



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(12/05/2025-18/05/2025)

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 3211/25
Application Type Permission
Applicant Irish Life Assurance plc
Location Block 3A, The Irish Life Centre, 1 Abbey Street Lower, Dublin 1
Registration Date 14/05/2025

Additional Information

Proposal: The proposed development comprises of the installation of an internally illuminated external sign (c. 8.594 m wide and 1.350 m high with lettering spelling Irish Life and an Irish Life logo (c. 1.725 m wide and 2.750m high) located at the 10 th floor above ground floor of Block 3A and affixed to the external façade of the building on the south elevation; and all associated development work.

Area Area 3 - Central
Application Number 3885/24
Application Type Permission
Applicant Cuisle Properties Ltd
Location 56, Parnell Square West, Dublin D01 K8Y8
Registration Date 13/05/2025

Additional Information Additional Information Received

Proposal: Permission for change of use of vacant 4-storey over basement (Protected Structure) from office use to managed student accommodation to provide 8 no. mix of single, twin and triple bedrooms, 19 no. bed spaces with kitchen, living, dining rooms, study/communal area, sanitary facilities and development of rear yard to provide secure bicycle storage at 56, Parnell Square West, Dublin DO1 K8Y8.

Area Area 3 - Central
Application Number WEB1378/25
Application Type Permission
Applicant B.o.M. Corpus Christi GNS N/A
Location Corpus Christi G.N.S., Home Farm Road, Drumcondra, Dublin 9, D09 K270
Registration Date 15/05/2025

Additional Information Additional Information Received

Proposal: The development will consist of (i) the change of use of the existing Parish Hall to educational use, and internal renovations to same to accommodate two no. new Mainstream Classrooms, a Special Education Tuition Room, and other ancillary facilities, WC's etc.; (ii) removal of one existing set of external steps and the blocking-up of an existing fire escape exit door, both to the east elevation; (iii) formation of five no. new external fire escape doors around the building, two of which (to the east & south elevations) to have associated new external ambulant disabled escape staircases; (iv) formation of four no. enlarged windows to the north elevation, two each to the proposed new Classrooms, by dropping the cill level of some existing high-level clerestory windows; and (iv) all associated site works & services as required.

Area	Area 3 - Central
Application Number	WEB1515/25
Application Type	Permission
Applicant	Rongs Property Investment Limited
Location	34, Abbey Street Lower, Dublin 1, D01 H9Y7
Registration Date	13/05/2025
Additional Information	Additional Information Received

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	WEB2030/25
Application Type	Permission
Applicant	William and Michael Donnelly
Location	63-64 Dorset Street Lower, Dublin 1
Registration Date	12/05/2025
Additional Information	

Proposal: Planning permission is sought by William and Michael Donnelly for alterations to part of an existing window to the front elevation into a fire exit door as required under granted fire safety certificate for the premises all at 63-64 Dorset Street Lower, Dublin 1, D01F5X7

Area	Area 3 - Central
Application Number	WEB2037/25
Application Type	Permission
Applicant	Whitespace Developments Limited
Location	4 Synnott Place, Dublin 7, D07F8W3 .
Registration Date	13/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: for the fitting of solar panels to the front and rear roof slopes, concealed behind the front parapet and all ancillary works to this three storey over basement residential building.

Area	Area 3 - Central
Application Number	WEB2040/25
Application Type	Permission
Applicant	Riverwalk Estates Limited
Location	12 North Circular Road, Dublin 7, D07 WE52
Registration Date	13/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE : The fitting of solar panels to the front and rear roof slopes of the double roof pitches, and to the return and all ancillary works to this two storey over garden level residential building with a four storey Return . This is a Protected Structure.

Area	Area 3 - Central
Application Number	WEB2044/25
Application Type	Permission
Applicant	Brimwood Unlimited Company
Location	Rear of 34 North Circular Road, Dublin 7, and Fronting O'Devaney Gardens, D08RF3F
Registration Date	13/05/2025

Additional Information

Proposal: The development will consist of: (i) the removal of existing boundary wall and vehicular gate fronting mews lane; (ii) the construction of a three-storey four-bedroom mews dwelling, fronting O'Devaney Gardens; (iii) the provision of outdoor terraces/balconies to rear of house at ground and first floor levels and to the front at first floor level; (iv) the provision of 1 no. rooflight; (v) the provision of bin stores and bicycle storage; and (vi) landscaping, boundary treatments, SuDS and foul drainage, and other ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2051/25
Application Type	Permission
Applicant	Dublin Central Mission CLG
Location	108-109 Middle Abbey Street, Dublin 1
Registration Date	13/05/2025

Additional Information

Proposal: The development will consist of: 1. Change of use from retail to place of public worship with ancillary social, recreational spaces and meeting rooms 2. works to include; a. extension to rear at first and second floor (C.9.5 sqm), with alterations to rear elevation, b. Complete refurbishment, including reordering of internal layout including provision of new internal stairs and lift core. c. Refurbishment of front and rear facade including repairs, pointing renewal, refurbishment works to windows and doors. d. Provision of mechanical plant, and new rooflights to existing flat roof. e. Refurbishment of shopfront including new signage, cameras. f. All associated site service and development works

Area	Area 3 - Central
Application Number	WEB2282/24
Application Type	Permission
Applicant	BGTS Holdings Limited
Location	23, Blessington Street, Dublin 7
Registration Date	13/05/2025

Additional Information

A.I Article 35 Received

Proposal: The proposed development comprises the following: (i) change of use of vacant derelict structure (Derelict Sites Register File No. DS1006) at No. 23 Blessington Street, to guesthouse accommodation use, providing for a total of 6 no. bedrooms comprising 4 no. single-bedrooms each with private W/C and 2 no. double bedrooms each with private W/C; (ii) construction of a single storey extension to the rear to provide 1 no. single bedroom with private W/C; (iii) internal alterations to facilitate the change of use; (iv) provision of lounge at ground floor and dining room with associated kitchen/pantry with staff W/C at basement level; (v) elevational treatments comprising provision of painted sand/cement render finish, A-rated double-glazed windows throughout, roof slates to match existing, and removal of structural braces and remedial works to front elevation; (vi) excavation below street level on Blessington Street to reinstate former basement lightwell, courtyard and access including wrought iron railing and staircase to match No. 22 Blessington Street; (vii) excavation to the rear below garden level to provide for light well

(5sq.m) and plant room and provision of a surrounding guard rail; and (viii) all ancillary works necessary to facilitate the development.

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3210/25
Application Type	Permission
Applicant	Noel McHugh and Niall Hayden
Location	4 Thompson Cottages, Dublin 1, D01W6P3
Registration Date	14/05/2025

Additional Information

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

Area	Area 3 - Central
Application Number	3216/25
Application Type	Permission
Applicant	Bol Property Investments
Location	45, Gardiner Street Upper, Dublin 1
Registration Date	16/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: 'Planning Permission is sought for works to 45 Gardiner Street Upper, Dublin 1 (A Protected Structure RPS no. 3129). Planning Permission is sought for internal works as follows: (i.) removal of insulated plasterboard to inside face of front & rear façade walls at all levels and to the rear return walls at basement level; (ii.) removal of modern dropped ceilings throughout at ground first and second floors; (iii.) repair and adjustment of existing cornices at ground, first and second floor levels; (iv.) upgrading of electrical- services along existing routes to comply with current building regulations; (v.) fire upgrade works of existing joisted timber floors at ground, first and second floor levels; (vi.) fitting of clay vent caps to all existing disused chimney pots and provide wall vents to all closed up chimney breasts at each level; (vii.) firestopping of chimney flues at each floor level; (viii.) provision of replacement kitchenettes to all units; (ix.) repair of existing stairs handrail at ground floor level and above; (x.) provision of a timber balustrade and handrail to the existing basement stair; (xi.) removal of modern plasterboard soffits to stairs; (xii.) removal of modern partition walls at basement level; (xiii) amendment of modern partition wall dividing original front rooms at first and second floor level; (xiv.) provision of a breathable insulating plaster to external walls at basement level; (xv.) forming of a store under the existing stair at basement level; (xvi.) provision of new internal steps at basement level with floor level to be reduced locally; (xvii.) provision of new bathrooms and / or WCs at all levels and adjustment of partition wall locations at ground and first floor to accommodate same; (xviii) removal of modern partition to the rear return at ground floor level; (xix.) repair of the existing stair handrail at ground floor level and above; (xx.) reinstatement of missing window surround / shutters to front room at ground floor level; (xxi.) adjustment of door openings at all levels to comply with the building regulations, and removal of modern doors throughout and replacement of same with new fire-rated doors; (xxii.) existing openings adjusted to allow for door new panelled door to match historical at basement level; (xxiii.) reforming of existing service riser at stair wall at ground floor and above, with local adjustment of existing ground floor door surround and cornices to accommodate same; (xxiv.) provision of new kitchen on basement

floor level; (xxv.) original door to be exposed with removal of modern plasterboard lining at first and second floor levels, with architrave relocated to face of built out wall; and (xxvi.) missing skirting to be reinstated with timber skirting sections to match historical profile; Planning Permission is also sought for external works as follows: (a) repair and refurbishment of all sash windows to the front and rear facades (b) replacement of the modern section of rainwater pipe at basement and ground level to front façade with a cast iron pipe to match the existing; (c) adjustment of existing opening to the rear return at basement level and provision of a double- glazed timber window; (d) replacement of the existing timber window to the rear return with a double-glazed timber window; (e) provision of a cast iron wall vent to rear return at basement level; (f) refurbishment of the existing front door; (g) provision of cast iron balustrade and handrails to the external basement and ground floor stairs; (h) cleaning of the brickwork to the front and rear façades; (i) removal of security bars to rear façade round head and basement windows and repair of window reveals; (j) stripping of paint from the front window cills; (k) cleaning of the rear window cills; (l) removal of existing blockwork to rear return basement opening and provision of a glazed timber framed door, (m) cleaning of the granite front steps and paving in front of entrance door; (n) removal of redundant drainage pipes to the rear façade; (o) repair of damaged render finish to the rear façade; (p) provision of an automatic opening vent to the rear roof pitch to comply with fire regulations; (q) repainting of the front and rear masonry wall with breathable paint, (r) redundant electrics on rear facade to be removed; and (s) existing external light fitting to be upgraded and relocated.

Area	Area 3 - Central
Application Number	WEB2042/25
Application Type	Permission
Applicant	Paul McGahan
Location	96, Cabra Road, Cabra East, Dublin 7
Registration Date	13/05/2025
Additional Information	
Proposal:	Proposed dormer roof & installation of rooflight and increase of height of existing chimney.

Area	Area 3 - Central
Application Number	WEB2058/25
Application Type	Permission
Applicant	Gerard Gill and Susan Spratt
Location	43 Ashington Close, Dublin 7, Dublin, D07 W9XP
Registration Date	14/05/2025
Additional Information	
Proposal:	Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear.

Area	Area 3 - Central
Application Number	WEB2077/25
Application Type	Permission
Applicant	Tatsiana Reut and Rory Baldwin Johnson
Location	5 David Park, Whitworth Road, Dublin 9, D09 R2K1
Registration Date	16/05/2025
Additional Information	
Proposal:	Erection of a single storey rear and side ground floor extension and a first floor rear and

side extension all with flat roof over. A new first floor window to side gable elevation of existing house and a new ground floor sliding door window to gable elevation of existing extension to existing house.

Area	Area 3 - Central
Application Number	WEB2084/25
Application Type	Permission
Applicant	Sophie Mills and Cathal Doran
Location	17 Great Western Square, Phibsborough, Dublin 7, D07 Y880
Registration Date	17/05/2025

Additional Information

Proposal: PERMISSION 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 3 Decisions

Area	Area 3 - Central
Application Number	0006/25
Application Type	Section 5
Decision	Exempt
Decision Date	14/05/2025
Applicant	Brantview Ltd
Location	55, Gardiner Street Lower and 5 Beresford Place, Dublin 1

Additional Information Clarification of Add. Information Recd.

Proposal: EXPP: PROTECTED STRUCTURE: Change of use from hostel to emergency accommodation for persons seeking international protection. No alteration to the internal or external of the building are proposed.

Area	Area 3 - Central
Application Number	0150/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	12/05/2025
Applicant	Michelle Synnott
Location	Doreen House, 317-319, Blackhorse Avenue, Dublin 7

Additional Information

Proposal: SHEC: Provision of 2 no. apartments in roof space of existing apartment block

Area	Area 3 - Central
Application Number	0158/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	16/05/2025

Applicant Festag Limited
Location 64/65, Strand Street Great, Dublin 1

Additional Information

Proposal: EXPP: Whether the use of this established light industrial building, with ground floor in use for religious instruction, at 64/65 Great Strand Street, Dublin 1, to accommodate persons seeking international protection is or is not development and, if development is it exempted development or not exempted development under class 20F of the planning and Development (Exempted Development)(No.4) under Regulations 2023.

Area Area 3 - Central
Application Number 0160/25
Application Type Section 5
Decision Exempt
Decision Date 16/05/2025
Applicant Irish United Nations Veterans Association
Location IUNVA House, Mount Temple Road, Dublin 7, D07VP73

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works consist of critical essential repairs to damaged entrance pier & wrought iron gate, which are currently in a dangerous/unstable condition following an accidental collision with an incoming vehicle in March 2025. It is proposed to temporarily remove the affected stonework and gate from site to a secure location until it can be repaired. Development works under planning reference 4526/23 are commencing and these unanticipated works do not form part of that grant of permission.

Area Area 3 - Central
Application Number 0443/24
Application Type Section 5
Decision APPLICATION WITHDRAWN
Decision Date 13/05/2025
Applicant Brimwood Unlimited Company
Location Avondale Guesthouse, 40-41 Gardiner Street Lower, Dublin 1

Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of a guesthouse at Avondale Guesthouse, 40-41 Gardiner Street Lower, , Dublin 1, to provide accommodation for persons seeking international protection, constitutes exempted development or does not constitute exempt development?

Area Area 3 - Central
Application Number 3010/25
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 14/05/2025
Applicant Amarition Ltd.
Location 31A Stoneybatter, Dublin 7, D07 DP63
Additional Information A.I Article 35 Received

Proposal: Retention planning permission for a single storey cafe space to unit 31A located to the

rear open yard area accessed through an alleyway off Stoneybatter with a signage panel above the entrance doors facing the main road , including all ancillary site works .

Area	Area 3 - Central
Application Number	3122/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/05/2025
Applicant	J Coffey Property (Bolton Street) Ltd .
Location	Rear of Edel House , 51/52 Bolton Street, Dublin 1
Additional Information	

Proposal: The development will consist of (i) construction of a six storey student accomodation building with basement and roof terrace containing 22 no. bedrooms (31 no. bed spaces) , (ii) provision of external bin storage and of a total of 35 no. bicycle parking spaces , including 31 no resident spaces and 4 no. visitor spaces (iii) all ancillary works inclusive of drainage , landscaping and boundary treatments necessary to facilitate the development .

Area	Area 3 - Central
Application Number	3182/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/05/2025
Applicant	Hyde and Seek (Glasnevin) Limited
Location	67 Dowth Avenue, Cabra, Dublin 7
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.

Area	Area 3 - Central
Application Number	3478/24
Application Type	Retention Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	14/05/2025
Applicant	Elvis Stanley Bezerra Martins de Almeida
Location	16, Prospect Road, Glasnevin, Dublin 9, D09 A4P0
Additional Information	Additional Information Received

Proposal: RETENTION: Change of use from Doctor Surgery to Restaurant, make minor material alterations and carry out all ancillary site works and associated services.

Area	Area 3 - Central
Application Number	WEB1079/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	12/05/2025
Applicant	Mary & Anthony Conway

Location 9, Glenard Avenue, Cabra East Dublin 7 , D07N2T6
Additional Information Additional Information Received
Proposal: RETENTION permission to retain two storey 3 bed semi detached house with shared vehicle entrance and associated ancillary works.

Area Area 3 - Central
Application Number WEB1084/25
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 13/05/2025
Applicant Ennisleix Developments Unlimited
Location 3, Preston Street, Dublin 1
Additional Information Additional Information Received
Proposal: RETENTION. PROTECTED STRUCTURE. The development consists of the retention of the works carried out to date to 7 No. existing apartments, namely (a) external works including wig repointing of entire front elevation, cleaning of cills, plinths, parapets and stone surround to front door, replacement of previously replaced roof timbers, replacement of synthetic slates with natural roof slates, repointing of chimney stack and coping stones to parapet, replacement of 10 no uPVC windows with timber sliding sash windows, replacement of concrete steps with granite steps and repointing of granite cappings below the new front railing, refurbishment of the fanlight over the front door, installation of new cast iron rainwater downpipe, removal of "thrust out" structure to rear and (b) internal works including removal of all electrical, plumbing and drainage services, removal of the following non original items to all storeys; ceilings and covings, partition walls, decayed floor joists, floor coverings, doors, plasterboard linings to external walls and underside of stairs. (c) All associated site works.

Area Area 3 - Central
Application Number WEB1559/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2025
Applicant Eimear and Robert Field
Location 1, Rathborne Dale, Castleknock, Dublin 15
Additional Information
Proposal: Construction of single storey extension to the side and rear of existing dwelling comprising of kitchen and dining room and all associated site works.

Area Area 3 - Central
Application Number WEB1575/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 12/05/2025
Applicant Antoinette O'Donnell Barry Dynes
Location 90 Kinvara Park, Navan Road, Dublin 7, D07 X662
Additional Information
Proposal: The development will consist of (a) Demolition & safe removal of a section of existing boundary garden wall at laneway side & rear, including removal of existing block garden shed at rear. (b) Construction of a section of new boundary garden wall at side & rear, including

construction of new garden room and shed at rear, with 1no. roof-light and all associated site works.

Area	Area 3 - Central
Application Number	WEB1596/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/05/2025
Applicant	Eoin Sweeney and Margaret Broderick
Location	43, Iona Villas, Glasnevin, Dublin 9

Additional Information

Proposal: The demolition of the existing side and rear extensions and the construction of a single-storey side extension and a single-storey rear extension and ancillary works.

Area	Area 3 - Central
Application Number	WEB1597/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/05/2025
Applicant	Inbar Aviezer and Zachary Kelly,
Location	20 Saint Patrick's Road, Drumcondra, Dublin 9, D09 V6E4

Additional Information

Proposal: The demolition of an existing two-storey rear extension and removal of one chimney on the northeast elevation. The construction of a new two-storey rear extension with a dormer, including minor adjustments to the roof profile. The ground floor will feature an open-plan kitchen, living, and dining area with a W.C. and sliding door. The first floor will include a master bedroom with an en-suite, a main bathroom, and refurbished bedrooms. The dormer will be used as an office and for storage, with two new rooflights added.

Area	Area 3 - Central
Application Number	WEB1599/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/05/2025
Applicant	Padraig Ivory
Location	10, Priory West, The Priory, Dublin 7

Additional Information

Proposal: Planning permission for non habitable storage attic conversion with hip to gable, dormer to rear and windows to front and all associated ancillaries

Area	Area 3 - Central
Application Number	WEB1611/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/05/2025
Applicant	Dublin Port Company

Location

Site on Promenade Road, Dublin Port, Dublin 1

Additional Information

Proposal: The development will consist of Amendments to the previously granted planning permission Reg. Ref. 5283/22 to include: 1. Demolition of the existing 2 storey office building as it has significant structural defects identified from site investigations post planning permission Reg. Ref. 5283/22. 2. Reconstruction and extension of the permitted 3 storey Artist Workspaces at ground floor (10.7 sqm), at first floor (10.7 sqm), at second floor (4.2 sqm) and at the maintenance deck (3.3 sqm) to provide 28.9 sqm total gross floor area of extension. 3. Alterations to replace the permitted window at first floor to the East elevation with corner windows at first and second floor to the East and North Elevations. 4. Reconstruction of the 2no. single storey industrial sheds as permitted that have been demolished under Reg. Ref 4483/19 due to significant structural defects identified from site investigations post planning permission Reg. Ref. 5283/22. The shed to the east is to be located approx. 3m further to the East and extended by 1.6 sqm. The shed to the west is to be extended by 41.5 sqm to provide 43.1 sqm total gross floor area of extension of ancillary storage. 5. Expand the permitted use as Artist Workspaces to include alternative uses as an Innovation Hub with ancillary office space and cycle repair workshop. 6. Erect a pedestrian and vehicular gate serving a vehicular entrance point off Promenade Road and erection of fixed boundary railings to the north site boundary extending along Promenade Road. 7. Amendments to the signage detail to provide placeholder text that will be subject to a future agreement with the Local Authority. 8. Associated amendments required to landscaping and site services.

Area

Area 3 - Central

Application Number

WEB1613/24

Application Type

Permission

Decision

WITHDRAWN ARTICLE 33 (NO SUB)

Decision Date

14/05/2025

Applicant

Ion Grigore Moldovan and Cornelia Handru

Location

13 Langrishe Place, Summerhill, Dublin 1, D01 E6C1

Additional Information

Proposal: The development will consist of proposed 2 storey rear extension (34m²), demolition of existing single storey outbuilding at the rear and all ancillary site works.

Area

Area 3 - Central

Application Number

WEB1614/25

Application Type

Permission

Decision

GRANT PERMISSION AND RETENTION PERMISSION

Decision Date

15/05/2025

Applicant

Paul Lynch

Location

109 Walsh Road, Dublin 9

Additional Information

Proposal: PERMISSION & RETENTION: The development seeking permission will consist of narrowing the existing vehicular entrance to 3m wide. The development seeking retention permission consists of the provision of the vehicular entrance in the front boundary.

Area

Area 3 - Central

Application Number

WEB1621/25

Application Type

Permission

Decision

GRANT PERMISSION

Decision Date	14/05/2025
Applicant	Matagorda Unlimited Company
Location	The A & L Goodbody, 25North Wall Quay, Dublin 1, D01 H104

Additional Information

Proposal: Matagorda Unlimited Company intend to apply for planning permission for development at the A&L Goodbody Building, 25-28 North Wall Quay, Dublin 1, D01 H104. The site is bound by North Wall Quay to the south, an access ramp to existing basement to the east, Alderman Way to the north and the Spencer Hotel/an unnamed laneway to the west. The proposed development will consist of 1 no. totem sign, bolted to a concrete base along with 1 no. wall-mounted sign at the access ramp to the basement, and 25 no. wall-mounted signs on the northern elevation, including at the car parking entrance and loading bay.

Area	Area 3 - Central
Application Number	WEB1626/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	14/05/2025
Applicant	Nicole Blankson
Location	No. 68/68A Prussia Street, Dublin 7, (Corner of St Josephs Road)

Additional Information

Proposal: Planning permission for development that will consist of the demolition of the existing derelict 2 storey building which faces St Joseph's Road, and Prussia Street, and the construction of a 3-storey building to accommodate 2 no. 2 bed own door apartments units comprising of Unit 1 which has an area of 92.1 sq.m and Unit 2 which has an area of 95.7 sq.m with balconies facing St Joseph's Road, dedicated storage and bicycle facilities at 68/68A Prussia Street, Dublin 7 (corner of St. Joseph's Road).

Area	Area 3 - Central
Application Number	WEB1639/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/05/2025
Applicant	Concepta De Brun
Location	68 Abbey Drive, Navan Road, Riverston Abbey, Dublin 7 , D07YH51

Additional Information

Proposal: Attic Conversion with dormer windows to rear and rooflight to front

Area	Area 3 - Central
Application Number	WEB1783/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/05/2025
Applicant	CQ Properties Ltd
Location	6 Aughtim Street, Stoneybatter, Dublin 7
Additional Information	

Proposal: The development will consist of a new detached three storey mews apartment to the rear garden of the existing house. Also a new pedestrian entrance access to side of the existing house with bike and bin storage replacing the single storey garage. Also included are all associated siteworks.

Area Area 3 - Central
Application Number WEB1944/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/05/2025
Applicant Jihe Limited
Location 22, North Frederick Street, Dublin 1, D01 YX23

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.

Area Area 3 - Central
Application Number WEB1947/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/05/2025
Applicant Paul McGahan
Location 96 Cabra Road, Cabra East, Dublin 7, D07 HF22

Additional Information

Proposal: Proposed dormer roof & installation of rooflight and increase of height of existing chimney.

Area Area 3 - Central
Application Number WEB1959/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 14/05/2025
Applicant Dublin Zoo
Location Dublin Zoo, Phoenix Park, Dublin 8, D08 AC98

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 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.

Area	Area 3 - Central
Application Number	WEB1976/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/05/2025
Applicant	Yamamori Sushi Limited
Location	34–36, Strand Street Great, Dublin 1

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 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, 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 3

Appeals Notified

None

Area 3

Appeals Decided

Area	Area 3 - Central
Application Number	3935/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	12/05/2025
Applicant	Neustadt Management Ltd

Location A 0.0168 hectare site located to the immediate south of No. 71 Rathdown Road, Dublin 7

Additional Information Additional Information Received

Proposal: i) Removal of existing fence on site and partial removal of existing boundary walls to Rathdown Road and the adjoining unnamed laneway. ii) Construction of a part single, part three-storey, four bedroom, flat roofed detached dwelling served by private amenity space, in the form of garden space to the front and rear at ground floor level and an external terrace off the south elevation at first floor level. iii) Provision of 1 no. roof light and 2 no. new pedestrian entrances to the front and rear via Rathdown Road and the adjoining unnamed laneway respectively. iii) All ancillary works, inclusive of landscaping, boundary treatments and drainage, necessary to facilitate the development.

Area Area 3 - Central

Application Number 4062/24

Appeal Decision AMEND CONDITIONS

Appeal Decision Date 13/05/2025

Applicant Ginxo Trading Ltd

Location Turnpike Lane at the rear of No. 59 -69 Drumcondra Road Lower (Protected Structures), Dublin 9

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE The development will consist of the construction of 46 no. apartments consisting of 33 no. 2-bedroom 4 person apartments, 1 no. 2-bedroom 3 Person, and 12 no. 1 bedroom apartments all with balconies to the South, West, East and North in a single block ranging in height from 2 to 6 storeys with 408sqm of landscaped communal open space at ground level and 89sqm of communal roof terrace at fifth floor level; the provision of 2 no regular car parking spaces, 1 no. disabled space, 100 no regular secured bicycle parking spaces, 2 no secured cargo bicycle spaces, bicycle maintenance area, bin store, ESB distribution station, ancillary plant/services with enabling and site development works, landscaping, boundary treatment, lighting, services and connections, waste management and other ancillary works. The gross floor area of the building to be 4233 sqm all at this site of 0.17 hectares.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

19/25

(12/05/2025-18/05/2025)

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

Area	Area 3 - Central
Application Number	0199/25
Application Type	Social Housing Exemption Certificate
Applicant	Brimwood Unlimited Company
Location	Rear of 34 North Circular Road,, Dublin 7, and Fronting O'Devaney Gardens, D08RF3F
Registration Date	12/05/2025

Additional Information

Proposal: SHEC: The development will consist of: (i) the construction of a three-storey four-bedroom mews dwelling, fronting O'Devaney Gardens; (ii) the provision of outdoor terraces/balconies to rear of house at ground and first floor levels and to the front at first floor level; (iii) the provision of 1 no. rooflight; (iv) the provision of bin stores and bicycle storage; and (v) landscaping, boundary treatments, SuDS and foul drainage, and other ancillary works necessary to facilitate the development.



Dublin City Council

SECTION 5 EXEMPTIONS

19/25

(12/05/2025-18/05/2025)

WEEKLY PLANNING LISTS

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

Area	Area 3 - Central
Application Number	0206/25
Application Type	Section 5
Applicant	Michael Donnelly
Location	53, Gardiner Street Upper, Dublin 1
Registration Date	15/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Nature of the Proposed Works (proposed as exempted development) 6.1 Localised pointing to boundary granite plinth. 6.2 Clean and paint metal railings and gate. 6.3 Re-painting of previously painted external elements. 6.4 Repair and clean rainwater goods and internal face of parapet. 6.5 Paint front door & timber windows. 6.6 Decorate interior throughout. 6.7 Replace kitchen and shower room fit outs and finishes. 6.8 Lf some floor boards to fit fire separation system and re-lay floor boards. 6.9 Replace External Vents. 6.10 Local Repairs to Door Surround. 6.11 Local Repairs to Underside of Stairs.

Area	Area 3 - Central
Application Number	0208/25
Application Type	Section 5
Applicant	Raspberry Key Limited
Location	146 Parnell Street, Dublin 1, D01 DH95
Registration Date	15/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Regularise the current use of the hotel for accommodation for persons seeking international protection under class 14(h) part 1 of schedule 2 of the planning & development regulations 2001 (as Amended).
