



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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3010/25
Application Type Retention Permission
Applicant Amarition Ltd.
Location 31A Stoneybatter, Dublin 7, D07 DP63
Registration Date 17/04/2025
Additional Information A.I Article 35 Received

Proposal: Retention planning permission for a single storey cafe space to unit 31A located to the rear open yard area accessed through an alleyway off Stoneybatter with a signage panel above the entrance doors facing the main road, including all ancillary site works.

Area Area 3 - Central
Application Number 3162/25
Application Type Permission
Applicant Michelle Synnott
Location Doreen House, 315/317 Blackhorse Avenue, Dublin 7
Registration Date 15/04/2025
Additional Information

Proposal: Planning permission for A. Construction of 2 no. apartments in the existing second floor office space. B. Removal of 2 No. existing dormer windows to front and replacement with 2 No. glazed screens and associated balconies. C. 2 No. dormer extensions to rear. D. Reconfiguration of 'velux' roof lights to side E. All associated site works.

Area Area 3 - Central
Application Number WEB1079/25
Application Type Retention Permission
Applicant Mary & Anthony Conway
Location 9, Glenard Avenue, Cabra East Dublin 7, D07N2T6
Registration Date 15/04/2025
Additional Information Additional Information Received

Proposal: RETENTION permission to retain two storey 3 bed semi detached house with shared vehicle entrance and associated ancillary works.

Area Area 3 - Central
Application Number WEB1084/25
Application Type Retention Permission
Applicant Ennisleix Developments Unlimited
Location 3, Preston Street, Dublin 1
Registration Date 16/04/2025
Additional Information Additional Information Received

Proposal: RETENTION. PROTECTED STRUCTURE. The development consists of the retention of the works carried out to date to 7 No. existing apartments, namely (a) external works including wig repointing of entire front elevation, cleaning of cills, plinths, parapets and stone surround to front door, replacement of previously replaced roof timbers, replacement of synthetic slates with natural roof slates, repointing of chimney stack and coping stones to parapet, replacement of 10 no

uPVC windows with timber sliding sash windows, replacement of concrete steps with granite steps and repointing of granite cappings below the new front railing, refurbishment of the fanlight over the front door, installation of new cast iron rainwater downpipe, removal of “thrust out” structure to rear and (b) internal works including removal of all electrical, plumbing and drainage services, removal of the following non original items to all storeys; ceilings and covings, partition walls, decayed floor joists, floor coverings, doors, plasterboard linings to external walls and underside of stairs. (c) All associated site works.

Area	Area 3 - Central
Application Number	WEB1821/25
Application Type	Permission
Applicant	Insomnia Limited
Location	1 Talbot Street, Marlborough Street, Dublin 1, D01 P6H2
Registration Date	14/04/2025
Additional Information	
Proposal:	The development will consist of: a) the change of use from retail use to restaurant / coffee shop use with ancillary take away facility and (b) all associated site works.

Area	Area 3 - Central
Application Number	WEB1823/25
Application Type	Permission
Applicant	Yamamori Sushi Limited
Location	35/36, Strand Street Great, Dublin 1, D01 W8X6
Registration Date	14/04/2025
Additional Information	
Proposal:	PERMISSION & RETENTION. PROTECTED STRUCTURE Planning permission is sought by Yamamori Sushi Limited for the development and alterations to 34-36 Strand Street Great, Dublin 1 consisting of the following works: 1.Alterations to the previously permitted development 3830/20 (ABP-309546-21) consisting of the provision of a kitchen/prep area and ticket booth/cloakroom and goods lift. The kitchen will operate during the day from 12:00 till 9:30PM, Monday to Sunday. 2.Rearrangement of the patron toilets to ground floor in the form of combined unisex toilets. 3.Provision of a goods lift for the movement of food stocks to the first-floor level. 4.Widening of the proposed entrance to 35-36 Strand Street Great by way of a roller shutter to replace the existing door. 5.Unblocking of the existing x2No windows with the provision of new sliding sash windows. It is proposed to form a new window opening with the provision of a sliding sash window to the street front elevation to the kitchen area. This window is proposed to provide for the collection of food deliveries. All located on the ground floor level at the façade of 35-36 Strand Street Great. 6.Provision of an extract vent located at roof level to 35- 36 Strand Street Great, Dublin 1 for the kitchen and prep area. 7.At first floor level of 35- 36 Strand Street Great, Dublin 1 alterations are sought for the proposed change of use from permitted bar and seating area to include for dry food storage and offices with staff toilet. 8.Retention Permission is sought for the lobby constructed within the external courtyard (Installed to reduce noise transmission to the surrounding areas of Tengu). Located to the rear of 39 Ormond Quay Lower, North City, Dublin 1. 9.Retention Permission is sought for the previously permitted development of the complimentary amenity space as a planted roof terrace to the previously permitted development 3830/20 (ABP-309546-21). Alterations consisting of the provision of an external door opening to the complimentary amenity space to be provided for the apartments located at the rear of 39 Ormond Quay Lower on the existing roof space over the existing restaurant at first floor level along with the provision of one way screens to be installed to align with the existing windows to the apartments to

which this amenity space surrounds in order to comply with the previously permitted development. No's 34-36 Strand Street Great are within the curtilage of Protected Structures Ref. No's : 6071 & 6072 at No's 38/39 Ormond Quay Lower, North City, Dublin 1, D01 A593.

Area	Area 3 - Central
Application Number	WEB1828/25
Application Type	Permission
Applicant	easyHotel Ireland Limited
Location	Nos. 28-31 Benburb Street and Nos. 6-9 Wood Lane, Dublin 7
Registration Date	14/04/2025

Additional Information

Proposal: Permission for amalgamation of the adjacent standalone permitted Café/Restaurant unit at ground floor level (vacant since completion) into the existing easyHotel Dublin hotel premises and the change-of-use of the Café/Restaurant unit to Lounge/Seating area, Breakfast Room and Service Kitchen/Pantry serving the existing Hotel use, to include for one new double-door opening to be formed in the existing party wall dividing the vacant Café/Restaurant unit from the existing hotel lobby and ground floor. There are no changes proposed to the exterior elevations and shopfronts and the Breakfast Room, Service Kitchen/Pantry and Lounge/Seating areas will avail of bin storage, service access, drainage, water supply and mechanical and electrical plant areas as previously proposed and constructed for the Café/Restaurant unit and as granted in Planning Permission Reference 3655/19.

Area	Area 3 - Central
Application Number	WEB1829/25
Application Type	Permission
Applicant	Corduff JG Enterprises Limited
Location	Rear of Nos. 42-43 Blessington Street, (Mews along Blessington Lane), Phibsborough, Dublin 7, D07 KP08
Registration Date	14/04/2025

Additional Information

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

Area	Area 3 - Central
Application Number	WEB1853/25
Application Type	Permission
Applicant	Bureau Beta Ltd
Location	The Capel Building, St Mary's Abbey, Dublin 7, D07 HX28
Registration Date	16/04/2025

Additional Information

Proposal: PERMISSION for minor alterations to the fenestration to part of the existing front elevation (St. Mary's Abbey elevation) of the Capel Building, for the erection of signage to a section of the front elevation of The Capel Building and to replace existing door with automated sliding doors including associated works.

Area	Area 3 - Central
Application Number	WEB1857/25
Application Type	Retention Permission
Applicant	Kevin Littlewood
Location	2 Prospect Avenue, Glasnevin, Dublin 9, D09 DD83
Registration Date	16/04/2025

Additional Information

Proposal: RETENTION: The development will consist of the retention of the conversion of the first and second floor office space into a 2-bedroom apartment along with all associated site works.

Area	Area 3 - Central
Application Number	WEB1860/25
Application Type	Permission
Applicant	Malgil Properties Ltd.
Location	57, Parnell Square West, Dublin 1
Registration Date	16/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : We Malgil Properties Ltd. intend to apply for Planning permission for development on a site of 0.0215 ha at no.57 Parnell Square West, Dublin 1,D01 FK24 (a Protected Structure Ref. 6416). The proposed development seeks permission for: The commercial change of use from vacant office from basement to third floor levels to a Guesthouse for short-stay tourist / visitor accommodation use, comprising of 13no. bedrooms and associated ancillary development including associated lounge, lobbies, plant area, storage, cleaners/linen area, bike and bin store. Removal of existing non original internal partitions as required. Upgrading of historic doors and floors where required. Modifications to the building's rear external façade including the removal of external modern fire staircase, reinstatement of original window opes and installation of historically accurate sash windows to same. The construction of new internal recessed partitions and doors from basement to third floor levels. Provision of 'pod' en-suite bathrooms for each guest room, and 'high end' fit out. Associated site servicing (foul and surface water drainage and water supply); and all other associated site servicing, landscaping and development works above and below ground.

Area	Area 3 - Central
Application Number	WEB1862/25
Application Type	Permission
Applicant	Building Futures Limited
Location	82, Capel Street, Dublin City Centre, Dublin 1
Registration Date	16/04/2025

Additional Information

Proposal: PROTECTED STRUCTURE : Planning permission is sought by Building Futures Limited for development at 82 Capel Street, Dublin 1, D01 WC04 (a Protected Structure RPS Ref. no. 1192). The development will consist of: (i) Reinstatement of existing front lightwell serving

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

Area	Area 3 - Central
Application Number	WEB1869/25
Application Type	Permission
Applicant	John Reilly
Location	59, Eccles Street, Dublin 7
Registration Date	17/04/2025
Additional Information	

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

Area	Area 3 - Central
Application Number	WEB1880/25
Application Type	Permission
Applicant	Snackton Limited
Location	35-35A Parkgate Street, Stoneybatter, Dublin 8
Registration Date	18/04/2025
Additional Information	

Proposal: Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3160/25
Application Type	Permission
Applicant	Josephine Sloan
Location	27 Faussagh Road, Dublin 7, D07W1H1
Registration Date	14/04/2025
Additional Information	

Proposal: Planning permission sought to create a vehicular access including all associated site.

Area	Area 3 - Central
Application Number	WEB1802/25
Application Type	Permission

Applicant	Ruth Haverty and Fergus McDonnell
Location	8, Saint Attracta Road, Cabra East, Dublin 7
Registration Date	15/04/2025
Additional Information	
Proposal:	Permission to widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging.

Area	Area 3 - Central
Application Number	WEB1824/25
Application Type	Permission
Applicant	Josephine and Jennifer O'Connor
Location	38 Glendhu Road, Navan Road, Dublin 7
Registration Date	14/04/2025
Additional Information	
Proposal:	Planning permission is sought for 2 storey extension to rear, side and front of existing house, removing garage at ground floor and 2 new bedrooms at first floor level, permission also sought for single storey porch extension to front of existing house and all associated site works

Area	Area 3 - Central
Application Number	WEB1844/25
Application Type	Permission
Applicant	Peter Dee
Location	69 Russell Avenue, Drumcondra, Dublin 3, D03 TX66
Registration Date	15/04/2025
Additional Information	
Proposal:	PERMISSION for construction of flat roof dormer and removal of redundant chimney to rear, new roof windows to front and internal alterations to upgrade attic storage space at 69 Russell Avenue, Drumcondra, Dublin 3.

Area	Area 3 - Central
Application Number	WEB1850/25
Application Type	Permission
Applicant	James Stafford
Location	38 Blackhall Place, Stoneybatter, Dublin 7
Registration Date	15/04/2025
Additional Information	
Proposal:	The development will consist of, demolition of the existing single storey extension and construction of a new single-story extension, with ground floor level glazed lightwell courtyard with accessible roof garden to first floor level, with provision of privacy screening, defensive planting & raised planters to rear. 2 No. Roof lights with PV solar array to rear roof, internal reconfiguration, and associated site works. Accommodation consists of living-kitchen-dining area, shower room, 1 No. bedroom/study and storage to ground floor level with 2 No. bedrooms, shower room and new access door to roof garden at first floor level.

Area	Area 3 - Central
Application Number	WEB1851/25
Application Type	Permission

Applicant Ionatán De Búrca
Location 43 Saint Joseph's Place, Dorset Street Upper, Dublin 7, D07 T2T7
Registration Date 16/04/2025
Additional Information
Proposal: PERMISSION demolition of an existing 9sqm extension to rear and construction of a 15sqm single storey flat roofed extension to rear with rooflight; a dormer window to rear, and one rooflight to front.

Area Area 3 - Central
Application Number WEB1852/25
Application Type Permission
Applicant Philip Cavanagh
Location 5, Kinvara Park, Navan Road, Dublin 7
Registration Date 16/04/2025
Additional Information
Proposal: Planning permission for attic conversion to non habitable storage with hip to gable with window to side and new dormer to rear and roof windows to front.

Area Area 3 - Central
Application Number WEB1865/25
Application Type Permission
Applicant Christy and June Bradley
Location 136, Tolka Road, Dublin 3
Registration Date 16/04/2025
Additional Information
Proposal: Planning permission to (i) widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging (ii) To relocate existing streetlight.

Area Area 3 - Central
Application Number WEB1872/25
Application Type Permission
Applicant Anna Wall
Location 42, Offaly Road, Cabra, Dublin 7
Registration Date 17/04/2025
Additional Information
Proposal: The development will consist of alterations and extension to the existing two storey semi-detached house to include, a new two storey side extension, a single storey front porch, demolition of an existing garden shed, a new vehicular access to the site & a car parking space and associated site works.

Area Area 3 - Central
Application Number WEB1884/25
Application Type Permission
Applicant Elizabeth McCann
Location 9, Millmount Place, Drumcondra, Dublin 9

Registration Date 18/04/2025

Additional Information

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

Area Area 3 - Central
Application Number WEB1885/25
Application Type Permission
Applicant Teresa O'Dowd
Location 30 Cedarwood Park, Glasnevin North, Dublin 11, D11 AX80
Registration Date 18/04/2025

Additional Information

Proposal: Attic conversion with two number dormer windows to side, two number new windows at attic level. One to front and one to rear with porch bay window and canopy to front and associated site work.

**Area 3
Decisions**

Area Area 3 - Central
Application Number 0073/25
Application Type Section 5
Decision SPLIT DECISION - EXPP
Decision Date 14/04/2025
Applicant Aydin Hospitality Holdings Ltd
Location 75, North Circular Road, Dublin 7
Additional Information Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Reconstruction of existing front boundary wall. Replacement of external door to basement including new lintel head. Refurbishment of Stairhall landing window. Re construction of rear garden boundary walls.

Area Area 3 - Central
Application Number 0124/25
Application Type Section 5
Decision Exempt
Decision Date 15/04/2025
Applicant An Bord Pleanála
Location 64, Marlborough Street, Dublin 1, D01 V902.
Additional Information

Proposal: EXPP: Replacing nameplate signs on the face of 64, Marlborough Street with a new name An Coimisiún Pleanála, in three locations. 1. Raised letters above the front doors/canopy. 2. Engraved letters on the canopy support beams. 3. High-level, double-sided protruding logo signs.

Area	Area 3 - Central
Application Number	0129/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	15/04/2025
Applicant	Nicole Blankson
Location	No. 68/68A Prussia Street, Dublin 7, (Corner of St Josephs Road)

Additional Information

Proposal: SHEC: Demolition of existing building & construction of 2 dwellings.

Area	Area 3 - Central
Application Number	2476/19/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	14/04/2025
Applicant	Laupteen Unlimited
Location	87/88, Mabbott Lane, Dublin 1

Additional Information

Proposal: EXT. OF DURATION: The development will consist of: -> Demolition of an existing warehouse shed structure and single storey return located on Mabbot Lane to the rear of properties 87 and 88 Gardiner Street Lower; > Construction of a new 6-storey over ground level structure providing additional hotel bedroom accommodation with connection to the existing hotel at 89-90 Gardiner Street Lower (Protected Structures), Dublin 1; > All associated ancillary works.

Area	Area 3 - Central
Application Number	3010/25
Application Type	Retention Permission
Decision	
Decision Date	14/04/2025
Applicant	Amarition Ltd.
Location	31A Stoneybatter, Dublin 7, D07 DP63
Additional Information	A.I Article 35 Received

Proposal: Retention planning permission for a single storey cafe space to unit 31A located to the rear open yard area accessed through an alleyway off Stoneybatter with a signage panel above the entrance doors facing the main road , including all ancillary site works .

Area	Area 3 - Central
Application Number	3080/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	14/04/2025
Applicant	Wayne Kenny and Nikita Murphy
Location	9 Glenmore Road, Dublin 7, D07H1F6

Additional Information

Proposal: RETENTION : Retention planning permission for dormer attic bedroom with en-suite and link to first floor of office area with wc , including courtyard area , all to rear of existing dwelling .

Area	Area 3 - Central
Application Number	3696/24
Application Type	Retention Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	15/04/2025
Applicant	Mr. Charles Chawke
Location	The Oval Public House, 78 Middle Abbey Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE / RETENTION: retention planning permission is sought for the continuance of the previously approved time limited table and chairs permission reg ref 4126/16, including the erection of a wind barrier with umbrellas and approximately 4 to 6 tables and up to 20 chairs in an area approximately 20sq. m. to the front of The Oval public house at number 78 Middle Abbey Street, Dublin 1, a protected structure RPS No. 17. The wind barrier is steel and glass self supporting and demountable, bearing the logo The Oval Bar.

Area	Area 3 - Central
Application Number	3869/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	15/04/2025
Applicant	Jeff Greene
Location	77, Home Farm Road, Dublin 9

Additional Information

Proposal: Permission for A. Relocation of existing vehicular access gates to allow for easier exit / egress, - B. Dishing of footpath to accommodate same. C. All associated site works to front of No 77 Home Farm Road Drumcondra, Dublin 9.

Area	Area 3 - Central
Application Number	3874/24
Application Type	Permission
Decision	REQUEST AT EXT OF TIME
Decision Date	17/04/2025
Applicant	Magaret Doran
Location	50 Blessington Lane, rear 50 Blessington Street , Dublin 7, D07 X585

Additional Information

Proposal: Permission is sought for the partial demolition and reconstruction of existing structure to provide one no. 1 bedroom, two-storey mews house including, new front façade with Juliet Balcony to front and new pitched roof with increased ridge height at 50 Blessington Lane, rear of 50 Blessington Street, Dublin 7 D07 X585.

Area	Area 3 - Central
Application Number	WEB1328/25
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	14/04/2025
Applicant	Debbie Cummins
Location	74, Mckee Park, Cabra West, Dublin 7, D07 E7K8
Additional Information	
Proposal: A new attached two storey house to side garden of existing house. Also included are adjusted vehicular and pedestrian entrances with all associated siteworks.	

Area	Area 3 - Central
Application Number	WEB1337/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	15/04/2025
Applicant	Test Triangle Ltd
Location	85, Marlborough Street, Dublin 1, D014 H973
Additional Information	
Proposal: PROTECTED STRUCTURE - We Test Triangle Ltd are seeking planning permission to The Andhra Bhavan Restaurant at 85 Marlborough St, Dublin 1, D01 H973, for a new kitchen extract system comprising a fire rated ventilation duct in the basement kitchen and a new ventilation duct to the external rear elevation. External ventilation duct with cowl to terminate above parapet level and all ancillary works.	

Area	Area 3 - Central
Application Number	WEB1356/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/04/2025
Applicant	Peter & Evelyn Treacy
Location	91, Park Road, Dublin 7, D07 R259
Additional Information	
Proposal: The development consists of: (1) demolition of existing single-storey garage to side of property, (2) additions and alterations to the existing dwelling house to include; (a) construction of a two-storey extension to side, (b) construction of single-storey extension / porch to front, (c) alterations and extension of existing hipped main roof of dwelling to incorporate a full gable roof over new two-storey extension to side, (3) conversion of attic and construction of new zinc-clad dormer to rear, (4) installation of two roof-lights to the front pitch of main roof of dwelling, and, (5) all associated site, drainage and structural works.	

Area	Area 3 - Central
Application Number	WEB1357/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/04/2025
Applicant	Andrew Lavelle
Location	20 Carlingford Road, Drumcondra, Dublin 9, D09 RK44
Additional Information	
Proposal: Permission is sought by Andrew Lavelle for renovations and extensions to the existing two-storey, terrace house at 20 Carlingford Road, Drumcondra, Dublin 9, D09 RK44, comprising of	

the demolition of the existing single-storey rear extension & existing ancillary shed and construction of 1no. two-storey flat-roofed extension with 2no. rooflights to the rear and construction of 1no. dormer extension, with associated modifications to the existing house and fenestration including modifications to ground floor layout and site development including new hard and soft landscaping.

Area	Area 3 - Central
Application Number	WEB1367/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/04/2025
Applicant	Marian Casey
Location	56 Charleville Avenue, North Strand, Dublin 3 , D03VX56

Additional Information

Proposal: The development will consist of the demolition of the rear wall of original extension, the demolition of existing shed, part demolition of rear wall and roof of existing main building; the construction of new one storey extension to rear, new first floor extension to existing original extension, new loft extension to existing main building with dormer to rear roof, and new shed to rear garden; new flat roof to single storey extension, loft extension & shed, new pitched roof to the existing original extension, new windows and doors to rear, new roof lights to front of existing main building, all associated landscape and drainage works.

Area	Area 3 - Central
Application Number	WEB1368/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/04/2025
Applicant	Muhammad Khan
Location	19 Talbot Street , North City , Dublin 1, D01 W303

Additional Information

Proposal: PROTECTED STRUCTURE: Change of use from general retail to café with takeaway service, with opening hours from 8:00 AM to 8:00 PM, Monday to Sunday

Area	Area 3 - Central
Application Number	WEB1376/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/04/2025
Applicant	Orla Gleeson and Nick Peters
Location	176 Botanic Road, Glasnevin, Dublin 09, D09 H6X2

Additional Information

Proposal: Construction of a single storey rear extension to their home. The extension will rise from lower ground floor level such that the floor level of the proposed works will align with the upper ground floor level of the existing house, with a vented void space below which will not form part of the habitable area of the proposals. The works will comprise additional kitchen and living space together with internal alterations to the existing layout in conjunction with the lowering of the existing lower ground floor level in order to improve head room heights in this area. The works will

necessitate the relocation of the existing garden gate entrance off Botanic Lane as well as all associated and necessary external site works, including the partial demolition and rebuilding of the boundary wall facing onto Botanic Lane.

Area	Area 3 - Central
Application Number	WEB1378/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/04/2025
Applicant	B.o.M. Corpus Christi GNS N/A
Location	Corpus Christi G.N.S., Home Farm Road, Drumcondra, Dublin 9, D09 K270

Additional Information

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

Area	Area 3 - Central
Application Number	WEB1757/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/04/2025
Applicant	Ruth Haverty & Fergus McDonnell
Location	8 St. Attracta Road, Cabra East, Dublin 7

Additional Information

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

Area	Area 3 - Central
Application Number	WEB1763/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/04/2025
Applicant	Malgil Properties Ltd.
Location	no.57, Parnell Square West, Dublin 1

Additional Information

Proposal: 'Dublin City Council - We Malgil Properties Ltd. intend to apply for Planning permission for development on a site of 0.0215 ha at no.57 Parnell Square West, Dublin 1,D01 FK24 (a Protected Structure Ref. 6416). The proposed development seeks permission for: The commercial change of use from vacant office from basement to third floor levels to a Guesthouse for short-stay tourist / visitor accommodation use, comprising of 13no. bedrooms and associated ancillary development including associated lounge, lobbies, plant area, storage, cleaners/linen area, bike

and bin store. Removal of existing non original internal partitions as required. Upgrading of historic doors and floors where required. Modifications to the building's rear external façade including the removal of external modern fire staircase, reinstatement of original window opens and installation of historically accurate sash windows to same. The construction of new internal recessed partitions and doors from basement to third floor levels. Provision of 'pod' en-suite bathrooms for each guest room, and 'high end' fit out. Associated site servicing (foul and surface water drainage and water supply); and all other associated site servicing, landscaping and development works above and below ground.'

Area	Area 3 - Central
Application Number	WEB1764/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/04/2025
Applicant	Anna Wall
Location	42 Offaly Road, Cabra, Dublin 7, D07 Y478

Additional Information

Proposal: The development will consist of alterations and extension to the existing two storey semi-detached house to include, a new two storey side extension, a single storey front porch, demolition of an existing garden shed, a new vehicular access to the site & a car parking space and associated site works.

Area	Area 3 - Central
Application Number	WEB1768/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/04/2025
Applicant	Klarent Hospitality
Location	Hilton Garden Inn Hotel , Custom House Quay, North Wall, Dublin 1, D01 V9X5

Additional Information

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

Area	Area 3 - Central
Application Number	WEB1769/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/04/2025
Applicant	Building Futures Limited
Location	82, Capel Street, Dublin 1, D01 WC04

Additional Information

Proposal: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL - Planning permission is sought by Building Futures Limited for development at 82 Capel Street, Dublin 1, D01 WC04 (a Protected Structure RPS Ref. no. 1192). The development will consist of: (i) Reinstatement of existing front lightwell serving basement level including removal of concrete paving locally over the well. (ii)

Removal of existing modern non-original blockwork to 2no. existing front façade openings. (iii) Repair of arched masonry head to original door opening serving front lightwell. (iv) Provision of a new doubled glazed timber casement window and a solid timber door to original lightwell openings. (v) Provision of a cast iron and glass block rooflight with a granite border in the footpath over the lightwell. (vi) Provision of a lime finish to lightwell walls, granite paving to the floor and a French drain. (vii) Provision of granite cill to lightwell's existing window opening.

Area	Area 3 - Central
Application Number	WEB1786/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/04/2025
Applicant	Kevin Littlewood
Location	2 Prospect Avenue, Glasnevin, Dublin 9, D09 DD83
Additional Information	

Proposal: RETENTION: The development will consist of the retention of the conversion of the first and second floor office space into a 2-bedroom apartment along with all associated site works.

Area	Area 3 - Central
Application Number	WEB1789/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/04/2025
Applicant	Christy and June Bradley
Location	136, Tolka Road, Dublin 3
Additional Information	

Proposal: Planning permission to (i) widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging (ii) To relocate existing streetlight.

Area	Area 3 - Central
Application Number	WEB2113/24
Application Type	Permission
Decision	REQUEST AT EXT OF TIME
Decision Date	16/04/2025
Applicant	SRM Book and Cook Ltd.
Location	60-66, Glasnevin Hill, Dublin 9
Additional Information	

Proposal: Permission is sought for a mixed-use development on lands at Nos. 60-66 Glasnevin Hill, Dublin 9, (excluding the existing real estate unit located at ground floor level of No. 64 Glasnevin Hill). Consisting of: No. 60 (D09DF30); No. 62a (D09 CC01); No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); No. 62 (D09 PX05); and No. 66 (D09 R882). The proposed development comprises the following (i) the demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at No. 60 (D09 DF30) and No. 62a (D09 CC01); 2-bed apartment at No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); single-storey childcare unit at No. 62 (D09 PX05); and single-storey pizzeria unit at No. 66 (D09 R882); (ii) the construction of a 5-storey over basement, with lift overrun and stairs above, mixed-use development consisting of the following: (a) Basement level

providing bicycle storage (31 no. spaces inclusive of 2 no. cargo bicycle spaces). Access to the basement is provided via a lift from Glasnevin Hill on the northern elevation of the site and an internal residents lift within the building. Ground floor level restaurant to replace the existing Washerwoman restaurant, with pedestrian access provided from Glasnevin Hill. A second pedestrian access from the rear is also proposed serving as an emergency exit and access to bin storage. The restaurant will comprise a seating area, kitchen, dry goods room, cold room, staff changing room, toilets, bin store and store/office. The ground floor level will also accommodate 2 no. apartment lobbies, lift shaft, and refuse storage which will serve the residential units at upper floors. Pedestrian access to the apartments will be provided from Glasnevin Hill. (b) provision of 16 no. apartments, comprising 12 no. one-bed apartments and 4 no. two-bed apartments from 1st to 4th floor levels. Each apartment is provided with an area of private amenity space in the form of a private balcony. Communal open space has been provided at roof level in the form of a 110sq.m terrace area. (iii) The development will also include landscaping; boundary treatments; the provision of SuDS measures, solar panels and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2409/24
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	14/04/2025
Applicant	H.S.E. Estates Department
Location	7, Marne Villas, Phibsborough, Dublin 7, D07 P7R9
Additional Information	Additional Information Received
Proposal:	RETENTION: Retention of Change-of-Use from Residential Dwelling to Social & Community based Resource Centre

Area	Area 3 - Central
Application Number	WEB2684/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/04/2025
Applicant	Patrick Quearney
Location	Stanhope Centre, Grangegorman Lower, Dublin 7, D07 X8R6
Additional Information	Additional Information Received
Proposal:	The development will consist of: (1) Refurbishment works to existing Health Clinic and Medical Consultants' Suites to be comprised of changes to internal layout at ground floor level to provide 2 no. clinic and 4 no. Medical Consultant Suites (265 sqm), at first floor level to provide Medical Consultants' Suites (190sqm), and all associated elevational changes; (2) New accessible public side entrance with ramp and canopy; (3) Provision of waste storage facilities at ground floor level; (4) Removal of existing oil tank and replacement with external heat pump and associated plant at ground floor level; (5) Addition of new PV panel solar mounting system to existing roof; (6) And all associated ancillary site works and services.

Area	Area 3 - Central
Application Number	WEBDSDZ2255/24
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	17/04/2025
Applicant	Waterside Block 9 Developments Limited
Location	Site within City Block No. 9 (c.1.95ha), North Wall Quay and Mayor Street Upper, Dublin 1
Additional Information	Additional Information Received

Proposal: Waterside Block 9 Developments Limited intends to apply for permission for development on this site of c. 0.22ha to amend Block No. 1 of a previously permitted 3-block scheme (Reg. Ref. DSDZ5296/22 (referenced as 'Scheme No. 9'), which itself amends Reg. Ref. DSDZ2103/21 ('Scheme No. 7'), Reg. Ref. DSDZ3409/19 ('Scheme No. 6'), Reg. Ref. DSDZ3780/17 ('Scheme No. 5') and Reg. Ref. DSDZ3779/17 ('Scheme No. 4') (the latter since expired)). For the purposes of identification, this Application is identified as the 'Block No. 1 Amendment Scheme / Scheme No. 12'. This Application ('Scheme No. 12') relates to a proposed development within a Strategic Development Zone Planning Scheme area, located within City Block No. 9 (c.1.95ha), North Wall Quay and Mayor Street Upper, Dublin 1, bounded by permitted Block No. 2 (Reg. Ref. DSDZ3552/24 ('Scheme No. 14')) to the south (c. 0.48ha), Mayor Street Upper to the north, the residual City Block No. 9 lands of 1.24ha to the east (currently the subject of a Planning Application for a mixed-use development (Reg. Ref. DSDZ4146/24 ('Scheme No. 16')), with Castleforbes Road to the west, as identified in the North Lotts & Grand Canal Dock Planning Scheme, 2014. Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') (on a site of c.1.04ha) permits the construction of 3 No. commercial office buildings identified as Block Nos.1, 2 and 3, ranging in height from 5-storeys to 9-storeys totalling 67,903 sq m (including retail (143 sq m) in Block No. 3 and retail services (130 sq m) and gallery / exhibition (188 sq m) in Block No. 2). Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') permits inter alia the 'decoupling' both above and below ground of the previously-permitted Block No. 1 (11,916 sq m), Block No. 2 (34,129 sq m) and Block No. 3 (13,355 sq m), respectively, from each other, in order that each Block can be developed separately of each other, and is valid until 21 June 2028. Permitted Block Nos. 2 and 3 are not affected by this Application. (Permission Reg. Ref. DSDZ4408/23 ('Scheme No. 11') subsequently amended Block No. 2 (34,244 sq m) and it was subsequently amended by Permission Reg. Ref. DSDZ3552/24 ('Scheme No. 14') (34,181 sq m).) Additionally, on Tuesday, 13 August 2024, the Applicant lodged a Planning Application for a proposed Mixed-use Scheme (Reg. Ref. DSDZ4146/24 ('Scheme No. 16')) seeking permission for development to construct 3 No. Residential Blocks (identified as Blocks A, B and C) and to amend the previously permitted Block No. 3 on a site of 1.24ha (predominantly on the eastern part of City Block No. 9) including ancillary external works including revised landscaping, the permanent design for the central civic space Pocket Park and the relocation of the vehicular ramp from North Wall Avenue to the north by 1.5m to the north at Ground Floor Level 00. The Permitted Block No. 1 ('Scheme No. 9') has a combined Total Floor Area (TFA) of 11,916 sq m (comprising: 9,282 sq m from Ground Floor Level 00 and up; 1,302 sq m at Lower Ground Floor Level -01; and 1,332 sq m at Basement Level -02). The Total Floor Area of the proposed Amendment Scheme ('Scheme No. 12') increases Block No. 1 by 3,763 sq m from that granted by Permission Reg. Ref. DSDZ5296/22 ('Scheme No. 9') from 11,916 sq m to 15,679 sq m, derived by: the inclusion of 1,495 sq m at Basement Level -03; an increase of 473 sq m at Basement Level -02; an increase of 435 sq m at Lower Ground Floor -01; and an increase of 1,360 sq m from Ground Floor Level 00 and up. The Block No. 1 Amendment Scheme ('Scheme No. 12') will consist of the following external works: 1. Change of Levels of the external landscaping from 4.0m OD to 4.1m OD to align the external levels of Block No. 1 with the external levels of the Permitted Block No. 2 (Reg. Ref. DSDZ4408/23); and 2. Addition of a new landscaped area to the east of proposed Block No. 1. The proposed amendments to Block No. 1 will also consist of the following: 1. Construction of an additional Basement Level -03 to accommodate the relocation of plant from permitted Basement Level -02 to proposed Basement Level -03 (Scheme No. 7 (Reg. Ref. DSDZ2103/21) had permitted a third level of Basement under Block No. 3, but it was omitted by Scheme No. 9 (Reg. Ref. DSDZ5296/22)); 2. Addition of an

attenuation tank below proposed Basement Level -03; 3. Change of use from part of permitted Basement Level -02 plant space to commercial office floor space (473 sq m) (lit by a lightwell from Ground Level 00 down to Basement Level -02); 4. Reconfiguration of Basement Level -02 to accommodate an increase in the number of bicycle spaces (by 53 No. from 156 No. to 209 No.), lockers, showers and increased plant area; 5. Extension to Basement Level -02 and Lower Ground Floor Level -01 to the east; 6. Relocation of internal vertical columns from Basement Level -02 through to Sixth Floor Level 06 to align with revised building configuration; 7. Increase of commercial office space by 440sq m from 916 sq m to 1,356 sq m at proposed Lower Ground Floor Level -01; 8. Alteration of the internal Ground Floor Level 00 from 4.0m OD to 4.1m OD to align with Block No. 2 of the Permitted Reg. Ref. DSDZ5296/22 Scheme as amended by Reg. Ref. DSDZ4408/23 as amended by Reg. Ref. DSDZ3552/24 ('Scheme No. 14'); 9. Reconfiguration of the west and southwest entrances, including the reconfiguration of secondary entrances, with the facade expression pushed up at the entrance corner, and revised landscape along Castleforbes Road; 10. Alterations to lightwells and vents along Castleforbes Road, including the relocation of permitted internal lightwell external to south façade, in response to the revised entrance and inter alia to provide improved daylight to lower levels; 11. Alterations to and reconfiguration of Core 01 including the addition of a fire escape corridor exiting to the south façade at Ground Floor Level 00, as per fire compliance requirements; 12. Alterations to and reconfiguration of Core 02 including relocation of the waste lift and the addition of an associated fire escape door exiting to the north façade at Ground Floor Level 00, as per fire compliance requirements; 13. Relocation of Ground Floor Level 00 ESB substation and switchrooms eastwards along north façade at Ground Floor Level 00 with alterations to the ESB substation façade as per ESB compliance requirements; 14. Addition of a decorative screen to Core 02 at Ground Floor Level 00 and ESB substation at north and west façade; 15. Extension of the south-east Ground Floor Level 00 through to Fourth Floor Level 04 to the east; 16. Extension of the north-east Ground Floor Level 00 through to Fifth Floor Level 05 to the east; 17. Reconfiguration of the Ground Floor Level 00 and extension of the south-west facade, and reduction of the west facade at Core 02 to the east; 18. Extension to Ground Floor Level 00 through to Roof Level 07 to the east; 19. Extension to First Floor Level 01 to the south; 20. Reduction of the west facade in south-west corner from First Floor Level 01 and an equivalent localised reduction up to Sixth Floor Level 06; 21. Reduction of the west facade to the east from First Floor Level 01 to Seventh Floor Level 07; 22. Increase in floor-to-floor levels from 4.2m to 4.575m at Third Floor Level 03, Fifth Floor Level 05 and Sixth Floor Level 06, to allow for the provision of amenity terraces (resulting in an overall increase in height from the permitted parapet height of 37.275m OD to 38.4m OD and an increase of lift overrun height from the permitted 38.975m OD to 40.2m OD); 23. Extension to Sixth Floor Level 06 to the south; 24. Alterations to plant, plant screen and overruns at Roof Level 07; 25. Provision of rainscreen cladding at lift overruns at Roof Level 07; 26. Alterations to the north, east, south and west facades, including the redesign of bronze opaque panels on east and west facades and removal of perforated metal panels on west and north facades; and 27. The undertaking of all other site and ancillary development works above and below ground. The Block No. 1 Amendment Scheme ('Scheme No. 12') includes the provision of 209 No. long-stay bicycle parking spaces (representing an additional 53 No. long-stay bicycle parking spaces from the permitted Block No. 1) and the provision of an additional 11 No. short-stay visitor bicycle parking spaces (including 1 No. cargo bicycle parking space) externally at Ground Floor Level 00, resulting in a total provision of 220 No. bicycle parking spaces in the proposed scheme (a total increase of 64 No. bicycle parking spaces associated with Block No. 1 from the previously permitted provision).

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)

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

Area	Area 3 - Central
Application Number	0150/25
Application Type	Social Housing Exemption Certificate
Applicant	Michelle Synnott
Location	Doreen House, 317-319, Blackhorse Avenue, Dublin 7
Registration Date	15/04/2025
Additional Information	
Proposal:	SHEC: Provision of 2 no. apartments in roof space of existing apartment block
