



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(14/04/2025-20/04/2025)

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 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3159/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	40 Lower Kevin Street, Dublin 8
<b>Registration Date</b>	14/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For the replacement of 1 No. illuminated 6.29m x 6.64m advertising display with 1No. digital 6.28m x 3.4m advertising display at 40 Lower Kevin Street, Dublin 8 (Protected Structure), and the permanent decommissioning of 1 No. 6.3m x 3.3m illuminated advertising display at 138 South Circular Road, Dublin 8, and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1830/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Tom & Claire Conway
<b>Location</b>	27 Clyde Road, Ballsbridge, Dublin 4, D04 F838
<b>Registration Date</b>	14/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : The development will consist of A). Change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4008/24); B). Construction of a replacement single-storey flat roof side extension, with sedum roof and associated roof lights, at lower ground floor level; C). Construction of a new single-storey flat roof extension to the rear at lower ground floor level, with associated roof terrace accessed at upper ground floor level; D). Cleaning of the existing granite and brick facades and granite entrance steps; repointing of existing front and part side elevations and entrance steps in lime mortar; E). The replacement of the non-original uPVC windows, on the rear elevation only , with timber sliding sash windows, together with amendments of two select opes (conversion from window to door openings); F). The replacement of the existing non-original lower ground floor slab with a new insulated concrete slab; G). Internal reconfiguration, refurbishment and associated conservation and restoration works throughout; H). New mechanical and electrical services throughout; I) New pedestrian gate to side lane; J) Widening of the existing vehicular entrance together with associated modifications to the existing vehicular entrance gates and railings to the front boundary, and provision of new railing to the east boundary of the front garden; L). All ancillary site, boundary and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1832/25
<b>Application Type</b>	Permission
<b>Applicant</b>	THE IVEAGH TRUST
<b>Location</b>	Blocks A, B, E, F, G and H Iveagh Trust Buildings, Patrick Street and Bride Street, Dublin 8
<b>Registration Date</b>	14/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for works at Blocks A, B, E, F, G and D, Iveagh Trust Buildings, Dublin 8, a protected structure (RPS No.1011). The works for which

permission is sought are conservation works to the external elevations of Blocks A, B, E, F, G and H, The Iveagh Trust Buildings, Bull Alley Street, Dublin 8, involving repair of brickwork and concrete elements, local repointing, repair of chimney brickwork, painting of rainwater goods and iron window railings, and painting and repair of cladding of the attic windows and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1834/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Margaret Courtney
<b>Location</b>	36 Leinster Road, Rathmines, Dublin 6, D06 WD98
<b>Registration Date</b>	15/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE PERMISSION and RETENTION for development at 36 Leinster Road, Rathmines, Dublin 6 a protected structure (PRS No. 4635). For Retention the development will consist of Internal Alterations, comprising of; Replacement of all MEP services to each unit using existing routes, Replacement of existing/previous modern partition walls with new partitions, in the same locations, where damp and signs of rot was present, Relocation of kitchenette in two of the existing units, Introduce breathable insulation lime-based finish to internal face of external walls. Carry out essential repairs to historic lime plaster and lath and plaster finish to internal partitions, For Planning the development will consist of Internal and External Alterations, comprising of; Insertion of new timber frame and sliding sash windows in existing window openings to the front and rear return. Install new door sets to entrance door opening of each unit to replace existing non-historic doors. Re-open door at the basement level and block up the existing door opening. Redecoration of historic staircase and interiors to main entrance hall using suitable breathable paints, Install insulation recycled foam aggregate to sub floor void of lower ground floor/basement level, Re-point externally exposed stone masonry walls of rear elevation and return using traditional lime mortar and Carry out thermal upgrades to internal side of the walls of the rear 1990s extension (non-historic).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1839/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin Henchion Elizabeth Wheeler
<b>Location</b>	No. 24 & 26, Fitzwilliam Street, Dublin 4,
<b>Registration Date</b>	15/04/2025

**Additional Information**

**Proposal:** Planning permission is sought for the demolition of 2 nr one-storey structures at 24&26 Fitzwilliam Street Dublin 4 and the construction of 2 nr replacement 3-bed terraced houses, three storeys to the street and 2 storeys to the rear, each house with an inset balcony.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1840/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Marine Terminals Ltd
<b>Location</b>	Site at MTL Terminal, Dublin Port, Sean Moore Road and Pigeon House Road, Ringsend, Dublin 4
<b>Registration Date</b>	15/04/2025

### Additional Information

**Proposal:** PERMISSION The development will consist of: (i) demolition and removal of existing temporary reefer gantry (c. 6m in height; c. 1.5m wide, c. 23.8m long northern section and c. 13m long southern section); (ii) installation of a new steel frame reefer gantry (c. 7.26m in height; c. 2m wide; c. 24.3m long northern section and c. 13.5m long southern section) with associated reinforced concrete pad foundations; and (iii) all ancillary site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1846/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JIG Property Investments LTD.
<b>Location</b>	7 Harold's Cross Road, Harold's Cross, Dublin 6W, Co. Dublin
<b>Registration Date</b>	15/04/2025

### Additional Information

**Proposal:** Permission for development at this site 7 Harold's Cross Rd, Harold's Cross, Dublin 6w, Co. Dublin, D6W YH68 The development will consist of Change of use of part of the lower ground floor (45.5 sqm) and part of the ground floor (62 sqm) from retail to a hot food takeaway with dining. The proposed development includes (i) internal modifications, (ii) erecting of new extract duct, (iii) new signage, (iv) and all ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1859/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	The Salvation Army (Republic of Ireland)
<b>Location</b>	The Clonard Road Hub, Newgrange House, Clonard Road, Dublin 12
<b>Registration Date</b>	16/04/2025

### Additional Information

**Proposal:** RETENTION PERMISSION. CHANGE OF USE. The Salvation Army (Republic Of Ireland), wish to apply for retention permission for development consisting of: 1)The change of use of the pre-existing 2 storey 762m2 building (previously a Department of Justice facility used by the probation service) to a family hub providing short term emergency accommodation to homeless families, and altered internal layout to provide for 9 family accommodation units (36 bed spaces), and support facilities including; new reception & admin offices, staff room, laundry rooms, catering kitchen, domestic kitchens and tea stations, dining area, toddler room and library/study room. 2)Retention of associated works including the erection of a 2 storey 508m2 accommodation block, linked to the rear of the pre-existing main building, containing 16 family accommodation units (60 bed spaces), and the erection of a 2-storey 42m2 escape stair block linked to the front of the main existing building.3)Retention of the external replacement of existing glazed windows in the pre-existing main building and the erection of a 18m2 single storey smoking canopy attached to the side of the main building. 4)Retention of existing single storey 79m2 storeroom & boiler room. 5)Retention of new external children's play areas, and associated site development works including landscaping & bicycle parking bays. The existing car park provides 5 parking spaces, in front of the building, and the family hub has full access to the existing Clonard Road, all at the Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D and bounded to the rear by Stannaway Drive. All at The Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2669/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Temple Bar Cultural Trust DAC
<b>Location</b>	No 12 East Essex Street, Temple Bar, Dublin 2, D02 EH42

<b>Registration Date</b>	15/04/2025
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<b>Additional Information</b>	Additional Information Received
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**Proposal:** PROTECTED STRUCTURE: The development will consist of: Refurbishment works including: Fire upgrade works to all floors of the building, including the construction of new fire rated lobbies on the ground, first and second floors, upgrading the fire rating of floors and selected walls & doors, the replacement of a fixed modern roof light over the stairwell with an AOV, fire rating of two windows on the rear elevation, fire alarm and emergency lighting upgrades. Further works include: The removal of the inner glazed entrance screen at ground floor and replacement with new entrance doors and glazing to the existing front façade opes, a new entrance lobby serving the upper floors. Existing decorative gates are retained in situ. The removal of the existing modern steel stairs and tensile roof canopy to the rear and the construction of a new two storey service area (containing WCs and tea stations) and the creation of an external garden terrace. Reopening of two first floor, existing blocked up window opes on the rear elevation and insertion of new windows. Renewal of the existing tea station and WCs on the third floor and other general upgrade works to power, lighting, data and decoration and associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1858/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Balark Trading GP Limited
<b>Location</b>	The Shipping Office, 20-26 Sir John Rogerson's Quay, Dublin 2, D02 Y049

<b>Registration Date</b>	16/04/2025
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<b>Additional Information</b>	
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**Proposal:** The application relates to a proposed development within an SDZ Planning Scheme area. Erection of new tenant identification signage/branding, on the setback wall adjacent to the main entrance of completed office building 'The Shipping Office' (completed under DCC Grant reg. ref. DSDZ4006/19)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1871/25
<b>Application Type</b>	Permission
<b>Applicant</b>	HCR Apart Limited
<b>Location</b>	92a Harolds Cross Road/St. Clares Avenue,, Dublin 6W
<b>Registration Date</b>	16/04/2025

<b>Additional Information</b>	
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**Proposal:** Dublin City Council - We HCR Apart Limited, intend to apply for Planning Permission, for development at the site 92a Harolds Cross Road/St. Clares Avenue, Dublin 6W. The development will consist of proposed amendments to the previously approved application Reg. Ref. 3266/21 consisting of the construction of 3 no. two storey elements, accommodating 6 no. apartment units which comprise of 5 no. one bed units and 1 no. two bed unit. Access to the apartments is gained between the blocks, with first floor access via an external stair. Each apartment to have a recessed front facing southern balcony. Bicycle parking and bin store to be provided. All associated site servicing, landscaping and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1875/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Board of Management of Loreto College
<b>Location</b>	Loreto College, 53-55, Saint Stephen's Green, Dublin 2, D02 XE79
<b>Registration Date</b>	17/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The Board of Management of Loreto College intend to apply for permission for development at the site of Loreto College, 53-55 St. Stephen's Green, Dublin 02, D02 XE79 (includes Protected Structures). The proposed development relates solely to the Sports Hall located to the south-east of the overall landholding, which is within the curtilage of the Protected Structure. No works are proposed to any designated protected structures. The proposed development amends a permitted development as granted under DCC Reg. Ref.3171/24. The development will principally consist of minor changes including the removal of part of the previously granted extension, specifically the 82.6 sqm lateral extension along the south-western elevation at ground floor level; reconfiguration of the internal layout; general elevational changes; removal of an existing shed; relocation of permitted external plant; and all associated site works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1877/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Drury Leisure Investments Limited
<b>Location</b>	Brooks Hotel, 59/62 Drury Street, Dublin 2, and at, Pink Restaurant, 34-35 William Street South, Dublin 2
<b>Registration Date</b>	17/04/2025

**Additional Information**

**Proposal:** Drury Leisure Investments Limited intends to apply for planning permission for development at this site known as "Brooks Hotel", 59/62 Drury Street, Dublin 2 and at "Pink Restaurant", 34-35 William Street South, Dublin 2. The site is within an Architectural Conservation Area and adjacent/proximate to a number of protected structures. The proposed development will comprise:

- The extension of the sixth floor (top floor) of Brooks Hotel (59/62 Drury Street) to accommodate 5 new hotel bedrooms.
- Refurbishment and extension of the existing building at no. 34 - 35 William Street South, to accommodate a change of use to include: o Cafe/ restaurant area at ground floor area along with hotel reception and ancillary facilities at ground and basement level. o Hotel providing a total of 40 no. bedrooms (all ensuite), along with all ancillary facilities/ plant associated with the hotel provided at ground to fifth floor. The hotel bedrooms will be located from first to fifth floor including in the fifth-floor extension. o New sixth floor extension to provide a two-bedroom apartment with associated private amenity space. o Removal and alteration internally of staircases to enable the redevelopment of the site and provide access to the courtyard. • Provision of signage along William Street South elevation. • All associated site development works, works to basement, plant areas, landscaping, waste management areas, and services provision. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.) or on their website [www.dublincity.ie](http://www.dublincity.ie). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the

date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1878/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Blackrock Clinic Unlimited Company
<b>Location</b>	2-5, Warrington Place, Dublin 2, D02X929
<b>Registration Date</b>	17/04/2025

**Additional Information**

**Proposal:** In accordance with Condition 4 of Reg. Ref.: WEB1088/25, the proposed development will provide two new external signs to the front of the building and on the boundary wall, both fronting onto Warrington Place. Along with a new sign on the boundary wall onto Warrington Lane. One internal sign is suspended from the ceiling inside the lobby of the permitted building. Amendments to the permitted development Reg. Ref: WEB1088/25 to provide: • New plant at roof level. • New cladding to original lift motor room at roof level. • Repainting the external facades of building, along with new natural stone cladding at the ground floor level and replacement of the existing canopy to the front. • New pedestrian egress from stair core 02 at ground floor level. • New generator within the permitted car park. • All associated site development and services works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1883/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Kazaran Ltd
<b>Location</b>	3-3a Baggot Street Upper, Dublin, Dublin, D04 A896
<b>Registration Date</b>	18/04/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Kazaran Ltd wish to apply for planning permission for alterations and extension of the existing premises at No's 3-3a Baggot street upper, Dublin 4 (a PROTECTED STRUCTURE). The proposal includes change of use to licensed restaurant use, together with a two-storey extension (207.68sqm) for restaurant use at Lower Ground and Ground Floor levels at the rear of the property, internal alterations at Lower ground, Ground , First Floor and Second Floor levels within the existing building. Repair & restoration of the original staircase and windows to the rear façade. A new shopfront, reinstatement of an original lightwell together with restored and new railings to the front area. Redecoration throughout, together with ancillary landscaping and site works at 3 Baggot Street Upper, Dublin4 - D04 A896.

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**Area 1**  
**DOMESTIC**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3168/25



**Application Type** Permission  
**Applicant** Emma O'Driscoll and David Gavin  
**Location** 33 Belmont Gardens , Donnybrook, Dublin 4  
**Registration Date** 17/04/2025  
**Additional Information**  
**Proposal:** The development consists of the addition of a single velux rooflight to the front of the house .

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**Area** Area 1 - South East  
**Application Number** WEB1186/25  
**Application Type** Permission  
**Applicant** Elizabeth Daly & Dominik Dahlem  
**Location** 48 Upper Grand Canal Street, Dublin 4, D04 V990  
**Registration Date** 14/04/2025  
**Additional Information** Additional Information Received  
**Proposal:** Partial demolition of single storey extensions & replacement with new single storey extension with flat roof, 2 No. rooflights. Conversion of attic with dormer and new 2nd storey extension with windows to rear return, all to rear /North East elevation. Replacement of existing poor condition pitched roof over main house to include raised and extended roof over rear return North East. New glazed roof over internal courtyard. To include some internal reorganisation, all demolitions, drainage and site works at this mid-terrace 2 storey house.

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**Area** Area 1 - South East  
**Application Number** WEB1827/25  
**Application Type** Permission  
**Applicant** Nicola Kennedy & Bastien Arnaud  
**Location** 24 Old County Road, Crumlin, Dublin 12  
**Registration Date** 14/04/2025  
**Additional Information**  
**Proposal:** Permission for the following to the existing semi-detached two storey house with adjoining single storey side domestic garage: Permission to add an single storey lean-to extension to the rear with roof lights overhead, part demolish walls at ground floor to integrate the extension. Maintain connection to existing drainage and surface water and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1835/25  
**Application Type** Permission  
**Applicant** Marian & Michael Cullen  
**Location** 88, Moyne Road, Ranelagh, Dublin 6, D06 Y368  
**Registration Date** 15/04/2025  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist/consists of the following revisions to the previously permitted Planning Permission Register Ref. 4307/24; i. To the front and side of the property the omission of the previously granted brick repointing. ii. To the rear of the property, the omission of the previously granted new storage shed and in-lieu the partial demolition, retention and amendment of the existing single storey garage to provide for storage. iii. To the rear of the property, at first floor level, the revision of the access and arrangement of the previously granted two storey extension, the retention of the first floor corner chimney breast, the

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provision of a new new access ope and link. iv. To the rear of the property the omission of the previously granted new boundary fence and the increase in height of the existing boundary granite wall.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1837/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Chantal Cotter
<b>Location</b>	19 Beechwood Avenue, Ranelagh, Dublin 6 ,D06C803
<b>Registration Date</b>	15/04/2025
<b>Additional Information</b>	

**Proposal:** Development to 19, Beechwood Park, Ranelagh, Dublin 6, D06C803 to include single storey extension to side, single and two storey extension to rear, dormer to existing attic. Ancillary alterations to include opening of new window to side elevation at ground floor, alteration to first floor rear window, replacement windows, alterations to internal layout, new mechanical and electrical services and redecoration throughout.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1845/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Anael Shoshan and Chris Stroh
<b>Location</b>	8, Emorville Avenue, South Circular Road, Dublin 8
<b>Registration Date</b>	15/04/2025
<b>Additional Information</b>	

**Proposal:** The proposed works for which planning is sought will include the following; demolition of the existing hipped roof ground floor extension; partial demolition of the garage structure to the rear of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new single-storey, extension to the rear of the existing dwelling, new fenestration details to the rear of the existing dwelling, and the insertion of new rooflights within the existing double pitched roof, all along with associated landscaping, ancillary and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1847/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Paul and Anne Quinlan
<b>Location</b>	148 Stillorgan Road, Donnybrook, Dublin 4, D04 X7K2
<b>Registration Date</b>	15/04/2025
<b>Additional Information</b>	

**Proposal:** Retention permission to retain (a) single storey home office (b) garden shed and (c) covered barbeque unit

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1855/25
<b>Application Type</b>	Permission
<b>Applicant</b>	James & Astrid Flanagan
<b>Location</b>	21 Newbridge Avenue, Sandymount, Dublin 4
<b>Registration Date</b>	16/04/2025

### Additional Information

**Proposal:** Construction of a two storey (25.6 sqm) extension to rear; enlarged single storey home office (7.9 sqm); reinstatement of rear balcony (7.9 sqm) and stairs to garden from first floor kitchen and associated site works to side and rear .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1863/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Siobhan Dillon and Michael Hale
<b>Location</b>	38, Leeson Street Upper, Ranelagh , Dublin 4 , D04X5P6
<b>Registration Date</b>	16/04/2025

### Additional Information

**Proposal:** PROTECTED STRUCTURE: Planning permission for A) single-storey 16.5sqm extension at lower ground floor level to the side of an existing non-original extension to the south-west (rear) return; B) alterations to the south-west (rear) elevation of the existing non-original extension to the south-west (rear) return; C) alterations to the existing internal layout, including the provision at lower ground floor level of a new open plan kitchen, living & dining area, a utility room and at second floor level the provision of a new walk in wardrobe & ensuite; D) the reinstating of the stairs connecting ground & first floor; E) the provision of two new skylights on the inner pitches of the original ridged roof; F) repairs to the existing original timber sash windows in the North-East (front) and South-West (rear) Elevation, and G) the cleaning & re-pointing of the brick in the North-East (front) elevation.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1866/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Janice Gorman
<b>Location</b>	13, Rathdrum Road, Crumlin, Dublin 12
<b>Registration Date</b>	17/04/2025

### Additional Information

**Proposal:** The construction of a single storey extension to the front, side and rear along with a new window at first floor level of the south facing gable wall. The works will incorporate a granny flat within the side extension.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1873/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Alastair & Georgie Nolan
<b>Location</b>	20, Gilford Road, Sandymount, Dublin 4
<b>Registration Date</b>	17/04/2025

### Additional Information

**Proposal:** The development will consist of the demolition of selected external walls to rear structure (ground floor) and the construction of ground floor single storey flat roof extension to rear (totalling approx. 42sqm). The development will also include alterations to internal layouts, demolition of rear shed, removal of outer front door, proposed rooflights, changes to selected existing window opes, installation of solar panels and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1881/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jennifer Kearns
<b>Location</b>	114, Harold's Cross Road, Harold's Cross, Dublin 6W
<b>Registration Date</b>	18/04/2025

**Additional Information**

**Proposal:** The development will consist of converting a 2.7m portion of the front railings into bi-folding gates and adding a secure car parking space, construction of a shelter for bicycle and bin storage, and all associated landscaping and drainage works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1882/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dee & Ian Lawlor
<b>Location</b>	A c. 0.18 ha site at Coolbeg, 14, Shrewsbury Road, Dublin 4, D04 C2C8
<b>Registration Date</b>	18/04/2025

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development principally consists of: the retention of a single storey shed (c. 19 sq m) to the north of the dwelling house; the construction of a single storey extension (c. 81 sq m) to the side (north) and rear (west) of the existing part 1 No. to part 3 No. storey dwelling house, resulting in a total gross floor area of c. 644 sq m to the dwelling house; and the construction of a single storey garage (c. 53 sq m) to the front of the site to be used for secure car parking. The development will also comprise: modifications to the existing vehicular entrance gate, including the widening of the gate from c. 2.925 metres to c. 3 metres and the replacement of the existing metal gate with solid timber; a new pedestrian entrance gate with solid timber; brick pillars; boundary treatments; hard and soft landscaping, including a timber pergola; soakpits; and all associated development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2347/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Jim Donoghue
<b>Location</b>	5, South Hill, Dartry, Dublin 6
<b>Registration Date</b>	15/04/2025
<b>Additional Information</b>	A.I Article 35 Received

**Proposal:** The development will consist of the demolition of the existing side garage 25.1m<sup>2</sup>, a new single storey rear kitchen extension 22.3m<sup>2</sup>, revised internal layouts, new rear attic dormer bedroom and ensuite 19.2m<sup>2</sup> including all elevation changes, new side garden boundary wall, alterations to vehicular entrance and all other associated site works.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0103/25
<b>Application Type</b>	Section 5
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	The Dragon Commanders Ltd
<b>Location</b>	17a New Bride Street, Dublin 8, D08, Y80E

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Provision of secondary glazing to selected historic windows. Replacement or refurbishment of modern window sashes with units incorporating slim double glazing. (See window schedule for schedule of alterations)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0119/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Kevin Cassidy
<b>Location</b>	Site on Stone Mews to Rear of 67/69 Rathmines Road, Rathmines, Dublin 6

**Additional Information**

**Proposal:** SHEC: Construction of two three bedroom semi-detached houses.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3076/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Antoinette Mc Donald
<b>Location</b>	55 Frankfort Avenue, Dublin 6, D06V4F8

**Additional Information**

**Proposal:** The creation of new vehicular entrance off Frankfort Avenue including partial removal of hedge , railing and plinth and installation of new double gates to serve an of-street disabled parking space .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3081/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Fergus McCluskey
<b>Location</b>	Mountainview House, Mountainview Avenue, Harold's Cross, Dublin 6W, D6WP685

**Additional Information**

**Proposal:** RETENTION : The development consists of : a) Retention of alterations to previously granted second floor of dwelling (PL. Ref :2282/18) including use as bedroom (previously home office) , increased ridge height , revised roof profile to rear , revised dormers to front , additional rooflights on the rear roof slope and flat roof , creation of roof terrace to front and associated raising

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of parapet and incorporation of privacy screens. b) Retention of alterations to the design of the previously granted windows to front courtyard and rear elevations . c) Retention of increased footprint of dwelling . The building line to rear extends 1m beyond that previously granted under PI. Ref. : 2282/18

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3086/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/04/2025
<b>Applicant</b>	Lise Underwood
<b>Location</b>	4a Hagan's Court, Dublin 2, D02A665( in the curtilage of Protected Structure 4a Lad Lane Dublin 2 )

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of the conversion of an existing two-storey mews building from office to residential use. The proposed development includes; the stripping-out of non-original internal stud walls and linings and their replacement in a new layout; the replacement of a concrete floor slab with a breathable limecrete type; the upgrading of the thermal performance of the external walls with breathable material; the replacement of non-original fiber cement slates with natural slate; the renewal of rainwater goods; the installation of 3 No. rooflights; the replacement of a non-original front door, the restoration of the brick façade; the landscaping of the courtyard; the installation of a drainage layout connecting to the existing; the renewal of mechanical, electrical and plumbing services throughout; general conservation and associated repairs including refurbishment of existing original windows and sundry repairs and renewals not impacting the special interest of the protected structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3138/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Camden Residential and Commercial Ltd
<b>Location</b>	68/69 Pleasant's Place, Saint Kevin's, Dublin 8

**Additional Information**

**Proposal:** The development will consist of : (i) the construction of first floor extension to an existing two-storey office building (ii) internal and external alterations and reconfiguration to accommodate the proposed development (iv)The proposal also includes all associated rooflights , landscaping , boundary treatment , site engineering works necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3147/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Sonja Opacic and Keith Power
<b>Location</b>	Moyliss Mews, 107 Saint Mary's Lane, Ballsbridge, Dublin 4 , D04N4X6

**Additional Information**

**Proposal:** We, Sonja Opacic and Keith Power, are applying for full planning permission for development for development at Moyliss Mews, 107 St Mary's Lane, Ballsbridge, Dublin 4 DO4 N4X6. The proposed development will consist of; a) Alterations to the front elevation b) alterations to rear elevation, c) first floor extension to the rear and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3161/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/04/2025  
**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 1 - South East  
**Application Number** 3917/24  
**Application Type** Permission  
**Decision** WITHDRAWN ARTICLE 33 (NO SUB)  
**Decision Date** 15/04/2025  
**Applicant** Emerald Aegis Limited  
**Location** 2 & 3 Harrington Street, Dublin 8  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE : PERMISSION/ RETENTION: retention of the replacement of timber sash window frames and permission for the replacement of the existing double-glazed timber sliding 6-over6 sashes with plant-on timber beads for two-over-two sliding sashes with slimline double glazing convex window horns with lambs tongue moulding to the front.

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**Area** Area 1 - South East  
**Application Number** 4142/19/X1  
**Application Type** Extension of Duration of Permission  
**Decision** ADDITIONAL INFORMATION (EXT. OF PERM)  
**Decision Date** 14/04/2025  
**Applicant** James Coyle  
**Location** 1 Sydenham Road, Ballsbridge, Dublin 4  
**Additional Information**  
**Proposal:** EXT. OF DURATION: Permission sought for detached new two storey mews with roof light, external store to rear of private open space with 2 no. bicycle spaces, provide for 6 no. bicycle spaces to rear of main house private open space to replace granted permission ref: 4481/17 for a two car garage and associated car parking spaces to main house.

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**Area** Area 1 - South East  
**Application Number** 4452/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 16/04/2025

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**Applicant** Dr. Alex Quinn trading as The Alex Clinic  
**Location** 220 Harold's Cross Road, Harold's Cross, Dublin 6W  
**Additional Information** Additional Information Received  
**Proposal:** Permission sought for the change of use of a previously approved cafe (Ref. 2299/14) on the ground floor and approved offices (Ref. 1277/89) on the first floor, to a boutique medic-led aesthetic clinic, offering a range of beauty and wellness services including skincare treatments and retail. Hours of business will be 9.00 am to 7.00 pm, Monday to Friday.

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**Area** Area 1 - South East  
**Application Number** 4491/19/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 16/04/2025  
**Applicant** Pu Yuan Group  
**Location** 27, Eustace Street, Dublin 2, D02 KN72

**Additional Information**

**Proposal:** EXT. OF DURATION : PROTECTED STRUCTURE: planning permission for change of use of 27, Eustace Street, Dublin 2 (a protected structure) from ground floor retail jewellers and associated basement and first floor light industrial use, and office and apartment use at second and third floors, and alterations to the internal layout, to provide for a coffee shop, and two en suite hotel bedrooms, including one invalid friendly bedroom and one ensuite bedroom in single storey extension to the rear, at ground floor; kitchen, staff rooms, storage and plant rooms at basement level, and 9 no. en suite hotel bedrooms on first second and third floors, and the removal of all existing signage with no further changes to the existing façade.

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**Area** Area 1 - South East  
**Application Number** SHD0008/20/X2  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 16/04/2025  
**Applicant** Derryroe Ltd  
**Location** 36,38, 40 Herbert Park & 10 Pembroke Place, Dublin 4  
(ABP-307197-20 as amended by ABP-307197-20M)

**Additional Information**

**Proposal:** EXT. OF DURATION: The proposed residential development, at Nos. 36, 38 and 40 Herbert Park, comprises an apartment building (c. 10,465 sq. m GFA), at modulating height of 4, 6, 8 and 12-storeys, over a basement (3 split levels), accommodating: 105no. dwellings (37no. 1-bed, 66no. 2-bed and 2no. 3-bed apartment units), all with private balconies; and, internal residential amenity space (c. 210 sq. m gross floor area) at basement Level -01. Ancillary external amenity open space is at ground level and at 6th floor roof garden (total c.1, 852 sq m). The proposed commercial development (c. 600 sq. m GFA), at 10 Pembroke Place, comprises 10no. aparthotel bedroom suites (c. 440 sq. m), guests' common room and lobby (c. 160 sq. m), accommodated in 2no. new floors to the existing permitted aparthotel building, resulting in a 6-storey aparthotel building (over podium) with 5th floor set back. And, all associated and ancillary site development works, hard and soft landscaping, external lighting and boundary treatment works, to serve the proposed residential development, including: Demolition of existing detached house at No. 40 Herbert Park; Modification of 1no. existing vehicular site entrance, at No. 40 Herbert Park, to access proposed residential basement car park; Incorporation of 2no. existing pedestrian entrances on the western Herbert Park (road) site boundary; 84no. residential car parking spaces (3no. at surface level and 81no. at basement levels); 130no. residential bicycle parking spaces at



surface level; 1no. ESB substation and switch room; Ancillary plant, bin storage and stores at basement levels; Ancillary plant and telecommunications antennae at roof level (Level 12); Ancillary public realm and surface water drainage infrastructure works including in the public road at Herbert Park, Pembroke Place and Ballsbridge Terrace. The demolition of the buildings at Nos. 36 and 38 was carried out under planning permission (An Bord Pleanála ref:300976; DCC Reg. Ref. 3970/17) and the current application seeks to amend that permission by proposing to complete the development of the site in accordance with the plans and particulars lodged with this application in the context of the proposed development as set out above. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016-2022. The application also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.herbertparkshd.com](http://www.herbertparkshd.com) Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: - • the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, • the subject matter of the submission or observations, and • the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. A person may question the validity of a decision of the Board by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism is available on the website of An Bord Pleanála at the following link <http://www.pleanala.ie> or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie) Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1313/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Patrick Rooney
<b>Location</b>	28 Belgrave Road, Rathmines, Dublin 6, D06 EF89
<b>Additional Information</b>	

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**Proposal:** PROTECTED STRUCTURE: The development will consist of: Refurbishment and extension of the existing building, reverting the current arrangement of a two-storey dwelling over a basement apartment back to a single 3-bed family home. Works include repairs to the existing original windows, brick wiggling to the front elevation, reinstatement of the stairs to the lower ground floor, thermal upgrades to the existing house, a new single-storey extension to the rear, the creation of a new vehicle access for 1no. car parking space to the rear, demolition of the derelict lean-to extension to the rear, and all associated site works. The building is within a conservation area and is a protected structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1314/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Laurence Óg O' Brien and Elena Sullivan
<b>Location</b>	51, Sandymount Road, Sandymount, Dublin 4, D04 H348
<b>Additional Information</b>	

**Proposal:** The development will consist of the demolition and reconstruction of the existing three-storey 'outrigger' extension to the rear with some minor elevational changes, including replacing an existing window to the rear at upper ground level with a pair of French doors, and the construction of a new single-storey 55m<sup>2</sup> extension to the rear at lower ground (garden) level. Minor internal modifications are proposed, as well as a new roof window (not visible from the highway). The proposed works will also include a full window replacement schedule throughout and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1319/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Hon Keung Wilson and Yuk Mei Cheng
<b>Location</b>	2A, Durham Road, Sandymount, Dublin 4
<b>Additional Information</b>	

**Proposal:** A single story pitched roof side extension and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1322/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Hibernia Real Estate Group Limited
<b>Location</b>	Site of 0.56 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2
<b>Additional Information</b>	

**Proposal:** The site is bounded by Velasco Building and Osprey House, onto Grand Canal Street to the North East, Clanwilliam Place, to the East; Love Lane to the West and Mount Street Lower, to the South West. The proposed development consists of minor amendments to the permitted redevelopment of the existing Elm House (D02 A344), Block 1 Clanwilliam Court (D02 CF97),

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Clanwilliam House (D02 CV61), Marine House (D02 FY24) office buildings and former Clanwilliam Court Block 6 apartment building (D02 NR22) as permitted under DCC Reg. Ref.: 4126/22, ABP Ref.: PL29S.314983. The proposed amendments include: • Reconfiguration of the permitted lower ground floor to include for a reduction in the social hub space, reduction in the size of ancillary kitchen area associated with ground floor café unit, relocation of permitted gym unit and subsequent increase in office floorspace at this level. Additional reconfiguration of permitted cycle parking area, with no reduction in parking spaces, and associated cycle facilities. • Reconfiguration of permitted ground floor level to include for a relocated gym reception/juice bar, of 89 sq.m, from Clanwilliam Place to Mount Street Lower, filling in of previous double height space to lower ground resulting in an increased reception/social hub of 823 sq.m at this level, increase in permitted retail/ restaurant/café unit from 141 sq.m to 191 sq.m through removal of previously included fire access corridor and associated minor façade alterations to doors and glazing. • Reconfiguration of permitted first floor level include double height space to ground floor level to include for increased office space. • Reconfiguration of permitted basement level to facilitate changes to plant areas and internal routes. There is no change to permitted car parking or cycle parking numbers other than a reconfiguration to now accommodate cargo bike parking. An increase in associated cycle facilities i.e. shower and lockers is included for. • Minor alteration of 2 no. permitted courtyard/lightwells at the centre of the building and relocation of sanitary facilities resulting in minor floor space increase from second to seventh floor levels. • Alterations to the permitted northern façade of the building to incorporate changes required under Condition 2 of DCC Re. Ref.: 4126/22, ABP Ref.: PL29S.314983 and to provide for minor increase in panelled areas and to facilitate improved fire requirements. • These changes do not result in any increase in overall size of the building but a minor increase in overall gross floorspace of 194 sq.m from 36,657 sq.m to 36,851 sq.m (incl. basement areas). • Alterations to permitted external landscaping onto Clanwilliam Place to include relocated external stair to lower ground level from Mount Steet side to Clanwilliam Place.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1325/25
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Kyran McLaughlin
<b>Location</b>	12, Argyle Road, Dublin 4, D04 N9W9
<b>Additional Information</b>	

**Proposal:** Development comprising; a) construction of a single storey extension to rear, b) attic conversion to habitable use including the construction of a dormer window to rear plane of main roof and pitch to gable roof extension to side, c) alterations to fenestration to rear and side, d) internal modifications and e) all necessary site works at 12 Argyle Road, Dublin 4. The site is located in Architectural Conservation Area (ACA). The works will also include; f) boundary adjustments to no. 14 Argyle Road, Dublin 4.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1331/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Broadfield Development Ltd
<b>Location</b>	6, 7 and Part 8, Hagans Court, Lower Baggot Street Dubln 2

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### Additional Information

**Proposal:** Dublin City Council - Planning permission is sought by Broadfield Development Limited for development at numbers 6/7, part 8, Hagans Court, Lower Baggot Street, Dublin 2. The development involves the variation of the planning permission granted on 2nd September 2021 (Reg. Ref. 2391/21) for the demolition of all structures on site and the construction of two no. three storey, 3-bedroom dwellings in its place. Permission is sought to vary the development to provide two number three storey 2-bedroom dwellings in its place. The application is the result of a marginal reduction to the size of the site. The buildings approved were to have floor area of 166.5 sq.m and 157.3 sq.m. on a site of 182 sq.m. Permission is now sought for buildings of 154.7 sq. m and 157.3 sq.m on a site of 173 sq.m, to the same internal design and elevation to the street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1352/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Judith Mulvihill
<b>Location</b>	16 Clareville Road, Dublin 6W, D6W DX28

### Additional Information

**Proposal:** PERMISSION The development will consist of: Single-storey sloped-roof front and side extension with a front window and rooflight. Attic conversion for storage with raised side gable, rear dormer, and two front Velux windows. Two-storey front and rear extensions, including garage conversion.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1359/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Carmel Murphy and Colm Gilmore
<b>Location</b>	20, Palmerston Park, Rathmines, Dublin 6, D06 XP92

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of the 20th century non-original two-storey side extension and single storey side lean-to shed, removal of external rear modern shed, and rear cast-iron stairs to upper ground floor. The proposed works include the construction of a part single and part two-storey side and rear addition, containing a new entrance, living, and plant rooms at lower ground floor and kitchen and dining rooms, and an external terrace at upper ground floor. Alterations to the existing structure at lower ground floor include the opening up of an internal non-original hallway partition wall, new stairs in the original location to the upper ground floor, and the blocking up of an internal rear window. At upper ground floor, alterations include a new opening in the entrance hall and rear wall linking to the proposed kitchen, and the removal of a non-original partition in a room-linking door opening. At first floor level, the partial removal of two non-original partitions and enlargement of an existing partition opening. All existing windows to be retained and restored and non-original single glazing to be replaced with double glazing. Externally, the existing entrance gate to Palmerston Park is to be enlarged for the creation of vehicular access to the front. To the rear, a boundary wall and lean-to shed are proposed and all associated hard and soft landscaping.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1361/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Joe Murphy
<b>Location</b>	Emerald Cottages, to rear of, 14, Grand Canal Street, Dublin 2

#### **Additional Information**

**Proposal:** The demolition of the existing two storey commercial premises and the construction of a two-storey-two-bedroom dwelling with an enclosed terrace garden at first floor level, at Emerald Cottages to the rear of, 14, Grand Canal Street Upper, Dublin 2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1362/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Staycity Limited
<b>Location</b>	Staycity Aparthotel, 8, Bride Street, Dublin 8, D08 Y2AY

#### **Additional Information**

**Proposal:** The development will consist of the erection of new signage consisting of: - A replacement horizontal sign (3.4m x 0.9m) above the entrance on Chancery Lane; A replacement horizontal sign (3.4m x 0.9m) on the western elevation facing Bride Street; 2 no. horizontal signs (5.5m x 1.4m) at parapet level on the northern and southern elevations; 1 no. illuminated plaque (0.6m x 0.6m) located at the main entrance on Chancery Lane; All of the above signage will have internal LED illumination; Vinyl graphic detail applied to glazing on the ground floor level on the northern, western and southern elevations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1363/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Derek Conway
<b>Location</b>	43 Raphoe Road, Crumlin, Dublin 12, D12 VK52

#### **Additional Information**

**Proposal:** The development will consist of attic conversion (20.7sqm) comprising the construction of new hipped roof dormer extension with window at side of dwelling to house new attic stairs, new flat roof dormer extension at rear of dwelling to house new attic bedroom windows, new rooflight to front of dwelling and new landing window at first floor level to side of dwelling and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1364/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION

<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Nifemi Ltd
<b>Location</b>	22A & 24 South Lotts Road, and 101 Gordon Street, Ringsend Dublin 4

#### **Additional Information**

**Proposal:** The development will consist of: A) Interior alteration throughout 22A and 24 South Lotts Road and 101 Gordon Street to accommodate the following change of uses; the conversion of 101 Gordon Street back to a single dwelling, from existing use as part residential, part office; the conversion of 24 South Lotts Road on ground floor level from existing use as part office, part residential to proposed use as part café/restaurant, part residential; the conversion of 22A South Lotts Road from its most recent use as a hair dressers to proposed use as an office. B) Works to 101 Gordon Street include; interior alterations; two storey extension to the rear; dormer extension to the rear; dormer extension to the front; relocation of the existing entrance door along the front façade on Gordon Street. C) Works to 24 South Lotts Road include; alterations to the façade at ground level along Gordon Street and South Lotts Road; three storey extension to the rear of 24 South Lotts Road; dormer extension to the front along Gordon Street; alterations to the existing pitched roof along South Lotts Road; provision of a duplex three bed apartment occupying first and second floor levels of 24 South Lotts Road with terrace above 22A South Lotts Road. D) Removal of 6 no. car parking spaces from the forecourt in front of 24 South Lotts Road to provide a landscaped outdoor seating area enclosed by a pergola structure incorporating signage for use by the café/restaurant; and the provision of a bin store and 8 no. bicycle parking spaces. E) The reconstruction of 22A South Lotts Road. F) Hard and soft landscaping and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1372/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Parliament Property Ltd.
<b>Location</b>	33, 34 & 35 Wicklow Street, Dublin 2

#### **Additional Information**

**Proposal:** Planning Permission is sought for the careful removal of existing hardwood timber sliding sash and casement windows and replacement thereof with new hardwood timber framed double glazed sliding sash and casement windows to match existing fenestration patterns to a total of 14 No. windows to the Wicklow Street facing façade only at the first and second levels of the existing 3 storey plus converted attic over ground level buildings 33 & 34 Wicklow Street, Dublin 2 and at the first, second and third floor levels of the existing 3 storey over ground level building at 35 Wicklow Street, Dublin 2.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1374/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/04/2025
<b>Applicant</b>	Royal Dublin Society
<b>Location</b>	Royal Dublin Society (RDS) Grounds, Ballsbridge, Dublin 4

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Royal Dublin Society intends to apply for permission for

development at a site within the Royal Dublin Society (RDS) Grounds, Ballsbridge, Dublin 4. Protected Structure: The development will consist of amendments to an ESB substation, permitted under register reference 3937/23 and 2142/24. The proposed amendments to the permitted substation include: • Minor amendments to the substation layout, resulting in a Gross Floor Area (GFA) increase from c. 28.9sq.m to c. 36sq.m (c. 7.1sq.m GFA increase); • Relocation of permitted substation access platform and associated stairway and railings from the eastern elevation to the southern elevation of the substation; • Flipping of the permitted access to the substation from Anglesea Road on the western boundary of the site; and • Relocation and reuse of an existing gate connecting the RDS grounds to Anglesea Road along the western boundary of the site. There is no increase to the parapet height of the substation as permitted (c. 4.3m).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1377/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	17/04/2025
<b>Applicant</b>	Sunny Quarter UC
<b>Location</b>	Four & Five Park Place, Adelaide Road, Dublin 2

**Additional Information**

**Proposal:** (Part) CHANGE OF USE. Permission for development at Four and Five Park Place, Adelaide Road, Dublin 2 (scheme permitted under Reg. Ref. 2388/18 (ABP-301931-19), as amended under Reg. Ref. 3292/21; 5019/22; and 3005/24 (ABP-319376-24)). The proposed development consists of the following: - Subdivision and part change of use of retail/restaurant/café unit at ground floor and first floor level. The unit was permitted as a retail/restaurant/café unit of 345 sq.m. at ground level and 309 sq.m. at first floor level. As a result of the proposed subdivision and part change of use, a retail/restaurant/café unit fronting Adelaide Road of 93 sq.m. at ground floor is proposed and office amenity space fronting the pedestrian route through the building of 252 sq.m. at ground floor and 309 sq.m. at first floor level is proposed. All associated site development works and consequential amendments to the permitted development, including installation of manifestation on the glazing at the ground floor window bay along the pedestrian link between Adelaide Road and Hatch Street Upper.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1379/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Dublin Letting & Management Ltd
<b>Location</b>	13, Moyne Court, Ranelagh, Dublin 6, D06 KT270

**Additional Information**

**Proposal:** RETENTION: Planning Permission for the Retention of a single storey extension to the rear of No. 13 Moyne Court, Ranelagh, Dublin 6, D06 KT20

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1381/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/04/2025

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**Applicant** Marie Hayden & Severin Garanzuay  
**Location** 7 Harmony Court, Donnybrook, Dublin 4, D04 C8H2

**Additional Information**

**Proposal:** The development consists of a part single storey and part two storey extension to side of existing dwelling with tiled roof to match existing; a new pitched roof dormer extension with opaque window to front elevation to proposed side extension; internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1383/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/04/2025  
**Applicant** Joe Kelly  
**Location** 43, Tritonville Road, Sandymount, Dublin 4

**Additional Information**

**Proposal:** The provision of a new vehicular entrance with new gates and parking provision for one vehicle in the front garden, with associated works and landscaping, at 43 Tritonville Road, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** WEB1384/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/04/2025  
**Applicant** Gilly Balmer and Ralph McMahon  
**Location** 15 Eglington Square, Donnybrook, Dublin 4, D04 W9Y5

**Additional Information**

**Proposal:** Amendment to Planning Permission Ref: WEB1683/24 - Installation of a New Inward-Opening Pedestrian Side Gate on Brookvale Road.

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**Area** Area 1 - South East  
**Application Number** WEB1741/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/04/2025  
**Applicant** Drakebrook Limited  
**Location** 22 Wicklow Street, Dublin 2, Dublin 2, D02 VK22

**Additional Information**

**Proposal:** Planning Permission to carry out the following development works to No. 22 Wicklow Street, Dublin 2. The building is located within the South City Retail Quarter Architectural Conservation Plan. (1) Carry out material alterations and Change of Use to existing mid-terrace four-storey building, to provide 3 no. new one-bedroom apartments at first, second & third floor levels. (2) Proposed works will also involve internal fit-out works, together with all associated site development works including connections to public services.



<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1745/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Anael Shoshan & Chris Stroh
<b>Location</b>	8 Emorville Avenue, South Circular Road, Dublin 8
<b>Additional Information</b>	

**Proposal:** The proposed works for which planning is sought will include the following; demolition of the existing hipped roof ground floor extension; partial demolition of the garage structure to the rear of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new single-storey, extension to the rear of the existing dwelling, new fenestration details to the rear of the existing dwelling, and the insertion of new rooflights within the existing double pitched roof, all along with associated landscaping, ancillary and site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1762/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	J & A Flanagan
<b>Location</b>	21 Newbridge Avenue, Sandymount, Dublin 4, D04W8HO
<b>Additional Information</b>	

**Proposal:** Construction of a two storey (25.6 sqm) extension to rear; enlarged single storey home office (7.9 sqm); reinstatement of rear balcony (7.9 sqm) and stairs to garden from first floor kitchen and associated site works to side and rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2171/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Granbrind Terenure Limited
<b>Location</b>	Terenure Synagogue, 32A Rathfarnham Road, Rathfarnham, Dublin 6W

**Additional Information** Clarification of Add. Information Recd.

**Proposal:** Development at this site (c. 0.54Ha), at: Terenure Synagogue, No. 32A Rathfarnham Road, Rathfarnham, Dublin 6W On lands generally bounded by Rathfarnham Road (R114) to the west, Greenmount Lawns to the east, No. 32 Rathfarnham Road and Beachlawn Mews to the north, No. 34 Rathfarnham Road and Wasdale Park to the south. The proposed development will consist of 66no. apartment units accommodated within 3no. apartment blocks (Blocks A, B and C) ranging from 3-6 storeys in height over basement comprising 26no. 1-bedroom units and 40no. 2-bedroom units, each provided with a private balcony/terrace, a 1 storey ancillary residential amenity building (c. 59.0sqm); associated and ancillary site development, landscaping and boundary treatment works, including demolition of the existing buildings on site (c. 1,156sqm), communal and private open space, 43no. car parking spaces (including 40no. located at basement level and 3no. at surface level), 3no. motorcycle parking spaces at basement level, residential and visitor bicycle parking spaces located at surface level. Relocation of existing site entrance to provide vehicular, cyclist and pedestrian access at Rathfarnham Road (R114) to serve the proposed development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2542/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	15/04/2025
<b>Applicant</b>	Petria McDonnell
<b>Location</b>	8, Cambridge Terrace, Dublin 6, D06 RH50
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Internal changes; a modified opening to the rear return at garden level; and solar panels to the rear facing pitches of the main roof. 8 Cambridge Terrace is a Protected Structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1350/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	16/04/2025
<b>Applicant</b>	Misery Hill Entertainment Limited
<b>Location</b>	9, Hanover Quay, Dublin 2
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: Planning permission at 9 Hanover Quay, and adjoining Grand Canal Dock, Dublin 2, both protected structures. This application relates to a proposed development within the North Lotts & Grand Canal Dock Strategic Development Zone Planning Scheme Area. The proposed development consists of the change of use from dwelling to mixed use café/bar with soundproof entertainment venue, 35 bedroom hotel, removal of non-historic internal walls, insertion of floor openings for lifts and stairs, enlargement of one opening in the north wall of the protected structure, raising roof truss level at No 9 Hanover Quay, demolition of modern conservatory and replacement with a building adjoining the protected stone malt house building, with access to quayside, two-storey extension above existing roofline, green roof with solar panels, extended basement, and ancillary siteworks to facilitate access to the venue.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ1758/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	Balark Trading GP Limited
<b>Location</b>	The Shipping Office, 20-26, Sir John Rogerson's Quay, Dublin, D02 Y049
<b>Additional Information</b>	

**Proposal:** Strategic Development Zone: Erection of new tenant identification signage/branding, on the setback wall adjacent to the main entrance of completed office building The Shipping Office (completed under DCC Grant reg. ref. DSDZ4006/19)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ2529/24

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<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	14/04/2025
<b>Applicant</b>	DIM Ireland ICAV
<b>Location</b>	The Reflector, 8 Hanover Quay, Dublin 2, D02 R573
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> The development will consist/consists of the installation of rooftop photovoltaic panels and minor amendments of sedum green roof areas to ballasted green roof, as required by Dublin Fire Brigade to facilitate panel installation. The application relates to a proposed development within an SDZ Planning Scheme area.	

### Area 1 Appeals Notified

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3976/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Paula Cuniffe and Barry Ryan
<b>Location</b>	46 O'Connell Gardens, Bath Avenue, Sandymount, Dublin 4, D04EP03
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> The proposed development will consist of the demolition and removal of a single storey extension to the rear of the dwelling; insertion of new vehicular access gates beside the existing pedestrian gate on the front boundary; construction of a single storey porch to the front elevation; construction of a part single-storey, part two-storey extension to the rear of the dwelling; remodelling of existing ground and first floor accommodation and all associated site works.	

### Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4050/24
<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	14/04/2025
<b>Applicant</b>	Shane Cronin & Aoife Stack
<b>Location</b>	30 Seafort Gardens, Sandymount, Dublin 4
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b> The development will consist of (i) demolition of existing single storey extension to rear; (ii) construction of new two storey extension to rear and side of dwelling; (iii) construction of new link corridor between house and garden room; (iv) main entrance relocated from side elevation to front elevation of house; (v) provision of new bin and bike store structures in front garden; (vi) widening of existing vehicular entrance; (vii) internal and external alterations and reconfiguration of house to accommodate the proposed development (viii) the proposal also includes all associated rooflights, landscaping , boundary treatment and site engineering works necessary to facilitate the development.	

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4190/24

<b>Appeal Decision</b>	GRANT PERMISSION
<b>Appeal Decision Date</b>	14/04/2025
<b>Applicant</b>	Patrick Meier
<b>Location</b>	3 Saint Brendan's Cottages, Dublin 4, D04 E2T9
<b>Additional Information</b>	

**Proposal:** The development consists of amendments to the previously approved planning permission, Reg Ref No.3074/24. The proposed amendments will consist of an additional attic floor level (15sqm) to the rear with partial pitch and flat roof over with additional roof light and all associated works.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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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

15/25

(14/04/2025-20/04/2025)

## 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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0147/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Karl Brady
<b>Location</b>	37, Lombard Street West, Portobello, Dublin 8
<b>Registration Date</b>	14/04/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: For construction of 3 bed 2 storey dwelling, with amended landscaping and site works with vehicular access from St Kevin's Parade to form car parking space.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

15/25

(14/04/2025-20/04/2025)

## 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 1 - South East  
**Application Number** 0068/25  
**Application Type** Section 5  
**Applicant** Prime BPG Estate Holdings Limited  
**Location** 19-21, Aston Quay, Dublin, 2, D02 VX22  
**Registration Date** 14/04/2025  
**Additional Information** Additional Information Received

**Proposal:** EXPP: Protected Structure: (i) Whether the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22, on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development. (II) Whether internal works at 20-21 Aston Quay, Dublin 2, D02 VX22 associated with the proposed temporary use of 19-21 Aston Quay, Dublin 2, D02 VX22 on behalf of the Minister for Children, Equality, Disability, Integration and Youth for accommodation for displaced persons or persons seeking international protection is or is not exempted development.

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**Area** Area 1 - South East  
**Application Number** 0149/25  
**Application Type** Section 5  
**Applicant** Wing Yip  
**Location** The Wellington Bar, 1/1A Baggot Street Upper, Dublin 4  
**Registration Date** 15/04/2025  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Redecoration of the main walls and non-original partitions; redecoration of the non-original joinery; redecoration of the non-original plasterboard ceilings; removal of the existing non-original bar, kitchen and bathroom fittings and replacement with new, redecoration of non-original internal doors, frames and architraves, installation of improved fire-proofing between floors to protect non-original steel structure. Upgrading of existing mechanical and electrical installations for power and air which contain a number of poor quality elements which are either to be replaced or removed completely and using the existing vertical and horizontal ducts. Removal of non-original cement render damaging the brick facades to reveal original brick over flat arches to secure facades.

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**Area** Area 1 - South East  
**Application Number** 0151/25  
**Application Type** Section 5  
**Applicant** Eugene and Amy Jane O'Reilly  
**Location** 73, Grosvenor Road, Dublin 6  
**Registration Date** 16/04/2025  
**Additional Information**

**Proposal:** EXPP: 1. Vehicle entrance gate with backing, as constructed. 2. Wooden fencing at part of side boundary of 73 Grosvenor Road with 74 Grosvenor Road. 3. Decorative railing on front boundary wall of 73 Grosvenor Road.

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