



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(05/05/2025-11/05/2025)

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

Area Area 3 - Central
Application Number 3189/25
Application Type Retention Permission
Applicant Liacondar Limited
Location The Bernard Shaw, Cross Guns Bridge, Drumcondra, Dublin 9, D09XW44
Registration Date 06/05/2025

Additional Information

Proposal: RETENTION : The development consists of 1) The mural on the gable wall visible from Whitworth Road 2) The alteration of the window on the facade of the property facing Prospect Road 3) The placing of street furniture including 3 covered picnic benches , 9 open picnic benches , planters , board signs and umbrellas facing Prospect Road 4) The erection of 13 windbreaker screens with associated signage placed along the boundary facing Prospect Road and Whitworth Road .

Area Area 3 - Central
Application Number 3198/25
Application Type Permission
Applicant Building Futures Limited
Location 82 Capel street, Dublin 1, D01WC04
Registration Date 09/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE : (i) Reinstatement of existing front lightwell serving basement level including removal of concrete paving locally over the well (ii) Removal of existing modern non-original blockwork to 2 no. existing front facade openings (iii) Repair of arched masonry head to original door opening serving front lightwell. (iv) Provision of a new double glazed timber casement window and a solid timber door to original lightwell openings (v) Provision of cast iron and glass block rooflight with a granite border in the footpath over the lightwell . (vi) Provision of a lime finish to lightwell walls , granite paving to the floor and a French drain . (vii) Provision of granite cill to lightwell's existing window opening .

Area Area 3 - Central
Application Number 4324/24
Application Type Permission
Applicant P. Boyle (Builders) LTD
Location 13A, Enaville Avenue, Dublin 3
Registration Date 09/05/2025

Additional Information Additional Information Received

Proposal: The development will consist of; (i) demolition of an existing two-storey industrial unit (658 Sq.m.); (ii) construction of five no. four-storey terraced houses with roof terraces as follows: one no. two-bedroom and four no. three-bedroom houses; (iii) all associated drainage and site works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1337/25
Application Type Permission
Applicant Test Triangle Ltd
Location 85, Marlborough Street, Dublin 1, D014 H973
Registration Date 06/05/2025
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE - We Test Triangle Ltd are seeking planning permission to The Andhra Bhavan Restaurant at 85 Marlborough St, Dublin 1, D01 H973, for a new kitchen extract system comprising a fire rated ventilation duct in the basement kitchen and a new ventilation duct to the external rear elevation. External ventilation duct with cowl to terminate above parapet level and all ancillary works.

Area Area 3 - Central
Application Number WEB1976/25
Application Type Permission
Applicant Yamamori Sushi Limited
Location 34–36, Strand Street Great, Dublin 1
Registration Date 06/05/2025
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission is sought by Yamamori Sushi Limited for the development and alterations to 34-36 Strand Street Great, Dublin 1, D01 W8X6 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 x2 No 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, 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. 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.

Area Area 3 - Central
Application Number WEB1978/25
Application Type Retention Permission
Applicant Maria Stenka
Location 70, Blessington Street, Dublin 7, D07 W9X6
Registration Date 06/05/2025
Additional Information
Proposal: RETENTION : change of use of 2no one bed studio apartments to short term let at basement and ground floor retaining 2 bedroomed duplex at first and second, at a terraced three storey over basement building which is a protected structure

Area	Area 3 - Central
Application Number	WEB1987/25
Application Type	Permission
Applicant	Triode Newhill Management Services Ltd.
Location	SPAR, 6/7, Finglas Road, Dublin 11, D11 C447
Registration Date	07/05/2025
Additional Information	
Proposal:	Beer Wine Spirits Retail Off Licence subsidiary to main retail use.

Area	Area 3 - Central
Application Number	WEB2006/25
Application Type	Permission
Applicant	Motor Services Ltd
Location	MSL Park Motors, Navan Road, Dublin 7
Registration Date	08/05/2025
Additional Information	

Proposal: Motor Services Ltd intends to apply for planning permission for development on a c. 1.03 ha site located at MSL Park Motors, Navan Road, Dublin 7, D07 H938. The development will consist of the removal of hardstanding comprising vehicle storage spaces and vehicle display spaces and circulation space, and the construction of a single storey vehicle service garage/workshop building (675 sq m), comprising service bays, ancillary offices, storage and staff areas, and the provision of enclosed bicycle parking spaces, and car parking. The development will also include the: reorganisation and redistribution of existing vehicle storage, display and staff and visitor spaces; provision of vehicle service garage/ workshop car spaces; bicycle parking; piped infrastructure and ducting; changes in level; site clearance works; site landscaping; SuDs measures including a blue-green roof; and all associated site development and excavation works above and below ground.

Area	Area 3 - Central
Application Number	WEB2008/25
Application Type	Retention Permission
Applicant	Glendale Ventures Limited
Location	No. 54 Mountjoy Street, Dublin 7
Registration Date	08/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE : Retention of minor internal layout changes to first and second floor level and; reinstatement of lime plaster to walls at high level following removal of modern dropped ceilings. The subject property, No. 54 Mountjoy Street, Dublin 7, is a protected structure (RPS Ref. No. 5465).

Area	Area 3 - Central
Application Number	WEB2009/25
Application Type	Permission
Applicant	Graham WQ Holdings Limited
Location	298 North Circular Road, Phibsborough, Dublin, D07X318
Registration Date	08/05/2025

Additional Information

Proposal: Planning Permission is being sought by Graham WQ Holdings for the sub-division of the existing commercial retail unit into two units for Café & Barber shop use with the addition of an external door to the front façade, internal alterations and new shopfront signage at 298 North Circular Road, Phibsborough, Dublin 7

Area	Area 3 - Central
Application Number	WEB2010/25
Application Type	Retention Permission
Applicant	MRM Property Limited
Location	No. 55 Mountjoy Street, Dublin 7
Registration Date	08/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: Retention of minor internal layout changes to basement level of No. 55 Mountjoy Street. The subject property, No. 55 Mountjoy Street, Dublin 7, is a protected structure (RPS Ref. No. 5466).

Area	Area 3 - Central
Application Number	WEB2015/25
Application Type	Permission
Applicant	Ray Cooke Auctioneers
Location	169 St Mobhi Road, Glasnevin, Dublin 9, D09 PYH2
Registration Date	09/05/2025

Additional Information

Proposal: PERMISSION to replace 2no. existing light box display signs with 2no. LED display signs to front of existing retail premises, and associated site works at Ray Cooke Auctioneers, 169 St Mobhi Rd, Glasnevin, Dublin 9, D09 PYH2.

Area	Area 3 - Central
Application Number	WEB2018/25
Application Type	Permission
Applicant	The July Dublin Capel Street Limited
Location	162-164a (inclusive) Capel Street and, 33-36 (inclusive) Strand Street Little, Dublin 7
Registration Date	09/05/2025

Additional Information

Proposal: The development will consist of brick detail signage on the southern elevation, onto Strand Street Little, as an architectural feature in the elevation detail.

Area	Area 3 - Central
Application Number	WEB2019/25
Application Type	Permission
Applicant	Mescar Designated Activity Company
Location	124-126, Parnell Street, Dublin 1
Registration Date	09/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: We, Mescar Designated Activity Company, intend to apply

for planning permission for development comprising the erection of signage associated with permitted Purpose-Built Student Accommodation development (ABP Reg. Ref. 303615-19; DCC Reg. Ref. SHD0004/19, amended under Reg. Ref. LRD6023/24-S3) at this site at 124-126 Parnell Street (a protected structure RPS Ref: 6421), Dublin 1 (formerly known as Kennedy Bakery / Parnell Business Centre) and including frontage to Temple Lane North at 4, 4A & 4B Temple Lane North (formerly known as premises to rear of 13 Gardiner Street). The proposed development will consist of the erection of 2 no. signs comprising: i. 1 no. single-sided, powder-coated illuminated sign (2.0m x 0.309m, total area 0.618 sq.m.) located on the principal southern elevation fronting Parnell Street. The sign will be located within the entrance carriageway below the existing sign for 'St Peter's Bakery' and above the entrance gate at ground floor level and will comprise of built-up halo illuminated letters and associated fixings; ii. 1 no. double-sided, illuminated aluminium projecting panel sign with stencil cut details (2.4m x 0.98m, total area of 2.352 sq.m) fixed to the northern elevation fronting Temple Lane North at third floor level. The 2 no. signs will be erected on site to identify the student accommodation. 3

Area	Area 3 - Central
Application Number	WEB2022/25
Application Type	Permission
Applicant	Firethorn IR Developments Limited
Location	6-12 Sackville Place and 107a Marlborough Street, Dublin 1
Registration Date	09/05/2025

Additional Information

Proposal: The development will consist of modifications to the permitted tourist hostel granted under planning Ref. 3781/23, as modified by planning Ref. ABP-319219-24 (Ref. 4887/23). The development will consist of the provision of a service lift with associated lift over-run at roof level.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3191/25
Application Type	Permission
Applicant	Patricia Horgan
Location	19 Ventry Park, Cabra, Dublin 7
Registration Date	06/05/2025

Additional Information

Proposal: For alterations to the existing single storey extension roof from pitched roof to a flat roof form to the rear, the construction of a new single storey extension to the rear, internal alterations and modifications and all associated site works.

Area	Area 3 - Central
Application Number	WEB1291/25
Application Type	Permission
Applicant	Gerald Byrne
Location	15 St Vincent Street, Phibsborough, Dublin 7, D07 H318
Registration Date	08/05/2025
Additional Information	Additional Information Received

Proposal: The development will consist of demolition of existing rear two storey extension (51.86 sqm) and the construction of a new two storey extension to the rear of existing house totalling 82.47 sqm and 6 roof lights. All of the above to include all associated ancillary site works at the above address.

Area Area 3 - Central
Application Number WEB1376/25
Application Type Permission
Applicant Orla Gleeson and Nick Peters
Location 176 Botanic Road, Glasnevin, Dublin 09, D09 H6X2
Registration Date 09/05/2025
Additional Information Additional Information Received

Proposal: Construction of a single storey rear extension to their home. The extension will rise from lower ground floor level such that the floor level of the proposed works will align with the upper ground floor level of the existing house, with a vented void space below which will not form part of the habitable area of the proposals. The works will comprise additional kitchen and living space together with internal alterations to the existing layout in conjunction with the lowering of the existing lower ground floor level in order to improve head room heights in this area. The works will necessitate the relocation of the existing garden gate entrance off Botanic Lane as well as all associated and necessary external site works, including the partial demolition and rebuilding of the boundary wall facing onto Botanic Lane.

Area Area 3 - Central
Application Number WEB1981/25
Application Type Permission
Applicant Eimear O'Herlihy & Niamh Digby Bratton
Location 50, Newgrange Road, Cabra, Dublin 7, D07 V8Y4
Registration Date 06/05/2025
Additional Information

Proposal: The development consists of the demolition of existing front porch side garage and shed and construction of a new flat roof porch with front and side extension to provide an office, utility room and WC. Also included is the construction of new single-storey flat roof extension to the rear to include new kitchen and dining space. The application includes internal alterations and all associated site works, drainage, and landscaping as necessary.

Area Area 3 - Central
Application Number WEB2005/25
Application Type Permission
Applicant Cathal Doran and Sophie Mills
Location 17, Great Western Square, Phibsboro, Dublin 7
Registration Date 08/05/2025
Additional Information

Proposal: The development will consist of: - The demolition of existing rear garden outbuildings. - The construction of a single-storey, flat-roof rear extension with two skylights. - Minor internal alterations to the existing dwelling.

Area	Area 3 - Central
Application Number	WEB2021/25
Application Type	Permission
Applicant	Ian and Suzanne Smyth
Location	70 Annamoe Drive, Cabra, Dublin 7, D07 X2C2
Registration Date	09/05/2025

Additional Information

Proposal: The development will consist of the construction of a domestic two storey extension to front, side and rear, with alterations to existing dwelling house, (area = 53 m2). Construction includes a bay window, dormer window and covered porch to front, and high level rooflight and obscure glass window to side.

Area	Area 3 - Central
Application Number	WEB2027/25
Application Type	Permission
Applicant	Elizabeth McCann
Location	9 Millmount Place, Drumcondra, Dublin 9, D09 K3C2
Registration Date	09/05/2025

Additional Information

Proposal: Conversion of her attic to storage and a bathroom including a dormer structure to the rear with two windows all at roof level.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0143/25
Application Type	Section 5
Decision	Exempt
Decision Date	06/05/2025
Applicant	Iarnród Éireann
Location	CME Maintenance Depot, Connolly Station, Amiens Street, Dublin 1

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 internal alterations, addition of four no. external workshops, new metal replacement roof to the depot to match existing dual pitch profile and additional fire exit doors to the existing railway maintenance facility at Connolly Station.

Area	Area 3 - Central
Application Number	WEB1001/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	07/05/2025
Applicant	Bernadette Mc Donnell

Location 33 Leix Road, Cabra, Dublin 7
Additional Information Additional Information Received
Proposal: Planning permission is sought for single storey extension to front, side and rear of existing house, new bedroom and kitchen facility, removal of existing garage and all associated site works.

Area Area 3 - Central
Application Number WEB1102/25
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 06/05/2025
Applicant Sevdev 100 Limited Sevdev 101 Limited
Location 100-101 Seville Place, North Dock C Ward, Dublin 1, D01 HN36

Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE / RETENTION: for development at this site: 100 Seville Place & 101 Seville Place, Dublin 1, Dublin. 100 Seville Place and 101 Seville Place are Protected Structures with RPS Reference 7496, 7497. The development consists of: Retained as existing bedsits with full internal and external works as listed below Planning Permission is sought for: 1. External (a) Repair/restoration and installation of replacement railings across the front of the properties (b) Restore and repair stone paving (c) Lime rendering to exposed basement levels (d) Lime rendering to new retaining walls in front basement gardens (e) New stone paving/stone steps and stone coping stones (f) Soft planting and landscaping (g) Reinstatement authentic replica painted timber front doors (h) New painted timber doors to all external door positions excluding 101 extensions (i) Newly positioned external doors and windows to rear elevations (j) Installation of a new external staircase to the rear extension (k) Reinstatement decorative leaded fan lights over external front doors (l) Replace windows to front and rear facades with timber windows, excluding extension (m) Installation of lime feathering reveals excluding extension (n) Make good any damaged brickwork (o) New terracotta vents (p) Replacement rainwater goods throughout excluding extension (q) Existing coping stones to gables to be dressed in lead sheet (r) Reinstatement of natural slate hanging to rear (s) Lime rendering to lower level to rear (t) Undertake careful paint removal to 101 2. Internal (a) Carefully remove the IWI insulated dry lining (b) Make good internal face of all external walls Retention Permission is sought for: 3. External (a) Construction of new retaining walls in new positions (b) Adjusted door openings to front elevation (c) Carefully remove of masonry Chimneys (d) Replace full roof covering with new Slate (e) Insulation in the existing roof space (f) Replacement of existing roof access hatches with new glazed roof lights 4. External 101 Extension (a) Installation of EWI to rear extension with rendered finish (b) New raised roof structure (c) New natural Slate roof (d) New UPVC windows and doors (e) Reconfiguration of window/door openings to extension (f) New uPVC rainwater goods, soffit and fascia 5. Internal (a) Installation of new internal partitions (b) Removal of modern staircase from 100 with new timber staircase (c) Removal of 3 steps down in 101 (d) Removal of chimney breasts (e) New internal doors and woodwork (f) New floor finishes (g) New sanitaryware provision throughout (h) New kitchen installations throughout (i) New ventilation installed (j) New 1 hour fire rated ceiling (k) New electrical installation (l) New plumbing and waste connections (m) Lowering of existing ground floor.

Area Area 3 - Central
Application Number WEB1506/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 06/05/2025

Applicant Independent Trustee Company Limited
Location 2, Store Street, Dublin 1 , D01H592
Additional Information
Proposal: Change of use from office to residential at first and second floor level , including minor internal alterations and the installation of a rooflight.

Area Area 3 - Central
Application Number WEB1515/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/05/2025
Applicant Rongs Property Investment Limited
Location 34, Abbey Street Lower, Dublin 1, D01 H9Y7
Additional Information

Proposal: Amendments to the previously granted planning permission (Ref: 2894/20) for the conversion of the 1st, 2nd & 3rd floors from vacant office to residential use: The amendments include the construction of a three storey extension at first floor level & a single storey extension at third floor level to accommodate 6 one-bedroom apartments & 3 two-bedroom apartments at the 1st, 2nd & 3rd floor levels (9 units in total) with internal alterations and all associated site works.

Area Area 3 - Central
Application Number WEB1523/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/05/2025
Applicant McDonald's Restaurants of Ireland Ltd
Location 62 O'Connell Street Upper, Dublin 1
Additional Information

Proposal: PROTECTED STRUCTURE: McDonald's Restaurants of Ireland Ltd. intend to apply for planning permission for development at No. 62 O'Connell Street Upper, Dublin 1 (Protected Structure). The development will consist of proposed external and internal improvement works including improved service window and counter area, new walls and fire doors at ground floor level; new walls and fire doors to basement, upper mezzanine, first floor, second floor and third floor levels; proposed works to the existing shopfront/front eastern elevation to include new fascia board and associated works, replacement of existing lights, replacement glazing to existing window, new shopfront signage to replace existing signage to include internally illuminated projecting sign, wall mounted golden arch and 'McDonald's' text signage, new orb, and all associated site works necessary to facilitate the development.

Area Area 3 - Central
Application Number WEB1528/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/05/2025
Applicant Jean Barry and Chris Weldon
Location 60, Shandon Park, Dublin 7 , D07E862
Additional Information

Proposal: The construction of 27m2 ground floor rear extension with flat roof and 1 no. rooflight

and 8.5m² first floor rear extension with flat roof and 1 no. rooflight, alterations to existing rear elevation, and all associated site works.

Area	Area 3 - Central
Application Number	WEB1567/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/05/2025
Applicant	Ruadhán Mac Aodháin & Marie O'Connor
Location	10, Prospect Road, Glasnevin, Dublin 9
Additional Information	Additional Information Received

Proposal: The development consists of a two storey mews, 82 sq m floor area and brick faced. The mews includes entrance hall, stairs, kitchen/dining/living room, utility space and WC at ground floor and 2 bedrooms, one with en-suite shower-room and bathroom at first floor. The mews has an entrance courtyard at ground level and a balcony at first floor facing the lane, which is off Lindsay Road. And also private open space between the mews and main house. Mews includes a ground floor passage giving bicycle and pedestrian access to rear garden of main house and that of mews.

Area	Area 3 - Central
Application Number	WEB1850/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/05/2025
Applicant	James Stafford
Location	38 Blackhall Place, Stoneybatter, Dublin 7
Additional Information	

Proposal: The development will consist of, demolition of the existing single storey extension and construction of a new single-story extension, with ground floor level glazed lightwell courtyard with accessible roof garden to first floor level, with provision of privacy screening, defensive planting & raised planters to rear. 2 No. Roof lights with PV solar array to rear roof, internal reconfiguration, and associated site works. Accommodation consists of living-kitchen-dining area, shower room, 1 No. bedroom/study and storage to ground floor level with 2 No. bedrooms, shower room and new access door to roof garden at first floor level.

Area	Area 3 - Central
Application Number	WEB1862/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/05/2025
Applicant	Building Futures Limited
Location	82, Capel Street, Dublin City Centre, Dublin 1
Additional Information	

Proposal: PROTECTED STRUCTURE : Planning permission is sought by Building Futures Limited for development at 82 Capel Street, Dublin 1, D01 WC04 (a Protected Structure RPS Ref. no. 1192). The development will consist of: (i) Reinstatement of existing front lightwell serving basement level including removal of concrete paving locally over the well.(ii) Removal of existing modern non-original blockwork to 2no. existing front façade openings. (iii) Repair of arched masonry head to original door opening serving front lightwell. (iv) Provision of a new doubled

glazed timber casement window and a solid timber door to original lightwell openings.(v) Provision of a cast iron and glass block rooflight with a granite border in the footpath over the lightwell. (vi) Provision of a lime finish to lightwell walls, granite paving to the floor and a French drain. (vii) Provision of granite cill to lightwell's existing window opening.

Area Area 3 - Central
Application Number WEB1869/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/05/2025
Applicant John Reilly
Location 59, Eccles Street, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: The development, located to the rear of no 59 Eccles Street (a Protected Structure - NIAH Ref 50070468), and just off St Joseph's Parade, consists of the proposed replacement of the existing corrugated metal sliding vehicular gates with new 'period' style double metal gates. The proposal also includes the reopening of the original pedestrian gate (currently blocked up) and the installation of a new 'period' style single metal gate and ancillary site works.

Area Area 3 - Central
Application Number WEB1884/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 07/05/2025
Applicant Elizabeth McCann
Location 9, Millmount Place, Drumcondra, Dublin 9

Additional Information

Proposal: Conversion of her attic to storage and a bathroom including a dormer structure to the rear with two windows all at roof level

Area Area 3 - Central
Application Number WEB1914/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 08/05/2025
Applicant Brian Reilly
Location 24a First Avenue, Northwall, Dublin 1, D01 E244

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.

Area Area 3 - Central
Application Number WEB1918/25
Application Type Permission
Decision APPLICATION DECLARED INVALID

Decision Date 08/05/2025
Applicant Beannchor Group (Echowood Limited)
Location 133-136 Capel Street, Dublin, D01 YK09

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.

Area 3
Appeals Notified

Area Area 3 - Central
Application Number WEB1275/25
Appeal Type Written Evidence
Applicant Catriona McKeown and Thomas McDermott
Location Mont La Verna, 35, Bantry Road, Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist of a new two storey extension and a new attic dormer, to the rear of the existing house, and associated site works.

Area Area 3 - Central
Application Number WEB1306/25
Appeal Type Written Evidence
Applicant Eircom Ltd (t/a eir)
Location Scouts Hall, Kinvara Road, Ashtown, Dublin 7 , D07PF54

Additional Information

Proposal: RETENTION PERMISSION: Retain telecommunications development comprising no. 3 pole mounted antenna, each enclosed within a shroud, together with a microwave dish, equipment cabinet and associated equipment

Area 3

Appeals Decided

None

WEEKLY PLANNING LISTS

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(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

SECTION 5 EXEMPTIONS

18/25

(05/05/2025-11/05/2025)

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.

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Area Area 3 - Central
Application Number 0181/25
Application Type Section 5
Applicant EPIC The Irish Emigration Museum
Location CHQ Building 1, Custom House Quay, Dublin 1
Registration Date 06/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: It is proposed to 1. To remove 2 no. limestone blocks temporarily from the cross wall in order to allow the barrel vault brickwork above to be inspected and its construction determined. 2. It is then proposed to replace the stones in their original position and to repair the mortar around them. 3. Finally the findings of the inspection are to be reported in writing.

Area Area 3 - Central
Application Number 0187/25
Application Type Section 5
Applicant Frank Sheehy
Location 28, Gardiner Place, Dublin 1
Registration Date 07/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Change of use of the vacant commercial basement floor to residential use, with no impact on the house, its exteriors, interiors, front and rear garden.

Area Area 3 - Central
Application Number 0192/25
Application Type Section 5
Applicant Cillian McDonald & Lisa Byrne
Location 35, Great Western Square, Phibsborough, Dublin 7
Registration Date 08/05/2025

Additional Information

Proposal: EXPP: Propose to relocate an existing extension wall outward by 60cm, increasing the footprint by approximately 2.55m². This minor adjustment is intended to facilitate the reinstatement of a Victorian relieving arch uncovered during the removal of plaster from the rear external wall. The current extension bisects the original arch, and its restoration will help re-establish the building's historic character. The proposed alteration will also allow for the installation of a downstairs WC and the reconfiguration of the rear room into a kitchen more in keeping with the property's original layout.

Area Area 3 - Central
Application Number 0193/25
Application Type Section 5
Applicant Forbairt Orga Teoranta Ltd

Location

Clifton Court Hotel, 10 - 11 Eden Quay, Dublin 1

Registration Date

09/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The application relates to the continued use of a building. No works are being proposed. Whether the use of Clifton Court Hotel, Dublin 1, to provide accommodation for displaced persons or persons seeking international protection, constitutes exempted development or does not constitute exempted development?
