



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

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

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

## WEEKLY PLANNING LISTS

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

(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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3056/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dr. Nick Flynn
<b>Location</b>	Unit 4, The Timber Mill, Artane, Dublin 5
<b>Registration Date</b>	23/04/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development consists of the change of use of unit 4 the Timber Mill , Artane , Dublin 5 from a hairdressing and beauty salon to a centre of medical and related services and all associated refurbishment works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1893/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Blooming Walls Ltd.
<b>Location</b>	13, Main Street, Raheny, Dublin 5
<b>Registration Date</b>	22/04/2025
<b>Additional Information</b>	

**Proposal:** Change of use from retail use to recreational use of two existing rooms and toilet facilities located at rear of existing single storey building, installation of proposed new signage at the east side boundary wall at front of the site and ancillary site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1896/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Board of Management of Abacas Special School
<b>Location</b>	Abacas Special School, Greendale Road, Thornville Road , Kilbarrack, Dublin 5, D05 F8F8
<b>Registration Date</b>	22/04/2025
<b>Additional Information</b>	

**Proposal:** The development will consist of the demolition of existing single storey school accommodation and the construction of a new part single storey, part two-storey 16-classroom special school with a floor area of approx. 4070 m<sup>2</sup> to the rear of the existing school and the neighbouring Scoil Eoin. The new school will comprise; teaching spaces, general purpose hall, music room, home economics room, art room, multi-sensory rooms, library, administration areas, sanitary facilities and associated ancillary accommodation. The development will also include all associated site works including; covered walkway between the new school and Scoil Eoin, car parking, bicycle parking, ballcourt, shared all weather playing areas, classroom gardens including roof gardens to the first floor, open spaces/landscaping, plant, bin stores, site services, and utility connections to facilitate the development. There will also be vehicular and pedestrian access to the development via Greendale Rd and Thornville Road through existing enlarged site entrances. The development will be completed on a phased basis on this live school site.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1898/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Yvonne Ward
<b>Location</b>	24 Foxhill Park, Baldoyle, Dublin, D13 C5V6
<b>Registration Date</b>	23/04/2025

**Additional Information**

**Proposal:** Partial demolition of the existing garage and proposed installation of a 2 bedroom, single storey, light gauge steel framed structure residence with a proposed 2m high boundary wall around new private amenity space and all ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1907/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Michael McCawley
<b>Location</b>	806 Howth Road, Dublin 5, D05 A060
<b>Registration Date</b>	24/04/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION: The development consists of proposed changes to previously approved Reg. Ref.3800/20, relating to condition 1 and 3, consisting of (i) Alterations to the single storey porch element to dwellings B and C from cantilevered roof structures to supported roof structures (ii) The location of the two rear dwellings (B and C) in relation to the north western site boundary (iii) The parapet height of the side bay windows of dwellings B and C (iv) The retention of clear glass to the south west facing window to dwelling A and all associated ancillary site and landscaping works.

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## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3171/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Elaine Eyre
<b>Location</b>	2 Thornville Park, Kilbarrack, Dublin 5
<b>Registration Date</b>	22/04/2025

**Additional Information**

**Proposal:** The development will consist of a) Construction of 1no. dormer at rear (South West Elevation), including conversion of existing attic space for domestic storage/ancillary accommodation, incorporating new access staircase and shower room, with 2no. windows at rear (South West Elevation) and 1no. Velux roof-light at front (North East Elevation) b) Including all associated site and storm water drainage works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3173/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mairtin O'Sullivan and Aoife Cotter
<b>Location</b>	250 Clontarf Road, Dublin 3, D03E9H7
<b>Registration Date</b>	23/04/2025

### Additional Information

**Proposal:** The development will consist of the demolition of an existing single-storey extension and the construction of a two storey extension to the rear of existing dwelling with amendments to existing rear boundary wall and ancillary site works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1234/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Sorcha Power and Stephen Darling
<b>Location</b>	17 Dromeen Avenue, Beaumont , Dublin 9
<b>Registration Date</b>	25/04/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** PERMISSION The development will consist of: garage conversion to front of house and new single storey kitchen extension to rear of house allowing new home office and larger kitchen area and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1887/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Maria Chedrese and Renzo Amaya
<b>Location</b>	50A, Millwood Villas, Edenmore, Dublin 5, D05 XN57
<b>Registration Date</b>	21/04/2025
<b>Additional Information</b>	

**Proposal:** Permission sought for (A) -The construction of a two-storey side extension to the existing house. The ground floor will feature an open-plan layout with an Accessible W/C, kitchen, dining area, and living room. The first floor will include one bedroom, a multi-purpose room, and a bathroom. (B) Create a new pedestrian entrance for the proposed extension on the side of the site. All associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1894/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dualtach Mac Colgáin and Marion O'Brien
<b>Location</b>	No. 177, Philipsburgh Avenue, Drumcondra, Dublin 3
<b>Registration Date</b>	23/04/2025
<b>Additional Information</b>	

**Proposal:** The development consists of (a) demolitions to include (i) the 6.7 Sqm existing side extension (ii) the 14.5 Sqm existing garage (iii) the 4.9 Sqm shed (iv) the existing 2.1 m tall garden wall. (b) the construction of a 93sqm two storey side extension to the west of the site. The extension will comprise a bathroom, utility room, living room, and garage at ground floor level, with a bedroom and ensuite at first floor level. (c) Refurbishment of the existing dwelling including the demolition of internal / external walls to accommodate proposed layout (d) all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1899/25
<b>Application Type</b>	Retention Permission

**Applicant** William Costello  
**Location** 77, Celtic Park Avenue, Beaumont, Dublin 9  
**Registration Date** 23/04/2025  
**Additional Information**  
**Proposal:** Permission for Retention & Completion of alterations to front boundary walls & piers & new Vehicular access & associated works .

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**Area** Area 5 - North Central  
**Application Number** WEB1901/25  
**Application Type** Permission  
**Applicant** Shane Bourke  
**Location** 108 Clontarf Road, Dublin 3  
**Registration Date** 24/04/2025  
**Additional Information**  
**Proposal:** Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front, gable window to side all with associated ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB1903/25  
**Application Type** Permission  
**Applicant** Niamh Kavanagh  
**Location** 46 Carleton Road, Marino, Dublin 3, D03 PX90  
**Registration Date** 24/04/2025  
**Additional Information**  
**Proposal:** Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space all with associated ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB1908/25  
**Application Type** Permission  
**Applicant** Wojciech Socha & Olga Skalska  
**Location** 14 Fairview Green, Dublin 3, D03 T8K3  
**Registration Date** 24/04/2025  
**Additional Information**  
**Proposal:** Permission is sought to demolish existing single storey rear extension and shed to gable and to construct new single storey extension to rear and to gable at 14, Fairview Green, Dublin 3, D03T8K3, for Wojciech Socha & Olga Skalska

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**Area** Area 5 - North Central  
**Application Number** WEB1911/25  
**Application Type** Permission  
**Applicant** Conn and Laura O'Donnell  
**Location** 12 Saint Assam's Avenue, Raeny , Dublin 5, D05 AX24  
**Registration Date** 24/04/2025  
**Additional Information**

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**Proposal:** Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear

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**Area** Area 5 - North Central  
**Application Number** WEB1913/25  
**Application Type** Permission  
**Applicant** Angela Mezzetti  
**Location** 131 Annadale Drive, Drumcondra, Dublin 9, D09 P2N3  
**Registration Date** 24/04/2025  
**Additional Information**

**Proposal:** To widen the existing pedestrian entrance to create a new vehicular entrance to facilitate off street parking and EV charging with associated kerb dishing

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**Area** Area 5 - North Central  
**Application Number** WEB1919/25  
**Application Type** Permission  
**Applicant** Aoife McCarren  
**Location** 94, All Saints Road, Raheny, Dublin 5  
**Registration Date** 26/04/2025  
**Additional Information**

**Proposal:** New front vehicular access, including a dropped kerb and partial removal of the front boundary wall.

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## Area 5 Decisions

**Area** Area 5 - North Central  
**Application Number** 3084/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/04/2025  
**Applicant** Howard and Anne Millar  
**Location** 65/67 Seafield Road East, Clontarf, Dublin 3.  
**Additional Information**

**Proposal:** The development will consist of : a) The addition of a new vehicular access gate (3m wide) to the side of house A (67 Seafield Road ) for access to parking within curtilage of this dwelling . b) The provision of one car parking spot to the rear of house B (67A Seafield Road ) to provide a space for the aforementioned dwelling , within the site boundary c) The relocation of the front garden wall to house C&D (67B and 67C Seafield Road respectfully ) 2m north . DSuDs Drainage and all other associated ancillary works necessary to facilitate the development .

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**Area** Area 5 - North Central  
**Application Number** 3089/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/04/2025

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**Applicant** Constantin Salop  
**Location** 30 Shanowen Crescent, Santry, Dublin 9

**Additional Information**

**Proposal:** The development will consist of revised house design to previously approved Plan Reg . WEB1756/24 . Revisions to provide for new dormer attic extension for non habitable use . Revised elevations and roof profile for a 3 bedroom 2 storey dwelling .

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**Area** Area 5 - North Central  
**Application Number** 3090/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/04/2025  
**Applicant** Ciara Gilgunn and Daryl Cummins  
**Location** 32 Foxfield Avenue, Raheny, Dublin 5

**Additional Information**

**Proposal:** The development consists of (a) Demolition and safe removal of existing chimney stack and roof hip structure at side (North West Elevation) (b) The raising of existing gable wall to include 1 no. window with obscure glass at side (North West Elevation) with modification & extension of pitched roof structure over. (c) - Construction of 1no. dormer at rear (North East Elevation), incorporating the conversion of existing attic space for domestic storage/ancillary accommodation, including new access staircase & shower room, with 2no. escape windows and 2no. roof-lights at rear (North East Elevation) and 2no. roof-lights at front (South West- Elevation). (d)- Demolition & safe removal of section of existing dividing boundary garden wall at side & rear, including removal of existing block garden shed at rear & removal of existing timber canopy roof above side access (North West Elevation). (e) - Construction of section of new dividing boundary garden wall at side & rear, including construction of new garden shed at rear & new canopy roof above side access, with 2no. roof-lights (North West Elevation).

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**Area** Area 5 - North Central  
**Application Number** 3148/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/04/2025  
**Applicant** Tammy McCarthy  
**Location** 143, Seafield Road East, Dublin 3

**Additional Information**

**Proposal:** The development will consist of: (i) partial demolition of the existing two-storey, semi-detached dwelling, including part of pitched roof, existing chimney, and removal of existing garage to the front; (ii) construction of a part-single, part two-storey extension to the rear of the dwelling with 2 no. rooflights, 4 no. Velux windows, and new attic level extension, inclusive of 2 no. dormer windows and 1 no. rooflight; (iii) alterations to all elevations with new fenestration; (iv) provision of an outdoor seating area enclosed by a pergola structure to the rear the dwelling;(v) construction of a single-storey garden room in the rear garden, to be used as ancillary accommodation; (vi) widening of existing entrance from 2.65m to 3.00m, to provide for a new electric sliding gate; (vii) hard and soft landscaping of the front garden and provision of bin store; and (viii) all associated site works including internal layout revisions, as necessary to facilitate the development.



**Area** Area 5 - North Central  
**Application Number** 3161/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/04/2025  
**Applicant** Joe Stuart  
**Location** 93, Kincora Court, Clontarf, Dublin 3 , D07P6K4  
**Additional Information**  
**Proposal:** Planning permission sought for a new window at first floor level to existing gable elevation .

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**Area** Area 5 - North Central  
**Application Number** 3166/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/04/2025  
**Applicant** Colm Rossi  
**Location** 12 Brookwood Drive, Dublin 5, D05K4W7  
**Additional Information**  
**Proposal:** Development will consist of demolishing existing shed to the rear of the existing site and replacing with a new ground floor only detached building to be used for home office / gym and games room and all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** 3167/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/04/2025  
**Applicant** Martina Macken  
**Location** 33A All Saint's Park, Dublin 5, D05Y884  
**Additional Information**  
**Proposal:** Retention planning will consist of changes to approved planning permission 3592/23 . Reducing the size of approved detached building and all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** WEB1386/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/04/2025  
**Applicant** Georgina McElwee  
**Location** 89, Avondale Park, Raheny, Dublin 5, D05 ED26  
**Additional Information**  
**Proposal:** The construction of a single storey extension to the rear, conversion of existing hipped roof profile to an apex roof profile to convert the existing attic space into a home office/games room with 3 roof lights in front elevation roof plane.

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**Area** Area 5 - North Central  
**Application Number** WEB1409/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/04/2025  
**Applicant** Derval Coughlan  
**Location** 31 Park Lawn, Clontarf, Dublin 3, D03 R9W0  
**Additional Information**  
**Proposal:** PERMISSION for alterations to the attic area to include a new dormer roof to the rear, new window to the side, internal alterations and modifications and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1410/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/04/2025  
**Applicant** Ciara and Barry Ryan  
**Location** 19 St Assam's Park, Raheny, Dublin 5 , D05RK57  
**Additional Information**  
**Proposal:** Demolish existing garage at side and construct a two storey extension to side ,new dormer window to front , and new window at first floor level at side and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1419/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/04/2025  
**Applicant** Conor & Victoria Jordan  
**Location** 13, Island View, Dublin, D05N6P1  
**Additional Information**  
**Proposal:** changing an existing single storey two bedroom dwelling with pitched roofs to a part single storey part two storey four bedroom dwelling with flat and pitched roofs consisting of the following works: (i) Construction of new single storey ground floor extension (11.8m2 in Area) to rear of existing dwelling with pitched roof (ii) Construction of a single storey first floor level extension with flat roof to provide additional habitable accommodation (58m2 in area) including a feature canopy & timber cladding (iii) Alterations to all existing elevations (iv) Internal alterations of existing dwelling to facilitate additional storey as required (v) Partial lowering of the side (southern) boundary wall (vi) all associated site & drainage works necessary to facilitate the development

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**Area** Area 5 - North Central  
**Application Number** WEB1421/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/04/2025  
**Applicant** Th Board of Management Ardscoil La Salle  
**Location** Ardscoil La Salle, Raheny Road, Raheny, Dublin 5, D05 Y132  
**Additional Information**

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**Proposal:** PERMISSION The development will consist of the construction of 2 no. single storey extensions to existing school (5737.6sqm)- a Special Educational Needs (SEN) extension (579.7sqm), and a classroom extension (200.1sqm) & minor alterations to existing school. SEN accommodation to include a central activities space, 2 no. class safe bases, toilets & ancillary. Classroom accommodation to include a music classroom, a replacement general classroom & changing places toilet. External works to include 6 no. new car parking spaces for the SEN, new play areas, hard & soft landscaping & all associated siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1422/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/04/2025
<b>Applicant</b>	Matthew Kenny
<b>Location</b>	47, Shanliss Avenue, Whitehall, Dublin 9
<b>Additional Information</b>	

**Proposal:** The construction of a single storey pitched roof extension to the rear of the property, with a ridge height of 3525mm over ground level, totaling a floor area of 27.5m<sup>2</sup>. The development also includes the removal of the front garden wall & pillar, including the removal of small boiler to the rear of the property.

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### Area 5 Appeals Notified

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3517/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Garrett Connolly and Christine Lowry
<b>Location</b>	5 Castle Avenue, Clontarf, Dublin 3, D03WD85
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE Planning Permission for a development at the rear of No.5 Castle Avenue, Clontarf, Dublin 3, D03 WD85, (a protected structure) and fronting onto existing unnamed vehicular access laneway to the rear of the property. The development will consist of the demolition of a single storey domestic garage and the construction of a two storey domestic garage, home gym and home office and for all associated siteworks.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1190/25
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Brian Sugrue
<b>Location</b>	Rear of 20 Victoria Road, Terenure, Dublin 6, D06 DR02
<b>Additional Information</b>	

**Proposal:** RETENTION : retention of the use of the existing structure to the Rear of No. 20 Victoria Road, Terenure, D06 DR02, as a habitable accommodation.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2248/24

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**Appeal Type**

Written Evidence

**Applicant**

Raheny Shamrock Athletic Club

**Location**Saint Assam's Community Hall, Saint Assam's Church,  
Howth Road, Dublin 5**Additional Information**

A.I Article 35 Received

**Proposal:** PROTECTED STRUCTURE The development will consist of: The renovation, refurbishment and extension of the existing Protected Structure to provide for an upgraded Sports Club facility. Proposed works to the existing Protected Structure are inclusive of: (1) demolition of the existing non-original 20th century single-storey toilet block extension to the south of the main building; (2) removal of existing internal staircase from ground to first floor levels including false ceiling over, and infilling of the stair void with a new timber floor to match existing; (3) removal of non-original stud partition walls at ground and first floor levels and removal of existing internal door openings at ground and first floor levels; (4) removal of existing fire escape stair at the southwestern corner of the building and the provision of a new fire escape stair in its place; (5) internal reconfiguration at ground and first floor levels of the existing building, including the addition of new stud partition walls and internal door openings to accommodate a Gym, a Club Social Hub, and a Club Office all at ground floor level; and a Sports Hall and Club Meeting Room at first floor level. Internal works at first floor level are also inclusive of: (6) remedial works to existing timber floor where required; remodelling of timber floor projecting into window bays along the north elevation, cutting back the floor to form a void and installation of aluminium fire-rated glazing; and remodelling of existing non-original fire escape door to the south elevation. External works to the existing Protected Structure include: (7) removal of modern brickwork to allow for a new window in the existing oculus opening over the arch on the western elevation; (8) remodelling of 3 no. existing window openings to the southern elevation at ground floor level to form 2 no. arched door openings and 1 no. arched window opening; (9) remodelling of 3 no. existing window openings to the southern elevation at first floor level, with one opening to be removed and 2 no. arched door openings being created; (10) repointing of stone work using lime pointing where required; (11) removal of existing aluminium gutters and replacement with new cast aluminium gutters; (12) at roof level, removal and replacement of slates and felt covering to roof over entrances on the southern and northern elevations; and removal of a number of slates to the main roof to allow for inspection and replacement of wall plate and rafter ends where necessary. The proposed development will also provide for: (13) the construction of a 2-storey flat roofed extension to the south of the existing Protected Structure, with an enclosed plant area at roof level. Internally the extension will comprise an entrance lobby, commercial unit, storage space and bathroom facilities (including an accessible W.C), all at ground floor level. Access to the first-floor level is available via a new internal platform lift and stairs, with the first floor level comprising wellness/treatment rooms for club use, shower facilities, a plant room and circulation space; (14) the proposed extension will be connected to the Protected Structure via 3 no. inter-connecting doorways at ground floor level and 2 no. inter-connecting doorways at first floor level. These linkages will comprise frameless structural glazing with internal glass fins; (15) the main pedestrian access to the premises is proposed off Main Street to the east via the existing double gates, a new stair access and platform lift are proposed inside this access. A bicycle parking entrance and fire escape are available along the north-western site boundary, and a secondary entrance and fire escape to the Protected Structure is available along the northern site boundary. The following works are also proposed: (16) provision of outdoor seating; (17) provision 16 no. bicycle parking spaces to the north of the Protected Structure in the form of Sheffield stands; (18) provision of new club signage on the eastern elevation of the proposed extension; and, (19) associated site and infrastructural works which include; foul and surface water drainage, hard and soft landscaping, boundary treatments, provision of solar PV panels at roof level, internal mechanical and electrical works, lighting, bin storage and all associated site works necessary to facilitate the development. The subject property, Saint Assam's Community Hall, Saint Assam's Church, is a Protected Structure.

## Area 5 Appeals Decided

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	5155/22
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	23/04/2025
<b>Applicant</b>	Tetrarch Residential Limited
<b>Location</b>	Sybil Hill House, Sybil Hill Road, Raheny, Dublin 5, D05 AE38

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission for development on a site of c. 1.57 ha on lands at Sybil Hill House, Sybil Hill Road, Raheny, Dublin D05 AE38. Sybil Hill House is a Protected Structure (RPS Ref: 7910). The development consists of the demolition of a shed and removal of shipping container and a proposed residential development consisting of 3 No. blocks ranging in height from 2 to 5 storeys (Block A is 4 to 5 storeys, Block B is 3 storeys and Block C is 2 storeys) to accommodate 78 No. Senior Residential Living apartments within an Integrated Retirement Community development, comprising 55 No. 1 bed units and 23 No. 2 bed units, with balconies / terraces provided for all units. Residential amenity and community space will be provided at ground and first floor levels of Sybil Hill House (a Protected Structure) and at first floor level of Block A, no physical works are proposed to Sybil Hill House. The proposal also includes the widening of the existing vehicular entrance from Sybil Hill Road and internal access road and new pedestrian pathways; provision of 51 No. car parking spaces, 156 No. bicycle parking spaces, bin and bike stores, PV panels at roof level of Blocks, associated lighting, site services (foul, surface water drainage and water supply), all site landscaping and boundary treatment works.

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