



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(02/06/2025-08/06/2025)

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3244/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Stripe Payments Europe Limited
<b>Location</b>	One Wilton, Wilton Terrace, Dublin 2, D02FX04
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** The development principally consists of 1 no. external sign to the existing facade of the office building permitted under (ABP REF. PL29S.246828 : DCC REG Ref 2051/16 granted on the 17 Th Oct. 2016 ). Signage (24.7Sqm) is proposed at level 6 to the South -East elevation , visible from Wilton Terrace .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3316/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Padraig Corrigan
<b>Location</b>	122, Rathfarnham Road, Terenure, Dublin 6w, D6WRY71
<b>Registration Date</b>	04/06/2025

**Additional Information**

**Proposal:** EXT. OF DURATION:The development will consist of alterations to the existing dwelling house, demolition of the existing single storey detached garage and construction of a new three storey detached dwelling to the south side of the existing dwelling house and associated site development works including construction of a retaining wall. The alterations to the existing dwelling will include blocking up of 4no. windows to the south elevation, removal of cast concrete stepped access to the front and side of the dwelling, works to Rathfarnham Road boundary wall to widen the existing vehicular entrance and to create a new vehicular entrance and driveway, and construction of new stepped access to the existing dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1364/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Nifemi Ltd
<b>Location</b>	22A & 24 South Lotts Road, and 101 Gordon Street, Ringsend Dublin 4
<b>Registration Date</b>	03/06/2025

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: A) Interior alteration throughout 22A and 24 South Lotts Road and 101 Gordon Street to accommodate the following change of uses; the conversion of 101 Gordon Street back to a single dwelling, from existing use as part residential, part office; the conversion of 24 South Lotts Road on ground floor level from existing use as part office, part residential to proposed use as part café/restaurant, part residential; the conversion of 22A South Lotts Road from its most recent use as a hair dressers to proposed use as an office. B) Works to 101 Gordon Street include; interior alterations; two storey extension to the rear; dormer extension to the rear; dormer extension to the front; relocation of the existing entrance door along the front façade on Gordon Street. C) Works to 24 South Lotts Road include; alterations to the façade at ground level along Gordon Street and South Lotts Road; three storey extension to the rear of 24 South Lotts Road; dormer extension to the front along Gordon Street; alterations to the existing

pitched roof along South Lotts Road; provision of a duplex three bed apartment occupying first and second floor levels of 24 South Lotts Road with terrace above 22A South Lotts Road. D) Removal of 6 no. car parking spaces from the forecourt in front of 24 South Lotts Road to provide a landscaped outdoor seating area enclosed by a pergola structure incorporating signage for use by the café/restaurant; and the provision of a bin store and 8 no. bicycle parking spaces. E) The reconstruction of 22A South Lotts Road. F) Hard and soft landscaping and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1521/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDcaux Ireland Limited
<b>Location</b>	The junction of Macken Street, and Grand Canal Street Lower, Dublin 2
<b>Registration Date</b>	06/06/2025
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2242/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Mobi Technologies Ltd
<b>Location</b>	Mobi Technologies Ltd, 10 Aungier Street, Dublin 2, D02 VY64
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: New external shop fascia signage to existing shopfront and decoration to existing shopfront brickwork surround at ground floor level retail unit at 10 Aungier Street, Dublin 2 D02 VY64, a Protected Structure.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2248/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Guy Gill
<b>Location</b>	Apartment 4, Fortfield Court, Fortfield Road, Dublin 6W
<b>Registration Date</b>	04/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION: Retention of subdivision of existing three bedroom apartment into two single bedroom apartments

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2260/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Sawbridge Ltd

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**Location** Swan Shopping Centre, Rathmines Road Lower, Dublin 6, D06 YA07  
**Registration Date** 04/06/2025  
**Additional Information**  
**Proposal:** RETENTION : Retention planning permission for a retail kiosk, Unit 53, area circa 15.9 sqm, by the staircase near the Southern entrance to shopping centre.

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**Area** Area 1 - South East  
**Application Number** WEB2261/25  
**Application Type** Permission  
**Applicant** Crystal Horn  
**Location** 133, Tritonville Road, Dublin 4  
**Registration Date** 04/06/2025

**Additional Information**

**Proposal:** (i) removal of all existing hardstanding areas and vehicular entrance via Herbert Mews and demolition of existing single storey garage; (ii) construction of 1 no. detached three-storey over basement planted/flat roofed (with chimney) five-bedroom house accessible via 2 no. pedestrian entrances off Herbert Road and 1 no. pedestrian/vehicular entrance off Herbert Mews to internalised vehicular garage providing 1 no. car parking space; and, (iii) all ancillary works necessary to facilitate the development including SuDS drainage, landscaping, boundary treatments and provision of external staircase to basement courtyard. The house will be served by private amenity space in the form of separate courtyard and rear gardens at ground floor level and a basement level courtyard.'

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**Area** Area 1 - South East  
**Application Number** WEB2263/25  
**Application Type** Retention Permission  
**Applicant** Loyola Enterprises Ltd  
**Location** Nos. 26 and 28, Bath Avenue, Sandymount, Dublin 4  
**Registration Date** 04/06/2025

**Additional Information**

**Proposal:** RETENTION: 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.

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**Area** Area 1 - South East  
**Application Number** WEB2266/25  
**Application Type** Permission  
**Applicant** Chiffdale Unlimited  
**Location** 12, Herbert Street, Dublin 2  
**Registration Date** 04/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For development at this site: 12 Herbert Street, Dublin 2, D02 X240, a Protected Structure (RPS Ref.No. 3740). The development will consist of: (i) Repair

the roof; (ii) Restore the historic timber windows; (iii) Relocate existing electrical fire detection and burglar alarm panel from entrance hall to lower ground floor and restore finishes to entrance hall; (iv) Conservation and alterations to existing front railings including alteration of existing gate and the addition of a new iron stair to lower ground floor; (v) Repoint the brickwork; (vi) Internal decoration including the upgrade of existing sanitaryware and kitchen units; (vii) Alteration to plan at third floor level. The site is within a conservation area .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2267/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Secret Seasonings Ltd
<b>Location</b>	6-7 Duke Lane Upper, 6-7 Lemon Street, Dublin 2
<b>Registration Date</b>	04/06/2025
<b>Additional Information</b>	

**Proposal:** (i) roof top bar and covered terrace area at the third-floor level comprising seating area and bar; (ii) new lobby at third floor level to provide access to fire escape staircase; and (iii) all associated site and infrastructural works, including foul and surface water drainage, landscaping, plant areas, and lighting necessary to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2280/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	M&R Khaya Investment Group Ltd.
<b>Location</b>	78 Old County Road,, Crumlin, Dublin 12, D12 F789
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

**Proposal:** RETENTION: The development will consist of retention permission for 1) single storey 39.4sqm extension at rear of the dwelling including renovation & proposed bathroom, living/dining room, laundry etc. , 2) retention permission for a wood frame awning (3.2m wide x1.65m depthx2.4mheight) erected at GF rear extension of the dwelling and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2281/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Thomas A. Menton
<b>Location</b>	36A, Rathdown Park, Dublin 6W, Folio Registered DN221109F, Located to the rear of 38 and 40 Rathdown Park
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

**Proposal:** The development will consist of the construction of one 159m2, 2 storey, 3 bedroom, detached, dwelling house. Alterations to an existing boundary wall to create one vehicular and one pedestrian entrance off Rathdown Park. 2 new car parking spaces onsite. Connection to public water and foul networks. All ancillary, drainage and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2286/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Park Montessori
<b>Location</b>	41, Farney Park, Dublin 4
<b>Registration Date</b>	05/06/2025

**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 creches 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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2295/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Razorlight Ltd
<b>Location</b>	9-12, Dawson Street, Dublin 2, D02 YX99
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION is sought by Razorlight Ltd for permission for a development at 9-12 Dawson Street, a Protected Structure. Permission was previously granted (Reg. Ref. 4716/18) and extended, for a change of use totalling 851.7sq.m. of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street from office to licensed restaurant. Permission was also granted (Reg.Ref.3889/24) to use part of the basement area (170 sq. m. in extent) for staff toilets, staff changing and storage to serve the restaurant at ground floor level. Works to implement these permissions are commencing and these are expected to be completed by October 2025. The original permission, as extended, will expire before that date and so permission is now sought, for the normal statutory period, to renew these permissions, i.e. the use of 851.7 sq. m of the ground floor of 9-12 as a licensed restaurant and the use of 170 sq. m of the basement for staff toilets, staff changing and storage associated with the restaurant.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2300/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Peter Beddy and Catherine de Blacam
<b>Location</b>	35 Percy Lane, Dublin 4, Co. Dublin, D04 X5K7
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: development at 35 Percy Lane Dublin 4, D04 X5K7 (to the rear of 35 Percy Place, Dublin 4, D04 E0P6, a 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBDSDZ2279/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Balark Trading GP Limited
<b>Location</b>	The Shipping Office, 20-26, Sir John Rogerson's Quay, Dublin 2, D02 Y049
<b>Registration Date</b>	05/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. Planning Permission is sought for erection of new tenant identification signage/branding, on the setback wall adjacent to the main entrance of completed office building 'The Shipping Office' (completed under DCC Grant reg. ref. DSDZ4006/19); At THE SHIPPING OFFICE, 20-26 SIR JOHN ROGERSON'S QUAY, DUBLIN 2, D02 Y049 (20-24 Sir John Rogerson's Quay is a Protected Structure RPS. No. 7547) by Balark Trading GP Limited.

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**Area 1**  
**DOMESTIC**

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3242/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Breda Howard
<b>Location</b>	2 Curzon Street, Dublin 8, D08 A7X2
<b>Registration Date</b>	05/06/2025

**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 of the main house and internal alterations .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1720/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Karl Byrne and Nicola Finnie
<b>Location</b>	29 Saint Patrick's Villas, Ringsend, Dublin 4, D04 T9P5
<b>Registration Date</b>	05/06/2025

**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.



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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2237/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Emma Grimes & Ronan O'Connor
<b>Location</b>	20, Wilfield Road, Sandymount, Dublin 4
<b>Registration Date</b>	02/06/2025
<b>Additional Information</b>	
<b>Proposal:</b> Removal of 2 no. chimneys and conversion of attic space (32m.sq.) incorporating a dormer roof construction & windows & 1 no. rooflight on the rear elevation.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2239/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerard Healy & Aoibhinn Finnegan
<b>Location</b>	9, Lea Road, Sandymount, Dublin 4
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	
<b>Proposal:</b> 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	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2241/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Adam and Kate Bulmer
<b>Location</b>	10, Gilford Road, Dublin 4
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	
<b>Proposal:</b> RETENTION PERMISSION: The proposed development consists of: Retention of a new timber bike shed and timber fence to the west boundary at the front garden, together with all associated and ancillary works.	

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2246/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Andrew Kennedy
<b>Location</b>	17 Home Villas, Donnybrook, Dublin 4, D04Y7X2
<b>Registration Date</b>	04/06/2025
<b>Additional Information</b>	
<b>Proposal:</b> 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.	

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**Area** Area 1 - South East  
**Application Number** WEB2249/25  
**Application Type** Permission  
**Applicant** Richard Toolan  
**Location** 14, Larkfield Grove, Dublin 6w, D6WND96  
**Registration Date** 04/06/2025  
**Additional Information**  
**Proposal:** The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

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**Area** Area 1 - South East  
**Application Number** WEB2251/25  
**Application Type** Permission  
**Applicant** Eoghan McQuillan  
**Location** 82, Mount Drummond Square, Harold's Cross, Dublin 6, D06 W7W3  
**Registration Date** 04/06/2025  
**Additional Information**  
**Proposal:** Permission for new vehicular entrance to front driveway with vehicular dishing to front public paving.

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**Area** Area 1 - South East  
**Application Number** WEB2268/25  
**Application Type** Permission  
**Applicant** Oira Quinn  
**Location** 38, Pembroke Gardens, Ballsbridge, Dublin 4  
**Registration Date** 04/06/2025  
**Additional Information**  
**Proposal:** The development consists of a single storey rear extension and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2273/25  
**Application Type** Retention Permission  
**Applicant** Derek Owens  
**Location** 32A, Clareville Road, Dublin 6w  
**Registration Date** 05/06/2025  
**Additional Information**  
**Proposal:** RETENTION The development seeking retention permission consists of the construction of a singlestorey garden shed/office in the rear garden.

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**Area** Area 1 - South East  
**Application Number** WEB2276/25  
**Application Type** Permission  
**Applicant** Brian Williams  
**Location** 11 Pleasants Street, Dublin 8, Dublin 8, D08 N6C4  
**Registration Date** 05/06/2025  
**Additional Information**

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**Proposal:** PROTECTED STRUCTURE : The development will consist of the demolition of the non-original 2 storey rear extension and remains of the rear single storey lean-to store and, internally, the removal of non-original items including the ground floor shower room and all non-original wall and ceiling panelling. New construction will include new and/or enlarged openings in the rear return with new windows/doors, a new lower entrance door, external vent grilles to the front and rear and, internally, a new insulated ground floor slab, breathable insulation to the area under the main entrance steps, a new large opening between the main reception rooms upstairs, the insertion of a new ensuite and bathroom downstairs, a new WC upstairs and the placing of a new fitted kitchen in the rear reception room upstairs. A new permanent attic hatch and ladder will also be installed in the ceiling of the rear return. Internal refurbishment work will include re-plumbing/re-wiring throughout and the refurbishment of retained floorboards, internal plasterwork and internal joinery items. External refurbishment work will include replacing non-original external render (front and rear) with lime render, re-roofing of the main house and return, refurbishment of the main entrance door, surround and sash windows and the replacement of non-original rainwater goods to the rear. Externally, work to the front garden will include the refurbishment of the front railings and entrance steps, construction of a new bin store and the insertion of a meter pier and 2 utility meters. Work to the back garden will include the construction of a new patio area to the side of the return, a new external first floor landing and external stairs to the rear of the return and the construction of a new freestanding garden room at the back of the back garden with a patio area in front. Works will also include redecoration throughout, landscaping and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2278/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Marita & Mark Gilmartin
<b>Location</b>	23, Garville Avenue, Dublin 6
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development will consist of: i) The removal of the existing non-original garage and storage building, to the back of the rear garden, as per previously approved in application Reg. Ref. 3068/25. ii) The construction of a two-storey garden building consisting of a domestic garage at ground floor with a home office at mezzanine level. iii) Proposed amendments to existing vehicular entrance and boundary wall fronting onto Garville Drive to create a wider vehicular entrance. iv) All associated, landscaping, & ancillary site works required to carry out the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2290/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Thomas Biggs
<b>Location</b>	28, Saint Agnes Park, Crumlin, Dublin 12
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

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

**Area** Area 1 - South East  
**Application Number** WEB2291/25  
**Application Type** Permission  
**Applicant** Christopher Thompson-Walsh  
**Location** 12C, Effra Road, Rathmines, Dublin 6  
**Registration Date** 05/06/2025

**Additional Information**

**Proposal:** The development will consist of modifications to front elevation, single storey side extension, two storey rear extension, installation of external insulation, garden storage to front garden and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2292/25  
**Application Type** Permission  
**Applicant** Emma Grimes & Ronan O'Connor  
**Location** 20 Wilfield Road, Sandymount, Dublin 4, D04 AW81  
**Registration Date** 05/06/2025

**Additional Information**

**Proposal:** Removal of 2 no. chimneys and conversion of attic space (32m.sq.) incorporating a dormer roof construction & windows & 1 no. rooflight on the rear elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2293/25  
**Application Type** Permission  
**Applicant** HILARY GODSON  
**Location** 18, Morehampton Road, Donneybrook, Dublin 4  
**Registration Date** 05/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Hilary Godson intends to apply for planning permission for development at 18 Morehampton Road, Donnybrook, Dublin 4, D04 P2N5, (a Protected Structure - RPS no. 5303). The development will consist of new ancillary accommodation (36 sqm) in the rear garden for the enjoyment of the main house, associated conservation works, drainage works, and site works.

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**Area** Area 1 - South East  
**Application Number** WEB2299/25  
**Application Type** Permission  
**Applicant** Lorcan Duffy  
**Location** 45, Gulistan Cottages, Rathmines, Dublin 6  
**Registration Date** 06/06/2025

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2301/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dr Margaret Hannan
<b>Location</b>	1, Pembroke Park, Ballsbridge, Dublin 4
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** Dublin City Council. Permission is sought by Dr Margaret Hannan for the following works; New gateway to provide vehicular access and provision of 1 no. off street parking space and electric car charging point from Pembroke Park including alterations to existing railings and plinth wall to the front garden and associated site works at No. 1 Pembroke Park, Ballsbridge, Dublin 4, D04 P867 which is a semi detached house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2303/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Gerard Sexton & Susannah Staunton
<b>Location</b>	94 The Cloisters, Terenure, Dublin 6W, D6WVF22
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** Formation of attic room with dormer & roof window to the rear and related internal layout alterations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2305/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Padhraig and Caroline Fleming
<b>Location</b>	20, Northbrook Road, Dublin 6
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Revisions to approved planning permission (Reg Ref 3431/24) . The development will consist of: Lower Ground Floor: The demolition of a modern single storey rear extension, the addition of an extension to the rear lower ground floor, the removal of the intermediate floor within the existing rear return, the insertion of a tall doorset with fixed light over to the return gable, two vertical format slender windows to the western elevation of the return, the replacement of a window to the lower ground floor elevation with a new entrance doorset accessing a hallway, with a new staircase to connect to the existing staircase within the two upper floor levels, the replacement of a doorset to a former flat with a window to an ensuite bathroom, provision of a doorset in lieu of a window to storage space beneath the entrance steps, the provision of a new window to the rear elevation of the playroom, new kitchen, utility and pantry room, a new bathroom and two bedrooms. Upper Ground Floor: New stud walls to separate cloakroom space from a bathroom, new door ope between primary front and rear living rooms, balustrade at staircase half landing to overlook dining space. First Floor: Removal of bathroom at top of staircase, block up window to this bathroom, new family bathroom and ensuite within rear first floor room. Externally: New low retaining wall and steps within the front garden; removal of garage and repair to wall to laneway, removal of granite staircase steps to the side of the return and re-use as rear garden paving, new natural stone paving, drainage and landscaping to rear garden.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2307/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Eoghan McQuillan
<b>Location</b>	82, Mount Drummond Square, Harold's Cross, Dublin 6, D06 W7W3
<b>Registration Date</b>	06/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION : New vehicular entrance to front driveway with vehicular dishing to front public paving.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2308/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Paul Nolden
<b>Location</b>	6, Summerville Park, Rathmines, Dublin 6
<b>Registration Date</b>	06/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE : RETENTION : (RPS Ref. No. 7887): Retention of three Velux rooflights to the rear roof slope, and retention of a single-storey flat roof extension and rear store.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2312/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Heather Leeson
<b>Location</b>	103 Moyne Road, Ranelagh, Dublin 6, D06 X3P0
<b>Registration Date</b>	08/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: For a development at this site 103 Moyne Road, Ranelagh, Dublin 6, D06 X3P0, a Protected Structure (Ref: 5784) The development will consist of A single storey, flat roofed garden room, for storage and multi-purpose space, Landscaping and all ancillary works to facilitate the development.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0114/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Thomas McNicholas
<b>Location</b>	29, Charleston Road, Ranelagh, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: Whether the change of use of a multi-unit dwelling at No. 29 Charleston Road, Ranelagh, Dublin 6 D06X977, to use as a single residential dwelling, is or is not development and whether development constitutes exempted development or does not constitute exempted

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development? Whether the use of a residential dwelling at No. 29 Charleston Road, Ranelagh, Dublin 6 D06X977, where care is not provided, to house homeless families, women and children, is or is not development and whether development constitutes exempted development or does not constitute exempted development?

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0189/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Niall Crampton
<b>Location</b>	2, Mount Drummond Avenue, Harolds Cross, Dublin 6

**Additional Information**

**Proposal:** SHEC: The development will consist of: the proposed demolition of the existing single-storey side extension; the construction of a rear extension to the existing dwelling; the construction of a 2-storey with dormer, 2-bedroom semi-detached dwelling; the provision of a new vehicular entrance to serve the existing dwelling; the infilling of the existing roof hip to adjoin the proposed semi-detached dwelling; and all associated site servicing, landscaping and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0190/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Not Exemption
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Daran Gibney & Collette Staunton
<b>Location</b>	32, Mount Street Upper, Dublin 2

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Change of use of protected structure from office to use for accommodation of International Protection applicants under Class 20F or Class 14H. Please note this is a protected structure and should require full planning application in accordance with the Planning and Development Act.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0195/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	The Board of St. Patrick's Cathedral
<b>Location</b>	St. Patrick's Cathedral, Patrick Street, Dublin 8

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: 1) Careful removal of the 1950's sand and cement render from the south and west masonry walls of the baptistry, to allow the walls to breathe and dry out naturally, followed by the application of a limewash finish. 2) Application of breathable, lime-based paint over existing plastered surfaces previously coated with non-permeable plastic paint. 3) Specialist cleaning of the medieval stone columns, which have developed crust from heavy soiling.

**Area** Area 1 - South East  
**Application Number** 0196/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 06/06/2025  
**Applicant** Mr. Paul Cosgrave and Mr. Oliver Cosgrave  
**Location** McDaid's Bar, 3, Harry Street, Dublin 2  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Conservation to shop front and facade with conservation works to stained glass, reordering shop front and signage repair of rainwater goods to front and associated works.

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**Area** Area 1 - South East  
**Application Number** 0197/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 06/06/2025  
**Applicant** Elyeib Limited  
**Location** 32, Mount Street Upper, Dublin 2, D02 X282  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: The repair of the damaged railings and granite plinth at the front of 32, Mount Street Upper, Dublin 2, D02 X282 following the recommendations of the Acting Planning Enforcement Manager for Dublin City Council 9 File Ref. C0002/24). The house is a Protected Structure (RPS Ref. No.5657) listed in the DCDP 2022-2028.

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**Area** Area 1 - South East  
**Application Number** 0198/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 06/06/2025  
**Applicant** David Quigley  
**Location** Garville, 5A, Pembroke Gardens, Ballsbridge, Dublin, 4, D04 A9T2  
**Additional Information**  
**Proposal:** EXPP: The rear of the building has a glass roof. I would like to change this to a regular insulated roof. I want to know if I need planning to convert this. The roof is 3x4m.

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**Area** Area 1 - South East  
**Application Number** 0200/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 06/06/2025  
**Applicant** HCR Apart Limited  
**Location** 92a Harolds Cross Road/St. Clares Avenue,, Dublin 6W  
**Additional Information**  
**Proposal:** SHEC: Amendments to the previously approved application Reg. Ref. 3266/21 consisting of the construction of 3 no. two storey elements, accommodating 6 no. apartments.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0203/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Mr. John O'Loughnan
<b>Location</b>	33 The Laurels, Terenure Road West, Terenure, Dublin 6W

**Additional Information**

**Proposal:** EXPP: Install external 6 insulation (full wrap) to the flat roof, gable wall, front & rear panels. The work and finish will match existing external insulation as per nos. 23 and 29 The Laurels.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3067/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Irish Life Assurance plc
<b>Location</b>	1 Adelaide Road, (now incorporating No's 5-7 Albert Terrace ) Dublin 2

**Additional Information** A.I Article 35 Received

**Proposal:** PERMISSION to amend the permitted development (Reg. Ref. 3136/23) at No. 1 Adelaide Road, Dublin 2 (now incorporating No's 5-7 Albert Terrace, Dublin 2). The proposed development will consist of amendments to Reg. Ref. 3136/23 and additional development, including the following elements: Set-back in permitted facade line facing Albert Place West at levels 0, 1, 2, 3 and terrace above (resulting in a reduction of c. 95 sq m of permitted office space); infilling of a void at level 6 (creating an additional c. 60 sq m of office space at level 7); Change in site boundary to include No's 5-7 Albert Terrace (to accommodate artists/writers in residence studios) and to create a public garden (partly within public roadway at the junction of Albert Place West/Albert Terrace); Single-storey Ground-Floor extensions (c.20 sq m in total) to the rear of No's. 5-7 Albert Terrace, with roof-terrace above (including temporary removal and reinstatement in situ of rear boundary walls) and new opaque windows in the south gable of No 7 Albert Terrace; Design improvements to external community entrance off Albert Place West; Increase of footpath width on Albert Place West; Additional lift inside community entrance; Introduction of opaque glass fins at 45-degree angle within external facade depth to Albert Place West at levels 1, 2 and 3; Changes to planting on 4th Floor terrace facing Albert Place West; Reduction in basement footprint and lowering (by 1.5m) of part of the Level -2 basement; Reduction in number of basement car spaces (from 15 to 13); Changes to landscaping in the central sunken courtyard; Separate fire-fighting lift and passenger lifts to the main core; Change of use of c.128 sq. m. within the -1 basement from community to office; Change of use of c.8sq. m. of café use to office use at Level 0; An additional structural column at the front (north) of the office block; Changes to toilets and to the Core 2 facade, and all associated and ancillary development. The amendments will result in an overall increase in gross internal areas on the site of c. 117 sq m (with no changes to upper roof level or to overall height of the development permitted under Reg. Ref. 3136/23).

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3150/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Paddy & Mary Rose Gough
<b>Location</b>	8 Estate Cottages, Northumberland Road, Dublin 4, D04Y6H0

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE : Demolish the existing one storey extension to the rear of the existing property at No. 8 Estate cottages, Northumberland Rd., Dublin 4, D04Y6H0, itself a protected structure and to replace it with a part one storey, part two storey structure to the rear containing living, bedroom, bathroom, family room, kitchen and dining area at ground level plus master bedroom and en-suite bathroom at first floor level. The project includes the creation of a central courtyard at ground floor plus a screened green roof at first floor. The proposed two storey extension to the rear involves the partial modification of the existing sloped roof to the rear and its replacement with a flat roof that does not exceed the existing ridge height as viewed from the front, work will also include the creation of three small conservation grade rooflights to the front and one to the rear, the repair and re-pointing of the existing brickwork with lime mortars, the repair of the existing up and down timber sash windows and the repair and partial replacement of flashing and natural slates on the existing roof.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3152/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Dara O'Muircheartaigh & Aisling McLoughlin
<b>Location</b>	37 Terenure Road North, Dublin 6W, D6W H590

#### **Additional Information**

**Proposal:** Planning permission for dormer roof window on lean to roof on rear attic roof to existing converted attic.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3159/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	40 Lower Kevin Street, Dublin 8

#### **Additional Information**

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3232/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Breda Howard
<b>Location</b>	2 Curzon Street, Dublin 8, D08 A7X2

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1118/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Fáilte Ireland
<b>Location</b>	St. Andrew's Former Tourism Centre, Suffolk Street/ St. Andrews Street, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at St. Andrews Former Tourism Centre (Protected Structure), Suffolk Street/St. Andrews Street, Dublin 2. The development will consist of: 1. Change of use of former Tourist Information Office, restaurant, and annex exhibition hall (now vacant) to food/dining hall and cultural use all to be operated under single management. 2. The alteration and selective removal of certain internal modern additions to restore the structure closer to its original appearance. These removals include: • Office partitions at the ground and first floor levels • The existing bridge across the nave on the first floor levels • Part of the first floor mezzanine within the apse • Part of the second floor in the South and North Transept 3. The provision of the proposed new (replacement) circulation bridge across the nave. 4. Modifications to ensure adequate ventilation and lighting on the exterior of the building. 5. Proposed landscaping, including an outdoor seating area and outdoor lighting. 6. 3 no. external heat pumps at the east side of the former church 7. Replacement of existing skylights at roof level to automatic opening vents and louvre Vents 8. Provision of cycle parking (30 no. spaces) 9. All other associated site works including drainage infrastructure and removal of car parking. The total floor area of the buildings is 1,763 sq. m on a site of 2,696 sq. m.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1314/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Laurence Óg O' Brien and Elena Sullivan
<b>Location</b>	51, Sandymount Road, Sandymount, Dublin 4, D04 H348

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the demolition and reconstruction of the existing three-storey 'outrigger' extension to the rear with some minor elevational changes, including replacing an existing window to the rear at upper ground level with a pair of French doors, and the construction of a new single-storey 55m<sup>2</sup> extension to the rear at lower ground (garden) level. Minor internal

modifications are proposed, as well as a new roof window (not visible from the highway). The proposed works will also include a full window replacement schedule throughout and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1773/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Future Properties Wicklow Ltd
<b>Location</b>	Castle House, 73-83 South Great George's Street, Dublin 2, D02 VY44

**Additional Information**

**Proposal:** Planning application for the placing of street furniture on the area of pavement in the ownership of the applicant, outside the front of the ground floor premises of units 3 to 9, Castle House, 73-83 South Great Georges St, Dublin 2

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1774/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Esprit Investments limited
<b>Location</b>	1A, Maxwell Road, Rathgar, Dublin 6

**Additional Information**

**Proposal:** Development at this site to the rear of 1A Maxwell Road, Rathgar, Dublin 6, bounded by Maxwell Road to the South East, house no.1 on Maxwell Road to the East, house no.'s 1 to 10 on Frankfurt Avenue to the South West and house no.'s 156 & 157 on Rathgar Road to the West & North, for minor modifications to existing planning permission as granted, ref no. 3459/24, incorporating the following changes: (1) Reduction in height of houses by 300mm (2) Increase in height of reconfigured existing house by 150mm (3) Modifications and omission of windows and rooflights (4) Minor modification to elevations, on lands totalling 0.0887 Hectares.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1775/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Christopher & Karen Dennis & Lynn
<b>Location</b>	Bellview, 13 Leicester Avenue, Rathgar, Dublin 6, D06E5Y4

**Additional Information**

**Proposal:** A - The conversion of the existing front porch and provision of a new front door to the front of the property. B - The provision of a new dormer to the previously converted attic to the rear of the property at second floor level. C - All associated site works and fenestration amendments to the front and rear of the property.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1778/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Don Ross
<b>Location</b>	82, Saint Alban's Park, Dublin 4

**Additional Information**

**Proposal:** The removal of the existing garage and single-storey extension and the construction of a new part single-storey, part two-storey extension, all to the side and rear of the house. The proposed works will include all associated landscaping, site and drainage works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1784/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	John Donovan & Catherine Keating
<b>Location</b>	26 Parkmore Drive, Terenure, Dublin 6W

**Additional Information**

**Proposal:** Alterations & additions to an existing semi-detached 2-storey dwelling, comprising the construction of a new first floor extension above existing single storey extension to the rear and gable-end, the construction of a new flat roof with parapet detail in lieu of an existing pitched roof to an existing single storey extension to the rear, the conversion of the existing single-storey garage to the gable-end, and the conversion of the existing attic space with new velux rooflights to the side and rear, and alterations to existing window openings to the rear elevation, together with the widening of the existing vehicular site entrance, and all ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1790/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Coleman Connor
<b>Location</b>	26 Westfield Road, Harold's Cross, Dublin D6W N242

**Additional Information**

**Proposal:** Works to the rear of 26 Westfield Rd, Harold's Cross, Dublin, D6W N242 comprising: (i) the demolition of an existing rear extension & adjacent shed; (ii) construction of a single storey extension and (iii) the construction of a garden room and, (iv) all associated ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1791/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	REFUSE RETENTION PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Build-A-Bear Workshop UK Ltd
<b>Location</b>	47, Grafton Street, Dublin 2

**Additional Information**

**Proposal:** RETENTION PERMISSION : New External Fascia Sign displaying "Build A Bear" Logo, "Build-A-Bear Workshop" Wording & Colours.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1798/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Brian Keenan and Emma Kavanagh
<b>Location</b>	Unit 1 Windmill Lodge, 82 & 84, Windmill Road,, Crumlin, Dublin 12, D12YRK2

**Additional Information**

**Proposal:** We Brian Keenan and Emma Kavanagh intend to apply for permission for change of use of the existing Hair Salon into the Office, and permission for works consisting of erection of the new signage on the front elevation and all associated alterations, demolitions, siteworks and ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1800/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Barry Gallagher Catriona Barry
<b>Location</b>	63, Palmerston Road, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE The development will consist of internal and external alterations to convert the Protected Structure to a single-family dwelling. External alterations will consist of re-pointing of brickwork, replacement of all windows and doors, installation of new rooflights, and construction of a new single-storey extension (11sqm) to the rear at garden level. Internal alterations will consist of amendments to the layout at each floor, new internal staircase from garden level to entrance level, and associated refurbishment works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1804/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Paul Byrne
<b>Location</b>	9, Dowling's Court, Dublin 2, D02 CP30

**Additional Information**

**Proposal:** The construction of a 3.8m wide flat roof dormer to the rear roof-pitch of the property. Note that this property is a 3-storey dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1807/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION

**Decision Date** 05/06/2025  
**Applicant** Ciaran Murray & Nykol Murray  
**Location** Rostellan, 29 Temple Road, Rathmines, D06 V4N5  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE : Permission for development consisting of single storey plant room and associated site services to rear of house known as 'Rostellan' 29 Temple Road, Rathmines, Dublin 6. D06V4N5 (A Protected Structure).

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**Area** Area 1 - South East  
**Application Number** WEB1812/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 05/06/2025  
**Applicant** Emerald Aegis Limited  
**Location** 2 & 3 Harrington Street, Saint Kevin's, Dublin 8  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE RETENTION AND PERMISSION Permission is sought by Emerald Aegis Limited for the retention of the replacement of the (non-original) timber sash window frames and permission for the replacement of the existing double-glazed timber sliding 6-over-6 sashes with plant on-beads to be replaced with 6-over-6 sliding timber sashes with slimline double glazing, appropriate heritage timber detailing horns and mouldings to the front of No. 2 & 3 Harrington Street, Dublin 8. The subject properties are Protected Structures.

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**Area** Area 1 - South East  
**Application Number** WEB1827/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 06/06/2025  
**Applicant** Nicola Kennedy & Bastien Arnaud  
**Location** 24 Old County Road, Crumlin, Dublin 12  
**Additional Information**  
**Proposal:** Permission for the following to the existing semi-detached two storey house with adjoining single storey side domestic garage: Permission to add an single storey lean-to extension to the rear with roof lights overhead, part demolish walls at ground floor to integrate the extension. Maintain connection to existing drainage and surface water and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB1830/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 06/06/2025  
**Applicant** Tom & Claire Conway  
**Location** 27 Clyde Road, Ballsbridge, Dublin 4, D04 F838  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE: The development will consist of: A). Change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4008/24); B). Construction of a replacement single-storey flat roof side extension, with sedum roof and associated roof lights, at lower ground floor level; C). Construction of a new single-storey flat

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roof extension to the rear at lower ground floor level, with associated roof terrace accessed at upper ground floor level; D). Cleaning of the existing granite and brick facades and granite entrance steps; repointing of existing front and part side elevations and entrance steps in lime mortar; E). The replacement of the non-original uPVC windows, on the rear elevation only , with timber sliding sash windows, together with amendments of two select opes (conversion from window to door openings); F). The replacement of the existing non-original lower ground floor slab with a new insulated concrete slab; G). Internal reconfiguration, refurbishment and associated conservation and restoration works throughout; H). New mechanical and electrical services throughout; I) New pedestrian gate to side lane; J) Widening of the existing vehicular entrance together with associated modifications to the existing vehicular entrance gates and railings to the front boundary, and provision of new railing to the east boundary of the front garden; L). All ancillary site, boundary and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1864/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Jean-Anne Young and Ken Gannon
<b>Location</b>	17, Whitton Road, Terenure, Dublin 6 , D06ND35
<b>Additional Information</b>	

**Proposal:** Planning permission is sought for the demolition of existing single storey rear extension (7.5sqm), and construction of a new single storey rear extension (24sqm) comprising of kitchen and dining room, construction of a dormer window to the rear roof, 2no. rooflights to the rear, permanent access to the attic by means of a staircase, relocating existing gate access to the lane at the rear of the site, and associated ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2174/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Paul Nolden
<b>Location</b>	6 Summerville Park, Rathmines, Dublin 6, D06 C3W2
<b>Additional Information</b>	

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2185/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Karen Baily
<b>Location</b>	4, Gilford Terrace, Sandymount, Dublin 4
<b>Additional Information</b>	

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

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**Area** Area 1 - South East  
**Application Number** WEB2198/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/06/2025  
**Applicant** Peter Walsh and Sharon O'Byrne  
**Location** 17, Sunbury Park, Dartry, Dublin 6  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2206/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/06/2025  
**Applicant** Ben Mulligan  
**Location** 198, Kimmage Road West, Kimmage, Dublin 12  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2215/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/06/2025  
**Applicant** Park Montessori Sandymount  
**Location** 41 Farney Park, Sandymount, Dublin 4, D04VX40  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2218/25  
**Application Type** Permission

<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Peter Beddy
<b>Location</b>	35 Percy Lane, Dublin 4, Co. Dublin, D04 X5K7
<b>Additional Information</b>	

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2224/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Lorcan Duffy
<b>Location</b>	45, Gulistan Cottages, Rathmines, Dublin 6
<b>Additional Information</b>	

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2227/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Edwina Governey
<b>Location</b>	14, Morehampton Lane, Donnybrook, Dublin 4
<b>Additional Information</b>	

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2237/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2025

**Applicant** Emma Grimes & Ronan O'Connor  
**Location** 20, Wilfield Road, Sandymount, Dublin 4  
**Additional Information**  
**Proposal:** Removal of 2 no. chimneys and conversion of attic space (32m.sq.) incorporating a dormer roof construction & windows & 1 no. rooflight on the rear elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2248/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/06/2025  
**Applicant** Guy Gill  
**Location** Apartment 4, Fortfield Court, Fortfield Road, Dublin 6W

**Additional Information**  
**Proposal:** RETENTION: Retention of subdivision of existing three bedroom apartment into two single bedroom apartments

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**Area** Area 1 - South East  
**Application Number** WEB2251/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 06/06/2025  
**Applicant** Eoghan McQuillan  
**Location** 82, Mount Drummond Square, Harold's Cross, Dublin 6, D06 W7W3

**Additional Information**  
**Proposal:** Permission for new vehicular entrance to front driveway with vehicular dishing to front public paving.

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**Area** Area 1 - South East  
**Application Number** WEBPWSDZ1792/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/06/2025  
**Applicant** Marine Terminals Ltd  
**Location** Site at MTL Terminal, Dublin Port, Sean Moore Road and Pigeon House Road, Ringsend, Dublin 4

**Additional Information**  
**Proposal:** Marine Terminals Ltd intends to apply for permission for development at MTL Terminal, Dublin Port, Sean Moore Road and Pigeon House Road, Ringsend, Dublin 4. This site is located within the Poolbeg West Strategic Development Zone (SDZ). The development will consist of: (i) construction of a low-voltage information technology (IT) switchboard kiosk (c. 7.8sq.m; c. 2.4m in height) over a reinforced concrete slab (c. 4.2m x c. 3.5m; c. 0.2m in height); (ii) construction of a steel lattice frame telemetry tower (c. 6m in height) over a reinforced concrete slab (c. 2m x 2m; c. 0.2m in height above ground); (iii) demolition and removal of existing temporary ancillary office building (c. 480sq.m; c. 7.2m in height) and area resurfaced; and; (iv) all ancillary site development works, including duct connections.

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4222/24  
**Appeal Type** Written Evidence  
**Applicant** Colleen Feeley  
**Location** Site to the rear of 26 Highfield Road, Rathgar, Dublin 6 D06 A7Y8, a Protected Structure sharing, a corner with Oaklands Drive

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE : Permission for development at the site to the rear of 26 Highfield Road, Rathgar, Dublin 6, D06 A7Y8, a Protected Structure sharing a corner with Oaklands Drive. The development will consist of the construction of 1 no. new detached, part single storey part two storey, 3 bedroom domestic dwelling house within the curtilage of a Protected Structure, with 1 no. car parking space, pedestrian and vehicular access across the existing grass verge to Oaklands Drive and all associated site works, to include a new connection to the public foul sewer serving Oaklands Drive.

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**Area** Area 1 - South East  
**Application Number** WEB1543/25  
**Appeal Type** Written Evidence  
**Applicant** Aiden O'Connell & Evelyn Slye  
**Location** 50, Derrynane Gardens, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for an extension to a terraced dwelling. The development will consist of construction of – a ground floor pitch roof extension to front of the dwelling and a canopy over the front door, new double glazed windows and door with change to window type to front of the dwelling, first floor pitch roof extension to rear of the dwelling - part over an existing ground floor extension and part cantilever over garden, 2no. velux rooflights to rear, and internal modifications at ground and first floor levels.

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**Area** Area 1 - South East  
**Application Number** WEB1569/25  
**Appeal Type** Written Evidence  
**Applicant** Terry Sheridan  
**Location** 368 Harolds Cross Road, Harolds Cross, Dublin 6W, D6W VK64

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Permission to demolish existing single storey garage to side of property and to construct a 3 storey dwelling unit attached to side of property and all associated site works.

## Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3961/24
<b>Appeal Decision</b>	SPLIT DECISION
<b>Appeal Decision Date</b>	05/06/2025
<b>Applicant</b>	JP Dairy Developments Limited
<b>Location</b>	to the rear of 4-16 Saint Brendan's Cottages, Dublin 4
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of the demolition of the 3 existing vacant shed units and the construction of 3 two-storey, two-bedroom plus study mews houses with existing access from Saint Brendan's Cottages including individual bicycle and bin storage facilities for each house and 3 off street car parking spaces.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4327/24
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	04/06/2025
<b>Applicant</b>	XCM Properties Limited
<b>Location</b>	No. 203 & 207 Harold's Cross Road, Dublin 6W, Co. Dublin

**Additional Information**

**Proposal:** The proposed development involves the following: The demolition of the existing structures at 203 and 207 Harold's Cross Road. Construction of a part 3,5&6-storey residential development consisting of 17 no. Apartments comprising of 04 no. studio apartments, 05 No. one-bed apartments and 08 No. two-beds apartments. All with associated private open space, communal open space, landscaping, bike storage, bin storage, and other necessary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4332/24
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	04/06/2025
<b>Applicant</b>	BHA HX2 Development Limited
<b>Location</b>	No. 153-155 Harold's Cross Road, Dublin 6W (formerly known as Michael Grant Motors)

**Additional Information**

**Proposal:** The development will consist of modifications to the previously approved Built to Rent apartment development DCC Reg. Ref. 2712/21 (ABP 310947- 21) to include the following: (i) Proposed 2 No. New apartments consisting of 1 No. One-bed, and 1 No. Studio achieved through a change of use of the ground floor communal facility area of the previously granted scheme, increasing the total number of apartments within the development from 35 No. Apartments to 37 No. Apartments; (ii) Minor modifications to the front elevation. All with associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2434/24
<b>Appeal Decision</b>	GRANT PERMISSION

**Appeal Decision Date**

04/06/2025

**Applicant**

Esprit Investments Ltd

**Location**

Site (c. 0.22ha) at Mespil Court, Mespil Road and Burlington Road, Dublin 4, D04 E516

**Additional Information**

**Proposal:** The site is generally bounded by buildings in office use to the south, no. 39 Mespil Road (Protected Structure) to the west, and by Mespil Road and the Grand Canal to the north. The development will consist of a 3-storey mixed use building extension comprising: A 2-storey, raised bridge, office extension adjoining the 2nd and 3rd floors of the existing Mespil Court office building on its northwestern elevation; external plant room at 1st floor and office core extending down to ground floor level (total GFA c. 723.5 sqm). Proposed condenser units to the existing office roof. A 3-storey, mixed use building comprising: 1no. café at ground floor, with ancillary storage and staff facilities (total GFA c.107 sqm) and associated external terrace at ground level; 2no. floors of offices at 1st and 2nd floors, with associated support facilities (total GFA c. 254.5 sqm); Roof garden at 1st floor. All ancillary and associated site development, infrastructural, landscaping, signage and site boundary works, including: 30 no. spaces, two tier bike racks in a bicycle store (27.5 sqm); 18. no. semi vertical bike racks to replace existing bike racks; New bin store (13 sqm); 2 no. Sheffield stands in the front curtilage (visitors) and 1 no. Sheffield Stand by the bin store; Ground floor plant room (27 sqm); Signage zones to northern and eastern ground floor elevations of café unit (c.12 sqm total), and totem sign (c.3 sqm) associated with office within front curtilage adjacent to Mespil Road site boundary; Removal of existing boundary wall and railing fronting Mespil Road; and, insertion of new pedestrian access control gate to the eastern boundary pathway, south of the proposed café entrance; Associated green and blue roofs, and drainage for the proposed new works.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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







# Dublin City Council

## SECTION 5 EXEMPTIONS

22/25

(02/06/2025-08/06/2025)

## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0231/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	IPUT PLC
<b>Location</b>	51-54 Pearse Street, Dublin 2
<b>Registration Date</b>	06/06/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Replacement of single-glazed sash windows with slim double-glazing, replicating the existing sashes.

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