



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	WEB2243/25
Application Type	Permission
Applicant	Halexmain Enterprises Ltd
Location	Site north and south of and including the Camac River, that includes No. 6 Kilmainham Lane and adjacent lands and the former Irish Cone and Wafer factory, Kilmainham, Dublin 8.
Registration Date	03/06/2025

Additional Information

Proposal: We, Halexmain Enterprises Ltd, intend to apply for planning permission for the development at the site north and south of and including the Camac River, that includes No. 6 Kilmainham Lane and adjacent lands and the former Irish Cone and Wafer factory, Kilmainham, Dublin 8. The proposed development will consist of the following: a) Demolition of the existing two storey dwelling, two sheds and the Irish Cone and Wafer Factory; b) Construction of a 6-storey residential building (Block A) on the north part of the site, containing a total of 35 No. apartments comprising of 13No. 1-Bed Apartments, 12 No. 2-Bed Apartments, 6 No. 2-Bed Duplex Apartments, 4 No. 3-Bed Duplex Apartments, communal amenity space on fifth floor and roof level and 1no. substation at upper ground floor level; c) Construction of a 7-storey residential building (Block B) on the south part of the site that will reduce to 3-storey to Shannon Terrace side, containing a total of 30 No. apartments comprising of 19No. 1-Bed Apartments, 9 No. 2-Bed Apartments and 2 No. 2-Bed Duplex Apartments; communal amenity spaces on the ground level and third floor level; d) Construction of a pedestrian bridge over the river Camac and of a pedestrian stair located on the north-west side on Kilmainham Lane, to connect the two parts of the site. Vehicular and pedestrian access to the development will be served through Kilmainham Lane and Shannon Terrace. All with associated site works, bicycle store, bin store, landscaping, public open space, communal open space and services.

Area	Area 2 - South Central
Application Number	WEB2253/25
Application Type	Permission
Applicant	Emmet Bergin
Location	Rear of No. 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20
Registration Date	04/06/2025

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	WEB2256/25
Application Type	Permission
Applicant	Meath Assets Trading Ltd.
Location	67-70 Meath Street, Dublin 8, D08 YCK4

Registration Date

04/06/2025

Additional Information

Proposal: Conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first-floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of the existing second-floor roof terrace. An extra floor will be added on top of the existing three-storey building with a new lift shaft. The development will comprise four one bed apartments; six two bed apartments & one two bed duplex apartment, totalling eleven residential units, along with internal alterations and all associated site works.

Area

Area 2 - South Central

Application Number

WEB2277/25

Application Type

Permission

Applicant

HSE ESTATES OFFICE

Location

Bru Chaoimhin, Cork St., The Liberties, Dublin 8

Registration Date

05/06/2025

Additional Information

Proposal: PROTECTED STRUCTURE 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

WEB2298/25

Application Type

Permission

Applicant

Real Estate Acquisitions and Sales Limited

Location

42 Marrowbone Lane, Dublin 8, D08 FY6W

Registration Date

06/06/2025

Additional Information

Proposal: PERMISSION: The proposed development comprises the following: Demolition of all existing light industrial 1-2 storey light industrial buildings on the site (c. 435.73 sq.m) and associated boundary wall and fencing along Marrowbone Lane and Forbes Lane. Construction of a 5-9 storey residential apartment building comprising 51 no. 1 bed apartment units at ground to 8th floor level ranging in size from c.45 sq.m to c. 58 sq.m, and an internal communal amenity space at ground floor level (c. 54.2 sq.m). All apartment units are provided with private open space areas in the form of balconies/ terraces. Pedestrian access to the proposed development will be from Marrowbone Lane. The proposal includes the removal of the existing vehicular access point to the site. All units are intended to provide housing for independent living for older residents (55 years plus). The development proposes c.608 sq.m of communal amenity open space as 2 no landscaped areas, a courtyard space at ground floor level (c. 370.6 sq.m) and a landscaped terrace area at 8th floor roof level (c. 236.96 sq.m). The development also proposes associated secure bicycle (51 spaces for residents and 27 spaces for visitors) and bin storage, an ESB substation, generator room, switch room, sprinkler/break tank room, cleaners store, accessible W/C associated with the internal communal amenity space at ground floor level, hard and soft landscaping and all other associated site works and services above and below ground on an overall site of c. 975 sq.m.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3239/25
Application Type	Permission
Applicant	Sean and Michelle Hayden
Location	50 Sperrin Road, Drimnagh, Dublin 12
Registration Date	03/06/2025

Additional Information

Proposal: The development will consist of a single storey rear extension. The extension will contain a bedroom , wetroom and living room and all associated site works .

Area	Area 2 - South Central
Application Number	WEB2244/25
Application Type	Permission
Applicant	Pauline Clifford
Location	No. 11, Comeragh Road, Drimnagh, Dublin 12, D12 NF77
Registration Date	03/06/2025

Additional Information

Proposal: Proposed existing single-storey extension to the rear of existing house along with internal alterations

Area	Area 2 - South Central
Application Number	WEB2258/25
Application Type	Permission
Applicant	Joseph Higgins & Niamh O'Sullivan
Location	167, Comeragh Road, Drimnagh, Dublin 12
Registration Date	04/06/2025

Additional Information

Proposal: The proposal includes removing the existing gate and fencing to the front and to create proposed new vehicular access with gates and a pedestrian gate to the front. The proposal also includes dishing the public footpath to the front for vehicular access and a new picket-style boundary fence to the sides and all associated ancillary site works.

Area	Area 2 - South Central
Application Number	WEB2297/25
Application Type	Permission
Applicant	Dean Shannon
Location	55, Bunting Road, Walkinstown, Dublin 12
Registration Date	06/06/2025

Additional Information

Proposal: Planning Permission for non habitable storage attic conversion with dormer to rear to accommodate stairs and roof windows to front roof , all ancillary works

Area	Area 2 - South Central
Application Number	WEB2309/25

Application Type	Permission
Applicant	Samantha Meenaghan
Location	99, Mourne Road, Drimnagh, Dublin 12, D12 H2VW
Registration Date	07/06/2025
Additional Information	
Proposal:	The development will consist of: Provision of a new dropped kerb to the front of the property to facilitate vehicular access.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0191/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	04/06/2025
Applicant	Niall McDonagh
Location	Site to rear of 175 South Circular Road, Dublin 8
Additional Information	
Proposal:	SHEC: A fully serviced 2-storey end of terrace house with carport, attic accommodation, first floor stairs to rear garden, first floor terrace and attic balcony to front onto rear laneway Canal View Mews.

Area	Area 2 - South Central
Application Number	0204/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	06/06/2025
Applicant	Emmet Bergin
Location	Rear of No. 7 and 8 Mullingar Terrace, Chapelizod, Dublin 20
Additional Information	
Proposal:	SHEC: Single storey 2 bed detached house to the rear of 7/8 Mullingar Terrace.

Area	Area 2 - South Central
Application Number	WEB1780/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/06/2025
Applicant	Hevac Ltd
Location	Muirfield Drive, Naas Road, Dublin 12, D12 X0A3
Additional Information	
Proposal:	Construction of new boundary fence over existing boundary wall (Total Height = 2.4M above ground level) Overall length = 115M, together with all associated site works, at Muirfield Drive, Naas Rd, Dublin 2, D12 X0A3

Area	Area 2 - South Central
Application Number	WEB1788/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	04/06/2025
Applicant	Project Maurice Ltd.
Location	Site at the Old Glass Factory, rear of Nos. 113-115 Cork Street, 118 Cork St., and lands rear of 119-122 Cork Street, & 56 John Street, Dublin 8

Additional Information

Proposal: Change of use of a permitted cafe to 'café and/or restaurant' use.

Area	Area 2 - South Central
Application Number	WEB1803/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/06/2025
Applicant	Tracy McAuley
Location	69, Kickham Road, Inchicore, Dublin 8 , D08TP9D

Additional Information

Proposal: Attic conversion for storage, including a rear dormer and two Velux windows on the front roof slope. Single-storey flat-roof extension to the rear.

Area	Area 2 - South Central
Application Number	WEB1826/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/06/2025
Applicant	Eamonn & Aileen Leahy
Location	46, Belgrove Lawn, Dublin 20, D20 NP80

Additional Information

Proposal: The development will of full planning permission for the following to the existing semi-detached two storey house with adjoining single storey side domestic garage with single storey extension to rear:Permission to part demolish existing adjoining side & rear extension. Permission requested to redesign and extend to the rear with a single storey extension, addition of a single storey porch to the front elevation with roof-lights over roof on proposed works. Maintain connection to existing drainage and allow new connection for proposed house and all ancillary site works.

Area	Area 2 - South Central
Application Number	WEB2211/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	04/06/2025
Applicant	Samantha Meenaghan
Location	99 Mourne Road, Drimnagh, Dublin 12, D12H2VW

Additional Information

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

Area	Area 2 - South Central
Application Number	WEBLRD6080/25-S3A
Application Type	Large Residential Development-3
Decision	GRANT PERMISSION
Decision Date	04/06/2025
Applicant	Ruirside Developments Ltd
Location	No. 42A, Parkgate Street, Dublin 8

Additional Information

Proposal: PROTECTED STRUCTURE: Ruirside Developments Limited intends to apply for Permission for Large-Scale Residential Development, at this site (c. 0.82 ha), at No. 42A Parkgate Street, Dublin 8. The proposed development sits within the eastern apex of the wider LRD6074/24-S3 planning unit, for the redevelopment of the brownfield site of the former Parkgate Printing Works, now known as Parkgate House, which includes Protected Structures(a) riverside stone wall; (b) turret; (c) square tower; and (d) stone arch. The LRD6074/24-S3 site is principally bounded by Parkgate Street to the north, the River Liffey to the south, an existing electricity substation and the junction of Sean Heuston Bridge and Parkgate Street to the east, existing Parkgate Place office and residential development to the west. The LRD6074/24-S3 site includes areas of public footpath and roadway on Parkgate Street and a small landscaped area at the junction of Sean Heuston Bridge and Parkgate Street. The proposed development comprises amendments to strategic housing development, pertaining to Block A and Block B2 permitted under ABP-310567-21 (as amended by planning permission LRD6042/23-S3A), with a life of 8 years, to include: -• Increase in the footprint (from 479sqm to 569sqm) and gross floor area of Block A (from 14,364sqm to 16,693sqm), to accommodate a second internal fire core extending from ground level to Level 27 inclusive. • Minor internal layout reconfiguration at ground and mezzanine levels, to accommodate the new fire core, also resulting in: -o An increase in floor area of permitted café/restaurant unit at ground floor of Block A from c. 223sqm to c.282sqm o A decrease in floor area of permitted community facility at ground floor of Block B2 from c. 52sqm to c.49sqm o An increase in floor area of permitted café/restaurant unit at ground floor of Block B2 from c. 229sqm to c.295sqm. • Consequent reconfiguration of 198no. permitted 'Build-to-Rent' apartments (73no. studios, 97no. 1-bed, 27no. 2-bed and 1no. 3-bed) located at Block A Levels 01 to 27 inclusive, resulting in an altered mix to 26no. studio, 118no. 1-bed, 53no. 2-bed and 1no. 3-bed apartments, with no change to the total number (i.e. 198no.) within Block A. • Insertion of 8no. new 2-bed apartments (1no. in each of Levels 01 to 08 inclusive) and 1no. studio apartment and 1no. 1- bedroom apartment in lieu of 2no. 2-bed apartments at level 09 in Block B2. This results in total 48no. permitted and proposed apartments in Block B2 (1no. studio, 1no. 1-bed and 46no. 2-bed). • Associated adjustments to facade treatments at the north and south elevations of Block B2, including altered or additional private balconies. • Ancillary provision of 42no. additional bicycle parking spaces. • Localised adjustments to permitted ancillary site and landscape works, including to public plaza area (minor reduction from 1,430 sq m to 1,148sq m) Beyond localised adjustments, no other changes are proposed to the associated and ancillary demolition, conservation, landscaping and site development works, including works to the river wall subject of separate planning reference LRD6074/24-S3. This application for a Large-Scale Residential Development as defined under Section 2 of the Planning & Development Act 2000, as amended. A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application. The application and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.ParkgateStBlocksAB2Amendments.com.

Area 2 Appeals Notified

Area	Area 2 - South Central
Application Number	WEBLRD6060/25-S3
Appeal Type	Written Evidence
Applicant	The Iveagh Trust
Location	43-50, Dolphin's Barn Street, Dublin 8

Additional Information

Proposal: Permission for a Large-Scale Residential Development on a site of c.0.358 ha at 43-50 Dolphin's Barn Street, Dublin 8. The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following: The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm. The construction of a 1-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm. All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building. The proposal includes external communal open space areas (c.707 sqm) at ground floor level, and provision of PV panels at roof level. The proposal provides a total of 15 no. car parking spaces (12 no. for residents, 2 no. for the community hub, including 1 no. accessible parking space, and 1 no. car sharing space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development. The proposal includes for alterations and upgrade of the site boundary walls / treatment. The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground. The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

Area 2 Appeals Decided

Area	Area 2 - South Central
Application Number	WEB2493/24
Appeal Decision	ATTACH CONDITIONS
Appeal Decision Date	04/06/2025
Applicant	Suzanne McDonnell
Location	Site to rear of 177 South Circular Road, Dublin 8

Additional Information

Proposal: Modifications to previously granted planning permission Reg.Ref. WEB1378/24,

consisting of 1/ change of fenestration to rear 2/ change of internal layout 3/ proposed external stair to rear, from ground to first floor 4/ ground floor glazed panel to front to be relocated 1.2 metre away from the laneway 5/ entry door to be relocated 6/ all related works.

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

22/25

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

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Area	Area 2 - South Central
Application Number	0227/25
Application Type	Social Housing Exemption Certificate
Applicant	Meath Assets TRading Limited
Location	67-70, Meath Street, Dublin 8, D08YCK4
Registration Date	03/06/2025

Additional Information

Proposal: SHEC: The development will consist of conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of-the existing second floor roof terrace. An extra floor will be added on top of the existing three- Storey-building with a new lift shat. The development will comprise four one bed apartments; six two bed apartments & one-two-bed duplex apartment, totalling eleven-residential units, along with internal alterations and all associated site works.



Dublin City Council

SECTION 5 EXEMPTIONS

22/25

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

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Area	Area 2 - South Central
Application Number	0230/25
Application Type	Section 5
Applicant	Londale Ltd
Location	Canal House, 563-567 South Circular Road, Dublin 8.
Registration Date	05/06/2025

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. The scope of work of work described in the attached drawings falls within the applicable category for class 20 (F) of part 1 of schedule 2 of the Planning Regulations 2001- as amended and is being caried out for/on behalf of the minister for Children, Equality and Disability.
