



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(26/05/2025-01/06/2025)

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

Area	Area 1 - South East
Application Number	3233/25
Application Type	Permission
Applicant	Anita Fullerton
Location	2 Newbridge Avenue, Sandymount, Dublin 4
Registration Date	30/05/2025

Additional Information

Proposal: 1. Use of existing vehicular entrance off Newbridge for the existing and proposed new house . 2. The construction of a two bedroom two storey detached flat roof house with 3. roof access stairs and glazed roof access structure to roof garden . 4. Alterations to boundary walls , landscaping , drainage works and ancillary and associated works .

Area	Area 1 - South East
Application Number	3234/25
Application Type	Permission
Applicant	Rainsford Management Company Ltd .
Location	Rainsford Avenue, The Liberties, Dublin 8
Registration Date	30/05/2025

Additional Information

Proposal: The development located within an Architectural Conservation will consist of the construction of a new bin storage structure to the northern end of Rainsford Avenue , together with all associated site works .

Area	Area 1 - South East
Application Number	WEB1322/25
Application Type	Permission
Applicant	Hibernia Real Estate Group Limited
Location	Site of 0.56 ha at Clanwilliam Court, Clanwilliam Place and Lower Mount Street, Dublin 2
Registration Date	27/05/2025

Additional Information Additional Information Received

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), 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 Street side to Clanwilliam Place.

Area	Area 1 - South East
Application Number	WEB2165/25
Application Type	Retention Permission
Applicant	Loyola Enterprises Ltd
Location	The Bath, 26 Bath Avenue, Sandymount, Dublin 4 into part of the front garden of 28 Bath Avenue
Registration Date	27/05/2025

Additional Information

Proposal: RETENTION permission is sought by Loyola Enterprises Ltd to retain the extension of the existing beer garden to the front of The Bath licensed premises at 26 Bath Avenue, Sandymount, Dublin 4 into part (34 sq.m.) of the front garden of Number 28 Bath Avenue while continuing to facilitate pedestrian access to Number 28 which remains in residential use. Retention permission is also sought to retain the boundary fences, paving, seating and fixtures in the expanded area incorporating mature landscaping to the northern and southern boundaries and timber fencing to the northern and eastern boundaries.

Area	Area 1 - South East
Application Number	WEB2168/25
Application Type	Permission
Applicant	Douglas Gleasure
Location	84, Highfield Road, Dublin 6, D06 RF97
Registration Date	27/05/2025

Additional Information

Proposal: The development will consist of the construction of a 2 bed 3 person self-contained apartment with own hall door access at first floor level above existing single storey hair salon with pedestrian and cycle access from the public footpath at 84 Highfield Road. This proposal also includes for new external brick finish to the existing four plastered ground floor elevations and redesign of salon front elevation (door and window surrounds), all at 84 Highfield Road, Dublin 6, D06 RF97.

Area	Area 1 - South East
Application Number	WEB2176/25
Application Type	Retention Permission
Applicant	3Dental LTD

Location 13-16, Redmond's Hill, Aungier Street, Dublin 2, D02 RP46
Registration Date 28/05/2025
Additional Information
Proposal: RETENTION: The development consists of a retention planning application for existing front elevation signage incl: (1) Sign No. 1 illuminated block lettering sign above 1st fl. windows; (2) Sign No. 2 Decal sign fixed inside glazing above 1st. fl; (3) Sign No. 3 board sign over front entrance & service entrance; & (4) Sign No. 4 incl. 3 x board signs fixed at 1st fl. to windows.

Area Area 1 - South East
Application Number WEB2184/25
Application Type Permission
Applicant Sheeran Paul
Location 7 Johnson's Court, Dublin 2, D02 K799
Registration Date 28/05/2025
Additional Information
Proposal: (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors; (iv) and all other associated works necessary to facilitate the change of use.

Area Area 1 - South East
Application Number WEB2187/25
Application Type Retention Permission
Applicant Swabridge Limited
Location Swan Shopping Centre, Rathmines Road Lower, Rathmines, Dublin 6
Registration Date 28/05/2025
Additional Information
Proposal: RETENTION PERMISSION: Retail kiosk, Unit 53, area circa 15.9 sqm, by the staircase near the Southern entrance to Swan Shopping Centre on Rathmines Road Lower, Rathmines, Dublin 6

Area Area 1 - South East
Application Number WEB2200/25
Application Type Permission
Applicant James Aiken
Location Unit 3, The Anchorage, Ringsend Road, Dublin 4, D04X924
Registration Date 29/05/2025
Additional Information
Proposal: CHANGE OF USE of an existing ground floor, single-storey, open plan office unit to provide a two-bedroom residential apartment, inclusive of internal alterations and all associated drainage and ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB2209/25

Application Type	Retention Permission
Applicant	Mochara Limited
Location	4, Dame Lane, Dublin 2
Registration Date	29/05/2025
Additional Information	

Proposal: RETENTION: Of backlit signage at fascia level to the front elevation and of 2 No internally illuminated projecting signs on the front elevation. The development would also involve the removal of the existing unauthorised shopfront façade constructed from timber framing.

Area	Area 1 - South East
Application Number	WEB2215/25
Application Type	Permission
Applicant	Park Montessori Sandymount
Location	41 Farney Park, Sandymount, Dublin 4, D04VX40
Registration Date	30/05/2025
Additional Information	

Proposal: The modification of planning condition no. 2 to the previous grant permission PA 4001/09 and PL 29S.235635 to extend the creche's operating hours from 12.30pm to 6pm to allow for afterschool facilities. As the applicant already retains a purpose built facility, no additional construction work is proposed at 41 Farney Park, Dublin 4, D04 VX40.

Area	Area 1 - South East
Application Number	WEB2227/25
Application Type	Permission
Applicant	Edwina Governey
Location	14, Morehampton Lane, Donnybrook, Dublin 4
Registration Date	30/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: The development which is in the in the curtilage of a protected structure, will consist of the demolition of the existing dilapidated single-storey garage and the construction of a new three-storey mews dwelling with two car parking spaces involving alterations to the wall onto the lane and all associated site works.

Area	Area 1 - South East
Application Number	WEB2230/25
Application Type	Permission
Applicant	Paul Sheeran
Location	7, Johnson's Court, Dublin 2, D02 K799
Registration Date	30/05/2025
Additional Information	

Proposal: (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors; (iv) and all other associated works necessary to facilitate the change of use.

Area	Area 1 - South East
Application Number	WEB2691/24

Application Type	Permission
Applicant	Harry and James Simpson
Location	Site to the rear of No. 67 and 69 Merrion Road, Dublin 4, D04 RD40
Registration Date	27/05/2025
Additional Information	Additional Information Received

Proposal: The proposed development comprises the sub-division of the rear garden of No. 67 Merrion Road and formation of a new vehicular access onto the adjoining lane serving the Wanders Football Club (off Merrion Road) to serve the sub-divided plot and proposed residential development thereon (to the rear of No. 67 and 69 Merrion Road). The proposed residential development consists of the erection of 6 no. houses, comprising a two-storey, semi-detached pair of one 2-bedroom house and one 3-bedroom house together with a 3-storey terrace of 4 no. 4-bedroom houses. All houses benefit from private amenity space in the form of rear gardens and roof terraces / balconies. The 2-storey houses backing onto No. 67 Merrion Road benefit from north-east and south -west facing terraces / balconies at first floor level, respectively. The 3-storey houses backing onto the common rear boundary with the Wanders Football Club benefit from south-west facing terraces / balconies at first floor level and south- / south-west facing terraces at second floor level. All houses benefit from integral bin stores and one car parking space (6 no. spaces in total). A total of 5 no. Sheffield bicycle stands are provided (to the front of Unit 1 and Units 3-6). Unit 2 benefits from an integral bicycle storage space. The development includes for all associated site works (including the relocation of an existing pedestrian access gate along the northern boundary of No. 67 Merrion Road and the closure of existing vehicular gates and infill of the existing stone boundary wall to the rear of No. 67 Merrion Road (on a like-for-like basis) together with the hard- and soft landscaping of the site.

Area	Area 1 - South East
Application Number	WEB2729/24
Application Type	Permission
Applicant	Ventaway Limited
Location	Site bound by City Quay to the north, Moss Street to the west & Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 PC03), 5 City Quay and 23-25 Moss Street (D02 F854)
Registration Date	29/05/2025
Additional Information	Clarification of Add. Information Recd.

Proposal: The proposed development comprises:- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;- The arts centre is contained at ground and lower ground floor levels; - The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;- The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary;- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices; All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

Area	Area 1 - South East
Application Number	WEB2775/24
Application Type	Permission
Applicant	Charlemont Project Limited
Location	11C and 9/14 Milltown Road, Milltown, Dublin 6., The application site consists of the Murphy and Gunn site (currently Autovision) and the former, St Joseph's Junior Education Centre, Site

Registration Date 27/05/2025

Additional Information Additional Information Received

Proposal: We, Charlemont Project Limited, intend to apply for planning permission for amendments to the development permitted under ABP Ref.: 313048-22 and DCC Reg. Ref.: 4115/21 on lands at 9/14 and 11c Milltown Road, Milltown, Dublin 6. The application site consists of the former Murphy and Gunn site (currently Autovision) and the former St Joseph's Junior Education Centre site. The proposed amendments seek to alter the permitted development from a Build to Rent apartment scheme to a standard apartment scheme, and comprises of the following:

- Omission of Condition No.s 3, 4 and 5 of the An Bord Pleanála Order under ABP Ref.: 313048-22;
- Alterations to 3 no. units at ground floor level to provide private amenity space to each unit on the north elevation, and associated alterations to the north elevation; and
- All associated site development works.

The permitted development (ABP Ref.: 313048-22 and DCC Reg. Ref.: 4115/21) provides 74 no. residential units and there is no proposed change to the total number or mix of units permitted.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3029/25
Application Type	Permission
Applicant	Kevin Feeney and Katie Callinan
Location	No. 33 Wellington Place , Dublin 4, D04 K3C8
Registration Date	28/05/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of: 1] the construction of a single storey, ground floor extension of 18.8m² with monopitch rooflight to the rere of the property; 2] the construction of a single storey garden office of 12.5m² with monopitch roof and associated external storage building of 2.4m² with monopitch roof to the rere of site, and external bin storage building of 1.2m² to the front garden; 3] the demolition of an existing 4m² stand alone boiler-house in the rere garden; the removal of contemporary steel stairs, timber storage shed and childrens' playhouse in rere garden; 4] alterations to the existing house, including reinstatement of existing doorway below entrance stairs at lower ground floor level; blocking up of contemporary doorway to front elevation at lower ground floor level; alteration to existing lower ground floor window to front elevation to provide for new doorway; alteration to rere window at lower ground floor level to provide for access to new extension; new ope between lower ground floor reception rooms; new ope to west elevation of return at lower ground floor level to provide for access to proposed new extension; alterations to opes to south elevation of return; and new ope to west elevation of return at first floor level 5] replacement of existing 2-over-2 double glazed contemporary sash windows with 6-over-6 timber framed sliding sash windows at upper ground and first floor on front and rere elevations; 6] installation of 4no. solar panels on south face of existing roof [to centre valley]; 7] associated drainage, hard landscaping and planting works to the front and rere gardens.

Area	Area 1 - South East
Application Number	3229/25
Application Type	Permission
Applicant	Patrick and Karen Claffey
Location	39 Greenlea Road, Terenure, Dublin 6W, D6W F205
Registration Date	29/05/2025

Additional Information

Proposal: The development will consist of modifications to the permitted development reg. ref. 4213/24 to include (a) first floor extension to the rear; (b) single storey garden room in the rear garden; (c) removal of proposed garden shed and associated site works.

Area	Area 1 - South East
Application Number	3232/25
Application Type	Permission
Applicant	Breda Howard
Location	2 Curzon Street, Dublin 8, D08 A7X2
Registration Date	29/05/2025

Additional Information

Proposal: The development will consist of the demolition of the existing single storey return at the rear of the existing house, the construction of a two storey return at the rear with a mono-pitched roof whose ridge will match the level of the existing ridge, the external insulation of the rear of the main house and internal alterations.

Area	Area 1 - South East
Application Number	3235/25
Application Type	Retention Permission
Applicant	Karl Townsend-Smyth and Jane Goldrick
Location	9 Rathmore Villas, Dublin 6W, D6W HF84
Registration Date	30/05/2025

Additional Information

Proposal: Retention will consist of the following amendments to the approved planning permission -ref 4330/24; Increase parapet height on existing rear extension by 320mm. Change proposed vertical extension flat roof to pitched roof to match existing and relocate proposed Velux window to suit.

Area	Area 1 - South East
Application Number	WEB1216/25
Application Type	Permission
Applicant	Eidolon Investments
Location	43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0
Registration Date	26/05/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development of a two storey mews dwelling house in an infill terrace site with pedestrian and vehicular access from Waterloo lane, with 1no. car parking space, new rear boundary wall, new front boundary wall and openings, bin store and bicycle store

and all associated site landscaping and drainage works at the rear of 43 Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0 a protected structure (ref: 8288)

Area Area 1 - South East
Application Number WEB1217/25
Application Type Permission
Applicant Eidolon Investments
Location 43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0
Registration Date 26/05/2025
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The conservation and extension of 43 Waterloo Road, Ballsbridge, Dublin 4, a Protected Structure (Ref: 8288), to include the Removal of existing rear extensions, internal alterations and to construct a new part single, part two storey rear extension and boundary wall to include all site and ancillary works.

Area Area 1 - South East
Application Number WEB1686/25
Application Type Permission
Applicant Martin Finnegan
Location Woodycrest , 8A, Leicester Avenue, Rathmines, Dublin 6, D06 Y1Y5
Registration Date 29/05/2025
Additional Information Additional Information Received
Proposal: Single-storey flat roof extension to the front and side, including a new front window. Two-storey flat roof side extension with a rooflight, two upper floor windows to the front, and one to the rear.

Area Area 1 - South East
Application Number WEB2157/25
Application Type Permission
Applicant Sinead Finnegan
Location 4, Elmwood Avenue Lower, Dublin 6
Registration Date 26/05/2025
Additional Information
Proposal: Permission for the refurbishment, ground, first and second floor extension with attic dormer extension to the rear of a two storey terraced house at number 4 Elmwood Avenue Lower, Ranelagh, Dublin 6. The proposed development will consist of the demolition of the existing full width ground floor extension and partial width rear return at first floor and the construction of a full width ground floor extension to the rear (23 m2) with rooflight over kitchen space and partial width extension at first floor (14m2) and second floor (14m2) along the northeast boundary connecting with a dormer attic extension (8 m2) to the rear pitch (total existing and proposed house area is 145 m2). The proposed development will also consist of general remedial work to the ground floor layout to include removal of walls to provide for a more open living space at ground with new kitchen and dining room within extension and new wc under raised stairs and an amended first floor layout with bathroom, utility room and bedroom housed in the rear extension and new bathroom and walk in wardrobe in the front bedroom. The proposed development will also cater for an extended attic space with new dormer to the rear pitch with home office, walk in wardrobe and bathroom in rear extension section connecting to dormer, 4 new roof lights over kitchen space at

ground level, walk in wardrobe, stairs and bathroom at attic level and all associated site, drainage and landscaping works.

Area	Area 1 - South East
Application Number	WEB2172/25
Application Type	Permission
Applicant	Jonathan Loftus and Kevin Ryan
Location	88, Kimmage Road West, Dublin 12
Registration Date	27/05/2025

Additional Information

Proposal: The proposed development will comprise the following: Demolition of the existing single-storey rear extension; Elevations amendments to existing front porch as main entrance; Construction of a new part single-storey, part two-storey rear extension; Internal reconfiguration to convert the existing 3-bedroom semi-detached dwelling into a 4 bedroom dwelling; Removal of the existing chimney on the north elevation; Installation of 1 no skylight on the new two-storey extension facing East; Addition of a single door to the front porch; Proposed side extension over existing garage. All works to be carried out with associated site development works.

Area	Area 1 - South East
Application Number	WEB2173/25
Application Type	Permission
Applicant	Rory Mc Guigan
Location	58, Lansdowne Road, Dublin 4
Registration Date	27/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of constructing a single storey extension to the rear of the main house, which is generally in full accordance with the previously granted permission (Reg Ref 3690/18), which has recently expired. The rear extension measuring some 68sq.M, is to be built at lower ground floor level, is flat roofed with an internal courtyard arrangement, all generally to be of the same scale, arrangement and size as that of the previously permitted development including the associated demolitions of single storey lean-to outbuildings and the formation of opening within the rear wall at lower ground floor level. The proposed development will also consist of minor internal amendments to previous permitted development at first floor and second floor /attic level, including the provision of a new dormer window constructed at attic level to the rear roof of the main house. The development will also consist of a new projecting canopy over existing side entrance at lower ground floor level and all associated and ancillary works relating to the proposed development, all in accordance with permitted development Register Reference no. 3690/18.

Area	Area 1 - South East
Application Number	WEB2174/25
Application Type	Retention Permission
Applicant	Paul Nolden
Location	6 Summerville Park, Rathmines, Dublin 6, D06 C3W2
Registration Date	27/05/2025

Additional Information

Proposal: RETENTION / PROTECTED STRUCTURE (RPS Ref. No. 7887): Retention of three

Velux rooflights to the rear roof slope, and retention of a single-storey flatroof extension and rear store.

Area	Area 1 - South East
Application Number	WEB2179/25
Application Type	Permission
Applicant	Michael and Mary Coonan
Location	2 Marine Drive, Sandymount, Dublin 4, D04 F867
Registration Date	28/05/2025
Additional Information	

Proposal: The development consists of the demolition of existing garage and single storey extension to rear and the construction of a new part two storey, part single storey extension to rear and side of the existing dwelling. The existing roof is to include rooflights, dormer window to the rear and solar panels. The proposal includes the repositioning of the vehicular entrance, new garden room to the rear of the site, internal modifications and connection to all main site services and associated works at 2 Marine Drive, Sandymount, Dublin

Area	Area 1 - South East
Application Number	WEB2185/25
Application Type	Retention Permission
Applicant	Karen Baily
Location	4, Gilford Terrace, Sandymount, Dublin 4
Registration Date	28/05/2025
Additional Information	

Proposal: RETENTION PERMISSION of single storey extension (22sq.M) to rear of existing single storey terraced dwelling.

Area	Area 1 - South East
Application Number	WEB2186/25
Application Type	Permission
Applicant	Andrew Cunningham
Location	18 Orwell Park, Dublin 6, D06 Y9V6
Registration Date	28/05/2025
Additional Information	

Proposal: Permission is sought for the construction of the following: (i) a 40.65sq.m single story garden room with WC located in the rear garden on the eastern boundary of the existing dwelling: and, (ii) addition of a pedestrian gate adjacent to the west side of the existing vehicular entrance: and, (iii) all associated site works to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2189/25
Application Type	Permission
Applicant	Ciaran O'Connor
Location	28, Gulistan Cottages, Rathmines, Dublin 6
Registration Date	28/05/2025
Additional Information	

Proposal: THE CONSTRUCTION OF NEW DORMER ATTIC EXTENSION TO REAR OF

EXISTING SINGLE STOREY DWELLING TO ACCOMMODATE NEW BEDROOM AND BATHROOM, DEMOLITION OF CHIMNEY BREAST, NEW INTERNAL ALTERATIONS TO GROUND FLOOR AND ALL ASSOCIATED WORKS TO 28 GULISTAN COTTAGES, RATHMINES, D06 T6P8.

Area Area 1 - South East
Application Number WEB2191/25
Application Type Permission
Applicant Andrew Kennedy
Location 17, Home Villas, Donnybrook, Dublin 4
Registration Date 29/05/2025

Additional Information

Proposal: Planning Permission for development at 17 Home Villas, Donnybrook, Dublin 4, D04Y7X2 (an existing two-storey terraced residential property with an existing single storey rear extension). The proposed development will consist of (a) the insertion of a single roof light to the front of the property to serve the first-floor level accommodations, (b) the demolition of the existing single storey flat-roofed rear extension and the construction of a larger single storey flat-roofed extension in lieu, along with new integrated rooflights, all associated site works, internal alterations, landscaping and drainage.

Area Area 1 - South East
Application Number WEB2192/25
Application Type Permission
Applicant Gerard Healy & Aoibhinn Finnegan
Location 9, Lea Road, Sandymount, Dublin 4
Registration Date 29/05/2025

Additional Information

Proposal: Alterations to the existing 2-storey semi-detached dwelling, to include demolition of single storey flat roofed garage to side; addition of a new ground floor doorway to side gable; widening of existing vehicular entrance gateway to front and all associated site works.

Area Area 1 - South East
Application Number WEB2198/25
Application Type Permission
Applicant Peter Walsh and Sharon O'Byrne
Location 17, Sunbury Park, Dartry, Dublin 6
Registration Date 29/05/2025

Additional Information

Proposal: The development will consist of; demolition of single storey kitchen extension to rear, removal of bay window to side, construction of a new single storey flat roof extension to side and rear (47.7 sq.m), extension to the existing single storey pitched roof rear extension (6.9 sq.m), new first floor window to side (south east) elevation, external insulation to existing walls (where shown on drawings), internal modifications, landscaping and all associated site works.

Area Area 1 - South East
Application Number WEB2203/25
Application Type Permission

Applicant Ciaran Murray and Denise Ronan
Location Sequoia, 15A Shrewsbury Road, Ballsbridge, Dublin 4
Registration Date 29/05/2025

Additional Information

Proposal: a) The addition of a new single-story garden room with pitched roof with parapet wall to the side/rear of the existing property, b) other works as part of development including; SuDS drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB2204/25
Application Type Permission
Applicant Grainne Daly
Location 7, Corrib Road, Dublin 6W.
Registration Date 29/05/2025

Additional Information

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.

Area Area 1 - South East
Application Number WEB2206/25
Application Type Permission
Applicant Ben Mulligan
Location 198, Kimmage Road West, Kimmage, Dublin 12
Registration Date 29/05/2025

Additional Information

Proposal: Construction of a single-storey extension to the rear of the existing dwelling, comprising a new kitchen, utility, living and dining area; demolition of the existing south and west walls to facilitate the extension; modification of the existing roof structure to a flat roof with a hip to allow for new glazing to the west; and conversion of the front garden to a driveway including modification to the front boundary wall, together with all associated site development works.

Area Area 1 - South East
Application Number WEB2213/25
Application Type Permission
Applicant David Byrne
Location 586, Mourne Road, Drimnagh, Dublin 12, D12 XN70
Registration Date 30/05/2025

Additional Information

Proposal: The development will consist of: Provision of a dropped kerb and dished footpath to the front of the property to facilitate vehicular access.

Area Area 1 - South East
Application Number WEB2218/25
Application Type Permission
Applicant Peter Beddy

Location 35 Percy Lane, Dublin 4, Co. Dublin, D04 X5K7
Registration Date 30/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the conservation and extension of an existing derelict mews to create a two storey house with entrance, storage on both floors of the mews accessed from Percy Lane and an extension at the rear with living, dining, study and kitchen accommodation on the ground floor, bedroom, bathroom, dressing room, laundry on the first floor. The existing mews structure forms part of a terrace of mews buildings on Percy Lane. The works comprise removal of modern metal roof on the existing mews, the conservation of existing mews' walls, the reinstatement of previously removed walls, pitched roof and first floor of the existing mews structure, the addition of a two storey pitched roof extension to the rear with balcony at first floor level to the rear garden. The restored mews building serves as entrance and storage space attendant on the new extension includes bicycle parking, bins accessed from the lane on the ground floor and household storage on the first floor. The development includes all associated site works including boundary treatments, landscaping, infrastructure, and drainage necessary to facilitate the works.

Area Area 1 - South East
Application Number WEB2220/25
Application Type Permission
Applicant Hayley Bowes & Ross Humphrey
Location 138, Keeper Road, Drimnagh, Dublin 12
Registration Date 30/05/2025
Additional Information

Proposal: The development will consist of a single-storey lean-to roof extension to the front of the existing two-storey semi-detached house, along with a new vehicular entrance off Keeper Road.

Area Area 1 - South East
Application Number WEB2224/25
Application Type Permission
Applicant Lorcan Duffy
Location 45, Gulistan Cottages, Rathmines, Dublin 6
Registration Date 30/05/2025
Additional Information

Proposal: Renovations, roof extension (7.3 gross internal cubic meters) and associated works including new first floor level with dormer window and no 2 new roof windows.

Area Area 1 - South East
Application Number WEB2229/25
Application Type Permission
Applicant Shane O'Driscoll
Location 26 Clyde Road, Dublin 4
Registration Date 30/05/2025
Additional Information

Proposal: PROTECTED STRUCTURE & CHANGE OF USE: Works will consist of: change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4007/24). Construction of a part single storey, part two storey extension to the side and rear, including a double height space. Internal alterations to the existing building including: closing up of

interconnecting doors with 27 Clyde Road, removal of stud partition walls on all floors, relocation of some door openings, the replacement of the stairs from lower ground floor to upper ground floor, laying a new concrete floor slab to the lower ground floor with insulation and underfloor heating. Form two new window openings at upper ground floor level on the North-west facade, replacement of uPVC windows to the rear with new up-and-down timber sash windows, refurbishment of existing sash windows to the front and side of the house, replacement of front door with new door to original detail, the alteration of three windows to form door openings and repointing of the brickwork to the front facade. New mechanical and electrical installation including new electrical and gas meters to the front of the house in accordance with Bord Gais and ESB standards. New bathrooms fit outs. New surface water drainage. Landscaping works including gravel parking area to the front and paved terrace to the rear. Widening of the existing vehicular entrance.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0131/25
Application Type	Section 5
Decision	Exempt
Decision Date	30/05/2025
Applicant	Crown Capital Properties Ltd
Location	25, Leinster Road, Rathmines, Dublin 6
Additional Information	Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Please refer to Section 4 of the AHIA Report for full details of the proposed works. Generally the proposal involves painting to the front door, upgrading of the fire detection system, replacement of internal doors with fire-resistant doors, repairs to windows and upgrading of kitchen and bathroom facilities.	

Area	Area 1 - South East
Application Number	0177/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	27/05/2025
Applicant	James Kenny
Location	32, Mount Street Upper, Dublin 2
Additional Information	
Proposal: EXPP: PROTECTED STRUCTURE: Change of use of protected structure from offices to accommodation for International Protection applicants. Application seeks exemption from Section 7 Planning and Development Act 1990. Listed buildings and conservation areas)	

Area	Area 1 - South East
Application Number	0179/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	29/05/2025
Applicant	Martin Henchion & Elizabeth Wheeler
Location	No. 24 & 26, Fitzwilliam Street, Dublin 4
Additional Information	

Proposal: SHEC: Demolition of 2 no. 1-storey structures & the construction of 2 no. 3-bed terraced houses, 3 storey and 2-storey.

Area	Area 1 - South East
Application Number	0184/25
Application Type	Section 5
Decision	Exempt
Decision Date	30/05/2025
Applicant	Office of Public Works
Location	National Museum of Ireland, Merrion Street Upper, Dublin 2, D02 F627

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Proposed investigative / opening-up works to include : trial pits, boreholes and soil core samples within ground floor of building and on adjacent external site; temporary lifting of area of roof slates in selected roof locations; removal of wall plaster and opening-up of wall masonry in selected locations at various floor levels; removal of ceiling plaster in selected locations at various floor levels; opening-up of floorboards in selected locations, at various floor levels -please refer to Conservation Report and Proposed Works document enclosed for further details.

Area	Area 1 - South East
Application Number	3134/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Mowgli Street Food Ltd
Location	Unit 3 (Corner Site), 41-46 South Great George's Street And, 51-53, Lower Stephen Street, Dublin 2 , D02E3E8

Additional Information

Proposal: Permission for the following additions to approved restaurant including: (i) 2 x external illuminated projecting signs (W870 x H1100mm), 2 x illuminated internal hanging logotype signs, 3 x illuminated internal hanging round signs 2 x internal menu lightboxes and vinyl manifestations on the West, South & South West (corner) elevations respectively; (ii) New louvres into the existing blank panels above each window on the West, South & South West (corner) elevations; (ii) Relocation of main entrance door on west elevation back by 200mm; (iv) New kitchen extract to existing riser at roof level; (v) New pipework & external condenser to existing screened compound at roof level .

Area	Area 1 - South East
Application Number	3135/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	The Iveagh Trust
Location	Blocks A , B , E , F , G and D Iveagh Trust Buildings , Patrick Street and Bride Street , Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE : The works for which permission is sought are conservation works to the external elevations of Blocks A, B, E, F, G and D, The Iveagh Trust Buildings, Bulley 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.

Area	Area 1 - South East
Application Number	3143/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	EJJR Ltd
Location	1 Pearse Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for construction of a new gate to allow pedestrian access to existing rear yard at number 1 Pearse Square, Dublin 2. The new gate is to be formed in the existing stone side boundary wall facing onto Pearse Street. Works to include installation of removable decking to allow level access to the new gate from the yard side and maintenance and restoration works to the boundary wall. Number 1 Pearse Square is a three-storey end of terrace house and is a Protected Structure HIAH registry reference number 50020489.

Area	Area 1 - South East
Application Number	3145/25
Application Type	Retention Permission
Decision	SPLIT DECISION(RETENTION PERMISSION)
Decision Date	30/05/2025
Applicant	Ms. Emily Collins
Location	24 Serpentine Park, Ballsbridge, Dublin 4, D04 R2A8

Additional Information

Proposal: RETENTION PERMISSION: sought by Ms. Emily Collins for some 'as-built' variations and additions to the most recent planning permission Reg. No 3381/23 (granted 13/06/23) at No. 24 Serpentine Park, Ballsbridge, Dublin 4, D04 R2A8; chiefly comprising the following; an increase to the approved ground floor rear extension of circa 12 sq. m.; minor internal alterations to layouts on all floors; minor changes to external details including the front, side, and rear elevations; a relocation of one of the original car access gateway pillars along the boundary with the public footpath; and all other associated works.

Area	Area 1 - South East
Application Number	4142/19/X1
Application Type	Extension of Duration of Permission
Decision	GRANT EXT. OF DURATION OF PERMISSION
Decision Date	27/05/2025
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.

Area	Area 1 - South East
Application Number	4156/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	26/05/2025
Applicant	Elizabeth Jones and Johnathan Larbey
Location	To the rear of 5 Kenilworth Square North (A protected structure), Dublin 6 (D06 NY58), at No.5 Kenilworth Lane West, Dublin 6

Additional Information

Proposal: Permission for development at this site: To the rear of No. 5 Kenilworth Square North (A protected structure) Dublin 6 (D06 NY58) at No. 5 Kenilworth Lane West, Dublin 6. A) The removal of an existing garden building B) The construction of 2 No. three storey semi-detached mews houses (residential units) with 2 no. associated pedestrian entrances fronting onto Kenilworth Lane West, both mews with rear private open spaces C) All ancillary site, boundary, and landscaping works.

Area	Area 1 - South East
Application Number	4267/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/05/2025
Applicant	Brian Murray
Location	Rear of 8 Old Mountpleasant, Ranelagh, Dublin 6, D06Y017, fronting onto Oxford Lane

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The rear garden site is in, the curtilage of a protected structure. Construction of one two-storey, three-bedroom semi-detached mews dwelling with access from Oxford Lane.

Area	Area 1 - South East
Application Number	WEB1085/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/05/2025
Applicant	Red Rock Pleasants Street Ltd.
Location	49-51, Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

Additional Information Additional Information Received

Proposal: The proposed development will consist of: A) The demolition of the existing building on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) hotel (overall height c. 19.455m) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of c. 3,916 sqm); B) Construction of 100 no. bedroom hotel from basement to fifth floor levels; C) Provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant use (c. 200 sqm) and ancillary areas at ground floor level; and,

D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development

Area	Area 1 - South East
Application Number	WEB1125/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	27/05/2025
Applicant	Laura Hogan & Chris Flood
Location	77, Corrib Road, Terenure, Dublin 6w, D6W Y314
Additional Information	
Proposal:	Two storey extension to dwelling at front and side and first floor extension over existing flat roof extension at rear, with pitched tiled roofs matching existing and incorporating two roof windows (one on northwest and one on southeast sides) and related alterations to existing layout & all associated site works.

Area	Area 1 - South East
Application Number	WEB1164/25
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	27/05/2025
Applicant	Sinead and Stephen Ranalow
Location	7, Fitzwilliam Way in the curtilage of 52 Leeson Street Upper, Dublin 4, D04 H1W5
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: apply for planning permission for works to include an additional bedroom, amended living areas, dormer windows, adjusted entrance door and new garden access door all at 7 Fitzwilliam Way, Leeson Street Upper, Dublin 4, D04 H1W5, within the curtilage of 52 Leeson Street Upper D04 H7X4, a protected structure.

Area	Area 1 - South East
Application Number	WEB1257/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	26/05/2025
Applicant	Luhmann Dublin Ltd
Location	21, Fitzwilliam Place, Dublin 2, D02 Y189
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE: The development will consist of a change of use of the building above basement level from office units at ground, first and second floor and an apartment at third floor level, back to a single dwelling. The proposed works to the basement, granted under planning ref: 4771/22, are unaffected by these proposed works. The proposed works will include fire upgrades to the building instructed by Dublin City Council's Fire Officer under the Fire Services Act consisting of the following: Upgrade of a number of existing original doors and frames to increase their fire resistance and replacement of a number of modern doors and frames with fire

resistant doors. Upgrade of the basement ceiling from above to provide 60-minute fire compartmentation. Installation of a domestic sprinkler system heads, pipework and tank at ground floor level and installation of a structural support platform with simple steel posts through to the basement level. Construction of a fire rated wall to separate the basement area from the ground floor level and fire stopping works under an existing wall at second floor level and to top of party walls in attic space to maintain fire separation. Upgrade works to provide a shared shower room for the dwelling.

Area	Area 1 - South East
Application Number	WEB1674/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/05/2025
Applicant	Rongcheng Chinese Restaurant Ltd.
Location	Unit 4 Waterloo Exchange, Baggot Street Upper, Dublin 4

Additional Information

Proposal: The development will consist of the remodelling of an existing ground floor and basement restaurant, with a total floor area of approximately 203sq.m. The works will include:

- Alterations to the street (front) façade, incorporating a new arrangement of windows and doors.
- New signage on the street (front) façade.
- Internal reconfiguration of the ground floor and basement levels.
- Replacement of steps at the rear/delivery entrance.
- All associated ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1690/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/05/2025
Applicant	Ms Phan Dang Nhu Hoa and Ms Phan Ngoc Nhi Ân
Location	4-6, Orwell Road, Rathgar, Dublin 6

Additional Information

Proposal: Planning Permission is sought for change of use from office to residential with a dormer attic extension to incorporate a store and access staircase to first floor level at 4-6 Orwell Road, Rathgar, Dublin 6 and 1no. window to the back elevation. With connection to existing onsite services, and all associated site works.

Area	Area 1 - South East
Application Number	WEB1692/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/05/2025
Applicant	Andrew Gibson
Location	2 Kingsland Parade, Portobello, Dublin 8

Additional Information

Proposal: Demolition of existing two-storey and single storey extensions to rear of house and construction of new two storey and single-storey extensions to rear, new attic dormer, changes to

front window at lower ground floor, new render and brick repointing to front elevation, widening of existing pedestrian gate to front and all associated site works including hard and soft landscaping.

Area	Area 1 - South East
Application Number	WEB1704/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/05/2025
Applicant	Old Belvedere Rugby Football Club
Location	OLd Belvedere Rugby Club , 28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3

Additional Information

Proposal: Demolition of 392 m² of the ground floor of the existing building, with associated roofs. The proposal is an extension to the existing clubhouse of 1312m² at ground floor and 124m² at first floor, an addition of 1044m² from the existing. The majority of the existing road layout remains as existing with some parking layouts adjusted. The proposed extension at ground floor provides a new entrance and reception hall with adjoining lounge, an addition to the existing bar area, male/female changing rooms, 3No. indoor padel courts with associated covered walkway. First floor provides a mezzanine seating area with adjoining store/office space. The height of the proposal ranges from 9.5m to 11m above ground level. There are currently 68No. car parking spaces. The proposal provides 68No. car parking spaces and 18No. bike spaces.

Area	Area 1 - South East
Application Number	WEB1705/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	27/05/2025
Applicant	JCDcaux Ireland Limited
Location	159 Lower Kimmage Road, Dublin 6W

Additional Information

Proposal: The replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 159 Lower Kimmage Road, Dublin 6W and the permanent decommissioning of 1No. 6.3m x 3.3m advertising display on the Grand Canal bank at Dolphins Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1706/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/05/2025
Applicant	Old Belvedere Rugby Football Club
Location	28A, Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4 , D04W6Y3

Additional Information

Proposal: Demolition of an area of 392 m² at ground floor, including 2No. squash courts and associated changing rooms/store rooms, bar, storage areas and boiler room. Associated roofs to also be demolished.

Area	Area 1 - South East
Application Number	WEB1714/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Tom & Leanne Kennedy
Location	8, Albany Road, Ranelagh, Dublin 6

Additional Information

Proposal: The development will consist of the demolition of the existing single storey extensions to the rear. The construction of a 45.23m² ground floor kitchen and living room extension, 24.63m² first floor bedroom an en-suite extension max height of 6.06m above finished floor level and 39.06m² home office and gym garden room to the rear of the site and all associated site works.

Area	Area 1 - South East
Application Number	WEB1715/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Ryan Mohan
Location	90, Larkfield Gardens, Dublin 6W, D6WYH66

Additional Information

Proposal: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front and gable window to side all with associated ancillary works.

Area	Area 1 - South East
Application Number	WEB1719/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	28/05/2025
Applicant	Tessa Power
Location	10 Bushy Park Road, Dublin 6

Additional Information

Proposal: RETENTION AND PERMISSION: Tessa Power intends to apply for retention and permission to complete alterations to the existing roof to the previously constructed single-storey extension to the rear; works to include installation of a new central roof light and an increase in roof height, together with associated works, to the existing house at 10 Bushy Park Road, Dublin 6, D06 C5F2.

Area	Area 1 - South East
Application Number	WEB1720/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/05/2025
Applicant	Karl Byrne and Nicola Finnie
Location	29 Saint Patrick's Villas, Ringsend, Dublin 4, D04

Additional Information

Proposal: The development will consist of the demolition of the existing single storey extensions to the rear of the property and the construction of a new 2 storey extension with a flat roof to the rear. An attic conversion in the existing roof to the front of the property to tie in with new rear extension with roof lights to the front and a slightly raised roof ridge. New internal layout design and all ancillary site development works.

Area	Area 1 - South East
Application Number	WEB1722/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Mark & Anne Restan
Location	31 Heytesbury Lane, Ballsbridge, Dublin 4, D04 Y960

Additional Information

Proposal: The development will consist of (a) change of use from office to residential, comprising 1 No. two-bed dwelling house (b) alterations to front elevation and addition of new two-storey extension to front of existing building (c) addition of new second floor setback roof extension (d) setback screened terraces to front and rear of roof with planting areas for privacy (e) internal alterations including addition of homelift to give independent access to all floors (f) existing vehicular and pedestrian access from Heytesbury Lane with 2 No. car parking spaces (g) all associated site works (h) all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1724/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/05/2025
Applicant	Philip O'Callaghan
Location	40 Leeson Street Lower, Dublin 2, D02 W449

Additional Information

Proposal: PROTECTED STRUCTURE: a) Change of use from office building (two units), with apartment at third floor, to a residential building consisting of two separate dwellings, one at basement level and the other one comprising the rest of the upper floors (ground to third floor). b) Demolition of non-original shed and lean-to porch in front basement area with reinstatement of wall, alterations to existing steps and provision of new balustrade. c) Creation of a new opening at rear hall-level terrace (approx. 5sqm) to partially restore historic lightwell to basement. d) Minor alterations to include installation of 2 no. WCs and kitchens, relocation of non-original partitions and reinstatement of double doors at first floor. e) Insertion of new window in previously blocked-up original opening at basement floor.

Area	Area 1 - South East
Application Number	WEB1743/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	Trina and Colin Kelly

Location 70, Wilfield Road, SANDYMOUNT, DUBLIN 4

Additional Information

Proposal: The development will consist of an attic conversion with 3 no. rooflights to the front of the dwelling, a dormer window and 2 no. rooflights to rear, internal modifications and ancillary works at 70 Wilfield Road, Sandymount, Dublin 4, D04 W588

Area Area 1 - South East

Application Number WEB1747/25

Application Type Permission

Decision ADDITIONAL INFORMATION

Decision Date 30/05/2025

Applicant Oliver Ciappara and Barry Tyrrell

Location No. 14 Fortescue Lane, Rathmines, Co. Dublin

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the conversion of the existing car port to an entrance hall, the construction of a first floor rear extension and minor alterations to the internal layouts. The building is within the curtilage of a Protected Structure.

Area Area 1 - South East

Application Number WEB1750/25

Application Type Permission

Decision ADDITIONAL INFORMATION

Decision Date 30/05/2025

Applicant Shell Holden and Ian Menzies

Location 56, Neagh Road, Dublin 6w

Additional Information

Proposal: The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

Area Area 1 - South East

Application Number WEB1752/25

Application Type Permission

Decision SPLIT DECISION(PERMISSION & REFUSAL)

Decision Date 30/05/2025

Applicant Eithne O'Brien Anthony Codd

Location 2 Serpentine Park, Dublin 4 D04 H6P2

Additional Information

Proposal: The development will consist of alterations to the existing two-storey, three-bedroom, semi-detached dwelling, including the construction of a part single, part two-storey extension with bay windows, rooflights, and modifications to all elevations, as well as a dormer extension to the rear (northeast-facing) roof slope to accommodate attic accommodation. It will also include the demolition of the existing garage and the construction of a new garage to the rear. Additional works will comprise the widening of the existing vehicular entrances off Serpentine Park and Serpentine Road, the installation of solar panels on the front (southwest-facing) roof slope, SuDS drainage, boundary treatment, landscaping, and all other associated works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1755/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	30/05/2025
Applicant	Liffey College
Location	Liffey College , 67 Harcourt Street, Dublin 2, D02 FF64

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of a single-storey extension to the rear of an existing mid-terrace four-storey over basement educational premises. The extension, with a floor area of 25 square metres will provide storage and library facilities for students attending the education facility.

Area	Area 1 - South East
Application Number	WEB1759/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	LEO Laboratories Ltd
Location	LEO Laboratories Ltd, 285 Cashel Road, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of the construction of a single-storey extension to the Northwest elevation of Building 'A' and all associated site works at the above address.

Area	Area 1 - South East
Application Number	WEB1761/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	Shane & Wendy Lowry
Location	29, Garville Avenue, Dublin 6 , D06VA40

Additional Information

Proposal: PROTECTED STRUCTURE : The construction of a single storey detached ancillary, non-habitable, gym building to

the rear garden and all associated landscaping and site works.

Area	Area 1 - South East
Application Number	WEB1765/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	Richard Morris and Gillian Boyle
Location	8 Cowper Drive, Ranelagh, Dublin 6, D06 Y3K0

Additional Information

Proposal: Richard Morris and Gillian Boyle are applying for planning permission for development

at the existing, three-storey, semi-detached house at 8 Cowper Drive, Dublin 6, D06 Y3K0. The proposed works include a) demolition of the existing single-storey, 11.6sqm extension to the rear (east); b) construction of a two story extension to the side (north) above the existing garage, extending the existing front elevation and roof along with the conversion of the existing garage to habitable space and a new flat-roofed, single-storey, 22.5sqm extension to the rear (east); c) installation of three rooflights to the new extension and two new rooflights to the existing pitched roof over existing stair at second floor; d) internal reconfiguration of existing rooms, replacement of all windows with new glazed units. All with associated services and ancillary works.

Area	Area 1 - South East
Application Number	WEB1766/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	30/05/2025
Applicant	Paul Crawley and Elaine Hughes
Location	14, Brighton Road, Rathgar, Dublin 6, D06 XY96

Additional Information

Proposal: PROTECTED STRUCTURE : PERMISSION / RETENTION: The development will consist of demolition of existing single storey kitchen return, attached store and outside toilet and construction of a single storey extension to the rear of the house, with minor alterations to internal layout, upgrading the plumbing and electrical installations, upgrading of existing bathrooms and heating installation, repairs to existing sash windows, miscellaneous internal and external repairs including roof and chimney repairs, new sliding gate to the existing vehicular access from Coulson Avenue and all necessary and associated site works and retention permission for timber frame garden shed in rear garden

Area	Area 1 - South East
Application Number	WEB1771/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	29/05/2025
Applicant	Karl Brady
Location	37, Lombard Street West, Portobello, Dublin 8

Additional Information

Proposal: The development will consist of the construction of a new 3 bed two storey terraced dwelling, with amended landscaping & site works with vehicular access from St Kevins Parade to form carparking space.

Area	Area 1 - South East
Application Number	WEB1832/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	29/05/2025
Applicant	The Iveagh Trust
Location	Blocks A, B, E, F, G and H Iveagh Trust Buildings, Patrick Street and Bride Street, Dublin 8

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.

Area	Area 1 - South East
Application Number	WEB1986/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	28/05/2025
Applicant	James & Cathy Graham
Location	251, Sundrive Road, Crumlin, Dublin 12

Additional Information

Proposal: Planning Permission to demolish an existing substandard shelter and replace it with a Sunroom to the rear of the existing dwelling to include associated internal modifications and site works.

Area	Area 1 - South East
Application Number	WEB2078/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/05/2025
Applicant	Douglas Gleasure
Location	84 Highfield Road, Rathgar, Dublin 6, D06RF97

Additional Information

Proposal: The development will consist of the construction of a 2 bed 3 person self-contained apartment with own hall door access at first floor level above existing single storey hair salon with pedestrian and cycle access from the public footpath at 84 Highfield Road. This proposal also includes for new external brick finish to the existing four plastered ground floor elevations and redesign of salon front elevation (door and window surrounds), all at 84 Highfield Road, Dublin 6, D06 RF97.

Area	Area 1 - South East
Application Number	WEB2083/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/05/2025
Applicant	Sinead Finnegan
Location	4 Elmwood Avenue Lower, Ranelagh, Dublin 06, D06C966

Additional Information

Proposal: Dublin City Council. I, Sinead Finnegan, seek planning permission for the refurbishment, ground, first and second floor extension with attic dormer extension to the rear of a two storey terraced house at number 4 Elmwood Avenue Lower, Ranelagh, Dublin 6. The proposed development will consist of the demolition of the existing full width ground floor extension and partial width rear return at first floor and the construction of a full width ground floor extension to the rear (23 m2) with rooflight over kitchen space and partial width extension at first floor (14m2)

and second floor (14m2) along the northeast boundary connecting with a dormer attic extension (8 m2) to the rear pitch (total existing and proposed house area is 145 m2). The proposed development will also consist of general remedial work to the ground floor layout to include removal of walls to provide for a more open living space at ground with new kitchen and dining room within extension and new wc under raised stairs and an amended first floor layout with bathroom, utility room and bedroom housed in the rear extension and new bathroom and walk in wardrobe in the front bedroom. The proposed development will also cater for an extended attic space with new dormer to the rear pitch with home office, walk in wardrobe and bathroom in rear extension section connecting to dormer, 4 new roof lights over kitchen space at ground level, walk in wardrobe, stairs and bathroom at attic level and all associated site, drainage and landscaping works.

Area	Area 1 - South East
Application Number	WEB2111/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	27/05/2025
Applicant	Rory Mc Guigan
Location	58, Lansdowne Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE. The development consists of constructing a single storey extension to the rear of the main house, which is generally in full accordance with the previously granted permission (Reg Ref 3690/18), which has recently expired. The rear extension measuring some 68sq.M, is to be built at lower ground floor level, is flat roofed with an internal courtyard arrangement, all generally to be of the same scale, arrangement and size as that of the previously permitted development including the associated demolitions of single storey lean-to outbuildings and the formation of opening within the rear wall at lower ground floor level. The proposed development will also consist of minor internal amendments to previous permitted development at first floor and second floor /attic level, including the provision of a new dormer window constructed at attic level to the rear roof of the main house. The development will also consist of a new projecting canopy over existing side entrance at lower ground floor level and all associated and ancillary works relating to the proposed development, all in accordance with permitted development Register Reference no. 3690/18.

Area	Area 1 - South East
Application Number	WEB2123/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	28/05/2025
Applicant	The Congregation of the Holy Spirit
Location	St. Michaels House, Ailesbury Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of proposed temporary change from residential use to educational use for a defined area of the lower ground floor (101.8 Sqm). The purpose of the change of use is to provide temporary staff room facilities serving the adjoining St. Michaels College Senior School. No physical works are proposed.

Area	Area 1 - South East
Application Number	WEB2141/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	27/05/2025
Applicant	3Dental LTD
Location	13-16 Redmond's Hill, Aungier Street, Dublin 2

Additional Information

Proposal: RETENTION For development at this site at 13-16 Redmond's Hill, Aungier Street, Dublin 2, D02RP46. The development consists of a retention planning application for existing front elevation signage incl: (1) Sign No. 1 illuminated block lettering sign above 1st fl. windows; (2) Sign No. 2 Decal sign fixed inside glazing above 1st. fl; (3) Sign No. 3 board sign over front entrance & service entrance; & (4) Sign No. 4 incl. 3 x board signs fixed at 1st fl. to windows.

Area	Area 1 - South East
Application Number	WEB2155/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	28/05/2025
Applicant	Karen Baily
Location	4, Gilford Terrace, Sandymount, Dublin 4

Additional Information

Proposal: RETENTION PERMISSION: Of single storey extension (22sq.M) to rear of existing single storey dwelling

Area	Area 1 - South East
Application Number	WEB2165/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	29/05/2025
Applicant	Loyola Enterprises Ltd
Location	The Bath, 26 Bath Avenue, Sandymount, Dublin 4 into part of the front garden of 28 Bath Avenue

Additional Information

Proposal: RETENTION permission is sought by Loyola Enterprises Ltd to retain the extension of the existing beer garden to the front of The Bath licensed premises at 26 Bath Avenue, Sandymount, Dublin 4 into part (34 sq.m.) of the front garden of Number 28 Bath Avenue while continuing to facilitate pedestrian access to Number 28 which remains in residential use. Retention permission is also sought to retain the boundary fences, paving, seating and fixtures in the expanded area incorporating mature landscaping to the northern and southern boundaries and timber fencing to the northern and eastern boundaries.

Area	Area 1 - South East
Application Number	WEB2184/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/05/2025
Applicant	Sheeran Paul

Location 7 Johnson's Court, Dublin 2, D02 K799

Additional Information

Proposal: (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors; (iv) and all other associated works necessary to facilitate the change of use.

Area Area 1 - South East

Application Number WEB2186/25

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 30/05/2025

Applicant Andrew Cunningham

Location 18 Orwell Park, Dublin 6, D06 Y9V6

Additional Information

Proposal: Permission is sought for the construction of the following: (i) a 40.65sq.m single story garden room with WC located in the rear garden on the eastern boundary of the existing dwelling; and, (ii) addition of a pedestrian gate adjacent to the west side of the existing vehicular entrance; and, (iii) all associated site works to facilitate the development.

Area Area 1 - South East

Application Number WEB2187/25

Application Type Retention Permission

Decision APPLICATION DECLARED INVALID

Decision Date 30/05/2025

Applicant Swabridge Limited

Location Swan Shopping Centre, Rathmines Road Lower, Rathmines, Dublin 6

Additional Information

Proposal: RETENTION PERMISSION: Retail kiosk, Unit 53, area circa 15.9 sqm, by the staircase near the Southern entrance to Swan Shopping Centre on Rathmines Road Lower, Rathmines, Dublin 6

Area Area 1 - South East

Application Number WEB2191/25

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 30/05/2025

Applicant Andrew Kennedy

Location 17, Home Villas, Donnybrook, Dublin 4

Additional Information

Proposal: Planning Permission for development at 17 Home Villas, Donnybrook, Dublin 4, D04Y7X2 (an existing two-storey terraced residential property with an existing single storey rear extension). The proposed development will consist of (a) the insertion of a single roof light to the front of the property to serve the first-floor level accommodations, (b) the demolition of the existing single storey flat-roofed rear extension and the construction of a larger single storey flat-roofed extension in lieu, along with new integrated rooflights, all associated site works, internal alterations, landscaping and drainage.

Area	Area 1 - South East
Application Number	WEB2192/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	30/05/2025
Applicant	Gerard Healy & Aoibhinn Finnegan
Location	9, Lea Road, Sandymount, Dublin 4

Additional Information

Proposal: Alterations to the existing 2-storey semi-detached dwelling, to include demolition of single storey flat roofed garage to side; addition of a new ground floor doorway to side gable; widening of existing vehicular entrance gateway to front and all associated site works.

Area	Area 1 - South East
Application Number	WEB2459/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/05/2025
Applicant	Originate Marketing Consultants Ltd
Location	121-123 Ranelagh Road, Ranelagh, Dublin 6, D06 H7K6
Additional Information	Additional Information Received

Proposal: We Originate Marketing Consultants Ltd intend to apply for permission for development at this site 121-123 Ranelagh Road, Dublin 6, D06 H7K6. The development will consist of a conversion of existing flat roof at first floor level into a roof terrace with 1.8m high opaque glass screening, a retractable awning/canopy and all associated site works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	3097/25
Appeal Type	Written Evidence
Applicant	Michael and Eimear O'Doherty
Location	Site to the rear of 120 Rathfarnham Road, Terenure, Dublin D6W Y159

Additional Information

Proposal: Permission for development of a 2-storey over part basement maisonette on a 120m² site to the rear of 120 Rathfarnham Road, Terenure, D6W Y159. Includes redesigned pedestrian and vehicular entrances formed within the existing boundary wall.

Area	Area 1 - South East
Application Number	3099/25
Appeal Type	Written Evidence
Applicant	Paul and Mary Tully
Location	Site to the rear of Nos 404 , 406 , 408 and 410 Clogher Road, Crumlin , Dublin 12

Additional Information

Proposal: The proposed works include : (i) demolition of existing workshop building and sheds with a total floor area of 163sq. m (ii) construction of 2no. two storey , three bedroom , detached houses with flat roofs and rooflights (iii) formation of a new shared vehicular entrance on Clogher Road . (iv) inclusion of designated bin areas serving each house (v) 3 no. car parking spaces ; private open space , bicycle parking , new boundary wall positions to existing houses , landscaping , Suds drainage and all ancillary works necessary to facilitate the development .

Area	Area 1 - South East
Application Number	3583/24
Appeal Type	Written Evidence
Applicant	Health Services Executive (HSE)
Location	Junction of Haddington Road with Eastmoreland Lane incorporating the former Baggot Street Community Hospital,, including no.19 Haddington Road and a 3 storey, flat roofed structure fronting Haddington Road in addition to non-original extensions, connectin
Additional Information	A.I Article 35 Received

Proposal: PROTECTED STRUCTURE: For permission for development at a site located at the junction of Haddington Road with Eastmoreland Lane incorporating vacant buildings forming part of the former Baggot Street Community Hospital, including No. 19 Haddington Road and a 3 storey flat roofed structure fronting Haddington Road in addition to non-original extensions connecting to the Royal City of Dublin Hospital RPS Ref. No. 446 in Dublin 4. The proposal will consist of a replacement Primary Care Centre incorporating an ancillary pharmacy to be known as "The Haddington Road Primary Care Centre" at the junction of Haddington Road/Eastmoreland Lane, Dublin 4. The Primary Care Centre will incorporate the existing 3 storey Victorian building formerly known as 19 Haddington Road and a new purpose designed building. The two buildings will be interlinked. The proposed primary healthcare building will range in height from 3 - 6 storeys with a plant enclosure set back at roof level. Upgrade, refurbishment and integration works to the façades and interiors of the Victorian 'corner' building formerly known as No. 19 Haddington Road. The new build element will step upwards from 3 storeys where it abuts Eastmoreland Lane rising to 6 storeys and will have an overall gross floor area of c.3,369 sq.m of which c.236sq.m is existing floor space (i.e. No. 19 Haddington Road) and 3,133sq.m is new build. The main entrance to the Primary Care Centre will be off Haddington Road, with a second access provided off Eastmoreland Lane. To facilitate the new building the proposed works will involve- (i) The demolition and clearance of the 3 storey post 1950's concrete and brick buildings formerly known as "Baggot Community Hospital" fronting Haddington road. (ii) Demolition of non-original single storey flat roof extensions to the rear of The Royal City of Dublin Hospital (RPS Ref. No. 446). The demolition works will involve uncoupling junctions to this non-original modern extension only. No other works to this Protected Structure are proposed. (iii) Infilling of basement area. The proposed development also provides for a set-down area/loading bay on Haddington Road; an internal bicycle store at ground floor level; visitor bicycle parking on Haddington Road; internal plant /waste areas; an ESB sub-station and all associated site development works.

Area	Area 1 - South East
Application Number	WEB1481/25
Appeal Type	Written Evidence
Applicant	Bernard McGowan
Location	174-180 Harold's Cross Road, Harold's Cross, Terenure, Dublin 6W

Additional Information

Proposal: The proposed development will consist of the following: Demolition of existing part 1 and 2-storey buildings including basement on site ; Construction of part 3,4, and 5 -storey residential building, containing a total of 26 No. apartments comprising of 5 No. Studio Apartments, 8 No. 1-Bed Apartments, 9 No. 2-Bed Apartments and 4 No. 3-Bed Apartments and 1no. substation at ground floor level; communal amenity spaces on the ground level, third and fourth floor level. All with associated site works, bicycle store, landscaping and services.

Area	Area 1 - South East
Application Number	WEB1489/25
Appeal Type	Written Evidence
Applicant	Ian Weldon and Alison Mc Ginley
Location	9 Newbridge Avenue, Sandymount, Dublin 4, D04 H2T2
Additional Information	

Proposal: PERMISSION for proposed development comprising widening of existing pedestrian gate involving alteration to the front boundary railings to create a new vehicular entrance to facilitate 1no. off-street parking space to the front of the dwelling, together with the provision of a bin storage area, landscaping and all associated site works.

Area	Area 1 - South East
Application Number	WEB2671/24
Appeal Type	Written Evidence
Applicant	Keywell DAC
Location	No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East & Nos. 2-5, Wellington Quay, The Clarence Hotel, Nos. 6-8 Wellington Quay & Nos. 6-8 Essex Street East

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Keywell DAC intends to apply for Permission at this site (c.0.17 ha) at No. 1 Essex Street East, Dollard House, Nos. 2-5 Essex Street East and Nos. 2-5 Wellington Quay (Protected Structure), The Clarence Hotel, Nos. 6-8 Wellington Quay and Nos. 6-8 Essex Street East (Protected Structure) and Anne's Bar, No. 8 Essex Street East, Temple Bar, Dublin 2. For development comprising proposed hotel refurbishment, conservation and alteration (c.8,544 sq m gfa total), and vertical roof and infill building extension (c.841 sq m gfa total), to accommodate the addition of 104no. new hotel keys (resulting in 162no. total existing and proposed) and ancillary hotel amenities including retail-bakery, licenced restaurants, bars and event spaces, as follows:- Clarence Hotel: Removal of existing Clarence dormer roof (L04) and plant room (L06) and addition of 1-storey dormer extension (c.256 sqm, L05) above No.6-8 Essex Street East (southern) elevation and Clarence Hotel east elevation, and alteration (subdivision) and refurbishment of Levels 01 to 06 inclusive, to accommodate 37no. additional hotel keys. Ancillary hotel lounge bar/reception area (c.177 sq m), refurbished Octagon Bar (c.78 sq m) and Stout Bar (c.45 sq m) and contemporary music bar (c.133 sq m) at ground floor (L00), and hotel gym (c.88 sqm) and live music venue (c. 269 sq m) at basement level. - Dollard House: Change of use of existing upper floors, from L01 to L04 inclusive, to accommodate 46no. hotel keys; change of ground floor (L00) to use as ancillary restaurant (c.232 sq m), retail bakery-coffee shop (c.96 sqm) and associated kitchen and back-of-house facilities; and new event and banqueting space (c.320 sq m total) at L01. Removal of existing eastern wing dormer roof (L04) at Dollard House and replacement with 1-storey dormer extension (c.95 sq m) to accommodate 2no. new hotel keys (L05) at eastern interface with Clarence Hotel. - No.1 Essex Street East: Change of use of existing upper floors, from L01 to L03 inclusive, to accommodate 3no. hotel keys, and removal of existing roof structure (L04) and addition of 2-storey dormer extension (c.69 sq m) to accommodate 1no.

hotel key (duplex, L04-L05), above No.1 Essex Street East. - Anne's Bar, No.8 Essex Street East: Demolition of existing Anne's Bar (c.214 sq m gfa) and construction of a new 6-storey hotel extension (c.635 sq m), to accommodate 15no. hotel keys (L01-L05), replacement licenced bar (c.44 sq m) at ground floor (L00) and back of house facilities at mezzanine level, at No.8 Essex Street East. And all associated and ancillary alteration, refurbishment, repair, conservation, restoration and fit out works, including: Internal reconfiguration works at the Clarence Hotel and Dollard House, including: the reconfiguration of floor plans, partial demolition of load-bearing and non-load bearing walls and partitions, partial stripping back of non-original finishes and features across all floors to both buildings; integration of new services, structural strengthening works and creation of new circulation and service connections through existing walls and floors between all buildings including Dollard House, Clarence Hotel, No.1 Essex Street East and No.8 Essex Street East. Fire resistant lining and enclosure of existing roof timbers and structure of existing Dollard roof. Alterations to the existing Wellington Quay (north) façade to include: replacement of existing fire escape door to reinstate a new window to match existing historic windows at the Clarence at 6-8 Wellington Quay, integration of new wall vents, and replacement of existing service entrance with an additional hotel entrance at Dollard House at 2-5 Wellington Quay. 2no. new dormer roof windows to the north elevation and new windows to east and south elevations at L06 of the Clarence Hotel. Relocation of external plant space to roof (c.90 sq m, L07) and associated external access stairs at the Clarence Hotel. Location of external plant to roof (c.28 sq m, L02) and associated screen to Dollard courtyard. Extension and recladding of 2no. existing ventilation ducts at Clarence east elevation. Replacement and extension of external fire stairs at Clarence roof level (L05-L06). Modification of existing entrance door to form escape route at ground floor of No.1 Essex Street East. Repairs to existing roof fabric including; valleys, gutters, linings, structural timbers, existing dormers, rainwater goods and chimneys and provision of thermal upgrades at both Clarence and Dollard House. Replacement of Dollard House existing upper floor windows on Wellington Quay facade and existing aluminium windows on courtyard and upper floors of East Essex Street façade, with double-glazed windows to match existing. Restoration of existing ground floor windows to the north elevation of The Clarence Hotel, at 6-8 Wellington Quay, to reinstate lead came detailing. Modification of existing finishes to the southern elevation of The Clarence Hotel at L03. Addition of new wall vents to the southern elevation of The Clarence Hotel to match existing. Reconsolidation works post integration of structural and service interventions.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3861/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	28/05/2025
Applicant	Gold Run Properties Ltd.
Location	62-64, Fenian Street, Nos. 2,3,4,9,10 & 11 Bass Place and, Nos. 1-3 Sandwith Street Upper, Dublin 2
Additional Information	Clarification of Add. Information Recd.
Proposal: PERMISSION For a revision to the previously granted reg. ref. 3164/23, including. Extending the application site from c.0.183ha to c. 0.190 ha, which now includes for the demolition of 11 Bass place an end of terrace 2 Storey house in addition to those previously granted permission for demolition and replacing the previously granted 3 storey, Block 2 aspect, which incorporated a gym / yoga studio, with a larger footprint 3 storey residential block providing 8 one bed apartments with balconies facing north west, west and south, and a ground floor garden / balcony to the east. Accordingly, omission of Condition 5 referring to the yoga / gym use of this block is also sought. Modifications are sought to the ground, basement, 6th floor and roof terrace	

of Block 1 to include the relocation of the bin store serving all blocks to the basement / lower ground (19.5sqm) together with a new backup generator room (20sqm) for the life safety systems, provision at ground floor of a gym facility facing Bass Place and a coffee / retail outlet to the south west corner facing Fenian Street, provision of an additional one bedroom apartment at ground floor facing Bass Place with a western facing balcony and relocation of the ESB Substation & switch room from the western façade at Bass Place to the eastern façade laneway, including minor layout alterations to the previously granted one bedroom ground floor apartment and eastern facing balcony on the eastern façade. Proposed minor increase to the 6th floor area (additional 12sqm) to facilitate provision of a 3 bedroom and 1 bedroom apartment in the area previously proposing two 2 bedroom apartments. Accordingly the omission of condition 4 is also sought. Minor revision to the roof terrace of Block 1 to include a cold water storage tank and ancillary plant. Modifications and minor extension at ground (7.65sqm) first floor (5.4sqm) & second floor (2.5sqm) to Block 3 together with replacement of the ground floor Bin and Bicycle store with a new 1 bedroom apartment with a south facing balcony. A new total of 82 apartments is proposed, consisting of 65 units in Block 1 (consisting of 27 one bedroom, 37 two bedroom & 1 three bedroom units) 8 one bedroom apartments in Block 2 and 9 apartments in Block 3 (consisting of 4 one bedroom, 3 two bedroom & 2 three bedroom units). Together with minor modifications to the public and communal open space areas. All at 62-64, Fenian Street, Nos. 2,3,4,9,10 & 11 Bass Place and Nos. 1-3 Sandwith Street Upper, Dublin.

Area	Area 1 - South East
Application Number	3944/24
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	29/05/2025
Applicant	Claremont Ifc Holdings Company Limited by Guarantee
Location	Lands at Lansdowne Football Club, Claremont Road, Sandymount, Dublin 4
Additional Information	Additional Information Received
Proposal: TEMPORARY PERMISSION For development for the surface level storage of cars on lands at Lansdowne Football Club, Claremont Road, Sandymount, Dublin 4. The development will consist of the use of a portion of the lands (c.612 sq m) for car storage purposes located at the north-western corner of the site (former cricket cages). A new temporary internal accessway is proposed to connect the proposed car storage area to the existing car parking/hardstanding area adjoining the clubhouse. Temporary permission for a period of 5 years is being sought.	

Area	Area 1 - South East
Application Number	4221/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	30/05/2025
Applicant	Red Rock Pleasants Street Ltd
Location	49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8
Additional Information	
Proposal: Permission for development at a site on lands (c. 0.0745 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24). Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The subject site is bounded by Pleasants Street to the south, Pleasants Lane to the east, O'Neill's Buildings (a laneway) to the west and by the Camden Hotel to the north. The development will consist of amendments to the previously permitted office scheme (DCC Planning Reg. Ref. 3457/22 & ABP Ref. 314353-22) consisting of the construction of an additional	

set-back storey at fifth floor level (c. 453 sqm GFA) to comprise office floorspace (c. 351 sqm), and ancillary areas including W/C facilities (c.28 sqm) and circulation space. The proposal will increase the height of the overall office scheme to 6 no. storeys over-basement (c. 23.8m) and the permitted floor area from 3,518sqm to 3,971sqm.

Area Area 1 - South East
Application Number 4374/24
Appeal Decision SPLIT DECISION
Appeal Decision Date 26/05/2025
Applicant John & Margaret Courtney
Location 36 Leinster Road, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE : PERMISSION & RETENTION: The development shall consist of (i) permission for new vehicular access, to facilitate disabled driver, including alterations to existing wrought iron railings and (ii) permission/ retention permission for works to front garden area to facilitate vehicular space for disabled driver and installation of access ramp to lower ground floor apartment.

Area Area 1 - South East
Application Number WEB2479/24
Appeal Decision REMOVE CONDITIONS
Appeal Decision Date 30/05/2025
Applicant Ann Tilson
Location 27 Fergus Road, Terenure, Dublin 6W, D6W N977

Additional Information

Proposal: Permission for proposed single-storey extension with mono-pitch roof to rear of existing house, changes to rear window openings at ground floor, new rooflight to rear of existing house roof, front door repositioning and all associated site works.

Area Area 1 - South East
Application Number WEB2564/24
Appeal Decision REFUSE PERMISSION
Appeal Decision Date 27/05/2025
Applicant VIP Alliance Limited
Location Apartment No. 89, Building no.2, Number One Ballsbridge, New Pembroke Street North, Dublin 4

Additional Information

Proposal: PERMISSION The development will consist of a change of use of apartment no.89 within the existing development to provide for use as a Medical Suite providing a health screening clinic.

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

SECTION 5 EXEMPTIONS

21/25

(26/05/2025-01/06/2025)

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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	0222/25
Application Type	Section 5
Applicant	Board of Christ Church Cathedral
Location	Christ Church Cathedral, Christ Church Place, Dublin 8, D08 TF98
Registration Date	26/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Works to the clerestorey to the south facade of the nave to include raking out and repointing of calp stonework to exterior facade, repairs to Caen stone window surrounds restoration of stained glass windows to include cleaning of glass and releading of panels as required and cleaning, repair and repainting of iron ferramenta grilles.

Area	Area 1 - South East
Application Number	0224/25
Application Type	Section 5
Applicant	Robert Murphy
Location	8 Mountpleasant Square, Ranelagh, Dublin, D06PF89
Registration Date	28/05/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Replacement of 1990's sash windows with handcrafted wooden sash windows with higher energy efficiency and better insulation. The new windows will be installed by a heritage contractor.

Area	Area 1 - South East
Application Number	0226/25
Application Type	Section 5
Applicant	Michael J. Bourke
Location	36/37, Harrington Street, Dublin 8
Registration Date	29/05/2025

Additional Information

Proposal: EXPP: Question to be determined: Whether any internal or external physical works (including but not limited to fire safety upgrades, installation of kitchen or sanitary facilities, signage, ventilation modifications, or internal subdivision of space) associated with the change of use of the premises at 36-37 Harrington Street, Dublin 8 (as referenced in Section 5 Declaration Ref. 0097/25), constitute development and, if so, whether they are exempted development. NB: This determination requested also applies to the sports hall connected and runs along Synge Street.
