



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

### **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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	2143/20/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Castle Living Developments Limited
<b>Location</b>	Site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East, Road, Dublin 1
<b>Registration Date</b>	05/06/2025

**Additional Information**

**Proposal:** EXT. OF DURATION: Permission for development on a site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bound by Sheriff Street Upper to the south, Castleforbes Business Park to the north and east, and East Road to the west. The proposed development consists of the demolition of all existing structures on the site and the construction of a 219 bedroom hotel ranging in height from 6 to 9 storeys (maximum height of c.33.95m) with total gross floor area of c.9,241sq.m (incl. basement). The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a public restaurant area with seating area, a cafe/work zone, kitchen, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors one to eight typically contain, bedrooms, linen and clearing stores, lifts and circulation areas with a gym and wellness centre located on floor one. A proposed basement -1 level contains plant, storage, staff areas, laundry store and staff cycle parking. A service access is provided from Sheriff Street Upper to the east of the site to a dedicated service area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper and East Road including for visitor cycle parking. The proposed development also includes for the provision of screened plant at roof level; PV panels; green roofs; new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1439/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	Dublin 7
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** The replacement of 2No. illuminated 6.36m x 3.43m scrolling advertising displays with 1No. digital 6.28m x 3.4m advertising display at 397 North Circular Road, Dublin 7, and all associated site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2240/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Echowood Limited
<b>Location</b>	133-136, Capel Street, Dublin 1, D01 YK09
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2257/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Zoo
<b>Location</b>	Dublin Zoo, Phoenix Park, Dublin 8
<b>Registration Date</b>	04/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of transforming an existing habitat and sloping woodland landscape into an ecologically rich and varied zone that features iconic fauna and flora of Ireland. The former Tapir House is renovated to feature immersive interpretive experiences, including interior viewing out toward the new Irish Hare Habitat. Double doors lead out onto the meandering pathway that takes visitors through landscapes indicative of important Irish plant communities and in and out of various animal enclosures. A new Irish Hare Enclosure welcomes visitors at the upper-most area of the zone, where visitors look across the habitat from a new viewing deck. Further down the slope, Irish grasslands transition to pine woodlands, and visitors walk beneath an overhead crossing for the native Red Squirrel. At the base of the slope, a new Aviary for birds of prey is situated at the lake edge, where a mix of overland and overwater habitat provides a varied habitat for the Raptor Species. The new 2926m<sup>2</sup> Habitat works will include renovation of an existing building, flexible & rigid mesh animal enclosures, new visitor decks, pathways & retaining walls, and new plantings. Associated drainage and ancillary works are also included. The proposed development is within the curtilage of a Protected Structure (RPS No.6757, The Thatched Cottage (former entrance)).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2259/25
<b>Application Type</b>	Permission
<b>Applicant</b>	CQ Properties Limited
<b>Location</b>	6, Aughrim Street, Stoneybatter, Dublin 7
<b>Registration Date</b>	04/06/2025

**Additional Information**

**Proposal:** The development will consist of a new detached three storey mews apartment to the rear garden of the existing house. Also a new pedestrian entrance access to side of the existing

house with bike and bin storage replacing the single storey garage. Also included are all associated siteworks.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2282/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Antonio Muscadere
<b>Location</b>	108 Phibsborough Road, Phibsborough, Dublin 7, D07WY46
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

**Proposal:** 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 for Antonio Muscadere

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2288/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Zirbac DLK Limited
<b>Location</b>	Site at the former Royal Oak Public House, Finglas Road & Old Finglas Road, Glasnevin, Dublin 11, D11 FX60
<b>Registration Date</b>	05/06/2025
<b>Additional Information</b>	

**Proposal:** (i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site; (ii) construction of a residential development within a new part five, part seven and part eight storey apartment building comprising 89 no. apartments (34 no. one-bedroom, 50 no. two-bedroom and 5 no. three-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 2 no. external communal amenity spaces (cumulative area of 682sq.m) at ground and first floor levels; (iii) provision of 44 no. vehicular parking spaces (including 3 no. mobility parking spaces and 22 no. electric charging spaces), 3 no. motorcycle parking spaces, 214 no. bicycle parking spaces, 6 no. cargo bike spaces, bin stores, switch room and ESB substation at ground/undercroft level; (iv) provision of 1 no. new vehicular entrance and 2 no. new pedestrian entrances to the development from Finglas Road; and, (v) all ancillary works including provision of public open space (386sq.m), landscaping, boundary treatments, provision of foul and surface water drainage, blue/green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2296/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Tuath Housing Association
<b>Location</b>	Portland Row, Dublin 1, D01FV05
<b>Registration Date</b>	06/06/2025

### 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2306/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Decathlon sports Ireland
<b>Location</b>	Decathlon Store, The Clery's Building, 18-27 O'Connell Street Lower & Sackville Place, Dublin 1, D01 P2Y0
<b>Registration Date</b>	06/06/2025

### 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2231/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Dublin Central GP Limited
<b>Location</b>	42 O'Connell Street Upper and O'Connell Hall, 41 O'Connell Street Upper and Moore Lane, Dublin 1

**Registration Date** 30/05/2025

### Additional Information

**Proposal:** PROTECTED STRUCTURE: The proposed development comprises the adaptive change of use from former hotel to a private members club, with associated repair and conservation works of existing masonry, external and internal joinery, plasterwork and features of significance; including: External works at No.42 O'Connell Street Upper: Temporary access to facilitate works via existing openings through to No.41 O'Connell Street Upper; Permanent repair of the main roof, chimneys, parapets, rooflights and rainwater goods; Front façade structural and brick masonry repair and re-wigging; Rear façade structural repair and replacement of render; and, Perforation of northern gable for opening to connect with the stair/life core. Internal works at No.42 O'Connell Street Upper: Investigative works, including removal of contemporary suspended ceilings at ground floor, removal of non-original, non-load bearing blockwork and partitions, and removal of filled voids at basement; Removal of concrete basement slab; Joinery repair, including

main and secondary staircases, wainscoting, fenestration and entrance door; Repair and/or restraint of flat, decorative and vulnerable plasterwork; Cleaning and repair of entrance level flooring; Repair of existing drainage systems where necessary; Removal of sanitaryware and associated pipework at basement level; Provision of new services including heating, lighting, electrical and sanitary facilities; Provision of new fitted bars; and, Application of decorative finishes throughout. Works at the Link Building (located between the existing town house and multi-purpose hall): Careful removal of existing timber roof light truss and sarking boards for reuse within new link building structure; Careful retention of existing basement vault, eastern and southern basement walls; Demolition of remaining link building fabric; Upgrade waterproofing to existing buildings and boundary walls; Minor excavation to the basement to allow for new escape stair; and, Addition of stair/lift core structure to connect the Link with O'Connell Hall. External works at O'Connell Hall: Repair and refurbishment of the roof, all four elevations including the windows. Internal works at O'Connell Hall: Removal of non-original, non-load bearing blockwork and partitions; Removal of concrete slab at ground level; Joinery repair, including staircases, stage structure, wall panelling, floor boards and fenestration; Propping of decorative ceiling and roof light to facilitate repair works; and, Introduction of structural interventions, mechanical and electrical services and fire safety interventions 41 O'Connell Street Upper: New stair core extension over 5 levels (including basement) connecting to the northern elevation of No. 42 O'Connell Street House projecting into the site at 41 O'Connell Street Upper; Application of temporary mural artwork to the proposed stair core elevations; and, ESB Substation fronting Moore Lane Moore Lane: Temporary layby/loading bay along Moore Lane to the rear of 42/41 O'Connell Street / O'Connell Hall on the western side of the lane. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

\*\*\*Amendment to Week 22\*\*\*

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### Area 3 DOMESTIC

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3238/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ethna and Martin Hickey
<b>Location</b>	45 Park View, Cabra West, Dublin 7, D07X6X9
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Construction of one storey garden room to rear .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2264/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Ian and Suzanne Smyth
<b>Location</b>	70, Annamoe Drive, Cabra, Dublin 7
<b>Registration Date</b>	04/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the construction of a domestic two storey extension to front, side and rear, with alterations to existing dwelling house, (area = 53 m2). Construction includes a bay window, dormer window and covered porch to front, and high level rooflight and obscure glass window to side.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2269/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Feaghus Fallon
<b>Location</b>	10, Carlingford Road, Botanic, Dublin 9
<b>Registration Date</b>	04/06/2025

**Additional Information**

**Proposal:** The development will consist of: The construction of a single-storey, flat-roof rear extension with one skylight. The construction of a rear dormer. Minor internal alterations to the existing dwelling.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2285/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Aidan McAvinue
<b>Location</b>	Rear of no. 36 Ballymun Road, Glasnevin Dublin 9
<b>Registration Date</b>	05/06/2025

**Additional Information**

**Proposal:** Planning application for permission for construction of a detached single storey domestic garage (c. 74m sq.) including all associated site works with vehicular access from existing private lane on site area of c. 0.038 Ha. all located to the rear of no. 36 Ballymun Road, Glasnevin, Dublin 9.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2289/25
<b>Application Type</b>	Permission
<b>Applicant</b>	JRL Consulting Ltd.
<b>Location</b>	61 North Circular Road, Cabra East, Dublin 7, D07 W7W2
<b>Registration Date</b>	05/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: PERMISSION: The development will consist of repairs and renovations of the Existing two-storey dwelling(Protected Structure). The works will include 1)Repair and refurbishment of damaged walls, floors, ceilings, and windows at all levels; 2)Relocation of the basement kitchen to the ground floor; 3)Construction of a 2m<sup>2</sup> WC within Bedroom 1 at basement level ; 4) Change of use the basement storage into a bathroom, including all associated drainage and site works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2294/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul Finnegan and Jessica Kenny
<b>Location</b>	42 and 44 Connaught Street, Phibsboro, Dublin 7
<b>Registration Date</b>	05/06/2025

**Additional Information**

**Proposal:** Alterations and construction of combined flat roof dormer accommodations



incorporating the shared party wall in the rear slope of the existing roofs of the 2 storey terraced houses.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2310/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Thomas Walsh
<b>Location</b>	4, Boolavogue Road, East Wall, Dublin 3, D03 XK79
<b>Registration Date</b>	07/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION of modifications to garden room at rear of existing dwelling with internal modifications, boundary revisions and associated site works

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2311/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Keith Murphy
<b>Location</b>	380, Carnlough Road, Dublin 7
<b>Registration Date</b>	07/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought for first floor extension over existing kitchen to rear of house this allowing to increase the size of existing bedroom and all associated site works

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### Area 3 Decisions

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0123/25
<b>Application Type</b>	Section 5
<b>Decision</b>	SPLIT DECISION - EXPP
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Nashila Desmond
<b>Location</b>	41, Belvedere Road, Dublin 1
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	EXPP: i. Demolition of chimney breast at rear. ii. Removal and repair of roof at return and insertion of velux windows. iii. Renovation and extension of existing return. iv. Extension at ground floor 3.58m2 and extension at first floor 3.58m2.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0187/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Not Exemption
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Frank Sheehy
<b>Location</b>	28, Gardiner Place, Dublin 1
<b>Additional Information</b>	

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**Proposal:** EXPP: PROTECTED STRUCTURE: Change of use of the vacant commercial basement floor to residential use, with no impact on the house, its exteriors, interiors, front and rear garden.

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**Area** Area 3 - Central  
**Application Number** 0192/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 04/06/2025  
**Applicant** Cillian McDonald & Lisa Byrne  
**Location** 35, Great Western Square, Phibsborough, Dublin 7  
**Additional Information**

**Proposal:** EXPP: Propose to relocate an existing extension wall outward by 60cm, increasing the footprint by approximately 2.55m<sup>2</sup>. This minor adjustment is intended to facilitate the reinstatement of a Victorian relieving arch uncovered during the removal of plaster from the rear external wall. The current extension bisects the original arch, and its restoration will help re-establish the building's historic character. The proposed alteration will also allow for the installation of a downstairs WC and the reconfiguration of the rear room into a kitchen more in keeping with the property's original layout.

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**Area** Area 3 - Central  
**Application Number** 0193/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/06/2025  
**Applicant** Forbairt Orga Teoranta Ltd  
**Location** Clifton Court Hotel, 10 - 11 Eden Quay, Dublin 1  
**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: The application relates to the continued use of a building. No works are being proposed. Whether the use of Clifton Court Hotel, Dublin 1, to provide accommodation for displaced persons or persons seeking international protection, constitutes exempted development or does not constitute exempted development?

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**Area** Area 3 - Central  
**Application Number** 0199/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 06/06/2025  
**Applicant** Brimwood Unlimited Company  
**Location** Rear of 34 North Circular Road,, Dublin 7, and  
Fronting O'Devaney Gardens, D08RF3F

**Additional Information**

**Proposal:** SHEC: The development will consist of: (i) the construction of a three-storey four-bedroom mews dwelling, fronting O'Devaney Gardens; (ii) the provision of outdoor terraces/balconies to rear of house at ground and first floor levels and to the front at first floor level; (iii) the provision of 1 no. rooflight; (iv) the provision of bin stores and bicycle storage; and (v) landscaping, boundary treatments, SuDS and foul drainage, and other ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3155/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Ruth Donald and Felim O'Donnell
<b>Location</b>	6 Sherkin Gardens, Drumcondra, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	Permission for a two storey pitched roof extension and a single storey flat roof extension to rear and the widening of existing pedestrian entrance to create vehicular access/driveway to front .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3156/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Adrian Magerusan
<b>Location</b>	9 Broombridge Road, Cabra West, Dublin 7
<b>Additional Information</b>	
<b>Proposal:</b>	RETENTION/ PERMISSION : The development will consist of permission for a single storey front extension plus first floor rear extension over existing ground floor rear extension plus retention permission for completion of partially constructed rear garden home office/shed and all associated site works .

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	3160/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Josephine Sloan
<b>Location</b>	27 Faussagh Road, Dublin 7, D07W1H1
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission sought to create a vehicular access including all associated site.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4324/24
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	P. Boyle (Builders) LTD
<b>Location</b>	13A, Enaville Avenue, Dublin 3
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of; (i) demolition of an existing two-storey industrial unit (658 Sq.m.); (ii) construction of five no. four-storey terraced houses with roof terraces as follows:

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one no. two-bedroom and four no. three-bedroom houses; (iii) all associated drainage and site works necessary to facilitate the development.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4483/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Dublin Port Company
<b>Location</b>	Terminal 4 North Lands, Dublin Port, Dublin 1, bounded by Bond Road, Tolka Quay Road & Promenade Road

**Additional Information**

**Proposal:** EXT. OF DURATION: The proposed development will consist of the demolition of 10 no. redundant buildings (c. 6830sqm) and removal of temporary structures including portacabins and general site clearance (an existing substation and pump house will remain in situ) to optimise the use of the site as a multi-functional storage yard (primarily for heavy goods vehicles) and facilitate wider infrastructural upgrades to provide additional capacity within the Port. The proposed development will also include: construction of vehicular check-in booths (c. 30sqm); an open-air blockwork electrical enclosure; amendments to boundary treatments including provision of 4m high security fencing (including 1.5m high retaining walls) on the northern, eastern and southern boundaries; 4m high security fencing fixed to the existing masonry wall along the western boundary with Bond Road; 3 no. new 12m wide automatic vehicular sliding gates and re-building of 1 no. existing 9m wide automatic vehicular sliding gate; provision of 14 no. high mast lighting columns (30m high) and 54 no. perimeter lighting columns (12m high); installation of 9 no. CCTV columns (18m high); installation of new pavement, underground drainage, attenuation, interceptors, water services and electrical infrastructure; installation of new wash bay and fuel spill areas; installation of pedestrian barriers; and all associated site and development works on a site of c. 9.52ha.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	DSDZ2204/20/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Fusion Investments Ltd
<b>Location</b>	No. 73, North Wall Quay, Dublin 1 (a Protected Structure RPS 5840)

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: Permission is sought for the demolition of a non-original 3 storey over basement commercial building behind protected façade (c.1684.8m<sup>2</sup> to be demolished) and the construction of a commercial building (c.3,714 GIA overall) extending to 8 storeys with setback 9th floor over existing basement consisting of office space at 1st to 8th floor level (c.2,073m<sup>2</sup> NIA) and an entrance/shared office/townhall/café space (c.264m<sup>2</sup> NIA) at ground floor level. The retained façade will be restored, repaired and repointed with new windows/doors as required. There is a terrace at 8th floor level and screened external plant is setback at roof level. Permission is also sought for all associated site development works, an ESB Substation (c.28m<sup>2</sup>) at ground floor level and the provision of 60 no. bicycle spaces, shower facilities, bin store and plant within the existing basement level.

**Area** Area 3 - Central  
**Application Number** WEB1291/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/06/2025  
**Applicant** Gerald Byrne  
**Location** 15 St Vincent Street, Phibsborough, Dublin 7, D07 H318  
**Additional Information** Additional Information Received  
**Proposal:** The development will consist of demolition of existing rear two storey extension (51.86 sqm) and the construction of a new two storey extension to the rear of existing house totalling 82.47 sqm and 6 roof lights. All of the above to include all associated ancillary site works at the above address.

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**Area** Area 3 - Central  
**Application Number** WEB1376/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/06/2025  
**Applicant** Orla Gleeson and Nick Peters  
**Location** 176 Botanic Road, Glasnevin, Dublin 09, D09 H6X2  
**Additional Information** Additional Information Received  
**Proposal:** Construction of a single storey rear extension to their home. The extension will rise from lower ground floor level such that the floor level of the proposed works will align with the upper ground floor level of the existing house, with a vented void space below which will not form part of the habitable area of the proposals. The works will comprise additional kitchen and living space together with internal alterations to the existing layout in conjunction with the lowering of the existing lower ground floor level in order to improve head room heights in this area. The works will necessitate the relocation of the existing garden gate entrance off Botanic Lane as well as all associated and necessary external site works, including the partial demolition and rebuilding of the boundary wall facing onto Botanic Lane.

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**Area** Area 3 - Central  
**Application Number** WEB1770/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/06/2025  
**Applicant** Weifu Xu  
**Location** 117 Capel Street, North City, Dublin 1  
**Additional Information**  
**Proposal:** Change of use from general retail to a café/restaurant with a takeaway service. Proposed opening hours are 10:00 AM to 11:00 PM, Monday to Sunday. The change of use applies to the ground floor unit, with two WCs to be installed in the basement to serve the restaurant.

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**Area** Area 3 - Central  
**Application Number** WEB1785/25

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<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Cedarglade Limited
<b>Location</b>	Centra Retail Store, 232 North Circular Road, Dublin 7, D07 RH33

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The proposed development consists of modifications to permitted development under Reg. Ref 3280/15 and subsequent amendment application 3916/18 consisting of the change of use of part of the retail store to an ancillary off-licence measuring c.14 sqm within the approved convenience retail unit including all associated site works and services.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1802/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Ruth Haverty and Fergus McDonnell
<b>Location</b>	8, Saint Attracta Road, Cabra East, Dublin 7

**Additional Information**

**Proposal:** Permission 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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1806/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Dublin Zoo
<b>Location</b>	Dublin Zoo, Phoenix Park, Dublin 8, D08 AC98

**Additional Information**

**Proposal:** The development will consist of the construction of a new Restaurant Building, a single-story structure with auxiliary attached structures at a lower level. The floor area of building space including the primary structure and two auxiliary structures equals 1310m<sup>2</sup>. The structure incorporates a flat roof at a height of 5.5m and an at-grad plaza entrance, flanked by landscape and a new children's play area. The building will be fitted with local featured photovoltaic panels. The exterior of the building will feature both elevated and on-grade dining terraces. The development requires the removal of a number of selected trees which will be replaced with numerous new trees and shrubs. Associated drainage and ancillary works are also included.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1808/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	St Paul's CBS Secondary School
<b>Location</b>	St Paul's CBS Secondary School, Edmund Rice Schools, North Brunswick Street, Dublin 7

### Additional Information

**Proposal:** PROTECTED STRUCTURE We, the Board of Management, St Paul's CBS Secondary School intend to apply for permission for alterations to previously approved reg. ref. 3237/23 from 3-storey to a 4-storey extension to east as follows:(a) Ground Level- minor alteration to extension entrance, bicycle racks location altered; (b) First Floor- Safe Base Classroom altered as Central Activity Space with Daily Living Skills Area, re arrangement of Multi Sensory Room and welfare facilities/storage; (c) New Second Floor-2 No. Safe Base Classrooms (inc. Quiet Spaces) and associated facilities; (d) New Raised Roof Area with secure external play areas (hard and soft), sensory garden, PV Panels area and plant room,(e) Vertical extension of existing western stairwell, alteration to elevations and all associated site works and services at St. Paul's CBS Secondary School, Brunswick Street North, Dublin 7, a Protected Structure (ref 997).

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1809/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Dave Hillman & Tara Healy
<b>Location</b>	175 Carnlough Road,, Cabra, Dublin 7 , D07W86K

### Additional Information

**Proposal:** The development consists of the conversion of an existing attic roof space, new access stairs, flat roof dormer to the rear and all associated works.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1813/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Chloe Browne
<b>Location</b>	20, Killala Road, Dublin 7

### Additional Information

**Proposal:** Retention permission of detached garden room to rear garden for use as home office/gym and storage space

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1821/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Insomnia Limited
<b>Location</b>	1 Talbot Street, Marlborough Street, Dublin 1, D01 P6H2

### Additional Information

**Proposal:** The development will consist of: a) the change of use from retail use to restaurant / coffee shop use with ancillary take away facility and (b) all associated site works.

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1824/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	Josephine and Jennifer O'Connor
<b>Location</b>	38 Glendhu Road, Navan Road, Dublin 7

**Additional Information**

**Proposal:** Planning permission is sought for 2 storey extension to rear, side and front of existing house, removing garage at ground floor and 2 new bedrooms at first floor level, permission also sought for single storey porch extension to front of existing house and all associated site works

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB1828/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	06/06/2025
<b>Applicant</b>	easyHotel Ireland Limited
<b>Location</b>	Nos. 28-31 Benburb Street and Nos. 6-9 Wood Lane, Dublin 7

**Additional Information**

**Proposal:** Permission for amalgamation of the adjacent standalone permitted Café/Restaurant unit at ground floor level (vacant since completion) into the existing easyHotel Dublin hotel premises and the change-of-use of the Café/Restaurant unit to Lounge/Seating area, Breakfast Room and Service Kitchen/Pantry serving the existing Hotel use, to include for one new double-door opening to be formed in the existing party wall dividing the vacant Café/Restaurant unit from the existing hotel lobby and ground floor. There are no changes proposed to the exterior elevations and shopfronts and the Breakfast Room, Service Kitchen/Pantry and Lounge/Seating areas will avail of bin storage, service access, drainage, water supply and mechanical and electrical plant areas as previously proposed and constructed for the Café/Restaurant unit and as granted in Planning Permission Reference 3655/19.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2196/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Decathlon Sports Ireland Ltd.
<b>Location</b>	The Decathlon Store, Ground Floor of 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.



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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2199/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	03/06/2025
<b>Applicant</b>	Tuath Housing Association
<b>Location</b>	Portland Row, Dublin 1

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2201/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Jonathan Reinhardt
<b>Location</b>	1 Blacquiere Villas, Royal Canal Bank, Phibsboro, Dublin 7

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2207/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	04/06/2025
<b>Applicant</b>	Antonio Muscadere
<b>Location</b>	108, Phibsborough Road, Dublin 7

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2225/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Echowood Limited
<b>Location</b>	133-136 Capel Street, Dublin 1

**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.

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<b>Area</b>	Area 3 - Central
<b>Application Number</b>	WEB2235/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	05/06/2025
<b>Applicant</b>	Michael Winston
<b>Location</b>	16, Carlingford Road, Drumcondra, Dublin 9

**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.

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## Area 3

### Appeals Notified

None

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**Area 3**  
**Appeals Decided**

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	4255/24
<b>Appeal Decision</b>	REFUSE RETENTION PERMISSION
<b>Appeal Decision Date</b>	03/06/2025
<b>Applicant</b>	Carolyn Brennan
<b>Location</b>	243 Phibsboro Road, Dublin 7, D07 AH5V

**Additional Information**

**Proposal:** RETENTION/ PERMISSION: The development consist of an additional storey at second floor that is dormer roof extension that extends to the front, side and rear of original roof. Planning permission is sought to modify the dormer extension to add a gable end and extend the ridge line and change the finish of the dormer from render to standing seam metal cladding.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

22/25

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

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

<b>Area</b>	Area 3 - Central
<b>Application Number</b>	0228/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Keelan Cunningham PRB
<b>Location</b>	126 Tolka Road, Drumcondra, Dublin 3, D03 H720
<b>Registration Date</b>	03/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: New semi-detached two storey house.

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