



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(09/06/2025-15/06/2025)

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)

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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	WEB2346/25
Application Type	Permission
Applicant	Ravinder Kumar
Location	Costcutters, 43, Bunting Road, Dublin 12
Registration Date	11/06/2025
Additional Information	
Proposal:	Beer, Wine, Spirits Retail Off Licence subsidiary to main retail use.

Area	Area 2 - South Central
Application Number	WEB2373/25
Application Type	Permission
Applicant	Real Estate Acquisitions and Sales Limited
Location	42 Marrowbone Lane, Dublin 8, D08 FY6W
Registration Date	12/06/2025
Additional Information	

Proposal: 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	Area 2 - South Central
Application Number	WEB2377/25
Application Type	Permission
Applicant	Stuart Stein
Location	29, Herberton Park, Dublin 8
Registration Date	12/06/2025
Additional Information	

Proposal: Permission for demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

Area	Area 2 - South Central
Application Number	WEB2389/25
Application Type	Permission
Applicant	Building Design Partnership
Location	St. James's Healthcare Campus, St. James's Hospital, Dublin 8
Registration Date	13/06/2025

Additional Information

Proposal: The development will consist of: extensions and alterations to the Jonathan Swift Clinic comprising: 1) a 40 sq. m. single storey extension to the north with a 2 metre high louvre plant screen enclosure on the roof; 3) a 75 sq. m. single storey extension within the internal courtyard; 4) enclosure of existing 13.7 sq. m. external terrace on the southern elevation and incorporation into the ground floor; and 5) enclosure of 70 sq. m. of the landscaped courtyard to the east with the Robert Mayne Day Hospital with 2.5 metre (maximum) high fencing.

Area	Area 2 - South Central
Application Number	WEB2642/24
Application Type	Permission
Applicant	MAC AND FRANCK LIMITED
Location	Site to the side of 36A Chapelizod Hill Road, Dublin 20, D20 KP92
Registration Date	11/06/2025

Additional Information Additional Information Received

Proposal: Construction of a three-story building, including attic, comprising a total of 4 apartments (1 one-bedroom apartment and 3 two-bedroom apartments). The proposed development will include a new access driveway to the front, 4 parking spaces, a bin store, and new private communal space to the rear including all associated site works.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	WEB1470/25
Application Type	Permission
Applicant	Philip Rooney
Location	90, Walkinstown Avenue, Walkinstown, Dublin 12, D12 VEOP
Registration Date	09/06/2025

Additional Information Additional Information Received

Proposal: The development will consist of (1) Attic conversion to include a dormer window structure within the rear roof slope, and (2) New vehicular entrance and off street parking within the existing front garden. Works to include part removal of front boundary wall, construction of new pillars, alterations to front garden and all associated site works.

Area	Area 2 - South Central
Application Number	WEB2315/25
Application Type	Retention Permission
Applicant	Michael Coyne

Location 25, Fingal Street, Dublin 8
Registration Date 09/06/2025

Additional Information

Proposal: RETENTION : The development will consist of the retention of the existing dwelling footprint and the construction of a single-storey dormer extension to the rear (second-floor level), providing additional floor space, together with all associated site development works.

Area Area 2 - South Central
Application Number WEB2341/25
Application Type Permission
Applicant Robert Reeves
Location 32, Railway Avenue, Inchicore, Dublin 8, D08 NV2H
Registration Date 10/06/2025

Additional Information

Proposal: PERMISSION : First floor extension to rear over existing rear extension with rooflights to existing rear roof slope and with associated site works

Area Area 2 - South Central
Application Number WEB2354/25
Application Type Retention Permission
Applicant Paula Lynch
Location 14 Oblate Drive, Inchicore, Dublin 8, D08 XEW5
Registration Date 11/06/2025

Additional Information

Proposal: RETENTION /PERMISSION : Retention permission for widened vehicle access and permission for new pillars to create vehicle access of 2.9m to front.

Area Area 2 - South Central
Application Number WEB2366/25
Application Type Permission
Applicant Siobhan Melvin and Tomas Melvin
Location 105, Jamestown Road, Inchicore, Dublin 8
Registration Date 12/06/2025

Additional Information

Proposal: Planning permission for the refurbishment, ground and first floor extension to the rear, side and front of a two storey terraced house at number 105 Jamestown Road, inchicore, Dublin 08. The proposed development will consist of the construction of a ground floor extension to the rear, side and front of 40m2 and first floor flat roof and pitched roof extension with rooflights to the rear, side and front of 36 m2 to give a total additional area of 76 m2 (total existing and proposed house area is 163 m2). The proposed development will also consist of general remedial work to the ground floor layout to include removal of section of rear and side walls to provide for an open plan living/ dining/ kitchen space to the rear with downstairs wc and utility room to the side and home office/bedroom to the front and general remedial work to the first floor layout to include removal of section of side wall to cater for an extra bedroom to the rear and bathroom and extended bedroom to the front of the house. The proposed development will also cater for all associated site, drainage and landscaping works.

Area	Area 2 - South Central
Application Number	WEB2392/25
Application Type	Permission
Applicant	Karen Hanratty and John Conlon
Location	42, Greenville Terrace, South Circular Road, Dublin 8
Registration Date	13/06/2025

Additional Information

Proposal: Proposed alterations to the existing house to include the conversion of the existing rear extension from 1-storey to 2-storeys. This shall involve the removal of the existing mezzanine floor, area 16.5sqm, and in its place the construction of a new second floor, area 25sqm, to provide a new bedroom and bathroom at first floor level. The dwelling type shall change from a one-bedroom dwelling to a two-bedroom dwelling. The associated proposed alterations shall include a new yard between the original house and the rear extension, area 3sqm, and a green roof at first floor level to the rear, area 5sqm. The green roof area shall be fully enclosed by a permanent privacy screen. In addition, the proposed alterations include the reinstatement of the original recessed entrance porch to the front of the house.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0202/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	11/06/2025
Applicant	Jacqueline Bray
Location	Rear of 31, 31A, 31B Walkinstown Green, And Adjacent To 36 Walkinstown Drive, Fronting Onto Walkinstown Drive with Vehicular Access from Walkinstown Drive, Dublin 12

Additional Information

Proposal: SHEC: The development will consist of permission to construct a detached dwelling house to the rear of 31A and 31B and all associated site works.

Area	Area 2 - South Central
Application Number	WEB1040/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/06/2025
Applicant	Harry Fagan and Deirdre Mullins
Location	147, Herberton Rd, Rialto, Dublin 8
Additional Information	Additional Information Received

Proposal: Renovate and extend the existing two- storey, semi-detached house, comprising demolition of 1no. existing front bay window, 1no.the single-storey rear extension, and 1no. rear shed, and the construction of 1 no. double-height single-storey flat-roofed extension to the side; 1no. single-storey flat-roofed front porch extension to the front; and 1no. single-storey flat roof projection to the first-floor level at the rear; alterations to the existing ground floor front elevation including new timber cladding and 2no. alterations to the window sizes and position to accommodate the relocation of the bathroom and bedroom; 1 no. roof light to the existing pitched

roof front face; site development, including new car entrance gate to New Ireland road; and hard and soft landscaping to the front garden at 147 Herberton Rd, Rialto, Dublin 8, D08 P52T.

Area	Area 2 - South Central
Application Number	WEB1836/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	Jacqueline Bray
Location	Rear of 31, 31A, 31B Walkinstown Green, And Adjacent To 36 Walkinstown Drive, Fronting Onto Walkinstown Drive with Vehicular Access from Walkinstown Drive, Dublin 12

Additional Information

Proposal: Permission for development at Rear of 31, 31A, 31B Walkinstown Green, And Adjacent To 36 Walkinstown Drive, Fronting Onto Walkinstown Drive With Vehicular Access From Walkinstown Drive, Dublin 12. The development will consist of permission to construct a detached dwelling house to the rear of 31A and 31B and all associated site works. (Previously granted planning under plg file 1644/07 & 1644/07/x1).

Area	Area 2 - South Central
Application Number	WEB1848/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	09/06/2025
Applicant	Foos Tifow
Location	50, Slievemore Road, Dublin 12

Additional Information

Proposal: To widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging.

Area	Area 2 - South Central
Application Number	WEB1870/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/06/2025
Applicant	David and Laura Beausang
Location	509 South Circular Road, Kilmainham, Dublin 8, D08T6RV

Additional Information

Proposal: Permission to demolish existing single storey lean-to extension to rear and construct proposed single storey extension to rear of house, proposed new shed to rear garden, external insulation to side and rear elevations of existing house and all associated site works.

Area	Area 2 - South Central
Application Number	WEB2109/24
Application Type	Permission
Decision	REFUSE PERMISSION

Decision Date 10/06/2025
Applicant Dublin Providers Ltd DPL
Location 23-25, Old Kilmainham, Dublin 8
Additional Information Additional Information Received
Proposal: For demolition and removal of two existing derelict dilapidated houses at 23 – 25 Old Kilmainham, Dublin 8. The application includes removal of the two houses, making good of the brickwork where the houses abutted the adjoining gable, applying a new sand-cement render finish, strengthening the adjacent chimney stack, and providing a new barge board detail as required. It also includes making good the existing ground floor slab finishes, pouring a new concrete slab at the same level as the existing yard, extending the existing fence with a matching fence detail, and repainting the existing fence and gates.

Area Area 2 - South Central
Application Number WEB2277/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/06/2025
Applicant HSE ESTATES OFFICE
Location Bru Chaoimhin, Cork St., The Liberties, Dublin 8
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
Decision APPLICATION DECLARED INVALID
Decision Date 12/06/2025
Applicant Real Estate Acquisitions and Sales Limited
Location 42 Marrowbone Lane, Dublin 8, D08 FY6W
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	Area 2 - South Central
Application Number	WEB2315/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/06/2025
Applicant	Michael Coyne
Location	25, Fingal Street, Dublin 8
Additional Information	

Proposal: RETENTION : The development will consist of the retention of the existing dwelling footprint and the construction of a single-storey dormer extension to the rear (second-floor level), providing additional floor space, together with all associated site development works.

Area 2

Appeals Notified

None

Area 2

Appeals Decided

Area	Area 2 - South Central
Application Number	4399/24
Appeal Decision	REFUSE RETENTION PERMISSION
Appeal Decision Date	12/06/2025
Applicant	Darren Reddy
Location	12, Eugene Street, Dublin 8 D08 C6T2
Additional Information	

Proposal: RETENTION PERMISSION of development consisting of the alterations and extension of existing dwelling house which includes an increase in the floor area from 48SQM to 64SQM located to the rear and at ground floor level only and all associated site development works at 12 Eugene Street, Dublin 8, Co. Dublin

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

23/25

(09/06/2025-15/06/2025)

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Area	Area 2 - South Central
Application Number	0243/25
Application Type	Social Housing Exemption Certificate
Applicant	Jonathan McCormick
Location	Land ar side of 31, Reuben Avenue, and rear of 29, Church Avenue South, Dublin 8
Registration Date	11/06/2025
Additional Information	
Proposal: SHEC: The development will consist of demolition of the existing single storey garages and construction of a new two storey, two bedroom dwelling, and associated site works.	



Dublin City Council

SECTION 5 EXEMPTIONS

23/25

(09/06/2025-15/06/2025)

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Area	Area 2 - South Central
Application Number	0238/25
Application Type	Section 5
Applicant	Helena Scanlan
Location	52, Drumfinn Road, Ballyfermot, Dublin 10, D10 PP58
Registration Date	09/06/2025

Additional Information

Proposal: EXPP: I want to get external insulation in my house. Is this considered development, and if so is it exempted from planning under Section 5.
