



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(16/06/2025-22/06/2025)

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>	3270/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Stripe Payments Europe Limited
<b>Location</b>	1 Wilton Park, Wilton Terrace, Dublin 2, D02 FX04
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** The development will principally consist of 1 no external illuminated sign to the existing facade of the existing office building permitted under (ABP Ref. PL.29S.246828 , DCC REG REF 2051/16 , granted on the 17 Th October 2016 ). Signage (24.7 Sq m ) 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>	WEB1196/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Board of Management St Patricks Girls & boys national school
<b>Location</b>	St. Patrick's Girls & Boys National School, Cambridge Road, Ringsend, Dublin 4
<b>Registration Date</b>	20/06/2025

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: The demolition of the buildings to the rear of the existing 3-storey boys & girls school, which include the GP Hall with changing facilities & storage, along with the 2 no. external stores & concrete shelters (total demolition area = 332sqm); and the construction of a new 3-storey school building (1143sqm) behind the existing school, with new vehicular entrance from Cambridge Road, planted areas, landscaping, external play areas, on-site covered bicycle storage (80 spaces), on-site parking (5 spaces), 2 no. external stores at 10m2 each and external lighting. The proposed building contains; at ground (731sqm): 4 special education needs classrooms with associated ancillary spaces, central activities area and an external soft play area to the west & north; at first floor (335sqm): General Purpose Hall, Storage, toilets, and external play area; Second Floor (77sqm): circulation, plant room and an external fenced roof play area with lighting. Including all associated site & road works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1403/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Kevin Cassidy
<b>Location</b>	Site on Stone Mews to Rear of 67/69 Rathmines Road, Rathmines, Dublin 6
<b>Registration Date</b>	20/06/2025

**Additional Information** Additional Information Received

**Proposal:** Demolition of blockwork storage shed facing Stone Mews. Demolition of Lean-to shed in rear garden. Construction of two no. semi detached, part three storey, part 2 storey, part 1 storey, three bedroom houses. Construction of two no. vehicular entrances to Stone Mews and two parking spaces. Construction of separating garden walls to front and rear gardens. Associated site works and landscaping.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1771/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Karl Brady
<b>Location</b>	37, Lombard Street West, Portobello, Dublin 8
<b>Registration Date</b>	18/06/2025
<b>Additional Information</b>	Additional Information Received

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1830/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Tom & Claire Conway
<b>Location</b>	27 Clyde Road, Ballsbridge, Dublin 4, D04 F838
<b>Registration Date</b>	20/06/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE : The development will consist of:

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

L). All ancillary site, boundary and landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2412/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Olympia Real Estate Limited
<b>Location</b>	Dublin Castle Sutes, 1-3 Parliament Street, Dublin 2, D02 AN28 and 81 Dame Street, Dublin 2, D02 VW57
<b>Registration Date</b>	17/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION : Olympia Real Estate Limited intends to apply for retention planning permission for use of 10 no. apartments as short-term lettings / tourist accommodation at 1-3 Parliament Street, Dublin 2, D02 AN28 and 81 Dame Street, Dublin 2, D02 VW57. There is no prospective development nor internal or external works proposed to the Protected Structures listed under RPS Ref. no. 6321 and 2132.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2427/25
<b>Application Type</b>	Permission
<b>Applicant</b>	South William Clinic Ltd
<b>Location</b>	19, Terenure Place, Terenure, Dublin 6w
<b>Registration Date</b>	18/06/2025

**Additional Information**

**Proposal:** For development at this site: 19 Terenure Place, Terenure, Dublin 6W, Co. Dublin, D6W F867

The development consists of:

The material change of use of an existing unit (22.3 sq.m) from Office (Former Estate Agent) (NO: 19) to Medical Use (Clinic), comprising a Retail Area (7.8 sq.m) and an Aesthetic & Medical Centre (14.5 sq.m). The development includes:

Installation of external signage (3 sq.m)

Internal layout modifications and alterations.

Demolition of a non-original dividing wall between two units 17 - 19.

Reinstatement of the original single entrance doorway to form one combined unit (total 84 sq.m)

All associated site development and ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2442/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Congregation of the Holy Spirit
<b>Location</b>	St. Michaels House, Ailesbury Road, Dublin 4
<b>Registration Date</b>	19/06/2025

**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.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2443/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Allied Irish Bank Plc
<b>Location</b>	AIB Bank, 7/12 Dame Street, Dublin 2
<b>Registration Date</b>	19/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: We, Allied Irish Bank PLC, intend to apply for permission for remedial works to a Recorded Protected Structure (RPS Ref. No.2099 under the Dublin City Development Plan 2022-2028) at this site: AIB, 7-12 Dame Street, Dublin 2, Co. Dublin.

The application relates to: (i) Internal alteration works to accommodate new protected lobbies to existing stairs and fire upgrades to existing screens and doors, removal of non-original walls, upgrade of existing ground floor mezzanine to 60-minute fire rating and formation of new fire escape opening in original fabric. (ii) Fire safety upgrade works to fire detection & alarm, lighting and small power to the Basement Floor, Ground Floor, Ground Mezzanine Floor, First Floor, First Mezzanine Floor, Second Floor, and Third Floor. (iii) External alteration works to the Dame Lane Elevation to accommodate a new fire escape exit door.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2448/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Congregation of the Holy Spirit
<b>Location</b>	St. Michael's House, Ailesbury Road, Dublin 4
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a 5m high by 18m long rebound ball wall adjacent to the existing sports pavilion.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2449/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Sundrive Electrical
<b>Location</b>	Sundrive Electrical, 55/58, Sundrive Road, Kimmage, Dublin 12
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION for a two storey metal clad extension to side of existing retail unit all with associated ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2458/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ard Services Limited
<b>Location</b>	Circle K , 20/21 Westmoreland Street, Dublin 2 , D02X677
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** Planning permission is sought for 5no. flagpole holders on eastern and northern elevations of the building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2459/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Office Holdings Limited
<b>Location</b>	No. 7, Grafton Street, Dublin 2 & No. 8, Grafton Street, Dublin 2.
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** PERMISSION & RETENTION: Retention permission is sought for development which consisted of an existing opening at the ground floor of the two units allowing the two sales areas of Nos. 7 and 8 to trade as a single unit.

Planning Permission is sought for development that will consist of:

- (1) the addition of a further opening between the sales areas of Nos. 7 and 8.
- (2) the change of use of the ground floor of Unit No.8 (which is vacant) from its former use as a shop selling health food products to a shop selling shoes and other ancillary items.
- (3) various works to both shop fronts and new signage including operator, back lit signs on both fascias and "Grafton Street" applied directly to No. 7's fascia board.
- (4) Access and egress for the public will be via the front doors in both properties.

The properties are located in an Architectural Conservation Area.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2460/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Aedifica Ireland Ltd
<b>Location</b>	Site at "Captain's Place", Armagh Road, Crumlin, Dublin 12
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** We, Aedifica Ireland Ltd., intend to apply for Planning Permission at this site at "Captain's Place", Armagh Road, Crumlin, Dublin 12, in the Electoral Division of Kimmage E. The site is located to the south of Armagh Road Medical Centre (D12 F6C5), southeast of Rosary College (D12 R726). The "Captain's Place" Fold Housing Development is located to the east, south and west of the site.

The proposal will consist of a nursing home development (c. 7,876.9sqm GFA) of 5 storeys in height, and comprising the following:

- 151 no. en-suite bedrooms.
- Ancillary facilities including lobbies, kitchen, laundry rooms, offices, stores, meeting rooms, staff rooms, communal areas, staff and admin facilities, as well as clinical support spaces and services areas.
- A fully landscaped open amenity space for residents as part of the development in the form of secure internal courtyard.
- Services areas including generator enclosure, staff bicycle storage, and gardener's workshop. Provision of a PV panel array on the flat roof along with rooftop plant and rooftop ventilation system.
- Erection of a totem sign (c.2.90sqm) and visitor bicycle parking at the main entrance.
- The proposed development will also incorporate all the associated amenities, accesses,

boundary treatments, waste management and plant areas, ESB substation & switch room and all associated site development and services works to enable its delivery.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3256/25
<b>Application Type</b>	Permission
<b>Applicant</b>	EJJR Ltd
<b>Location</b>	1 Pearse Square, Dublin 2, D02 PC61
<b>Registration Date</b>	16/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : Planning permission for construction of a new two storey extension to the rear of 1 Pearse Square, Dublin 2. Works will include demolition of the existing single storey extension and alterations to the main building, including modifying a window opening to form a doorway, provision of a new window at high level and associated site works. The new extension is to be clad in brick to match the main building with traditional sash windows, flat roof and single rooflight. Number 1 Pearse Street is a three storey end of terrace house and is a protected structure HIAH registry reference number 500204889.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1319/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hon Keung Wilson and Yuk Mei Cheng
<b>Location</b>	2A, Durham Road, Sandymount, Dublin 4
<b>Registration Date</b>	16/06/2025

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2396/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	M&R Khaya Investment Ltd.
<b>Location</b>	100 Kilfenora Road, Kimmage, Dublin 12, D12X9P1
<b>Registration Date</b>	16/06/2025

**Additional Information**

**Proposal:** RETENTION The development will consist of Retention permission for a single storey flat roof extension(17.4m<sup>2</sup>) annex to the rear of the existing two-storey dwelling, the extension comprising a laundry / Storage and WC room and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2397/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Eleanor Chambers and Seamus Griffin
<b>Location</b>	44, Nutley Park, Donnybrook, Dublin 4
<b>Registration Date</b>	16/06/2025



### **Additional Information**

**Proposal:** PERMISSION : Demolition of existing single storey extensions; construction of new single and two storey extensions; attic conversion to habitable use with 2No. dormer windows to the rear; provision of rooflights, internal alterations and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2399/25
<b>Application Type</b>	Permission
<b>Applicant</b>	David Leech & Avril Bates
<b>Location</b>	8, Saint John's Road, Sandymount, Dublin 4
<b>Registration Date</b>	16/06/2025

### **Additional Information**

**Proposal:** The development will consist of: the remodelling of the front railings to allow for new vehicular access and off-street parking spaces for two vehicles with EV charging point to the front garden, and associated landscape works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2400/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Karen Baily
<b>Location</b>	4 Gilford Terrace , Sandymount, Dublin 4, D04 DX21
<b>Registration Date</b>	16/06/2025

### **Additional Information**

**Proposal:** For retention of single storey extension (22sq.M) to rear of existing single storey dwelling.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2403/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Donncha O'Donoghue
<b>Location</b>	100 Wilfield Road, Sandymount, Dublin 4, D04 P2H1
<b>Registration Date</b>	16/06/2025

### **Additional Information**

**Proposal:** Creation of a new vehicular entrance to the front garden of 100 Wilfield Road, Sandymount, Dublin 4. including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2408/25
<b>Application Type</b>	Permission
<b>Applicant</b>	James & Cathy Graham
<b>Location</b>	251, Sundrive Road, Dublin 12
<b>Registration Date</b>	17/06/2025

### **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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2414/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Conor & Elaine Duggan & Hill
<b>Location</b>	27 Moyne Road, Ranelagh, Dublin 6, D06Y0E1
<b>Registration Date</b>	17/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS no. 5712) The development will consist of (i) Removal of the existing rooflights to the rear elevation at attic level (ii) Construction of new dormer window to rear elevation (iii) Relocation of the existing door within primary bedroom. (iv) Partial infill of existing internal door ope to proposed family bathroom (v) Construction of new internal wall partition and internal alterations to facilitate proposed family bathroom. (vi) All associated ancillary, conservation, and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2421/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Enda McNicholas and Niamh Graham
<b>Location</b>	133, Templeogue Road, Terenure, Dublin 6w
<b>Registration Date</b>	18/06/2025

**Additional Information**

**Proposal:** A) new flat-roof dormer window to rear roof slope of existing dwelling, to facilitate attic conversion, B) new window to side gable wall of existing dwelling, at attic level, and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2422/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Louise Jones
<b>Location</b>	31, Mountpleasant Terrace, Rathmines, Dublin D06 HT62
<b>Registration Date</b>	18/06/2025

**Additional Information**

**Proposal:** PERMISSION The development will consist of; construction of a new single storey, flat roof extension to the rear of the existing house (21.18 sq.m); 2 new window openings at ground floor on the side (south) elevation; infill of the lightwell at first floor level (2.56 sq.m); internal modifications; and all associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2423/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Diarmaid Frain & Maria Joyce
<b>Location</b>	149 Greenlea Road,, Terenure, Dublin 6w, D6W F254
<b>Registration Date</b>	18/06/2025

**Additional Information**

**Proposal:** The development will consist of: a) The widening of the existing vehicular access on Greenlea Road to the front of the property. b) The provision of minor fenestration revisions to the

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rear and side of the property along with a roof light to the side of the main house roof, along with all ancillary and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2425/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dr Margaret Hannan
<b>Location</b>	1 Pembroke Park, Donnybrook, Dublin 4, D04 HD74
<b>Registration Date</b>	18/06/2025
<b>Additional Information</b>	

**Proposal:** 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, Donnybrook, Dublin 4, D04HD74 which is a semi detached house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2428/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ethna Winter
<b>Location</b>	47 Haddington Road, Ballsbridge, Dublin 4, D04 R2E2
<b>Registration Date</b>	18/06/2025
<b>Additional Information</b>	

**Proposal:** Demolition of single storey extension to the rear, Erection of two storey extension to the rear comprising shed and living accommodation , internal alterations , screen at first floor, alterations to windows at rear ( main ) elevation of existing building at ground and first floor and ancillary related works

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2431/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Rodney O'Rourke
<b>Location</b>	1 Vergemount Park, Clonskeagh, Dublin 6, D06 YY29
<b>Registration Date</b>	18/06/2025
<b>Additional Information</b>	

**Proposal:** Single storey low pitched roof domestic Garden Room Shed at rear garden ancillary to house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2434/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Martin O'Connor
<b>Location</b>	90 Leeson Street Upper, Dublin 4, D04 Y2N5
<b>Registration Date</b>	19/06/2025
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development will consist of the provision of stabilisation works to original boundary wall to the rear between 90 and 91 Leeson Street Upper

(also a Protected Structure ref 4542), the provision of new rear single-storey lower ground floor extension with balcony over and new associated railings, steps and retaining walls all in place of existing rear balcony and associated canopy, railings, steps and retaining walls, the provision of new rear garden canopy and paving, the provision of new permeable front driveway finish, and the provision of new wider front vehicle entrance gates with new pillars to replace existing gates and posts, all to an existing two-storey over basement mid-terrace dwelling at 90 Leeson Street Upper, Dublin 4, D04 Y2N5, a Protected Structure (ref 4541).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2435/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Maurice and Barbara Hannon
<b>Location</b>	Rear of 23 Richmond Street South, Dublin 2, D02 PK61
<b>Registration Date</b>	19/06/2025

**Additional Information**

**Proposal:** Alterations to existing façade fronting Richmond Place South, to the rear of terraced property at no. 23 Richmond Street South, to include two new window opes and new render finish and all associated site works to facilitate the development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2440/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Karen Baily
<b>Location</b>	4, Gilford Terrace , Sandymount, Dublin 4
<b>Registration Date</b>	19/06/2025

**Additional Information**

**Proposal:** RETENTION : Planning permission is being sought for retention of single storey extension (22sq.M) to rear of existing single storey terraced dwelling

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2444/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Veronica Cody
<b>Location</b>	13, Moyne Road, Dublin 6
<b>Registration Date</b>	19/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of

- Alterations to existing single storey extension to rear consisting of increase in height to provide new insulated pitched roof with rooflight
- Single storey extension to rear of existing dwelling
- All associated alterations to rear elevation, internal alterations, site, drainage, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2445/25  
**Application Type** Permission  
**Applicant** Eleanor Chambers and Seamus Griffin  
**Location** 44 Nutley Park, Donnybrook, Dublin 4  
**Registration Date** 19/06/2025

**Additional Information**

**Proposal:** Demolition of existing single storey extensions; construction of new single and two storey extensions; attic conversion to habitable use with 2No. dormer windows to the rear; provision of rooflights, internal alterations and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2446/25  
**Application Type** Retention Permission  
**Applicant** Catherine Lynch  
**Location** 5 Athlumney Villas, Rear of No. 7 Ranelagh Road, Dublin 6  
**Registration Date** 19/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE Retention Permission for the roof structure, fenestration and boundary detail as constructed with all ancillary works at No. 5 Athlumney Villas, located to the rear of No. 7 Ranelagh Rd. ( a Protected Structure )

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**Area** Area 1 - South East  
**Application Number** WEB2447/25  
**Application Type** Retention Permission  
**Applicant** Barbara Keary  
**Location** 4 Athlumney Villas, Rear of No. 6 Ranelagh Road, Dublin 6, D06P2P9  
**Registration Date** 19/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE / RETENTION: Retention Permission for the roof structure, first floor rear balcony, fenestration and boundary detail as constructed with all ancillary works at No. 4 Athlumney Villas located to the rear of No. 6 Ranelagh Rd ( a Protected Structure )

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**Area** Area 1 - South East  
**Application Number** WEB2451/25  
**Application Type** Permission  
**Applicant** Amanda Brady  
**Location** 38 Mountpleasant Avenue Upper, Dublin D06C4E4  
**Registration Date** 20/06/2025

**Additional Information**

**Proposal:** Conversion of existing attic room to an attic bedroom with dormer to the rear & related internal alterations.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2454/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Claire Geary
<b>Location</b>	27, Marlborough Road, Donnybrook, Dublin 4
<b>Registration Date</b>	20/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE. The development will consist of: the demolition of two garden sheds to the rear of the house, enlarging the existing window opening to the ground floor rear elevation, forming new openings in the ground floor return west facing wall, blocking up the ground floor return north elevation window and blocking up one first floor return north elevation window, demolishing the boundary wall to the laneway to the north of the property and reusing the stone from this wall in the construction of a new one and a half storey pitched roofed home office and gym, the construction of a new single storey flat roofed extension to the rear of the house, the remodelling of the existing ground floor to provide a new utility room, bedroom and ensuite and all ancillary landscaping works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2463/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	M&R Khaya Investment Ltd.
<b>Location</b>	100, Kilfenora Road, Kimmage, Dublin 12
<b>Registration Date</b>	21/06/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION: The development will consist of Retention permission for a single storey flat roof extension(17.4m<sup>2</sup>) annex to the rear of the existing two-storey dwelling, the extension comprising a laundry / Storage and WC room and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2464/25
<b>Application Type</b>	Permission
<b>Applicant</b>	James & Cathy Graham
<b>Location</b>	251, Sundrive Road, Dublin 12
<b>Registration Date</b>	21/06/2025

**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 at 251 Sundrive Road, Crumlin D12 XD45

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## Area 1 LAWs

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3258/25
<b>Application Type</b>	LAW
<b>Applicant</b>	Dublin City Arts Office
<b>Location</b>	Saint Werburgh's Church, Werburgh Street, Dublin 8
<b>Registration Date</b>	16/06/2025

### Additional Information

**Proposal:** LAW: PROTECTED STRUCTURE: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) - Part 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of intent for redevelopment/repurposing of St. Werburgh's Church, Werburgh Street to conserve and restore the church, which is a protected structure. The aim is to reopen the disused building to the public as a vibrant cultural and arts venue while continuing to facilitate occasional religious services.

Works will include creating a new entrance to the building from 10 Castle Street, Dublin 8.

The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

(a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.

(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR)

Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

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## Area 1 Decisions

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0213/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	Holyrood Management Company Ltd
<b>Location</b>	Holyrood Apartments, 8 Holyrood Park, Ballsbridge, Dublin 4

### Additional Information

**Proposal:** EXPP: The development in question consists of 12 no. balconies which currently have solid brick walls as their bounding elements. These walls have failed structurally due to water ingress. The proposal is to replace the brick walls with powder coated galvenised steel railings.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0220/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	HPREF Ireland (Georges Quay and Court) DAC
<b>Location</b>	One George's Quay Plaza, George's Quay, Dublin 2

**Additional Information**

**Proposal:** EXPP: Whether the proposed erection of 32 no. photovoltaic (PV) panels with a total area of approximately 68.8sq.m on the roof of One George's Quay Plaza, George's Quay, Dublin 2 is or is not exempt development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0224/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Robert Murphy
<b>Location</b>	8 Mountpleasant Square, Ranelagh, Dublin, D06PF89

**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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3172/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	17/06/2025
<b>Applicant</b>	Camden Residential and Commercial Ltd .
<b>Location</b>	68/69 Pleasant's Place, St. Kevins, Dublin 8, D08E208

**Additional Information**

**Proposal:** The development will consist of (i) the construction of a first floor extension to side and abutting the existing two storey structure known as 68 Pleasants Place , and over the existing single storey structure known as 69 Pleasant's Place , (ii) internal and external alterations to both 68 and 69 Pleasant's Place and reconfiguration to accomodate the proposed development , including providing access from first floor of existing 68 Pleasant's Place into the proposed first floor at 69 Pleasant's Place . (iv) the proposal also includes all associated rooflights , landscaping , boundary treatment , site engineering works necessary to facilitate the development .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3177/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Emma O'Driscoll and David Gavin
<b>Location</b>	33 Belmont Gardens, Donnybrook, Dublin 4

**Additional Information**



**Proposal:** The development consists of the addition of a single velux rooflight to the front roof of the house .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4768/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	ADDITIONAL INFORMATION (EXT. OF PERM)
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Office of Public Works
<b>Location</b>	6, Harcourt Street, Dublin 2, D02 VH98

**Additional Information**

**Proposal:** EXT. OF DURATION : PROTECTED STRUCTURE - The development will consist of:

1. The following works to the existing 18th C Protected Structure fronting onto Harcourt Street: a) The restoration of the great staircase windows; b) The renovation and redecoration of the original building generally including insofar as is practical, the restoration and re-instatement of original architectural features that were previously removed or modified; c) The installation of new electrical and mechanical services; d) The removal of non-original internal partitions; e) The modification of existing openings at ground, first, second and third floor levels on the rear facade by lowering the cill level of these windows to create new door openings to the new atrium space; f) The reinstatement of an original double door opening between the existing front and rear main rooms at first floor level; g) Internal alterations to the existing smaller front room at second floor level; h) Brickwork repair and repointing to the existing front and rear facades; i) Modification of the existing front entrance to facilitate universal access including installation of new granite plinth and steps; j) Sundry associated works.
2. The change of use of the existing main building on the site, a four storey over basemant structure, from office accommodation to use as a public museum space and educational facility on the first, second and third floors. the existing ground floor use of a bookshop will be retained and adjusted to include a café facility. The existing private club use at basement level will be retained. The change of use of the retained existing 18th C ground floor rear return for use as radio studios.
3. The demolition of an existing 19th C two storey mews building on the site together with 19th C additions to the return.
4. Construction of a new four storey over basement structure at the rear of the existing site, fronting onto, and with access from, Montague Lane at the rear of the site, with plant enclosure to the roof area. This structure will be 783sqm in area and will accommodate an auditorium space at basement level, service use at ground floor and office and administration uses on the upper floors.
5. The creation of a new glazed roof four storey atrium link space of 64sqm in floor area between the rear facade of the existing main building and the proposed new structure at the rear.
6. Sundry associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1216/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Eidolon Investments
<b>Location</b>	43, Waterloo Road, Ballsbridge, Dublin 4, D04 A6Y0
<b>Additional Information</b>	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)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1471/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/06/2025
<b>Applicant</b>	Tottoria Trading Limited
<b>Location</b>	Stable Lane, accessed off Leeson Street Lower, adjacent to 82 – 85 Leeson Street Lower, Dublin 2, to the rear of 19 and 20 Pembroke Street, Upper and 79, 80 and, 81 Leeson Street Lower, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: Permission for development at a site on Stable Lane, accessed off Leeson Street Lower, Dublin 2, adjacent to the Institute of Education campus building at 82 – 85 Leeson Street Lower, Dublin 2, to the rear of 19 and 20 Pembroke Street Upper, Dublin 2 (Protected Structure RPS Ref No's. 6667 and 6668 respectively), and 79, 80 and 81 Leeson Street Lower, Dublin 2 (Protected Structure RPS Ref No's. 4441,4442 and 4443 respectively). The proposed development consists of: Part demolition and alteration of original and non-original building fabric associated with the existing double garage and adjoining building on site to provide a classroom facility (c. 59.8 sq.m), associated accessible toilet and shower room (c.9.1 sq.m) and attic storage space (c.19.4sq.m).

The proposed development includes the internal and external modifications to the existing buildings including replacement roofs, new window & door joinery, internal & external re-plastering, the removal of a section of laneway wall, provision of a plaza area to the front of the development along the southern side of Stable Lane with railings and replacement gate replacing 2 no. existing private car parking spaces. The proposal also includes the removal of 1 no. existing private car parking space along the northern side of Stable Lane to provide cycle parking for 10 no. bicycles. The proposal includes for provision of plant, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 0.015ha.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1522/24
<b>Application Type</b>	Permission
<b>Decision</b>	WITHDRAWN ARTICLE 33 (NO SUB)
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	Mary Harrison
<b>Location</b>	Wilfield Lodge, 45A Sandymount Avenue, Ballsbridge, Dublin 4, D04 YN25

**Additional Information**

**Proposal:** The change in use of the existing stable to a two-bedroom dwelling. Ground floor, two bedrooms and a bathroom. First floor is a kitchenette and a sitting area. With the addition two skylight on the north west section of the roof. Minor changes to the existing facades of the structure, these changes include the converting of a doorway to a window.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1686/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/06/2025

**Applicant** Martin Finnegan  
**Location** Woodycrest , 8A, Leicester Avenue, Rathmines, Dublin 6, D06 Y1Y5  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1882/25  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 16/06/2025  
**Applicant** Dee & Ian Lawlor  
**Location** A c. 0.18 ha site at Coolbeg, 14, Shrewsbury Road, Dublin 4, D04 C2C8

**Additional Information**

**Proposal:** RETENTION & PERMISSION: The development principally consists of: the retention of a single storey shed (c. 19 sq m) to the north of the dwelling house; the construction of a single storey extension (c. 81 sq m) to the side (north) and rear (west) of the existing part 1 No. to part 3 No. storey dwelling house, resulting in a total gross floor area of c. 644 sq m to the dwelling house; and the construction of a single storey garage (c. 53 sq m) to the front of the site to be used for secure car parking.

The development will also comprise: modifications to the existing vehicular entrance gate, including the widening of the gate from c. 2.925 metres to c. 3 metres and the replacement of the existing metal gate with solid timber; a new pedestrian entrance gate with solid timber; brick pillars; boundary treatments; hard and soft landscaping, including a timber pergola; soakpits; and all associated development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB1891/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 16/06/2025  
**Applicant** Temple Inns Limited  
**Location** No. 2 Cecilia Street, 17/18, Temple Lane South, and 19 Temple Lane South, Dublin 2

**Additional Information**

**Proposal:** The development will consist of the change of use of the existing vacant storage area at basement level of No. 2 Cecelia Street to a whiskey maturation room (c. 50 sq m); the provision of a connection from the whiskey maturation room through to the existing whiskey shop at Nos. 17-18 Temple Lane South; the provision of a secondary emergency escape from the basement of No. 2 Cecelia Street to the basement of No. 19 Temple Lane South (The Temple Bar Lane Hotel); and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1912/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	17/06/2025
<b>Applicant</b>	Giovanna Bosis
<b>Location</b>	63 Parnell Road, Dublin 12, D12 DX39

**Additional Information**

**Proposal:** Planning permission for a ground floor extension to the side (east) and front (north) and porch extension to the front (north) of a two storey terraced house at number 63 Parnell Road, Harold Cross, Drimnagh, Dublin 12. The proposed development will consist of the demolition of an existing single storey shed to the side and construction of a new single storey extension to the side and porch extension to the front to give a total extended area of 27 m2 (Total area is 108 m2). The proposed flat roof extension will house additional living space including bedroom and lounge area to the side with rooflight above and wc and entrance porch to the front and all other associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1922/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Reggie & Amy White
<b>Location</b>	10, Ennis Grove, Dublin 4

**Additional Information**

**Proposal:** Permission is sought for an extension to an end of terrace dwelling. The development will consist of construction of – first floor extension over an existing ground floor extension to rear and part to side of the existing dwelling with a flat roof, feature cantilever window to rear, and. 1no. velux rooflight to rear, and associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1923/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	17/06/2025
<b>Applicant</b>	Janice Gorman
<b>Location</b>	13, Rathdrum Road, Crumlin, Dublin 12

**Additional Information**

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

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1928/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Gas Networks Ireland

**Location** Poolbeg Power Station, Pigeon House Road, Dublin 4

**Additional Information**

**Proposal:** Permission for works to an existing above ground natural gas installation. The development will consist of the construction of 1 no. 8 m CCTV pole and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1930/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	19/06/2025
<b>Applicant</b>	THE IVEAGH TRUST
<b>Location</b>	Blocks A , B , E , F , G and H Iveagh Trust Buildings , Patrick Street and Bride Street , Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission for works at Blocks A,B, E, F, G and H, Iveagh Trust Buildings, Dublin 8, a protected structure (RPS No.1011). The works for which permission is sought are conservation works to the external elevations of Blocks A, B, E, F, G and H, The Iveagh Trust Buildings, Bull Alley Street, Dublin 8, involving repair of brickwork and concrete elements, local repointing, repair of chimney brickwork, painting of rainwater goods and iron window railings, and painting and repair of cladding of the attic windows and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2305/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	Padhraig and Caroline Fleming
<b>Location</b>	20, Northbrook Road, Dublin 6

**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 open 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>	WEB2351/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	Sawbridge Ltd.
<b>Location</b>	Units 47. 48 and 49, Swan Shopping Centre, Rathmines Road Lower, Rathmines, Dublin 6

**Additional Information**

**Proposal:** Planning permission for the change of use of Units 47, 48 and 49 (total area 153 sq.m., all at first floor level), from retail use to medical use (doctors surgery) and alterations to the form and line of the associated shopfronts.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2357/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/06/2025
<b>Applicant</b>	Bernard Barron
<b>Location</b>	Star Of The Sea B.N.S., Leahy's Terrace, Sandymount, Dublin 4, D04 XW14

**Additional Information**

**Proposal:** Urgent works to the front elevation of Star of the Sea Boys National School to install a new external door for safety and security of the students with additional needs. This external door will allow a safe and direct route for the children to enjoy their specific external playground as they please. These works create a safe independent environment for these students to expand their skills. This is essential work for the start of the 2025/2026 academic year.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2359/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Louise Jones
<b>Location</b>	31, Mountpleasant Terrace, Rathmines, Dublin 6

**Additional Information**

**Proposal:** The development will consist of; construction of a new single storey, flat roof extension to the rear of the existing house (21.18 sq.m); 2 new window openings at ground floor on the side (south) elevation; infill of the lightwell at first floor level (2.56 sq.m); internal modifications; and all associated site development works.

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2363/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	17/06/2025
<b>Applicant</b>	Conor Duggan & Elaine Hill
<b>Location</b>	27, Moyne Road, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: (RPS no. 5712) The development will consist of (i) Removal of the existing rooflights to the rear elevation at attic level (ii) Construction of new dormer window to rear elevation (iii) Relocation of the existing door within primary bedroom. (iv) Partial infill of existing internal door ope to proposed family bathroom (v) Construction of new internal wall partition and internal alterations to facilitate proposed family bathroom. (vi) All associated ancillary, conservation, and site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2372/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Allied Irish Bank PLC
<b>Location</b>	AIB 7-12 Dame Street, Dublin 2

**Additional Information**

**Proposal:** PROTECTED STRUCTURE We, Allied Irish Bank PLC, intend to apply for permission for remedial works to a Recorded Protected Structure (RPS Ref. No.2099 under the Dublin City Development Plan 2022-2028) at this site: AIB, 7-12 Dame Street, Dublin 2, Co. Dublin. The application relates to: (i) Internal alteration works to accommodate new protected lobbies to existing stairs and fire upgrades to existing screens and doors, removal of non-original walls, upgrade of existing ground floor mezzanine to 60-minute fire rating and formation of new fire escape opening in original fabric. (ii) Fire safety upgrade works to fire detection & alarm, lighting and small power to the Basement Floor, Ground Floor, Ground Mezzanine Floor, First Floor, First Mezzanine Floor, Second Floor, and Third Floor. (iii) External alteration works to the Dame Lane Elevation to accommodate a new fire escape exit door.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2390/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Simon O Leary
<b>Location</b>	104 Wilfield Road, Sandymount, Dublin 4, D04 DW77

**Additional Information**

**Proposal:** Creation of a new vehicular entrance to the front garden of 104 Wilfield Road, Sandymount, Dublin 4, including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2395/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	Ciaran McGrath
<b>Location</b>	64 Dame Street, Dublin 2, Dublin, D02 RT72

**Additional Information**

**Proposal:** The development will consist of an amendment to the previously approved planning permission reference 4468/23, for the change of use of the four office floors above ground level (first floor, second floor, third floor and fourth floor) to residential apartments for long term letting, comprising of 4 no. studio apartments, 4 no. one bed apartments and 1 no. two bed duplex, with amenity space and bicycle storage at roof terrace level. The amendment consists of the removal of the amenity space and bike storage at roof terrace level, to comply with condition 4 of the granted Fire Safety Certificate, which FSC1202/25, together with ancillary siteworks.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2396/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	18/06/2025
<b>Applicant</b>	M&R Khaya Investment Ltd.
<b>Location</b>	100 Kilfenora Road, Kimmage, Dublin 12, D12X9P1

**Additional Information**

**Proposal:** RETENTION The development will consist of Retention permission for a single storey flat roof extension(17.4m2) annex to the rear of the existing two-storey dwelling, the extension comprising a laundry / Storage and WC room and all associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2397/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	19/06/2025
<b>Applicant</b>	Eleanor Chambers and Seamus Griffin
<b>Location</b>	44, Nutley Park, Donnybrook, Dublin 4

**Additional Information**

**Proposal:** PERMISSION : Demolition of existing single storey extensions; construction of new single and two storey extensions; attic conversion to habitable use with 2No. dormer windows to the rear; provision of rooflights, internal alterations and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2399/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	19/06/2025
<b>Applicant</b>	David Leech & Avril Bates
<b>Location</b>	8, Saint John's Road, Sandymount, Dublin 4

**Additional Information**



**Proposal:** The development will consist of: the remodelling of the front railings to allow for new vehicular access and off-street parking spaces for two vehicles with EV charging point to the front garden, and associated landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB2400/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/06/2025  
**Applicant** Karen Baily  
**Location** 4 Gilford Terrace , Sandymount, Dublin 4, D04 DX21  
**Additional Information**  
**Proposal:** For retention of single storey extension (22sq.M) to rear of existing single storey dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2403/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 19/06/2025  
**Applicant** Donncha O'Donoghue  
**Location** 100 Wilfield Road, Sandymount, Dublin 4, D04 P2H1  
**Additional Information**  
**Proposal:** Creation of a new vehicular entrance to the front garden of 100 Wilfield Road, Sandymount, Dublin 4. including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB2408/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/06/2025  
**Applicant** James & Cathy Graham  
**Location** 251, Sundrive Road, 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.

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**Area** Area 1 - South East  
**Application Number** WEBLRD6073/25-S3  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 16/06/2025  
**Applicant** 1 Terenure Land Limited  
**Location** Site at 'Carlisle' Kimmage Road West, Dublin 12  
**Additional Information**

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**Proposal:** We, 1 Terenure Land Limited, intend to apply for Planning Permission for a Large-Scale Residential Development (LRD) at this site at 'Carlisle', Kimmage Road West, DUBLIN 12, in the Electoral Division of Kimmage E. The site is located to the south of Captain's Road, west of Brookfield Green, east of Park Crescent, north and east of Carlisle Health and Fitness Centre / BD Gym (D12 X379) and north of the Nora Dunne Gallery (D12 RP02).

The proposal will consist of a residential development (c.14,437 sqm GFA) providing 145 no. Apartments (70 no. 1 beds and 75 no. 2 beds) within 5 no. blocks ranging in height up to 5 storeys. Blocks 4 and 5 are conjoined. A detailed breakdown of each block is as follows:

- 

Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units

- 

Block 2 ranges in height from 3 to 5 storeys and provides 38 no. residential units

- 

Block 3 ranges in height from 3 to 5 storeys and provides 37 no. residential units

- 

Block 4 ranges in height from 3 to 4 storeys and provides 22 no. residential units

- 

Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units

All residential units will be provided with associated private open spaces, in the form of balconies and terraces, to the north/ south/ east/ west.

A creche (c.210 sqm plus external space of c.130 sqm) and community culture and arts space (c.813 sqm) are proposed within Blocks 4 and 5.

Vehicular/ pedestrian/ cyclist accesses will be provided from Kimmage Road West, via the existing access route to Carlisle Health and Fitness Centre / BD Gym. This road will be extended into the site.

The proposal will include 89 no. car parking spaces, 465 no. cycle parking spaces and 6 no. motorcycle parking spaces at surface and undercroft level (located under Blocks 1, 2 and 3), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development. The development will also include upgrades by Uisce Eireann to the network along Kimmage Road West.

The LRD application may also be inspected online at the following website set up by the applicant: [www.CarlisleKimmageLRD.ie](http://www.CarlisleKimmageLRD.ie)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBLRD6073/25-S3A
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	16/06/2025
<b>Applicant</b>	1 Terenure Land Limited

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**Location**

Site at "Carlisle", Kimmage Road West, Dublin 12

**Additional Information**

**Proposal:** We, 1 Terenure Land Limited, intend to apply for Planning Permission for a Large-Scale Residential Development (LRD) at this site at 'Carlisle', Kimmage Road West, DUBLIN 12, in the Electoral Division of Kimmage E. The site is located to the south of Captain's Road, west of Brookfield Green, east of Park Crescent, north and east of Carlisle Health and Fitness Centre / BD Gym (D12 X379) and north of the Nora Dunne Gallery (D12 RP02).

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Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units

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Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units

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## Area 1 Appeals Notified

**Area** Area 1 - South East  
**Application Number** 4267/24  
**Appeal Type** Written Evidence  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB1654/25  
**Appeal Type** Written Evidence  
**Applicant** Tony O'Sullivan  
**Location** 19, Mountpleasant Avenue Upper, Ranelagh, Dublin 6 . D06F8W2  
**Additional Information**  
**Proposal:** Permission for development to existing 2 storey 3-bedroom terraced dwelling of 130m2 consisting of internal modifications to the Ground and First floor to include new external steel spiral stairs to the rear of the property with new ensuite to internal courtyard at Ground floor and new utility at First floor with new 31.4m2 second floor roof extension consisting of new master bedroom and ensuite bathroom, chimney removal and fire sealed and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1680/25  
**Appeal Type** Written Evidence  
**Applicant** JCDecaux Ireland Limited  
**Location** 109 Rathgar Road, Dublin 6  
**Additional Information**  
**Proposal:** The replacement of 1No. internally illuminated 6.4m x 3.4m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 109 Rathgar Road, Dublin 6, and the permanent removal of 2No. 6.3m x 3.3m advertising displays on the Grand Canal bank at Dolphins Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB2260/24  
**Appeal Type** Written Evidence  
**Applicant** Cabhrú Housing Association  
**Location** Crumlin Delivery Service Unit, 11, Saint Agnes Road, Dublin 12, D12 WK5A  
**Additional Information** Additional Information Received  
**Proposal:** The site is within the Crumlin Village Architectural Conservation Area.

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The proposed development comprises the following:

Demolition of the existing 1 storey Delivery Service Unit building and associated outbuildings on the site and removal of the existing site boundary wall along Windmill Road (c.918. 8sq.m).

Construction of a 3-5 storey residential development comprising 53 no. 1 bed apartment units in a single block ranging in size from c.50.1 sq.m to c.53.1 sq.m. All apartments are provided with associated private open space balconies/ terraces. All units are intended to provide housing for independent living for older residents (60 years plus). Pedestrian access and egress to the development will be from St Agnes Road. The development also proposes c. 812sq.m of communal amenity open space as a landscaped garden at ground floor level (c.586.5 sq.m) and a landscaped terrace area at the roof of 2nd floor level (225.5 sq.m), a community room (c.93.4 sq.m), office room (c.11.5 sq.m), kitchenette (4 sq.m) and toilet (c.9 sq.m), associated secure bicycle and bin storage, relocation of existing ESB network kiosk and provision of a single ESB substation, switch room, water break tank room, hard and soft landscaping and all other associated site works and services above and below ground on an overall site area of c. 1784 sq.m.

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### Area 1 Appeals Decided

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2588/24
<b>Appeal Decision</b>	REFUSE PERMISSION
<b>Appeal Decision Date</b>	20/06/2025
<b>Applicant</b>	Yueying Li
<b>Location</b>	Oscar House, 309A, Galtymore Road, Drimnagh, Dublin 12, D12 E33K

#### **Additional Information**

**Proposal:** We, B&BCOCO Ltd., intend to apply for planning permission for development at the site, Oscar House, 309A Galtymore Road, Drimnagh, Dublin 12. The proposed development consists of the following: The demolition of the existing 2-storey residential building and the Construction of a new proposed 4 & 6 storey residential apartment block consisting of 26 apartments (1 no. Studio apartment, 8 no. 1 bed apartments, 12 no. 2 bed apartments, and 5 no. 3 bed 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>	2244/21
<b>Appeal Decision</b>	QUASHED BY HIGH COURT
<b>Appeal Decision Date</b>	10/06/2025
<b>Applicant</b>	Red Rock Donnybrook Ltd
<b>Location</b>	lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4, D04 K3T8

#### **Additional Information**

**Proposal:** Planning permission for development on lands (c 0.11 ha) at the junction of Donnybrook Road and Brookvale Road, Donnybrook, Dublin 4. The subject site is currently occupied by the "Circle K" petrol filling station and is bound by Brookvale Road to the north and west, Donnybrook Road to the east and an existing motor garage to the south. The development will consist of the demolition of the existing structures on site and construction of a twelve storey (c. 39.5m.) over basement building (c. 8,930 sq.m. total GFA including basement of c. 877 sq.m.) with retail and cafe/restaurant use (c. 570 sq.m.) at ground floor level and "Build to Rent" residential use at 1st to 11th floor levels (c. 7,428 sq.m. including ground floor entrance).

The proposed development will comprise:

- Demolition of the existing petrol filling station and associated structures on site c. 58 sq.m.;
- Construction of 84 no. 'Build-to-Rent' apartment units over 12 no. storeys with a dwelling mix of 1 no. studio unit, 51 no. 1 bed units, 32 no. 2 bed units;
- Provision of private open space in the form of balconies/terraces to all individual units;
- Provision of 1 no. retail unit and 1 no. cafe/restaurant unit at ground floor level c. 570 sq.m. GFA with pedestrian access from the northern and eastern elevations;
- Provision of outdoor communal terraces at 1st and 2nd floor level on the south western elevation of the building, at 8th floor level to the south of the building and at 11th floor level to the west of the building;
- Additional setbacks at 7th floor level from the south west elevation and 8th floor from the eastern elevation of the building;
- Provision of 6 no. car parking spaces (1 no. accessible space, 2 no shared Go Car spaces and 3 no. residential spaces), 190 no. bicycle parking spaces and 2 no. motorcycle parking spaces at basement level;
- Separate vehicular and bicycle lifts accessed via Brookvale Road to provide access to the proposed basement;
- New pedestrian access to the residential element from the northern elevation;
- Provision of internal communal residential amenities and facilities;
- Provision of bin storage, switch room and substation at ground floor level of the western elevation, plant at roof level concealed by the building's parapet, hard and soft landscaping and all associated works to facilitate the development.

**\*\*\*Amendment to Week 24\*\*\***

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

24/25

(16/06/2025-22/06/2025)



## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0241/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Derek Connolly & Antóin Doyle
<b>Location</b>	Site on Louis Lane to the rear of No. 11 Leinster Road, Rathmines, Dublin 6
<b>Registration Date</b>	17/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: New two-storey detached mews house.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

24/25

(16/06/2025-22/06/2025)

## WEEKLY PLANNING LISTS

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

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0250/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Peter Cox
<b>Location</b>	280, Merrion Road, Dublin 4
<b>Registration Date</b>	16/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP:Demolition & removal of the existing brick chimney, externally & internally.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0253/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Paul Keatinge
<b>Location</b>	60, Wellington Road, Ballsbridge, Dublin 4, D04 E0H1
<b>Registration Date</b>	18/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	EXPP: PROTECTED STRUCTURE: Minor works to mews buildings to allow for off street parking for an EV car.

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