no. double-sided projecting signs with internal static face illumination, affixed to the building facade at low level.

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**Area**

Area 3 - Central

**Application Number**

WEB1944/25

**Application Type**

Permission

**Applicant**

Jihe Limited

**Location** 22, North Frederick Street, Dublin 1, D01 YX23

**Registration Date** 30/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Change of use from vacant office to residential use & the internal refurbishment. The proposal will comprise three one-bed apartments located on basement, ground & first floors; and one two-bed apartment located on the second and third floors; The insertion of an automatic opening vent (AOV) on the north-east facing hip roof; The conservation repair works will include brickwork & stonework repairs, restoration & repair of ironwork, sash window repairs etc., along with internal alterations and all associated site works.

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**Area** Area 3 - Central

**Application Number** WEB1954/25

**Application Type** Permission

**Applicant** Accessorize Stores Limited

**Location** 19, Henry Street, Dublin 1

**Registration Date** 01/05/2025

**Additional Information**

**Proposal:** Permission for Installation of halo illuminated fascia signage to storefront only.

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**Area** Area 3 - Central

**Application Number** WEB1955/25

**Application Type** Permission

**Applicant** Denis Kavanagh

**Location** 71, Upper Dorset Street, Dublin 1, D01KR29

**Registration Date** 02/05/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The replacement of existing non-original railings & temporary structure forming a seating area to the side & fore of the existing public house onto Hardwick Place with permanent glazed & un-branded powder coated siding enclosure of area for external seating & dining, all associated site and landscaping works

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**Area** Area 3 - Central

**Application Number** WEB1959/25

**Application Type** Permission

**Applicant** Dublin Zoo

**Location** Dublin Zoo, Phoenix Park, Dublin 8, D08 AC98

**Registration Date** 02/05/2025

**Additional Information**

**Proposal:** The development will consist of transforming an existing habitat and sloping woodland landscape into an ecologically rich and varied zone that features iconic fauna and flora of Ireland. The former Tapir House is renovated to feature immersive interpretive experiences, including interior viewing out toward the new Irish Hare Habitat. Double doors lead out onto the meandering pathway that takes visitors through landscapes indicative of important Irish plant communities and in and out of various animal enclosures. A new Irish Hare Enclosure welcomes visitors at the upper-most area of the zone, where visitors look across the habitat from a new viewing deck. Further down the slope, Irish grasslands transition to pine woodlands, and visitors walk beneath an overhead crossing for the native Red Squirrel. At the base of the slope, a new Aviary for birds of prey is situated at the lake edge, where a mix of overland and overwater habitat provides a varied

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habitat for the Raptor Species. The new 2926m2 Habitat works will include renovation of an existing building, flexible & rigid mesh animal enclosures, new visitor decks, pathways & retaining walls, and new plantings. Associated drainage and ancillary works are also included.

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**Area** Area 3 - Central  
**Application Number** WEB1965/25  
**Application Type** Permission  
**Applicant** Corduff JG Enterprises Limited  
**Location** Rear of Nos. 42-43 Blessington Street (Mews along Blessington Lane),, Phibsborough , Dublin 7, D07 K  
**Registration Date** 02/05/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 8 no. apartments (2 no. one-bedroom duplex units, 4 no. one-bedroom apartments, and 2 no. two bed apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv) provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) revised fenestration and material finishes on all facades, (vi) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** WEB1967/25  
**Application Type** Permission  
**Applicant** Future Learning Language School Limited  
**Location** Abbey House, Jervis Street, North City, Dublin 1  
**Registration Date** 02/05/2025

**Additional Information**

**Proposal:** We Future Learning School Ltd intend to apply for permission for the development at this site, Abbey House Jervis St North City Dublin 1 D01 KV56. The development will require planning permission for upgrading of existing front elevation to Future Learning Language School with a new hatch for an existing coffee shop to the front of the premises.

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**Area** Area 3 - Central  
**Application Number** WEB2178/24  
**Application Type** Permission  
**Applicant** Clair Kilgarraiff  
**Location** 32, Frederick Street North, Dublin 1  
**Registration Date** 01/05/2025

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development seeking permission will consist of the change-of- use of the existing entrance-level from commercial use to studio apartment with balconies, and change-of-use of the existing first-floor level from commercial use to one bed apartment with balconies along with all associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2665/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Michael Hatton
<b>Location</b>	181 and 183, Botanic Road, Glasnevin, Dublin 9, D09 R6Y4 & D09 DR02
<b>Registration Date</b>	01/05/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission for revisions to previously granted planning application 4772/22, ABP-315605-23, to reduce the proposed scale of new construction for use as a vet clinic from the previously permitted 214sqm two storey extension to a single storey extension of 111sqm and associated changes including: internal reorganisation of rooms, additional rooflights and ventilation to roof of single storey extension.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEBDSDZ1931/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Waterside Block 9 Developments Limited
<b>Location</b>	City Block No. 9, North Wall Quay, Dublin 1
<b>Registration Date</b>	28/04/2025
<b>Additional Information</b>	

**Proposal:** Waterside Block 9 Developments Limited intends to apply for permission for development (identified as 'Scheme No. 17') on a site of 0.4834ha at City Block No. 9, North Wall Quay, Dublin 1 for amendments to a previously-permitted Scheme (identified as 'Scheme No. 14'). This application relates to Commercial Block No. 2 of a permitted development currently under construction within a Strategic Development Zone Planning Scheme area, located within City Block No. 9 (1.96ha), North Wall Quay, Dublin 1. The site is bounded by North Wall Quay to the south, the residual City Block No. 9 lands of 1.4766ha to the north and east, and Castleforbes Road to the west as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014 (as amended). The proposed 'Scheme No. 17' will amend Commercial Block No. 2 of the previously permitted scheme (Reg. Ref. DSDZ3552/24 ('Scheme No. 14'), which itself amends Reg. Ref. DSDZ4408/23 ('Scheme No. 11'), Reg. Ref. DSDZ5296/22 ('Scheme No. 9'), Reg. Ref. DSDZ2103/21 ('Scheme No. 7'), Reg. Ref. DSDZ3042/19 ('Scheme No. 6') and Reg. Ref. DSDZ3780/17 ('Scheme No. 5')). Reg. Ref. DSDZ3552/24 ('Scheme No. 14') permitted Block No. 2 with a Total Floor Area (TFA) of 42,629 sq m (comprising: 30,400 sq m above Ground Floor Level 00; 3,781 sq m at Lower Ground Floor Level -01; and 8,448 sq m at Basement Levels). The Total Floor Area of the proposed Amendment Scheme ('Scheme No. 17') will not change from the permitted Scheme ('Scheme No. 14'), and the floor areas will remain the same at all levels. The permitted Residential Blocks A, B and C and Commercial Block Nos. 1 and 3 of City Block No. 9 ('Scheme Nos. 12 and 16') are not affected by this Application. The development will consist of amendments to Commercial Block No. 2 as Permitted under Reg. Ref. DSDZ3552/24 Scheme ('Scheme No. 14'), comprising: 1. Extension of permitted goods lift to from Eight Floor Level 08 to Roof Level 09; 2. Relocation of permitted diesel generator fuel transfer room (including change from a single door to a set of double doors to diesel generator fuel transfer room) within Basement Level -03; 3. Addition of lobby to Core 02 to all levels from Lower Ground Floor Level -01 to Sixth Floor Level 06; 4. Change from Accessible WC to Accessible Shower / WC in Core 01 from Lower Ground Floor Level -01 to Eight Floor Level 08; 5. Reconfiguration of Core 01 WC and Cleaner Store layouts on all office levels from Lower Ground Floor to Level 08; 6. Increase in height of Atrium Balustrade from 1.2m to 1.5m on all levels from First Floor Level 01 to Sixth Floor Level 06; 7. Change from internal single door to leaf and half door in the bike lift lobby Core 02 at Ground Floor Level 00; 8. Amendments to external elements of Commercial Block No. 2 (including: addition of marshallings

box and extension of cladding to column at Podium / Ground Floor Level 00; omission of double doors to the bike lift lobby in Core 02 at Ground Floor Level 00; replacement of permitted leaf and half set of doors with double doors to the bike lift lobby in Core 02 at Ground Floor Level 00; revised ventilation louvres to the façade above the retail services' unit in compliance with Building Regulations Part F; replacement of permitted double doors with leaf and half set of doors to retail services' unit; omission of a single door to at south façade of plant screen at Roof Level 09; 3 No. AOV doors increased in height by 550mm on Level 01 along north façade; raising of parapet along central area of south elevation at Roof Level 09 by 0.20m from 44.825 m OD to 45.025 m OD; addition of monorail to top of glass veil south façade for maintenance access to the façade glazing and veil system; addition of riser overruns to Roof Level 09 within the plant zone; increase in height of lift overruns by 0.10m from 48.75 m OD to 48.85 m OD at Roof Level 09; and reconfiguration of a fire escape egress walkway to the plant area at Roof Level 09 to comply with Fire Certification); 9. Amendments to the landscape design as permitted under Reg. Ref. DSDZ3552/24 ('Scheme No. 14') (including: revised planter structure and landscaping at Ground Floor Level 00; addition of foam inlet valve and grease trap extract valve cabinets to planter along new east west street at podium / Ground Floor Level 00; removal of lighting poles along east façade at Podium / Ground Floor Level 00; relocation of lighting poles along north façade at Podium / Ground Floor Level 00; addition of lighting to external columns along east facade at Podium / Ground Floor Level 00; revised landscaping finishes at top of vehicular ramp and finished levels and falls to the paving along Castleforbes Road; relocation of mini pillars from North Wall Quay to Castleforbes Road; relocation of access pedestals and cane guards at Podium / Ground Floor Level 00 along Castleforbes Road and revised landscape treatment on accessible terraces at Levels 05, 06, 07 and 09); and 10. All ancillary works above and below ground. The proposed Scheme No. 17 will also comprise partial change of materials: to the external soffit at the south and south east of Ground Floor Level 00; addition of aluminium cladding to the district heating pipes in the lightwell at Lower Ground Floor Level -01; addition of stainless steel mesh behind the trellis at vehicular ramp along the north façade; addition of non-vision glazing to side door panels and addition of new internal walls at Ground Floor Level 00 along west facade at fire escape doors to comply with Fire Certification; and a change to glazed panels on the façade from vision glass to anodic bronze panels at Level 07 only. The proposed Scheme No. 17 will also comprise minor alterations to the veil structure at the south façade due to design development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEBLRD6075/25-S3
<b>Application Type</b>	Large Residential Development-3
<b>Applicant</b>	Summix IHD Developments Limited
<b>Location</b>	Independent House, 87-93 Middle Abbey Street, Dublin 1, D01 NH70
<b>Registration Date</b>	29/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a Large-Scale Residential Development principally comprising Student Accommodation at this c. 0.3 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as 'Independent House'). The site is generally bound by Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure

towards the centre of the site, known as the 'Printing Hall'; (d) a 2 No. storey (above basement level) warehouse and office fronting William's Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince's Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2 No. Protected Structures (RPS Ref. Nos. 18 & 8797). The development's surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince's Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince's Street North are proposed. Public realm improvements are also proposed to William's Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.33 Ha. The development will principally consist of: the retention and refurbishment of part of the building façade along Prince's Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereat; the demolition of part of the adjoining wall to the north-east of the site, bounding the Penneys loading bay; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete roof slab at Emerald Chambers to facilitate an increase in floor-to-ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios) with associated facilities, which will be utilised for short-term let during student holiday periods. The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room. The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café/restaurant (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground. The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level. The Planning Application may also be inspected online at the following website setup by the Applicant: [www.independenthouselrd.ie](http://www.independenthouselrd.ie)

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**Area 3**  
**DOMESTIC**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3023/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Michelle Conville
<b>Location</b>	2, Myrtle Street, Dublin 7
<b>Registration Date</b>	01/05/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> Planning permission for the construction of 1) an attic conversion with a dormer window to the rear, with increased dormer ridge level to create habitable space a first floor level, 2) a velux roof window to the rear roof plane serving a utility room under, 3) a velux roof window to the front roof plane serving a new bedroom, 4) internal alterations and energy upgrades throughout, 5)	



removal of an existing outhouse to provide additional courtyard / garden space with SUDS drainage.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1920/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sarah Coleman
<b>Location</b>	47 Marguerite Road, Dublin 9, D09 H2Y4
<b>Registration Date</b>	28/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	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 all with associated ancillary works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1947/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul McGahan
<b>Location</b>	96 Cabra Road, Cabra East, Dublin 7, D07 HF22
<b>Registration Date</b>	01/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Proposed dormer roof & installation of rooflight and increase of height of existing chimney.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1951/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin Mc Cooley
<b>Location</b>	3 Pinehurst, Cabra, Dublin 7
<b>Registration Date</b>	01/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION is sought for attic conversion, raising of gable end to change roof profile and dormer projecting window to rear for additional study/playroom use, also 2 no velux windows to front roof and all associated site works.

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### **Area 3 Decisions**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0133/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	02/05/2025
<b>Applicant</b>	Yeria Unlimited
<b>Location</b>	11 Glenarm Avenue, Drumcondra, D09 X8F1.
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: Whether the use of the dwelling currently in use as social care accommodation

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under Class 14(f) at 11 Glenarm Avenue, Drumcondra, D09 X8F1, currently providing accommodation to persons under age 18, to provide accommodation for persons under age 18 and seeking international protection under Class 14(h), is or is not development and whether development constitutes exempted development or does not constitute exempted development?

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**Area** Area 3 - Central  
**Application Number** 0141/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/05/2025  
**Applicant** Westchester Investments Ltd  
**Location** 82, Drumcondra Road Lower, Dublin 9

**Additional Information**

**Proposal:** EXPP: The scope of work to be undertaken in the development is as follows: 1. Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. 2. Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. 3. Rewiring within existing service ducts and runs. 4. Upgrade of electrical circuits. 5. Replacement of existing electric radiators throughout. 6. Provision of fire upgrade works to include compartmentalisation of floors. 7. Provision of fire rated door sets in place of non-original doors. 8. Replacement of modern floor finishes throughout, redecoration internally. 9. Repaint lower ground floor front wall. 10. Removal of overgrown vegetation throughout.

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**Area** Area 3 - Central  
**Application Number** 0145/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 02/05/2025  
**Applicant** Snackton Ltd  
**Location** 35-35A, Parkgate Street, Stoneybatter, Dublin, 8, D08 PY74

**Additional Information**

**Proposal:** SHEC: Permission for a 1-bed apartment at third floor level on an existing 3-storey building.

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**Area** Area 3 - Central  
**Application Number** 3098/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 28/04/2025  
**Applicant** JCDecaux Ireland Ltd.  
**Location** 41 Upper Gardiner Street, Dublin 1

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of the replacement of 1No. illuminated 12.85m x 3.5m advertising display with 1No. digital 6.28m by 3.4m advertising display at the side gable of 41 Upper Gardiner Street , Dublin 1 , a protected structure and all associated site works and services .

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**Area** Area 3 - Central  
**Application Number** 3103/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/05/2025  
**Applicant** Edmund Duffy & Rebekah Wright  
**Location** 59 Church Road, East Wall, Dublin 3  
**Additional Information**  
**Proposal:** Permission for : a. two storey extension to rear, b. all associated site works

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**Area** Area 3 - Central  
**Application Number** 3108/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/05/2025  
**Applicant** Mr. Paul and Mrs Joanne Finn  
**Location** 107 Nephin Road, Cabra, Dublin 7 . D07K4A0  
**Additional Information**  
**Proposal:** The development will consist of (1) dormer window extension at the rear of the existing roof;(2) single storey ground floor extension to the rear and including all ancillary works.

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**Area** Area 3 - Central  
**Application Number** 3109/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 02/05/2025  
**Applicant** O'Connells Secondary School  
**Location** O'Connell's Secondary School, Richmond Street North ,  
Dublin 1, D01 Y4A9 facing North Circular Road  
**Additional Information**  
**Proposal:** RETENTION: For signage to side gable of main school building O'Connells Secondary School, Richmond North, Dublin 1, D01Y4A9 facing North Circular Road. ITM coordinates 716415, 435690

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**Area** Area 3 - Central  
**Application Number** 3859/19/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 30/04/2025  
**Applicant** Dublin Port Company  
**Location** Alexandra Quay East and Ocean Pier, off Branch Road  
South No. 3, Dublin Port, Dublin 1  
**Additional Information**  
**Proposal:** EXT. OF DURATION: Permission for amendments to planning permission granted under Reg. Ref. 3859/19. The development will consist of permission for; demolition of the two-storey office building (c.190 sqm); and construction of 2 no. 30m high mast light (HML). The permission for amendments to permission granted at the site under Reg. Ref. 3859/19 will consist of; relocation and replacement of permitted substation (c. 98 sqm) and associated electrical

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infrastructure with a substation (c. 182 sqm, 4.17m in height) and associated electrical infrastructure; relocation, modification and replacement of 3 no. permitted reefer access gantries (7 no. rows, 14.65m in height) with 4 no. reefer access gantries (7 no. rows, 12.06m in height); and relocation of permitted 30m HML. The proposed development and proposed amendments include all associated ancillary works, encompassing general site clearance, removal of HML, earthworks, pavement reinstatements and construction and drainage services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4211/24
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	02/05/2025
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site at nos. 23 and 24 Prussia Street and lands to the rear, Stoneybatter, Dublin 7, D07 FW30. The development will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone site to facilitate permitted works within the Grangegorman Strategic Development Zone. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. The proposed temporary link will also include associated drainage, utilities, lighting, CCTV, boundary treatments and all associated site development works. Part of the proposed development site comprises a section of the Grangegorman Strategic Development Zone boundary. A separate, concurrent planning application for permission has therefore been submitted for the portion of the development that is located within the Grangegorman Strategic Development Zone which is subject to the provisions under Section 170 of the Planning and Development Act 2000 (as amended) and which will consist of the partial demolition of the boundary wall (a protected structure, RPS ref, 1674) and remedial works to the wall, including the provision of new entrance pillars, facilitating the temporary link between the Grangegorman Strategic Development Zone and Prussia Street. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	GSDZ4210/24
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	02/05/2025
<b>Applicant</b>	Grangegorman Development Agency
<b>Location</b>	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30
<b>Additional Information</b>	Additional Information Received

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**Proposal:** PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site within the TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7, located to the rear of nos. 23 and 24 Prussia Street Stoneybatter, Dublin 7, DO7 FW30. The site is located within the Grangegorman Strategic Development Zone. The development will consist of: the demolition of a section of the Grangegorman Strategic Development Zone boundary wall (a protected structure, RPS ref. 1674) and remedial works, including the provision of new entrance pillars, and the provision of utilities connections to the existing network within the Grangegorman Strategic Development Zone to facilitate the provision of a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between the Grangegorman Strategic Development Zone site and Prussia Street via the adjoining site at nos. 23 and 24 Prussia Street. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. A separate, concurrent planning application for permission has been lodged for the portion of the development that is located outside of the Strategic Development Zone and will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1439/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	28/04/2025
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	397, North Circular Road, Dublin 7
<b>Additional Information</b>	

**Proposal:** The replacement of 2No. illuminated 6.36m x 3.43m scrolling advertising displays with 1No. digital 6.28m x 3.4m advertising display at 397 North Circular Road, Dublin 7, and all associated site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1440/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/04/2025
<b>Applicant</b>	Katie Mannion and John Quinn
<b>Location</b>	21 Walsh Road, Drumcondra, Dublin 9, D09 VF96
<b>Additional Information</b>	

**Proposal:** The development will consist of the removal of the existing single storey rear extension (5sqm) and the construction of a new part-single storey (29sqm), part-two storey rear extension (11sqm); a new rear window at first floor level; and associated site works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1443/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	28/04/2025
<b>Applicant</b>	Nelson Moody
<b>Location</b>	6 Olaf Road, Arbour Hill, Dublin 7, D07 R7F6

**Additional Information**

**Proposal:** The development consists of; a) the demolition of the existing single storey ground floor extension to the rear that includes a kitchen, WC and shower room and; b) the construction of a single storey ground floor extension to the rear incorporating a new kitchen, WC and shower room. This is all together with associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1455/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	29/04/2025
<b>Applicant</b>	Molly Brennan and Thomas Grant
<b>Location</b>	78, Aughrim Street, Stoneybatter, Dublin 7, D07 V634

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Renovations and alterations to the existing two-storey, terraced house at 78 Aughrim Street, Stoneybatter, Dublin 7, D07 V634, a Protected Structure, comprising demolition of partitions at ground and first floor levels, partial demolition of walls to form new opes, demolition of roof to unoriginal extension, demolition of existing chimney stack below roof level, restoration works to existing front façade including timber shopfront and 2 No. sash windows at first floor, replacement of unoriginal glazing to rear façade with new glazing, restoration works to roofs, interior alterations comprising alterations to existing floor layouts, new roof to unoriginal extension, new rooflights, new solar panels, hard and soft landscaping works and all associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1472/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	30/04/2025
<b>Applicant</b>	Michael McGowan and Laura Purcell
<b>Location</b>	217 Clonliffe Road, Drumcondra, Dublin 3

**Additional Information**

**Proposal:** The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1473/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/05/2025
<b>Applicant</b>	East Point (Development) Two Ltd

**Location** Building P8, East Point Business Park, Alfie Byrne Road, Dublin 3, D03 E372

**Additional Information**

**Proposal:** The proposed development will consist of the change of use Building P8 from office use to medical use (GFA: 3534 sq.m) and is described on a level-by-level basis as follows: Ground Floor: 3no. Physiotherapy rooms, Office Reception, 3no. Offices, Entrance Lobby (incl. Waiting area and Reception), Staff Room, Storage room, First Aid room, 2no. Staff Showers, Kitchenette, and all ancillary accommodation; First Floor: 7no. Consulting rooms, Treatment room, 2no. Utility rooms, Interview room, 4 no. Stores, 2no. Offices, Staff Kitchen/Lounge, Reception/ Admin room, Breakout space, and all ancillary accommodation; Second Floor: 8no. Consulting rooms, Treatment room, Reception, 4no. Offices, Interview room, 2no. Utility rooms, 3no. Stores, Comms/IT room, Hot desking, and all ancillary accommodation; Third Floor: 8no. Consulting rooms, Treatment room, Reception, 5 no. Offices, 2no. Utility rooms, 3no. Stores, Comms/IT room, Staff Kitchen Lounge, and all ancillary accommodation; Fourth Floor: 3no. Research Labs, 6no. Offices, IT Hub, Waiting area, Teaching space/Meeting room, 2no. Utility rooms, Staff Kitchen Lounge, and all ancillary accommodation; Fifth Floor: 3no. Research Labs, 2no. Utility rooms, 4no. Offices, Reception, Store, Waiting area, and all ancillary accommodation; The proposal involves modifications to the internal layout of the Building P8 building consisting of 6 floors, to facilitate this change of use from office space to medical use. Minor alterations to the external façade of the southern elevation of the building are proposed to facilitate the change of use. The proposed development involves the reconfiguration of the existing parking arrangements to facilitate an increase in the number of spaces available from 30no. to 34no. spaces (includes the provision of 2no. accessible parking spaces) and increase in bicycle parking spaces from 48no. to 60no. spaces. Planning permission is also sought for the creation of a pedestrian linkage on the western side of the building for accessibility to the car parking area, installation of new Perspex cover over the existing Bike racks and all ancillary site services and site development works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1482/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/05/2025
<b>Applicant</b>	Steuart Alexander and Rose Bonner
<b>Location</b>	31 Erris Road, Cabra, Dublin 7, D07 DX25

**Additional Information**

**Proposal:** The development will consist of the construction of a single-storey, flat-roof structure at the rear of the existing garden for use as a home office ancillary to the main house, refurbishment of the main house, the widening of the existing vehicular gate and associated site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1487/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/05/2025
<b>Applicant</b>	Elli McMahon
<b>Location</b>	26 Manor Place, Stoneybatter, Dublin 7 , D07E9C7

**Additional Information**

**Proposal:** Planning Permission is sought for provision of new conservation type rooflight sitting within the plane of the existing front elevation roof and all associated site works to existing mid terraced house .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1805/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	28/04/2025
<b>Applicant</b>	Paul McGahan
<b>Location</b>	96, Cabra Road, Cabra East, Dublin 7 , D07HF22
<b>Additional Information</b>	
<b>Proposal:</b>	Proposed dormer roof & installation of rooflight and increasing height of existing chimney.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1820/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	29/04/2025
<b>Applicant</b>	Huiyang Wang
<b>Location</b>	61 North Circular Road, Cabra East, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: CHANGE OF USE The development will consist of repairs and renovations of the Existing two-storey dwelling(Protected Structure). The works will include 1)Repair and refurbishment of damaged walls, floors, ceilings, and windows at all levels; 2)Relocation of the basement kitchen to the ground floor; 3)Construction of a 2m <sup>2</sup> WC within Bedroom 1 at basement level ; 4) Change of use the basement storage into a bathroom, including all associated drainage and site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1823/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/05/2025
<b>Applicant</b>	Yamamori Sushi Limited
<b>Location</b>	35/36, Strand Street Great, Dublin 1, D01 W8X6
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION & RETENTION. PROTECTED STRUCTURE Planning permission is sought by Yamamori Sushi Limited for the development and alterations to 34-36 Strand Street Great, Dublin 1 consisting of the following works : 1.Alterations to the previously permitted development 3830/20 (ABP-309546-21) consisting of the provision of a kitchen/prep area and ticket booth/cloakroom and goods lift. The kitchen will operate during the day from 12:00 till 9:30PM, Monday to Sunday. 2.Rearrangement of the patron toilets to ground floor in the form of combined unisex toilets. 3.Provision of a goods lift for the movement of food stocks to the first-floor level. 4.Widening of the proposed entrance to 35-36 Strand Street Great by way of a roller shutter to replace the existing door. 5.Unblocking of the existing x2No windows with the provision of new sliding sash windows. It is proposed to form a new window opening with the provision of a sliding sash window to the street front elevation to the kitchen area. This window is proposed to provide for the collection of food deliveries. All located on the ground floor level at the façade of 35-36 Strand Street Great. 6.Provision of an extract vent located at roof level to 35- 36 Strand Street Great, Dublin 1 for the kitchen and prep area. 7.At first floor level of 35- 36 Strand Street Great,

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Dublin 1 alterations are sought for the proposed change of use from permitted bar and seating area to include for dry food storage and offices with staff toilet. 8.Retention Permission is sought for the lobby constructed within the external courtyard (Installed to reduce noise transmission to the surrounding areas of Tengu). Located to the rear of 39 Ormond Quay Lower, North City, Dublin 1. 9.Retention Permission is sought for the previously permitted development of the complimentary amenity space as a planted roof terrace to the previously permitted development 3830/20 (ABP-309546-21). Alterations consisting of the provision of an external door opening to the complimentary amenity space to be provided for the apartments located at the rear of 39 Ormond Quay Lower on the existing roof space over the existing restaurant at first floor level along with the provision of one way screens to be installed to align with the existing windows to the apartments to which this amenity space surrounds in order to comply with the previously permitted development. No's 34-36 Strand Street Great are within the curtilage of Protected Structures Ref. No's : 6071 & 6072 at No's 38/39 Ormond Quay Lower, North City, Dublin 1, D01 A593.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1829/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/05/2025
<b>Applicant</b>	Corduff JG Enterprises Limited
<b>Location</b>	Rear of Nos. 42-43 Blessington Street, (Mews along Blessington Lane), Phibsborough, Dublin 7, D07 KP08

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 8 no. apartments (2 no. one-bedroom duplex units, 4 no. one-bedroom apartments, and 2 no. two bed apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv) provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) revised fenestration and material finishes on all facades, (vi) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2103/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/04/2025
<b>Applicant</b>	Gavin and Laura Molloy
<b>Location</b>	34 Ratra Park, Navan Road, Dublin 7, D07 T263
<b>Additional Information</b>	Additional Information Received

**Proposal:** Application for the construction of new 2 storey side annex/granny flat structure fully connected to existing house and associated works. Access to building will be through new porch structure and consists of kitchen/living, bedroom and WC at ground floor and bedroom, store, landing and WC at first floor. Widening of the existing pedestrian entrance on 34 Ratra Park to a vehicular entrance for 2 vehicles is also sought as well as new 1.8m high side wall pedestrian access to the south-west.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2346/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/05/2025
<b>Applicant</b>	Tuath Housing Association
<b>Location</b>	38-48A Broombridge Road, Cabra, Dublin 7
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development consists of: (i) the demolition of an existing two-storey block containing ten studio apartments for older persons and a single storey maintenance depot including boundary walls, fences and other site works; (ii) the erection of a three-storey block consisting of two wings containing nineteen one-bedroom apartments for older persons, with private terraces to ground floor and balconies to upper floors, accessed by a lift, stairs and external walkways; (iii) single storey plant, refuse and mobility store to include 11 no. cycle spaces; (iv) a landscaped courtyard with pergola structure, boundary walls, gates and fencing and all associated site works above and below ground.

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### Area 3 Appeals Notified

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1278/25
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Dylan Coughlan & Louise Ward
<b>Location</b>	37 Quarry Road, Cabra East, Dublin 7 , D07T9K5
<b>Additional Information</b>	

**Proposal:** PERMISSION AND RETENTION: The development will consist of : Widening of front vehicular access, retention of single-storey side and rear extension, demolition of front porch and rear utility, new ground-floor rear extension, and alteration of side extension roof from flat to sloped with three rooflights.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2214/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	OBA Chancery Limited
<b>Location</b>	Site of approx. 0.09 ha on lands at Fegan's, 13-18, Chancery Street and 1-1a St. Michan's Place, Dublin 7, D07 A275
<b>Additional Information</b>	Additional Information Received

**Proposal:** The site is generally bounded by a Dublin City Council car park and multi-use games area to the north; Chancery Street to the south; 19-20 Chancery Street and St. Michan's Place to the west; and 8-12 St. Michan's Street and St. Michan's Street to the east. The development will consist of: a) The demolition of all existing buildings and structures on site (1-4 storeys) including reconfiguration of part basement level (total GFA approx. 1,794 sq m) and the construction of a 7 - 8 storey (approx. 26.4 m overall height) over part basement level building (total GFA approx. 5,635 sqm) accommodating 12 no. residential apartment units (approx. 1,180 sq m) and a 96 no. bedroom tourist hostel (approx. 4,455 sq m) with additional plant, tank room and ESB substation. b) The 12 no. residential apartment units will consist of 6 no. 1-bed units and 6 no. 2-bed units located across first to sixth floor level, each with an associated private open space area in the form of a balcony. Pedestrian access to the residential apartment units is proposed via St. Michan's

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Street. Communal open space (approx. 76 sqm) for the residential units is provided at seventh floor level in the form of a roof terrace. A total of 28 no. bicycle parking spaces are proposed for the residential units (22 no. at basement level and 6 no. at ground floor). c) Provision of a 96 no. bedroom tourist hostel accommodating 599 no. bedspaces in a mixture of accessible, twin and 4 - 10 no. person bedrooms from first to seventh floor level. The hostel development will comprise a reception / lobby amenity area with ancillary café / bar / co-working space (with a main entrance via Chancery Street and secondary service entrance points at Chancery Street, St. Michan's Place and St. Michan's Street) (approx. 196 sq m), a gym (approx. 54 sq m), staff office (approx. 9 sq m) and a WC, luggage area (approx. 8 sq m), a kitchen (approx. 32 sq m), food and beverage area (approx. 12 sq m), laundry store (approx. 12 sq m), comms room (approx. 10 sq m), bicycle store (approx. 14 sq m) providing for 20 no. bicycle spaces, refuse store (approx. 35 sq m), plant level (approx. 38 sq m) with generator, tank room (62 sq m) all at ground floor level. The first floor level will accommodate a guest kitchen / dining area (approx. 79 sq m), cinema room (approx. 33.5 sq m), guest laundry room (approx. 35 sq m), staff lounge (approx. 24 sq m), staff room (approx. 22 sq m) and linen store (approx. 7 sq m). Additional linen stores are proposed from second to seventh floor levels. d) Reconfiguration of the existing basement level (approx. 115 sq m) is proposed to accommodate a new tank / plant room and a bicycle store (approx. 54 sq m). The development will also provide for all associated site development works and infrastructure including ESB substation and switch room (approx. 30 sq m), green roofs, roof plant, PV panels, site services and connections for foul drainage, surface water infrastructure and water supply.

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### **Area 3**

#### **Appeals Decided**

**None**

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## WEEKLY PLANNING LISTS

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

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

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

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

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

(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.



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

17/25

(28/04/2025-04/05/2025)

## 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.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0175/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Hyde & Seek (Glasnevin) Ltd
<b>Location</b>	67 DOWTH AVENUE, CABRA, DUBLIN 7
<b>Registration Date</b>	29/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Change use of first floor and part ground to reinstate residential use to provide a three bedroom apartment.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0178/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Corduff JG Enterprises Ltd
<b>Location</b>	42-43, Blessington Street, Dublin 7, with frontage to Blessington Lane
<b>Registration Date</b>	02/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 8 no. apartments (2 no. one-bedroom duplex units, 4 no. one-bedroom apartments, and 2 no. two bed apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv) provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) revised fenestration and material finishes on all facades, (vi) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

17/25

(28/04/2025-04/05/2025)



## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0174/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Simon Muckian
<b>Location</b>	20, Primrose Avenue, Phibsborough, Dublin 7
<b>Registration Date</b>	30/04/2025

**Additional Information**

**Proposal:** EXPP: Demolition of existing single storey extension with pitched roof (11sqm) and construction of a new single storey extension with flat roof to rear of existing house (23sqm).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0176/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Dublin Zoo
<b>Location</b>	Rustic Gate Lodge, Cottage Orne, Dublin Zoo, Phoenix Park, Dublin 8
<b>Registration Date</b>	01/05/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1. Single pendant light to each room with a light switch and a double socket. 2. A compact electrical storage heater is provided in each room to provide background heat to control relative humidity levels. No plumbing services are provided. These proposals are to be surface mounted and are easily reversible if required.

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