



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

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

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

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

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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 2 COMMERCIAL

Area Area 2 - South Central
Application Number WEB2160/25
Application Type Permission
Applicant Roisin Keown
Location 1B, Ring Terrace, Dublin 8
Registration Date 26/05/2025

Additional Information

Proposal: Planning permission is sought to raise the roof and refurbish the existing office building. The proposed works include relocating the existing front door, a new dormer window and an integrated canopy all to the front, new skylights to the rear, replacement of the existing windows, internal modifications and all associated development works including drainage.

Area Area 2 - South Central
Application Number WEB2164/25
Application Type Permission
Applicant Diageo Ireland
Location Diageo Brewery bounded by James's Street, Watling Street, Victoria Quay and Steeven's Lane, Dublin 8
Registration Date 27/05/2025

Additional Information

Proposal: Amendments to permission granted under Reg. Ref.: 3089/24 comprising additional glazing to the northern, western and southern elevations of the permitted building. The permitted harp signage on the southern elevation is proposed to be relocated to the northern elevation. Minor alterations to the internal layout are proposed to facilitate the additional glazing. The proposed development incorporates alterations to the eastern elevation required by condition 3a of the parent permission to provide a 2m wide footpath on Watling Street. The proposal is located within a site which has an approved IE (Industrial Emissions) Licence (Ref no. P0301-04).

Area Area 2 - South Central
Application Number WEB2170/25
Application Type Permission
Applicant Emmet Bergin
Location Rear of No. 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20, D20 H340
Registration Date 27/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE: A two-bedroom, single storey, detached residential unit of 84m² and maximum ridge height of 4.02m to the rear of 7/8 Mullingar Terrace, Chapelizod, Dublin 20, consisting of open-plan kitchen, living and dining room, hallway, two double bedrooms, 3 bathrooms, storage, landscaped gardens and bike storage, accessed from Mullingar Terrace. No.7 Mullingar Terrace is a Protected Structure.

Area Area 2 - South Central
Application Number WEB2226/25
Application Type Permission

Applicant Electricity Supply Board (ESB)
Location a c. 1.7 ha site located within the ESB Inchicore substation site, specifically lands south of Kylemore Way and northwest of the existing ESB Substation, Kylemore Way, Dublin 8, D08 E398 and to the immediate west of the Kylemore BESS, Kylemore Road, Dublin 8
Registration Date 30/05/2025

Additional Information

Proposal: The proposed development will consist of a battery energy storage system (BESS) located within a fenced compound and will (subject to detailed design, commercial and technical considerations) comprise of: 1. Up to 60 no. battery energy storage enclosures, split across 6 no. bays, each bay contains 2 no. rows of 5 no. enclosures. Each bay is on a concrete plinth of width c. 6.5 m and a maximum length of c. 47 m. Each battery enclosure will incorporate battery packs as well as power electronics, battery management systems, cooling units and fire suppression systems. 2. 6 No. Medium Voltage (MV) Skids / twin Inverter Skids (c. 12.8m x 6m x 2.4m) and associated bunds and fire walls; 3. Control building (c. 222 sq.m); 4. Ancillary plant and equipment comprising of: a) A firefighting water tank (c. 9.75m high) and pumphouse (c. 17 sq.m); b) 2 no. Auxiliary Transformers (c. 2m x 2m x 2m) and associated bunds and fire walls; c) 3 no. spare parts stores (20ft containers) (c. 15 sq.m each); d) 2 no. backup diesel generator plinths (c. 28.7 sq.m each); e) HV compound including 2 no. Grid step-up transformers (c. 5.7m x 3.3m x 2.8m and c. 6.6m x 5.5m x 5.1m), associated bunds and fire walls, and all other associated equipment including prefabricated electrical control room (c. 51 sq.m), linking with an underground cable; and f) An underground fire water retention tank and underground attenuation tank. 5. Operation and Maintenance site offices including welfare facilities (c. 27.9 sq.m); 6. All service connections including electrical, potable water and connections to surface water drains; 7. 1 no. lightning monopole (c. 18m high); and 8. All other ancillary site clearance and development works including provision of areas of hardstanding; internal access roads; lighting and CCTV; laydown area; fencing and access gates (c. 3.5m in height); car parking; and connections to site services and networks. Planning permission is being sought for a duration of 10-years.

Area 2 DOMESTIC

Area Area 2 - South Central
Application Number WEB2208/25
Application Type Permission
Applicant Guy Craigie Miranda White
Location 5 Lauderdale Terrace, New Row South, Dublin 8
Registration Date 29/05/2025

Additional Information

Proposal: The development will consist of the demolition of part of the existing rear extension and the rear facade, and the construction of a new two-storey rear extension, with alterations to the existing rear facade and roof with a new rooflight, as well as ancillary site works. The proposed development will have a gross floor area of 95 sqm.

Area Area 2 - South Central
Application Number WEB2211/25
Application Type Permission
Applicant Samantha Meenaghan
Location 99 Mourn Road, Drimnagh, Dublin 12, D12H2VW

Registration Date 29/05/2025

Additional Information

Proposal: Provision of a new dropped kerb to the front of the property to facilitate vehicular access.

**Area 2
SAWs**

Area Area 2 - South Central
Application Number 3237/25
Application Type State Authority Works
Applicant Irish Prison Service on behalf of Minister for Justice, Home Affairs & Migration
Location Cloverhill Prison, Cloverhill Road, Clondalkin, Dublin 22
Registration Date 30/05/2025

Additional Information

Proposal: SAW: Part XI Planning and Development Acts 2000 as amended Part 9 Planning and Development Regulations 2001 as amended In accordance with the above Acts and Regulations, notice is given of a proposal to construct a new accommodation block including up to 143 no. cells, accompanying ancillary rooms and facilities along with the reconfiguration of yard spaces at Cloverhill Prison, Clondalkin, Dublin 22. Drawings and particulars of the proposed development will be available for inspection at the following locations: -Irish Prison Service Headquarters Building, IDA Business Park, Ballinalee Road, Longford, Co. Longford -Ballyfermot Garda Station, Rossmore Avenue, Ballyfermot, Dublin 10 -Ronanstown Garda Station, St. Ronan's Avenue, Clondalkin, Dublin 22 between the hours of 9.30 am and 12.30pm and between 2.30pm and 5.15pm Monday to Friday, for the period from 30th May 2025 to the 10th July 2025. On application to the Irish Prison Service at the above address, copies of the drawings and particulars may be purchased for a fee not exceeding the reasonable cost of making the copies. The State Authority has concluded following a preliminary examination that there is no real likelihood of significant effects of the environment arising from the proposed development and therefore an Environmental Impact Assessment Report is not required. Any person may, within 4 weeks from the date of the notice, apply to An Bord Pleanala for a screening determination as to whether the development would be likely to have significant effects on the environment. Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development in the area in which the development would be situated may be made in writing to Irish Prison Service, Estates Section, IDA Business Park, Ballinalee Road, Longford, Co. Longford on or before 5.15 pm on the 10th July 2025. Any such submissions or observations so made, must be accompanied by the name and address of the person or body making them and envelopes should be marked 'Cloverhill Extension'. A fee is not payable. The Minister for Justice, Home Affairs and Migration shall have regard to any submissions or observations made and may decide as is considered appropriate, that the proposed development will be carried out with or without variations or modifications, or will not be carried out.

**Area 2
Decisions**

Area Area 2 - South Central
Application Number 0183/25

Application Type Section 5
Decision Not Exemption
Decision Date 30/05/2025
Applicant Londale Ltd
Location 563-567, Canal House, South Circular Road, Kilmainham, Dublin 8

Additional Information

Proposal: EXPP: Change of use to the existing two storey office building and the existing single-storey service buildings to the rear to provide residential accommodation at Canal House, 563 South Circular Road, Dublin 8.

Area Area 2 - South Central
Application Number 0185/25
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 30/05/2025
Applicant Stuart Stein
Location 29, Herberton Park, Rialto, Dublin 8

Additional Information

Proposal: SHEC: Demolishing existing single storey side extension, and construction of new 3 storey 6 bedroom dwelling, with 2 balconies to the front, new vehicular access.

Area Area 2 - South Central
Application Number 3131/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 26/05/2025
Applicant Dara Lowe
Location Lowe's Pub , 27 Dolphin's Barn Street, Saint James's, Dublin 8, D08Y996

Additional Information

Proposal: The proposed development will consist of the erection of a 2m wide * 3m high digital LED advertising sign to northwest gable of the existing building and all associated site works .

Area Area 2 - South Central
Application Number 3144/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/05/2025
Applicant Colum O'Hara and Brian O'Reilly
Location 15 O'Donoghue Street, Inchicore, Dublin 8, D08XP9P

Additional Information

Proposal: Permission for proposed ground floor and 1st floor extension to rear and all associated site works.

Area Area 2 - South Central
Application Number WEB1199/25

Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/05/2025
Applicant Linda Healy, John Harding, Ellen Healy and Linda Hayes
Location Kermorr House, Goldenbridge Industrial Estate,
Tyrconnell Road, Inchicore, Dublin 8

Additional Information Additional Information Received

Proposal: CHANGE OF USE The proposed development consists of the following:• Change of use of the existing vacant warehouse building, with a GFA of 1,335 sq.m, to sports facility including gym use (Class 11);• Associated internal reconfiguration including new fire escapes and changing rooms;• The proposed development includes alterations to the existing 29 no. car parking spaces on site, to provide a total of 21 no. car parking spaces and 2 no. accessible parking spaces, resulting in the omission of 6 no. spaces. The proposal also includes a bicycle store containing 30 no. cycle parking spaces;• The development includes minor alterations to the elevations including provision of tenant signage; and• All associated and ancillary development works.

Area Area 2 - South Central
Application Number WEB1697/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 26/05/2025
Applicant Hospital Development Board
Location Unit 1, Ground Floor, Block A, Herberton, James's
Walk, Rialto, Dublin 8

Additional Information

Proposal: The development consists of the renewal of the previously approved temporary permission for the use of the approved retail unit as a display sample room for New Children's Hospital equipment (under Reference 2200/19) for a further period of five years.

Area Area 2 - South Central
Application Number WEB1736/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 29/05/2025
Applicant Property II S.á.r.l.
Location Tristan Square, Chapelizod Hill Road, Dublin 20

Additional Information

Proposal: Irish Social Housing Property II S.á.r.l. intends to apply for Planning Permission for development at this site at Tristan Square, Chapelizod Hill Road, Dublin 20. (Formerly known as lands at the former Faulkners Industries Factory, Chapelizod Hill Road; 'Beann', 38 Chapelizod Hill Road, 'Clareville' 38D Chapelizod Hill Road and 3 Chapelizod Hill Road, Chapelizod, Dublin 20.) This Planning Application relates to part of the existing Ground Floor Level of Block A. The proposed development will consist of: change of use from a permitted community hall (c. 75 sq m) and permitted concierge area (c. 51 sq m) to childcare facility use; the subsequent increase in gross floor area of the existing childcare facility (from c. 197 sq m to c. 323 sq m). The proposed development will also consist of: the removal of certain internal walls; indicative signage zones on the north and south elevations; all cabling and ducting; and all associated works above and below ground.

Area Area 2 - South Central
Application Number WEB1739/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 27/05/2025
Applicant Sinead O'Connor
Location 96, Drumfinn Road, Drumfinn, Dublin 10, D10K V76
Additional Information
Proposal: Attic conversion for storage, including a rear dormer with two windows and a new side gable window.

Area Area 2 - South Central
Application Number WEB1754/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 29/05/2025
Applicant Peter Nemeth
Location 66, Knocknarea Avenue, Dublin 12 , D12K522
Additional Information
Proposal: The development seeking permission will consist of the construction of a dormer window in the main roof to the rear of the property.

Area Area 2 - South Central
Application Number WEB2089/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/05/2025
Applicant Roisin Keown
Location 1B Ring Terrace, Dublin 8
Additional Information
Proposal: Planning permission is sought to raise the roof and refurbish the existing office building. The proposed works include relocating the existing front door, a new dormer window and an integrated canopy all to the front, new skylights to the rear, replacement of the existing windows, internal modifications and all associated development works including drainage.

Area Area 2 - South Central
Application Number WEB2095/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 26/05/2025
Applicant HSE ESTATES OFFICE
Location Bru Chaomhin, Cork St, The Liberties, Dublin 8.
Additional Information
Proposal: PROTECTED STRUCTURE: Dublin City Council. We, HSE Estates Office, intend to apply for planning permission for development at this site: Bru Chaoimhin, Cork St., The Liberties, Dublin 8, a protected structure (rps no. 2053). The development will consist of (1) the restoration and repair of existing timber framed sliding sash windows, (2) the replacement of existing steel,

aluminium and upvc casement windows with new timber framed sliding sash windows, and (3) and associated works to the elevations.

Area Area 2 - South Central
Application Number WEB2147/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 27/05/2025
Applicant Guy Craigie & Miranda White
Location 5 Lauderdale Terrace, New Row South, Dublin 8
Additional Information
Proposal: The development will consist of the demolition of part of the existing rear extension and the rear facade, and the construction of a new two-storey rear extension, with alterations to the existing rear façade and roof with a new rooflight, as well as ancillary site works.

Area Area 2 - South Central
Application Number WEB2170/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 29/05/2025
Applicant Emmet Bergin
Location Rear of No. 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20, D20 H340
Additional Information
Proposal: PROTECTED STRUCTURE: A two-bedroom, single storey, detached residential unit of 84m² and maximum ridge height of 4.02m to the rear of 7/8 Mullingar Terrace, Chapelizod, Dublin 20, consisting of open-plan kitchen, living and dining room, hallway, two double bedrooms, 3 bathrooms, storage, landscaped gardens and bike storage, accessed from Mullingar Terrace. No.7 Mullingar Terrace is a Protected Structure.

Area Area 2 - South Central
Application Number WEB2403/24
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 27/05/2025
Applicant Pauline Kelly
Location Unit 3/4, Ardilaun Court, Patrick Street, Dublin 8, D08 NW66
Additional Information Additional Information Received
Proposal: PERMISSION and RETENTION: Retention permission of alterations to fixed glazing shopfront to provide new coffee hatch and associated modifications to existing glazing & installation of 1no. retractable canopy to front facade of existing building, and planning permission for replacement of 3no. defunct projecting lights with 3no. fabric banners at P&K Cycles, Unit 3 / 4, Ardilaun Court, Patrick Street, Dublin 8, D08NW66.

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

21/25

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

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Area	Area 2 - South Central
Application Number	0219/25
Application Type	Social Housing Exemption Certificate
Applicant	Orbitiz Ltd.
Location	105, 107, 109, Emmet Road, Dublin 8, D08 HK30
Registration Date	26/05/2025

Additional Information

Proposal: SHEC: Planning permission is sought by Orbitiz Ltd. for a mixed-use residential & commercial development on land measuring approximately 0.053ha hectares at 105, 107, 109 Emmet Road, Dublin 8. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west. The development will consist of: i) demolition of a) 2 no. existing 2-3 storey derelict buildings at no.'s 105 & 107 Emmet Road, and b) 1 no. 2-3 storey existing residential building at 109 Emmet Road; ii) construction of a 3-5 storey mixed-use semi-detached development comprising of 16 no. residential units over 5-storeys, (9 no. 1-bedroom, and 7 no. 2-bedroom units), and 1 no. commercial unit at ground floor level, all with balconies to east or south; iii) construction of detached single storey bin store to north of site at lower ground floor level; iv) boundary treatments; v) provision of bicycle parking; vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.
