



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.

(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 3 COMMERCIAL

Area Area 3 - Central
Application Number WEB2162/25
Application Type Permission
Applicant Dublin Central Mission CLG
Location 108-109 Middle Abbey Street, Dublin 1
Registration Date 26/05/2025

Additional Information

Proposal: PERMISSION The development will consist of: 1. Change of use from retail to place of public worship with ancillary social, recreational spaces and meeting rooms 2. works to include; a. extension to rear at first and second floor (C.9.5 sqm), with alterations to rear elevation, b. Complete refurbishment, including reordering of internal layout including provision of new internal stairs and lift core. c. Refurbishment of front and rear facade including repairs, pointing renewal, refurbishment works to windows and doors. d. Provision of mechanical plant, and new rooflights to existing flat roof. e. Refurbishment of shopfront including new signage, cameras. f. All associated site service and development works

Area Area 3 - Central
Application Number WEB2181/25
Application Type Permission
Applicant WZJ Ireland Limited
Location 4, Earl Street North, Dublin 1
Registration Date 28/05/2025

Additional Information

Proposal: Conversion of existing offices at first to third floors to four one-bed apartments and construction of six one-bed apartments from second to fifth floor with balconies at fourth and fifth floor and roof garden above fifth floor with open-sided light shaft, and extension of kitchen flue to rear to above proposed roof level

Area Area 3 - Central
Application Number WEB2196/25
Application Type Retention Permission
Applicant Decathlon Sports Ireland Ltd.
Location The Decathlon Store, Ground Floor of the Clery's Building, 18-27 O'Connell Street Lower and Sackville Place, Dublin 1
Registration Date 29/05/2025

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Retention permission is being sought for development at the Decathlon Store at the Ground floor of the Clery's Building 18-27 O'Connell Street lower and Sackville Place, Dublin 1 A Protected Structure reference 6003. The development consists of 3 digital display screens, ultra slim design, crystal UHD 220x90cm, to be kept in a fixed operating mode. One screen is in the southern most window display on the O'Connell Street façade and two screens are in the western window displays on the Sackville place façade. All screens are located within the window display and directly behind the glazing supported on individual stands.

Area	Area 3 - Central
Application Number	WEB2197/25
Application Type	Permission
Applicant	The GAA
Location	Croke Park, Jones's Road, Dublin 3
Registration Date	29/05/2025

Additional Information

Proposal: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for the addition of a new supplementary floodlighting rig (2000lux) above the existing control room suite & scoreboard all with associated works at the hill end (Northwest) of Croke Park, Jones's Road, Dublin 3, D03 P6K7.

Area	Area 3 - Central
Application Number	WEB2199/25
Application Type	Permission
Applicant	Tuath Housing Association
Location	Portland Row, Dublin 1
Registration Date	29/05/2025

Additional Information

Proposal: The proposed housing development aims to provide a sustainable and vibrant residential community with a total of 49 units across 3 blocks. The development will feature a mix of two-story houses, own-door duplex apartments, and apartment units, catering to diverse housing needs. Additionally, the project will include ample secure and visitor cycle parking facilities, associated site works, and landscaping. These works include the demolition of 2no. existing industrial sheds. Proposed Construction of; Block A comprising of 4no. 3 bed 2-story houses, Block B comprising of 4no. 3 bed 2-story houses and Block C is an apartment building ranging from 3 to 5 storeys, comprising 16no. 3 bed duplex apartments, 16no. 2 bed apartments, 9no. 1 bed apartments as well as a community arts and culture space, bicycle storage, utilities and bin storage. The proposed development also includes public open space, communal open space and associated site works.

Area	Area 3 - Central
Application Number	WEB2205/25
Application Type	Permission
Applicant	Dermot Martin
Location	73 North Strand Road, Dublin 3
Registration Date	29/05/2025

Additional Information

Proposal: a) Change of use from office (commercial) use to residential use at first and second floors and access corridor at ground floor level to provide 1no 2-bedroom apartment over an existing shop unit. b) A Single Storey Extension to rear at second floor level with a balcony to provide private amenity space. c) Internal alterations and ancillary site works.

Area	Area 3 - Central
Application Number	WEB2207/25
Application Type	Permission
Applicant	Antonio Muscadere
Location	108, Phibsborough Road, Dublin 7

Registration Date

29/05/2025

Additional Information

Proposal: Permission is sought for the demolition of existing single storey storage and garage building to the rear and the construction of a three storey extension consisting of 1 no. 1 bed apartment at ground level accessed from Leinster Street North with private terrace and 1 no. 2 bed apartment at first and second floor level with private terraces at both levels and separate access by private stairs from Leinster Street North, with common enclosed refuse store located to rear and ancillary site works all to the rear of 108 Phibsborough Road, Phibsborough, Dublin 7, D07 WY46 and fronting Leinster Street North and side lane.

Area

Area 3 - Central

Application Number

WEB2221/25

Application Type

Permission

Applicant

K&T Forbairt Developments Limited

Location

69, Cabra Road, Dublin 7

Registration Date

30/05/2025

Additional Information

Proposal: PROTECTED STRUCTURE (RPS Ref. No. 1087): Works which include: (i) minor alterations to existing rear return at lower ground floor level, to facilitate access to proposed extension; (ii) construction of a single-storey flat/green roofed extension to the rear of the dwelling; and (iii) all ancillary works, including provision of new courtyard and associated landscaping, as necessary to facilitate the development.

Area

Area 3 - Central

Application Number

WEB2222/25

Application Type

Permission

Applicant

Castle Living Developments Limited

Location

Site known as The Carriageworks, which forms part of the former Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1

Registration Date

30/05/2025

Additional Information

Proposal: The site is bound by Sheriff Street Upper to the south, the railway yards to the north, the recently completed Freight Building and Premier Inn to the east and East Road to the west. The proposed development consists of minor amendments to the permitted and under construction development, as permitted under ABP-308827-20 (DCC Ref: SHD0026/20). The proposed amendments relate to the ground floor units, podium car parks, roof terraces and plant areas and not relating to any residential units. The proposed amendments include: 1. In relation to permitted Block A1: Reconfiguration of the permitted ground floor resulting to include a new ESB Substation and switch room and management office which results in a reduction in the retail/restaurant/cafe unit from 309.4 sq.m to 155.6 sq.m and the tenant gym area from 125.2 sq.m to 103.6 sq.m and subsequent facade amendments. Alterations to permitted elevations to include new door and removed window in the northern facade, rearranged access door on southern facade to comply with Fire Cert requirements. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08sq.m x 0.6 sq.m. Reconfiguration of ground floor access to apartments onto Sheriff Street to include for new parcel room and relocated ESB meter room. Additional roof plant at roof level of Block A1 and reduction of permitted central roof terrace at Level 07 and addition of new roof terrace at eastern end at Level 08 of the block. Proposed new railings to perimeter of 2 no. communal roof terraces at Level 07 and introduction of new slatted solid structure, with c.2.5m high canopy on the central roof terrace. Increase in green roof area.

Minor extension to permitted basement below Block A1 to facilitate increased plant area of 224.2 sq.m. 2. In relation to permitted Block A2: Introduction of metal gate to permitted vehicular and pedestrian access to basement car park from Sheriff Street of 4.65m high. Amendments to the permitted ESB meter room to the eastern end of the ground floor and the ground floor of permitted live/work unit to accommodate a new ESB Substation. This reduces the permitted ground floor work unit from 53.4 sq.m to 39.7 sq.m and subsequent elevation amendments. Reconfiguration of 2 no. ground floor accesses to apartments and basement podium onto Sheriff Street to comply with fire cert requirements and include for new parcel room and subsequent elevation amendments. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08 sq.m x 0.6 sq.m. Additional roof plant and PV panels at roof level of Block A2 and addition of new exit lobby from A2 at Level 08 to allow for access onto permitted roof terrace of Block B3.3. In relation to permitted Block B3: Alteration to permitted roof terrace at Level 08 to include for extension to Block A2 to include for a new exit lobby and 2 no. toilets, incorporation of new open canopy structure to the centre of the roof terrace of c. 2.5m high, new windscreens to the edge of the roof terrace of c. 2.5m high and a new plant enclosure of c. 2.5m high. 4. In relation to permitted Block C3: Additional roof plant and PV panels at roof level of Block C3. 5. In relation to permitted Block B4/C4: Introduction of metal gate to permitted vehicular turning area under Block B4 from shared street between scheme and adjacent office building. New plant enclosure at roof terrace at Level 08 of Block B4 and roof plant at roof level on Block C4. 6. In relation to permitted Block C1: Extension of permitted stair core to roof terrace at Level 08 to comply with fire cert requirements with associated minor plant areas. Minor additional plant on roof level of C1. 7. In relation to permitted Block C2: Reconfiguration of plant areas at ground floor level, to include for a new residential reception and amenity space for Block C2 and to plant areas to comply with fire cert requirements and subsequent elevations changes. Reconfiguration of plant areas at roof level and inclusion of PV panels. Addition of c.2.5m high pergola structure on the roof terrace at Level 15. Single storey addition for extended north entrance at Ground Floor of 9.8 sq.m

Area	Area 3 - Central
Application Number	WEB2223/25
Application Type	Permission
Applicant	Mater Misericordiae Children's University Hospital (MMCUH)
Location	59 Eccles Street, Phibsborough, Dublin 7, D07 E2NT
Registration Date	30/05/2025
Additional Information	

Proposal: The development, located to the rear of no 59 Eccles Street (a Protected Structure - NIAH Ref 50070468), and just off St Joseph's Parade, consists of the proposed replacement of the existing corrugated metal sliding vehicular gates with a pair of metal gates with timber infill. The proposal also includes the reopening of the original pedestrian gate (currently blocked up) and the installation of a new single metal gate with timber infill, metal cladding to the non-original concrete head above the gates and ancillary site works.

Area	Area 3 - Central
Application Number	WEB2225/25
Application Type	Permission
Applicant	Echowood Limited
Location	133-136 Capel Street, Dublin 1
Registration Date	30/05/2025
Additional Information	

Proposal: PROTECTED STRUCTURE & CHANGE OF USE: Echowood Limited intend to apply for Planning Permission for Change of Use for the ground floor and basement levels at 134 Capel

Street, D01 YK09 and 136 Capel Street D01 T2C9 (commercial to restaurant), properties listed wholly or in part as Protected Structures (Ref Numbers: 1214 & 1216) in the Dublin City Council Development Plan 2022-2028. The development will consist of: Alterations to the ground floor and basement levels of 134 and 136 Capel Street for the change of use from commercial to two separate restaurant premises including; the demolition of internal modern partitions, modern display-stand fittings and modern wall panelling both units; the retention and protection with suitable covering of original flooring, cornicing and other features to No.134; replacement basement access stair (for compliant arrangement) to No. 134. Alterations to the Capel Street (east) elevation of both units: the rerouting/ removal of any unnecessary electrical wiring; the removal of modern fascia to the shopfront of No.136; replacement fascia to No. 136; repair and refurbishment of any original shopfront fabric; and the installation of restaurant signage at street level to No. 134. Alterations to the North Elevation of No.134 including: the reinstatement of an existing opening (window) and demolition of approx.2 sq/m area of wall to provide a 'take-away' hatch in connection to the proposed restaurant premises and the adjoining rear hotel, accessed through No. 133 Capel Street (Permitted hotel development 4554/23). Renovation to the ground floor and basement levels of both units to include the insertion of new sanitary and kitchen facilities.

Area	Area 3 - Central
Application Number	WEB2764/24
Application Type	Permission
Applicant	Carra Shore (Telephone House) Limited
Location	Telephone House, No's 43-46 Marlborough Street, Dublin 1
Registration Date	27/05/2025
Additional Information	Additional Information Received

Proposal: The proposed amendments to the permitted aparthotel development consist of the following:• Internal alterations to the permitted layout from basement to ninth floor level resulting from the introduction of a new stair core. • Alterations to the permitted layout at basement level including reconfiguration of storage areas, staff facilities, plant and back of house area and relocation of cycle parking; • Alterations to the permitted layout at ground floor level including the relocation of the gym from basement to ground floor level, replacement of café / restaurant with a shop (68 sq.m), and associated reconfiguration of lobby / lounge including introduction of a licensed bar area; • Internal alterations to the permitted layout from ground floor level to ninth floor level to provide minor changes to the aparthotel bedrooms/suites, resulting in the reduction and reconfiguration of the total number of permitted bedrooms/suites from 296 no. to 290 no. bedrooms/suites, which will comprise of 222 no. studio suites, ranging in size from 22-32 sq.m, and 68 no. 1 bedroom suites, ranging in size from 29-43 sq.m; • The development includes minor changes to the plant and PV panels at roof level (with no change to the permitted building height and no change to the permitted number of storeys); • The development includes minor alterations to the facades, provision of 2 no. additional signage zones on the north and south elevations, and alterations to the signage at the permitted entrance doors on the west elevation; and • All associated development.

Area	Area 3 - Central
Application Number	WEB2814/24
Application Type	Permission
Applicant	Lisgowel Holdings Limited
Location	Land to the rear of 42, North Circular Road, fronting onto O'Devaney Gardens, Dublin 7

Registration Date 27/05/2025
Additional Information Additional Information Received
Proposal: (1.) The Construction of a Two-Bedroom, Two-Storey Mews House (2.) Provision of private amenity spaces: Ground-floor terrace, 1 No. First-floor Balcony, Street facing.(3.) The provision of pedestrian access via, O'Devaney Gardens (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 3224/25
Application Type Permission
Applicant Padraig & linn Mac Uilic
Location 416 Griffith Avenue, Dublin 9, D09 W1D0
Registration Date 26/05/2025
Additional Information

Proposal: Planning permission sought for a. proposed rear/side single storey extension with associated alterations to dwelling house, b. proposed widening alteration of existing vehicular access driveway to front garden with associated site development works.

Area Area 3 - Central
Application Number WEB2163/25
Application Type Permission
Applicant Patrick Henry & Lorenzo Andreozzi
Location 4, Orchard Terrace, Dublin 7, D07 N6Y3
Registration Date 27/05/2025
Additional Information

Proposal: Single and two storey extension together with dormer extension of attic conversion all to rear of existing terraced two storey dwelling.

Area Area 3 - Central
Application Number WEB2169/25
Application Type Permission
Applicant Philip Cavanagh
Location 5 Kinvara Park, Navan Road, Dublin 7, D07 YO79
Registration Date 27/05/2025
Additional Information

Proposal: Planning permission for attic conversion to non habitable storage with hip to gable with window to side and new dormer to rear and roof windows to front

Area Area 3 - Central
Application Number WEB2183/25
Application Type Permission
Applicant Dermot Martin
Location 73 North Strand Road, Dublin 3, D03 E942
Registration Date 28/05/2025

Additional Information

Proposal: a) Change of use from office (commercial) use to residential use at first and second floors and access corridor at ground floor level to provide 1no 2-bedroom apartment over an existing shop unit. b) A Single Storey Extension to rear at second floor level with a balcony to provide private amenity space. c) Internal alterations and ancillary site works

Area	Area 3 - Central
Application Number	WEB2190/25
Application Type	Permission
Applicant	Eric Doyle
Location	63 Russell Avenue, East Wall, Dublin 3, D03 PX71
Registration Date	29/05/2025

Additional Information

Proposal: Demolition of existing single-storey rear extension. Construction of a new part single-storey, part two-storey flat-roof extension to the side, including two front-facing windows at first-floor level; and a new single-storey flat roof extension to the rear.

Area	Area 3 - Central
Application Number	WEB2201/25
Application Type	Permission
Applicant	Jonathan Reinhardt
Location	1 Blacquiere Villas, Royal Canal Bank, Phibsboro, Dublin 7
Registration Date	29/05/2025

Additional Information

Proposal: Planning permission for a 2-storey side extension with a flat roof to existing dwelling, alterations to existing elevations and all associated site works at 1 BLACQUIERE VILLAS, ROYAL CANAL BANK, DUBLIN 7, D07 FD83.

Area	Area 3 - Central
Application Number	WEB2235/25
Application Type	Permission
Applicant	Michael Winston
Location	16, Carlingford Road, Drumcondra, Dublin 9
Registration Date	01/06/2025

Additional Information

Proposal: The development will consist of, an amendment to previously approved Planning Application by Dublin City Council per ref. WEB2366/24 to demolish existing single-storey rear extension, replaced by new ground and first-floor rear extensions with rooflight above ground level. New first floor side window. Attic conversion for storage with rear dormer. The amendment comprises an increase in floor area of the first-floor rear extension by 4 sq.m.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0174/25

Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	27/05/2025
Applicant	Simon Muckian
Location	20, Primrose Avenue, Phibsborough, Dublin 7
Additional Information	
Proposal: EXPP: Demolition of existing single storey extension with pitched roof (11sqm) and construction of a new single storey extension with flat roof to rear of existing house (23sqm).	

Area	Area 3 - Central
Application Number	0175/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	26/05/2025
Applicant	Hyde & Seek (Glasnevin) Ltd
Location	67 Dowth Avenue, Cabra, Dublin 7
Additional Information	
Proposal: SHEC: Change use of first floor and part ground to reinstate residential use to provide a three bedroom apartment.	

Area	Area 3 - Central
Application Number	0178/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	27/05/2025
Applicant	Corduff JG Enterprises Ltd
Location	42/43, Blessington Street, Dublin 7 with frontage to Blessington Lane

Additional Information

Proposal: SHEC: The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 8 no. apartments (2 no. one-bedroom duplex units, 4 no. one-bedroom apartments, and 2 no. two bed apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv) provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) revised fenestration and material finishes on all facades, (vi) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	0181/25
Application Type	Section 5
Decision	Exempt
Decision Date	30/05/2025
Applicant	EPIC The Irish Emigration Museum
Location	CHQ Building 1, Custom House Quay, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: It is proosed to 1. To remove 2 no. limestone

blocks temporarily from the cross wall in order to allow the barrel vault brickwork above to be inspected and its construction determined. 2. It is then proposed to replace the stones in their original position and to repair the mortar around them. 3. Finally the findings of the inspection are to be reported in writing.

Area	Area 3 - Central
Application Number	3146/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	Venia Ltd
Location	1/2 Eden Quay, Dublin 1, D01V9Y4

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for a change of use consisting of the conversion of the three offices at 1st, 2nd and 3rd floors into three single-bedroom apartments of 48 sqm, 48 sqm and 51 sqm respectively; reconfigure the shared access on Eden Quay to the upper floors and to the shop to create separate entrances for each; establish a designated garbage bin area accessible from the side lane, Harbour Court; provide fire compartmentation to all the floors; convert four windows on the rear facade into AOV; refurbish the original windows and upgrade some of them with slimline double glazing units; updating the services and the fire protection systems. All the above at 1/2 Eden Quay Dublin 1, D01 V9Y4, which is a PROTECTED STRUCTURE.

Area	Area 3 - Central
Application Number	WEB1261/24
Application Type	Retention Permission
Decision	APPLICATION WITHDRAWN
Decision Date	27/05/2025
Applicant	Cuisle Properties Ltd
Location	8 & 9, Dorset Street Lower, Dublin 1

Additional Information

Proposal: RETENTION: Conversion of offices on first & second floors to 4 no. as built studio apartments, 2 no. per floor with access via existing 2 no. entrances.

Area	Area 3 - Central
Application Number	WEB1277/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	27/05/2025
Applicant	Stephen Scott and Martina McCarthy
Location	2, Cremore Road, Dublin 11

Additional Information

Proposal: To retain the outline of the existing utility room extension and to demolish the existing boiler house and to construct a single-storey extension to the east (side) elevation (15.5m²) and a single storey extension (3m²) to the north (rear) of the existing utility room to provide an additional 18.5 sq m of ground floor area. The works include the introduction of a window and the provision of a new entrance door to the location of an existing window, both to the east elevation, with a small canopy over. The removal of a length of 6 metres of existing railings to the east flank to

accommodate the side extension and the raising of the rear east garden wall in part to enable the formation of a new gated entrance to the rear garden and all associated services and drainage connections.

Area	Area 3 - Central
Application Number	WEB1337/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	30/05/2025
Applicant	Test Triangle Ltd
Location	85, Marlborough Street, Dublin 1, D014 H973
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE - We Test Triangle Ltd are seeking planning permission to The Andhra Bhavan Restaurant at 85 Marlborough St, Dublin 1, D01 H973, for a new kitchen extract system comprising a fire rated ventilation duct in the basement kitchen and a new ventilation duct to the external rear elevation. External ventilation duct with cowl to terminate above parapet level and all ancillary works.

Area	Area 3 - Central
Application Number	WEB1708/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	PI Hotels & Restaurants Ireland Ltd
Location	Former Clerys' warehouse building site, at Nos. 13, 14 and 15 Earl Place, Dublin 1

Additional Information

Proposal: PI Hotels & Restaurants Ireland Ltd intends to apply for permission for development of 4 No. illuminated external signs and building façade lighting at the former Clery's warehouse building site at Nos. 13, 14 and 15 Earl Place, Dublin 1. This external signage and lighting application relates to a previously permitted hotel development (Dublin City Council Reg. Ref. 5479/22 and amended by DCC Reg. Ref. 3616/24) that is currently under construction. The proposed development consists: of the erection of (a) 2 No. high level internally illuminated signs of c. 3.77 sq.m each, located on the north and south elevations (b) 2 No. low level internally illuminated signs of c. 0.88 sq.m and 0.56 sq.m on the west elevation (c) All signage is single sided consisting of aluminium panel powder coated purple, with applied vinyl graphics. (d) the provision of building façade lighting, comprising LED spotlight uplighters on the western elevation.

Area	Area 3 - Central
Application Number	WEB1710/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	28/05/2025
Applicant	Bridge Living Development Limited
Location	Marshall Yards, 1-4 East Road, Dublin 3
Additional Information	

Proposal: The proposed development consists of minor amendments to the permitted and under construction Marshall Yards Development, as permitted under ABP-304710-19. The proposed

amendments relate to the ground floor units, podium car parks and plant areas and not relating to any residential unit. The proposed amendments include:

1. Amendments to the permitted Ground Floor of the Northern Podium (below Blocks A1, A2, A3, B1, E1 & E2) as follows:
 - Revisions to car park to include revised access route to apartment stair cores, access to bin stores, rearrangement of plant rooms, fire rated enclosure to electric scooter storage to meet fire certificate compliance. This results in an additional 1 no. car parking space in the northern podium bringing total to 164 no. spaces (inc. 2 car club and 6 accessible spaces).
 - Amendment to permitted access doors, below Block A1, to East Road frontage to include for recessed entrance doors to meet DAC compliance.
 - Amalgamation and change of use of units (identified as Office Units 1 & 2) of permitted commercial units to Tenant Management Office & Co-Working Space of 217 sq.m.
 - Removal of unused comms room and external plantroom.
 - Change of use of unit (identified as Office 5) from permitted commercial space to a tenant amenity space to accommodate a gym of 202.9 sq.m.
 - Use of previously identified mechanical plant room below Block A1 as staff facilities including, a kitchenette, locker room, accessible bathroom and accessible shower room.
 - Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes.
2. Amendments to the permitted Ground Floor of the Southern Podium (below Blocks D1, D2, B2, C1 & C2) as follows:
 - Relocation of access stair route to podium level of Blocks D1/D2 and C2.
 - Relocation of permitted ESB Substation, meters and switch room from ground floor of Block D1 to ground floor of Block C2 and replacement with dry good store related to food hub unit and addition of additional ESB substation and switch room under podium between Block C1 and B2 resulting in a minor reduction in the floorspace of permitted office space.
 - Amendments to car park to include fire rated enclosure provided from electric scooter storage and charging, rearrangement of plant room below Block D1/D2, addition of wet riser room below Block D2 for fire certificate compliance. The addition of the wet riser room has resulted in the removal of some bike parking at this location however this has been accommodated in other locations so there is no reduction in permitted cycle parking provision.
 - Removal of unused comms room resulting in a minor increase in the tenant amenity space below Block C2.
 - The reconfiguration of the internal podium layout results in the loss of 5 no. car parking spaces bringing the total in the southern podium to 66 no. spaces (inc. 5 accessible spaces).
 - Subsequent revisions to external facade doorways on the southern elevation of the Northern Podium as a result of the above changes. The above minor amendments have resulted in some alteration to permitted floor areas in the ground floor units however there is no increase in overall permitted floor area.

Area	Area 3 - Central
Application Number	WEB1732/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	29/05/2025
Applicant	WP Heuston Developments Limited
Location	Nos 23, 24 & 29 Parkgate Street, Dublin 8

Additional Information

Proposal: Permission for development at this site of number 23 to 24 Parkgate Street (former Westbrook Motors property) D08 WF6W, Dublin 8 and No. 29 Parkgate Street D08 PN77, Dublin 8. The site is located adjacent/proximate to protected structures 17-22 Parkgate Street (RPS Ref. 6314) and 28 Parkgate Street, Ryan's of Parkgate Street (RPS Ref. 6315). The proposed development will consist of the demolition of all existing buildings on site including the former motor sales buildings, forecourt, car parking building and no.29 Parkgate Street (with the exception of the facade either side of the existing gate). Construction of a mixed-use hotel and residential development as follows:

- A hotel building (4 to 6 storeys over basement) which will comprise 155-no. bedrooms (all en-suite), with a licensed restaurant, public bar and all ancillary facilities/services/plant associated with the hotel.
- The development will also include a separate

apartment block (2 to 5 storeys) comprising 22 no. units (11 no.1-beds and 11 no.2-beds) all with private open space. • The construction of a single residential dwelling (3 bed townhouse, 3 storeys in height) to replace existing No. 29 Parkgate Street. Access to the apartment development will be via the existing access from Parkgate Street. The development will also include the provision of a new loading bay outside no. 29 Parkgate Street and the expansion of the existing loading bay outside 23/24 Parkgate Street. All associated site development works, plant areas, landscaping, open spaces, bike stores, waste management areas, and services provision. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

Area	Area 3 - Central
Application Number	WEB1735/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/05/2025
Applicant	EPIC Ireland CHQ DAC
Location	The Chq Building, (formerly Stack A), Custom House Quay, Dublin 1

Additional Information

Proposal: The works are located at the southern end of The chq Building within the EPIC Irish Emigration Museum at basement / vault level. The development will consist of the removal of existing walls dividing Vault I-3 / H-3, Vault I-4/ H-4 and Vault I-5 / H-5 at basement level and the introduction of glazed screen walls at the southern gable entry of each of the three vaults. Ancillary works include the reinstatement of floor in each vault in the position of the existing walls, removal of existing and provision of new floor in Vaults I-4 and I-5, extended ceiling trusses, exhibition features and associated repairs. Provision of mirror surface (5.3m width x 3.2m height) at modern external retaining wall within lightwell aligned with and south of Vault I-3. All repairs and alterations to be carried out in compliance with conservation best practice.

Area	Area 3 - Central
Application Number	WEB1751/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	30/05/2025
Applicant	Chris Capital Limited
Location	36, Blessington Street, Dublin 7 , D07X4AY

Additional Information

Proposal: PROTECTED STRUCTURE : The development at this Protected Structure (RPS Ref. No. 797) will consist/consists of: • Change of use from a single dwelling to 4 No apartments consisting of 3 x one-bed and 1 x two-bed units; • Minor rear excavations for fire scape stairs; • Removal of later addition stud partitions;• Replacement of basement floor; • New stud partition walls; • Infill of existing door openings; • 6 new door openings in existing Walls; •Repair/replacement of historic architectural features and fabric in accordance with the conservation methodology; • All together with drainage, bin storage, bicycle parking and all ancillary works necessary to facilitate the entire development.

Area	Area 3 - Central
Application Number	WEB2084/25
Application Type	Permission

Decision	APPLICATION DECLARED INVALID
Decision Date	26/05/2025
Applicant	Sophie Mills and Cathal Doran
Location	17 Great Western Square, Phibsborough, Dublin 7
Additional Information	

Proposal: PERMISSION The development will consist of: The demolition of existing rear garden outbuildings. The construction of a single-storey, flat-roof rear extension with two skylights. Minor internal alterations to the existing dwelling.

Area	Area 3 - Central
Application Number	WEB2102/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/05/2025
Applicant	The Trustees (Tracey Kennedy & John Murphy) for The GAA
Location	Croke Park, Jones's Road, Dublin 3, D03 P6K7
Additional Information	

Proposal: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for the addition of a new supplementary floodlighting rig (2000lux) above the existing control room suite & scoreboard all with associated works at the hill end (Northwest) of Croke Park, Jones's Road, Dublin 3, D03 P6K7.

Area	Area 3 - Central
Application Number	WEB2120/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	27/05/2025
Applicant	Decathlon Sports Ireland Ltd
Location	Decathlon Store, The Clery's Building, 18-27 O'Connell Street Lower and Sackville Place, Dublin 1
Additional Information	

Proposal: RETENTION. PROTECTED STRUCTURE. Retention permission is being sought for development at the Decathlon Store at the Ground floor of the Clery's Building 18-27 O'Connell Street lower and Sackville Place, Dublin 1 A Protected Structure reference 6003. The development consists of 3 digital display screens, ultra slim design, crystal UHD 220x90cm, to be kept in a fixed operating mode. One screen is in the southern most window display on the O'Connell Street façade and two screens are in the western window displays on the Sackville place façade. All screens are located within the window display and directly behind the glazing supported on individual stands.

Area	Area 3 - Central
Application Number	WEB2178/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Clair Kilgarriff
Location	32, Frederick Street North, Dublin 1
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The development seeking permission will consist of the change-of- use of the existing entrance-level from commercial use to studio apartment with balconies, and change-of-use of the existing first-floor level from commercial use to one bed apartment with balconies along with all associated site works.

Area	Area 3 - Central
Application Number	WEB2183/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	29/05/2025
Applicant	Dermot Martin
Location	73 North Strand Road, Dublin 3, D03 E942

Additional Information

Proposal: a) Change of use from office (commercial) use to residential use at first and second floors and access corridor at ground floor level to provide 1no 2-bedroom apartment over an existing shop unit. b) A Single Storey Extension to rear at second floor level with a balcony to provide private amenity space. c) Internal alterations and ancillary site works

Area	Area 3 - Central
Application Number	WEB2665/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	28/05/2025
Applicant	Michael Hatton
Location	181 and 183, Botanic Road, Glasnevin, Dublin 9, D09 R6Y4 & D09 DR02

Additional Information Additional Information Received

Proposal: Permission for revisions to previously granted planning application 4772/22, ABP-315605-23, to reduce the proposed scale of new construction for use as a vet clinic from the previously permitted 214sqm two storey extension to a single storey extension of 111sqm and associated changes including: internal reorganisation of rooms, additional rooflights and ventilation to roof of single storey extension.

Area	Area 3 - Central
Application Number	WEBGSDZ1767/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	29/05/2025
Applicant	Grangegorman Development Agency
Location	Site to the South-East of The Clock Tower, Grangegorman Lower, Dublin 7

Additional Information

Proposal: The proposed development will consist of the continuation of the permitted and in place temporary printmaking workshop as permitted under Dublin City Council Reg. Ref. GSDZ4602/19 and amended by GSDZ2407/20 for a period of 5 years. The existing permitted development consists of a single storey prefabricated buildings (GFA c.316 sq.m.) used for educational related uses including a printmaking workshop and associated support spaces, administrative areas,

welfare facilities and circulation space with photovoltaic panels on the roof, plant room, minor landscaping works and bicycle parking.

Area	Area 3 - Central
Application Number	WEBLRD6052/25-S3
Application Type	Large Residential Development-3
Decision	GRANT PERMISSION
Decision Date	29/05/2025
Applicant	Sea Strand Properties Ltd
Location	96-99, Amiens Street, Dublin 1, D01 F8P0

Additional Information

Proposal: We, Sea Strand Properties Ltd intend to apply to Dublin City Council for permission for a Large-scale Residential Development (LRD) consisting of purpose-built student accommodation on a site measuring approx. 1,652m² at 96-99 Amiens Street, Dublin 1. Adjacent to the southwestern boundary is a stone and brick retaining wall which is recognised as part of the Connolly Station Complex, a protected structure (DCC RPS Ref No. 130). This wall/protected structure lies outside the application site and beyond the applicant's land ownership and no works are proposed to it. The development will consist of: i. Demolition of the existing Petrol Filling Station and associated structures on site (c. 478m²). ii. Construction of a purpose-built student accommodation scheme in a building ranging from 6 to 9 storeys in height over lower ground floor level with a gross floor area of c. 8,044m². iii. 246 total bedspaces comprising 204 single bedrooms (including 13 universally accessible bedrooms) within 27 cluster model units and 21 twin studio units incorporating 42 bedspaces, all with ensembles and shared kitchen/living/dining areas; iv. Internal communal amenity spaces and services at lower ground and ground floor levels (including study areas, gym, cinema room, communal/games area, laundry and storage areas), management offices and stores/service areas; v. A café unit of c. 90m² at ground floor level facing Amiens Street; vi. External amenity spaces including the southern courtyard (c. 125m²) at lower ground floor level, the northern courtyard at first floor level (c. 185m²) and rooftop terrace at sixth floor level (c. 178m²);vii. The principal access point will be pedestrian only at the building's frontage to Amiens Street; viii. Separate access for vehicles, cyclists and pedestrians from Amiens Street will also be provided adjacent to the north-western boundary; ix. Provision of 275 bicycle parking spaces, including 246 secure bicycle parking spaces for residents, 5 bicycle lockers for staff and 24 visitor bicycle parking spaces. x. ESB substation/switch room, plant at lower ground and roof level, bin store, drainage, green and blue roofs, landscaping, boundary treatment and ancillary works to facilitate development. xi. It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation. The application may be inspected online at the following website set up by the applicant: www.amiensstreetlrd.ie

Area	Area 3 - Central
Application Number	WEBLRD6085/25-S3
Application Type	Large Residential Development-3
Decision	GRANT PERMISSION
Decision Date	26/05/2025
Applicant	Bartra ODG Limited
Location	Former O'Devaney Gardens site and lands previously part of St. Brice's Military Hospital and the rear access to No. 43 Montpelier Gardens, Dublin 7

Additional Information

Proposal: The development consists of modifications to the permitted Blocks 8C and 8D and the

rear access to No. 43 Montpelier Gardens within the SHD approved under Ref. ABP-310327-21. The development involves the addition of a 3 storey infill element, incorporating 1no. 3 bed duplex unit and 1no. 2 bed duplex unit with associated private amenity areas between Blocks 8C and 8D to create a single Block 8C/D, closing off of the access to the rear of No. 43 Montpelier Gardens and provision of a boundary wall to the rear of the proposed Block 8C/D. The modified Block 8C/D will accommodate 16no. duplex units comprising 7no. 2 bed units and 9no. 3 bed units in lieu of the previously permitted 14no. duplex units comprising 6no. 2 bed units and 8no. 3 bed units. Permission is also sought for all associated site and development works. The application is a large-scale residential development and is available for inspection at the following web address www.odg-lrd1.com

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3098/25
Appeal Type	Written Evidence
Applicant	JCDecaux Ireland Ltd.
Location	41 Upper Gardiner Street, Dublin 1
Additional Information	
Proposal:	PROTECTED STRUCTURE : The development will consist of the replacement of 1No. illuminated 12.85m x 3.5m advertising display with 1No. digital 6.28m by 3.4m advertising display at the side gable of 41 Upper Gardiner Street , Dublin 1 , a protected structure and all associated site works and services .

Area	Area 3 - Central
Application Number	WEB1567/24
Appeal Type	Written Evidence
Applicant	Ruadhán Mac Aodháin & Marie O'Connor
Location	10, Prospect Road, Glasnevin, Dublin 9
Additional Information	Additional Information Received
Proposal:	The development consists of a two storey mews, 82 sq m floor area and brick faced. The mews includes entrance hall, stairs, kitchen/dining/living room, utility space and WC at ground floor and 2 bedrooms, one with en-suite shower-room and bathroom at first floor. The mews has an entrance courtyard at ground level and a balcony at first floor facing the lane, which is off Lindsay Road. And also private open space between the mews and main house. Mews includes a ground floor passage giving bicycle and pedestrian access to rear garden of main house and that of mews.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	3953/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	26/05/2025
Applicant	Corduff JG Enterprises Ltd
Location	Rear of nos. 42-43, Blessington Street, (Mews along Blessington Lane) Phibsborough, Dublin 7, D07 KP08

Additional Information**Additional Information Received**

Proposal: PROTECTED STRUCTURE: Permission is sought by Corduff JG Enterprises Ltd. for development at the Rear of Nos. 42-43 Blessington Street (Mews along Blessington Lane), Phibsborough, Dublin 7, DO7 KP08 (Protected Structures RPS No. 806 and 807). The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 10 no. apartments (5 no. one-bedroom duplex units, 2 no. one-bedroom apartments, and 3 no. studio apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv) provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

21/25

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

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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	Area 3 - Central
Application Number	0223/25
Application Type	Section 5
Applicant	Tom and Ellen Feeney
Location	Errigal, 10 Wellpark Avenue, Drumcondra, Dublin 9
Registration Date	26/05/2025
Additional Information	
Proposal: EXPP: Propose to construct a single storey rear extension consisting of kitchen/dining area. Total area of extension = 32m2	
