



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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3226/25
<b>Application Type</b>	Retention Permission
<b>Applicant</b>	Liffeyfield Ltd
<b>Location</b>	The Bonnington Hotel (Formerly The Regency) Swords Road, Drumcondra, Dublin 9
<b>Registration Date</b>	28/05/2025

**Additional Information**

**Proposal:** RETENTION PERMISSION: Permission for the retention of triangular two sided 2380mm high, 3580mm wide display board, advertising events in hotel, mounted on 250mm high trailer carriage mounted located on grass verge fronting hotel on Swords Road at The Bonnington Hotel, Swords Road, Dublin 9

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3228/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Joseph and Helena Galvin
<b>Location</b>	Rear 35-37 Howth Road, Clontarf, Dublin 3, D03PX23 , D03KT98
<b>Registration Date</b>	28/05/2025

**Additional Information**

**Proposal:** The demolition of shed auxiliary walls fronting Charlemont Lane and existing boundary wall and construction of two number 4 bedroom , two storey mews with attic bedrooms with dormer balconies facing the railway development with vehicular access from Charlemont Lane and associated site works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2048/24
<b>Application Type</b>	Permission
<b>Applicant</b>	Peter Small
<b>Location</b>	Site adjacent to/adjoining No. 1 & No. 54, The Village, Bettyglen, Dublin 5
<b>Registration Date</b>	26/05/2025

**Additional Information**

**Proposal:** 2 x Semi-detached, three storey 4 bedroom dwelling houses. Both dwellings to have rear gardens, upper floor terraces and provision of 2 new vehicular accesses, Provide 9 number new off-street car parking spaces within an extended hard surfaced and permeable paved area on the west side of the existing The Village cul de sac road in an overall revision to car parking arrangements. This revised location will accommodate both the relocation of the established 5 existing spaces adjacent to the cul de sac ending and a proposed additional 4 number (new) off-street car parking spaces serving the proposed housing, along with ancillary works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2178/25
<b>Application Type</b>	Permission

**Applicant** Desmond O' Dwyer  
**Location** 19 Charlemont Lane, Dublin 3  
**Registration Date** 28/05/2025  
**Additional Information**  
**Proposal:** Demolition of existing shed fronting onto Charlemont Lane and construction of a three storey mews development (4 bed with study) with vehicular access from Charlemont Lane and associated site works

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**Area** Area 5 - North Central  
**Application Number** WEB2193/25  
**Application Type** Permission  
**Applicant** Timber Factors Limited  
**Location** Dh Timber Limited, Unit 40, Newtown Avenue, Malahide Road Industrial Park, Dublin 17  
**Registration Date** 29/05/2025  
**Additional Information**  
**Proposal:** Timber Factors Ltd is applying for permission for a) 204.3sqm steel-framed canopied sheltered area located to the southern elevation of the main building, and b) a 295sqm steel-framed and clad, single-story pitched-roofed, industrial storage space to the rear (west) of the site. All at Unit 40, Newtown Avenue, Malahide Road Industrial Park, Dublin 17, D17 EH97.

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**Area** Area 5 - North Central  
**Application Number** WEB2216/25  
**Application Type** Permission  
**Applicant** Martin Ryall  
**Location** 1 Edges Corner, Fairview, Dublin 3  
**Registration Date** 30/05/2025  
**Additional Information**  
**Proposal:** New infill development, over 3 storey 1 bed studio, dwelling, removal of existing concrete boundary walls, new pedestrian front access, and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2228/25  
**Application Type** Permission  
**Applicant** Gerard Gannon Properties  
**Location** Two separate sites located on i) the corner of Park Street and Park Terrace South and ii) the corner of Park Street and Park Terrace North, Clongriffin, Dublin 13  
**Registration Date** 30/05/2025  
**Additional Information**  
**Proposal:** The proposed development will comprise 10 no. 3-bedroom 3-storey houses, 2 no. 3-bedroom 2 ½ -storey houses, and 2 no. 4-bedroom 3-storey houses, 14 no. off-street car parking spaces and 1 no. on-street visitor car parking space, 8 no. bicycle stores with capacity for 3 no. bikes each and located to the front of the 8 no. mid-terrace houses (24 bicycle spaces in total), plus all associated and ancillary works necessary to facilitate the development.

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## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3225/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hannah Kelly
<b>Location</b>	12 Nanikin Avenue, Dublin 5
<b>Registration Date</b>	27/05/2025

**Additional Information**

**Proposal:** Planning permission for the construction of 1. a single storey extension to the front, 2. a first floor extension on top of the existing single storey extension to the side, 3. a single storey extension to the rear, 4. an attic conversion with a raised main ridge level and a dormer window to the rear, 5. SUDs drainage with a soakaway to the rear garden with all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3231/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Conor and Laura Roe
<b>Location</b>	30 Mask Avenue, Artane, Dublin 5
<b>Registration Date</b>	29/05/2025

**Additional Information**

**Proposal:** The development will consist of building a ground for ancillary family accommodation extension comprising bedroom, living room and bathroom at the side and rear of the existing dwelling house. The development will include all associated internal, site and drainage work.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3236/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Stephen Sharp
<b>Location</b>	9 Westpark, Dublin 5, D05 C6F5
<b>Registration Date</b>	30/05/2025

**Additional Information**

**Proposal:** Development will consist of a proposed ground and first floor extension to the front of the existing house . A proposed first floor extension to the side of the existing house supported off new columns and beams at ground level with new gable wall extending the roof profile across . A proposed new first floor extension to the rear of the existing house . A new window in new side wall for existing bathroom at first floor level . A proposed new flat roof dormer to the rear of the existing house roof and ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2158/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Liam Hutchinson & Hannah Behan
<b>Location</b>	107, Vernon Avenue, Clontarf, Dublin 3
<b>Registration Date</b>	26/05/2025

**Additional Information**

**Proposal:** A single storey extension to side & rear to include conversion of side garage,

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conversion of attic with modification of existing roof from hipped to gable detail with two storey extension to the rear, 3 No. dormers to the fore, with ancillary site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2159/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Nicola Pilson
<b>Location</b>	10, Killary Grove, Dublin 13, D13 VW80
<b>Registration Date</b>	26/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission first floor extension to side over existing single storey extension

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2161/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jacob & Aoife Long
<b>Location</b>	103 Kincora Avenue, Clontarf, Dublin 3, D03 PK44
<b>Registration Date</b>	26/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of demolitions, alterations and extensions to an existing two storey semi-detached dwelling to increase floor area from 184 Sq.M. to 230.7 Sq.M., comprising of demolition of an existing (former) garage and covered side passage, boiler chimney, single storey rear extension and first floor annex over passageway. Provision of a two storey extension to side with continued pitched roof over with attic conversion and roof level window, two storey tiered extension to the rear with flat roof over along with internal alterations and a 29.3 Sq.M. back garden room and shed with mono-pitch roof, alterations to the front garden to include planting and paved areas along with all necessary and associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2166/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Bruno Costa
<b>Location</b>	23B Mount Olive Grove, Donaghmede, Dublin 5, D05 KH28
<b>Registration Date</b>	27/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Construction of new single storey extension to rear of existing dwelling and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2167/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Martina & Padraig O'Connell
<b>Location</b>	4, Saint Lawrence Road, Clontarf, Dublin 3, D03 NV66
<b>Registration Date</b>	27/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE : Proposed extension and renovation of existing protected structure to include removal of existing rear ground floor extension and construction of new rear

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single and two-storey extension to provide kitchen, dining, living room on ground floor and new ensuite and wardrobe on first floor. Replacement of existing single storey garage and store with new secure covered parking and garden store on ground floor and home office on first floor along with associated landscaping.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2171/25
<b>Application Type</b>	Permission
<b>Applicant</b>	William Costello
<b>Location</b>	77, Celtic Park Avenue, Beaumont, Dublin 9, D09 YX34
<b>Registration Date</b>	27/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	New alterations to front boundary piers gates & new vehicular access and associated works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2175/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Brendan Cope & Aileen O'C Cope & O'Connor
<b>Location</b>	117, Killester Park, Dublin 5
<b>Registration Date</b>	28/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of (a) an increase in the width of the new dormer window at first floor level to the rear, granted permission under planning reference WEB1812/23. (b) the repositioning and increase in the width of the vehicular entrance to the front from 2.5metres to 3.5metres. (c) associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2177/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hazel Doyle
<b>Location</b>	54 Ashbrook, Howth Road, Clontarf, Dublin 3, D03 X8PS
<b>Registration Date</b>	28/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION & RETENTION: Retention Permission for widened vehicle access to front and raised fences to rear garden and Planning Permission for recladding of existing conservatory to first floor at rear and dormer to rear to facilitate attic conversion to non-habitable storage space.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2182/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Michele Goss and David Keogh
<b>Location</b>	14 Celtic Park Road, Beaumont, Dublin 9, D09 C995
<b>Registration Date</b>	28/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Conversion of existing attic space comprising of modification of existing roof structure,

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raising of existing gable, new access stairs, 3no. roof windows to the front and flat roof dormer to the rear.

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**Area** Area 5 - North Central  
**Application Number** WEB2188/25  
**Application Type** Permission  
**Applicant** Mercedes and Ronan Siaz and Hurley  
**Location** 39 Maryville Road, Raheny, Dublin 5, D05 V400  
**Registration Date** 28/05/2025  
**Additional Information**  
**Proposal:** Conversion of their attic to storage and a bathroom including a dormer window to the rear at roof level.

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**Area** Area 5 - North Central  
**Application Number** WEB2194/25  
**Application Type** Retention Permission  
**Applicant** Elaine Pace & Duncan Bartolo  
**Location** Seabreeze, 82 Bettyglen, Dublin 5  
**Registration Date** 29/05/2025  
**Additional Information**  
**Proposal:** RETENTION PERMISSION: The development works to be retained consist of alterations to the existing materiality and fenestration details, along with the removal of a chimney along the north west elevation.

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**Area** Area 5 - North Central  
**Application Number** WEB2202/25  
**Application Type** Permission  
**Applicant** Charles & Susan Day  
**Location** 221, Clontarf Road, Dublin 3  
**Registration Date** 29/05/2025  
**Additional Information**  
**Proposal:** Permission for demolition of existing single storey extension to rear (30 sqm), and erection of a new two storey extension to rear (O/A 82 sqm), as well as general minor internal alterations and refurbishment of the existing dwelling, replacement of existing windows, new garden wall to rear and all associated site works all at 221 Clontarf Road, Clontarf, Dublin 3, D03K5Y3. Permission will replace the existing granted Planning Permission Reg. Ref. 4750/19 and incorporate changes as required under Conditions No. 3 and 4 of the aforementioned permission.

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**Area** Area 5 - North Central  
**Application Number** WEB2210/25  
**Application Type** Permission  
**Applicant** Neil O'Flynn & Ciara Lynch  
**Location** 45, Croydon Park Avenue, Dublin 3  
**Registration Date** 29/05/2025  
**Additional Information**  
**Proposal:** Planning permission to demolish the existing single story, attached, front porch and rear kitchen extension. To build a new front porch and also to build a new attached, two story, rear



extension, comprising a ground floor kitchen & utility extension with an upper floor bedroom extension and new bathroom, all at our house at 45 Croydon Park Avenue, Marino, Dublin 3. D03 Y3EO.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2212/25
<b>Application Type</b>	Permission
<b>Applicant</b>	James Connolly and Mary Ryan
<b>Location</b>	268, Clontarf Road, Dublin 3
<b>Registration Date</b>	30/05/2025

**Additional Information**

**Proposal:** The conversion of an attic into a store room and external renovations comprising 1.0 the provision of a gable wall to the front of the dwelling 2.0 fitting external insulation 3.0 installing two velux rooflights to the front roof 4.0 the construction of a 4.6M2 extension to the rear of the dwelling on the ground and first floor and a 5.2M2 extension to the east side on the ground and first floor 5.0 Internal renovations.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2214/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Brendan & Sylvia De Bruijn
<b>Location</b>	15, Walnut Park, Courtlands, Dublin 9
<b>Registration Date</b>	30/05/2025

**Additional Information**

**Proposal:** A new single storey rear extension with flat roof and roof windows, comprising of a dining area, kitchen, utility room and playroom, remove existing shed and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2217/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jacob & Aoife Long
<b>Location</b>	103, Kincora Avenue, Dublin 3
<b>Registration Date</b>	30/05/2025

**Additional Information**

**Proposal:** The development will consist of demolitions, alterations and extensions to an existing two storey semi-detached dwelling to increase floor area from 184 Sq.M. to 230.7 Sq.M., comprising of demolition of an existing (former) garage and covered side passage, boiler chimney, single storey rear extension and first floor annex over passageway. Provision of a new two storey extension to side with continued pitched roof over with attic conversion complete with a dormer window to the rear and dormer style roof to the side of the dwelling, two storey tiered extension to the rear with flat roof over along with internal alterations and a 29.3 Sq.M. back garden room and shed with mono-pitch roof, alterations to the front garden to include planting and paved areas along with all necessary and associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2219/25

<b>Application Type</b>	Permission
<b>Applicant</b>	Billy McCartney
<b>Location</b>	43, Malahide Road, Artane, Dublin 5
<b>Registration Date</b>	30/05/2025
<b>Additional Information</b>	
<b>Proposal:</b> 1/ Change of use of existing ground floor office / veterinary practice to domestic dwelling. 2/ Construction of upper storey bedroom extension to side of existing 1st floor apartment. 3/ Construction of home gymnasium / home office to rear garden of existing property, and all associates site works.	

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2234/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Tara Carr and Rohan Butler
<b>Location</b>	22 VERNON AVENUE, CLONTARF, DUBLIN 3
<b>Registration Date</b>	31/05/2025
<b>Additional Information</b>	
<b>Proposal:</b> We, Tara Carr and Rohan Butler intend to apply for Planning Permission for a rear 2-storey extension, alterations to front and rear elevation and a new front vehicular entrance at 22 Vernon Avenue, Clontarf, Dublin, D03 DD54..	

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## Area 5 Decisions

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0172/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	29/05/2025
<b>Applicant</b>	Mark McGuirrin & Noel Kelly
<b>Location</b>	33, Limewood Park, Raheny, Dublin 5, D05 Y2V4
<b>Additional Information</b>	
<b>Proposal:</b> SHEC: Partial Demolition and extension of existing dwelling and the conservation of 3 new two storey terraced houses to rear of 33, Limewood Park, Raheny, Dublin 5, D05 Y2V4.	

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0186/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	30/05/2025
<b>Applicant</b>	Jonathan Downey
<b>Location</b>	11 Ribh Road, Harmonstown, Dublin 5
<b>Additional Information</b>	
<b>Proposal:</b> SHEC: 2 bedroom, 2 storey dwelling to the side, new off street parking	

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3140/25

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<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/05/2025
<b>Applicant</b>	Brian Walsh and Roisin Ellison
<b>Location</b>	102 Edenmore Avenue, Raheny, Dublin 5, D05F3F4
<b>Additional Information</b>	
<b>Proposal:</b>	The development will consist of the construction of: 1. 2 Storey extension to side of house 2. Single storey extension to front and rear of house and 3. all associated works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1287/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/05/2025
<b>Applicant</b>	Red Rock Collins Avenue Ltd.
<b>Location</b>	a 0.306 hectare site located to the west of St. Aidan's CBS Secondary School,, Collins Avenue Extension, Dublin 9
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	The development will consist of: (i) Demolition of the existing single-storey, vacant building on-site and associated shed structure to the south-west; (ii) construction of a 5 to 6 storey building, containing a total of 67 no. apartments which are all one-bedroom social housing units for older persons. The proposed development will be provided in association with FOLD Housing, an Approved Housing Body (AHB). Private amenity space to serve each apartment is provided in the form of a balcony/terrace and landscaped communal open space is provided in the form of a roof terrace. Internal communal amenity space for residents is provided at ground floor level in the form of a multifunctional room, a shared dining/function room, a kitchenette and tea station, a healthcare/wellness consultation room, an exercise room, a meeting room and a reception area. The proposed development will also include: (iii) provision of a new junction entrance to the site (pedestrian and vehicular access) off Collins Avenue Extension to the north including associated upgrade works to the existing footpath and cycle lane at this location; (iv) provision of revised boundary treatments; (v) provision of 7 no. car parking spaces (including 1 no. accessible parking space and 5 no. EV car charging points), 14 no. resident bicycle parking spaces (including 2 no. adapted bicycle parking spaces), and 14 no. staff and visitor bicycle parking spaces; (vi) provision of landscaped open space, including pedestrian paths, outdoor seating, planting and exercise equipment; (vii) construction of a replacement single-storey shed structure in the southern section of the site for use by the adjoining school; (viii) and all associated development works necessary to facilitate the proposal including, drainage, landscaping, boundary treatments, bin storage, plant and lighting.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1698/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	27/05/2025
<b>Applicant</b>	Matias Sebastian Gonzalez & Daniela Francisca Gutierrez Guzman
<b>Location</b>	615A Howth Road, Blackbanks, Raheny, Dublin 5, D05 YR52
<b>Additional Information</b>	

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**Proposal:** The development will principally consist of the conversion of the existing single-storey detached garage to 1 No. bedroom living accommodation, the construction of a first-floor extension with a gable roof over the existing garage, and all associated landscaping and ancillary site development works.

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**Area** Area 5 - North Central  
**Application Number** WEB1701/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 27/05/2025  
**Applicant** Richard Byrne & Annemarie Fleming  
**Location** 114, Foxfield Grove, Raheny, Dublin 5 , D05CV08  
**Additional Information**

**Proposal:** The development will consist of the following: (a) The construction of a single storey ground floor extension to the rear with rooflights. (b) The change in roof profile from hipped roof to dutch gable ended roof to accommodate a conversion to the existing attic space. (c) The addition of an opaque gable end window. (d) New dormer window to the rear with Juliet balcony. (e) The alteration of the front porch roof design and height. (f) The installation of 3 number rooflights to the front roof slope. (g) The development is to include for internal alterations, drainage and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1723/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/05/2025  
**Applicant** Ciara Walsh & Patrick Furness  
**Location** 8 Copeland Avenue, Clontarf West, Dublin 3  
**Additional Information**

**Proposal:** New front vehicular access with a dropped kerb, partial boundary wall removal, and a new pillar. Rear single-storey extension demolition. New single and two-storey flat-roof rear extension with first-floor rear and side windows. New side roof attic rooflight.

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**Area** Area 5 - North Central  
**Application Number** WEB1738/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/05/2025  
**Applicant** PAMES Developments Limited  
**Location** 144, Harmonstown Road, Dublin 5  
**Additional Information**

**Proposal:** PAMES Developments Limited intends to apply for planning permission for a residential development of 43 later living apartment units, designed to the requirements of Fold Housing Association, comprising two linked 6 storey Apartment blocks at 144 Harmonstown Road, Harmonstown, Dublin 5 (D05 AY07). The proposed development will comprise of: (a) the demolition of the existing 2 storey detached light industrial building; (b) construction of 43 gallery accessed one-bedroom apartments in 2 blocks as follows – Block A, a 6-storey building facing Harmonstown Road consisting of 20 one-bedroom apartments with north facing external access

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galleries and private balconies to the southern elevation at floors 1 to 5, a communal room, office, 22 covered bicycle stands and 1 covered motorbike parking space at ground floor level; Block B, a 6-storey building consisting of 23 one-bedroom apartments with north easterly facing external access galleries and south westerly facing balconies, bin storage enclosure, enclosed parking / charging spaces for 3 mobility scooters and 8 enclosed bicycle spaces at ground level. (c) landscaping, communal open space, internal access road, vehicular turning head and boundary treatments including a 2m high block wall to the railway cutting on the southern boundary; (d) provision of 8 car parking spaces all at surface level, 4 of which will have electric vehicle charging points, (e) roof level plant area; and (f) all ancillary site development works necessary to facilitate the development, including new vehicular and pedestrian access and egress from Harmonstown Road.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1746/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/05/2025
<b>Applicant</b>	Shauna & Karin van Lokhorst
<b>Location</b>	19, Brian Terrace, Marino, Dublin 3

**Additional Information**

**Proposal:** The development will consist of new vehicular entrance for off street parking with front boundary alterations, standalone 2 bike shed, and public footpath disking to the front of the existing house, & all ancillary site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1776/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/05/2025
<b>Applicant</b>	Walsh and Banahan Niall and Majella
<b>Location</b>	81 The Green, Beaumont Woods, Dublin 9, D09 K744

**Additional Information**

**Proposal:** The proposed works include converting the existing attic space for additional storage, altering the roof structure from its current hipped design to full apex style, adding a gable window to enhance natural light, and constructing a dormer window on the rear of the property, Plus all associated site works

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1817/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2025
<b>Applicant</b>	Mercedes Siaz and Ronan Hurley
<b>Location</b>	39, Maryville Road, Raheny, Dublin 5 , D05V400

**Additional Information**

**Proposal:** Conversion of their attic to storage and a bathroom including a dormer window to the rear at roof level.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2079/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2025
<b>Applicant</b>	Desmond O' Dwyer
<b>Location</b>	19 Charlemont Lane, Dublin 3

**Additional Information**

**Proposal:** PERMISSION : Demolition of existing shed fronting onto Charlemont Lane and construction of a three storey mews development (4 bed with study) with vehicular access from Charlemont Lane and associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2080/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2025
<b>Applicant</b>	Martina & Padraig O'Connell
<b>Location</b>	No. 4, Saint Lawrence Road, Clontarf, Dublin 3

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Proposed extension and renovation of existing protected structure to include removal of existing rear ground floor extension and construction of new rear single and two-storey extension to provide kitchen, dining, living room on ground floor and new ensuite and wardrobe on first floor. Replacement of existing single storey garage and store with new secure covered parking and garden store on ground floor and home office on first floor along with associated landscaping.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2099/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	26/05/2025
<b>Applicant</b>	Nicola Pilson
<b>Location</b>	10, Killary Grove, Dublin 13, D13 VW80

**Additional Information**

**Proposal:** Planning permission first floor extension to side over existing single storey extension

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2121/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	28/05/2025
<b>Applicant</b>	Daragh & Kionstantina Carroll
<b>Location</b>	15, Belltree Avenue, Clongriffin, Dublin 13

**Additional Information**

**Proposal:** Planning permission for attic conversion with 2 no. dormers to front to create additional bedroom, roof windows to side and rear roof all with associated ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB2131/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/05/2025  
**Applicant** Peter Hanley & Jennifer Douglas  
**Location** 9, Saint Brigid's Road, Artane, Dublin 5  
**Additional Information**

**Proposal:** Widening of vehicular entrance to front driveway with partial removal of existing wall and railings, and repositioning of pillar.

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**Area** Area 5 - North Central  
**Application Number** WEB2132/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 27/05/2025  
**Applicant** Charles & Susan Day  
**Location** 221, Clontarf Road, Dublin 3  
**Additional Information**

**Proposal:** Permission for demolition of existing single storey extension to rear (30 sqm), and erection of a new two storey extension to rear (O/A 82 sqm), as well as general minor internal alterations and refurbishment of the existing dwelling, replacement of existing windows, new garden wall to rear and all associated site works all at 221 Clontarf Road, Clontarf, Dublin 3, D03K5Y3. Permission will replace the existing granted Planning Permission Reg. Ref. 4750/19 and incorporate changes as required under Conditions No. 3 and 4 of the aforementioned permission.

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**Area** Area 5 - North Central  
**Application Number** WEB2161/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/05/2025  
**Applicant** Jacob & Aoife Long  
**Location** 103 Kincora Avenue, Clontarf, Dublin 3, D03 PK44  
**Additional Information**

**Proposal:** The development will consist of demolitions, alterations and extensions to an existing two storey semi-detached dwelling to increase floor area from 184 Sq.M. to 230.7 Sq.M., comprising of demolition of an existing (former) garage and covered side passage, boiler chimney, single storey rear extension and first floor annex over passageway. Provision of a two storey extension to side with continued pitched roof over with attic conversion and roof level window, two storey tiered extension to the rear with flat roof over along with internal alterations and a 29.3 Sq.M. back garden room and shed with mono-pitch roof, alterations to the front garden to include planting and paved areas along with all necessary and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2166/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/05/2025  
**Applicant** Bruno Costa  
**Location** 23B Mount Olive Grove, Donaghmede, Dublin 5, D05 KH28  
**Additional Information**  
**Proposal:** Construction of new single storey extension to rear of existing dwelling and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2167/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/05/2025  
**Applicant** Martina & Padraig O'Connell  
**Location** 4, Saint Lawrence Road, Clontarf, Dublin 3, D03 NV66  
**Additional Information**  
**Proposal:** PROTECTED STRUCTURE : Proposed extension and renovation of existing protected structure to include removal of existing rear ground floor extension and construction of new rear single and two-storey extension to provide kitchen, dining, living room on ground floor and new ensuite and wardrobe on first floor. Replacement of existing single storey garage and store with new secure covered parking and garden store on ground floor and home office on first floor along with associated landscaping.

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**Area** Area 5 - North Central  
**Application Number** WEB2178/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/05/2025  
**Applicant** Desmond O' Dwyer  
**Location** 19 Charlemont Lane, Dublin 3  
**Additional Information**  
**Proposal:** Demolition of existing shed fronting onto Charlemont Lane and construction of a three storey mews development (4 bed with study) with vehicular access from Charlemont Lane and associated site works

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**Area** Area 5 - North Central  
**Application Number** WEB2194/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/05/2025  
**Applicant** Elaine Pace & Duncan Bartolo  
**Location** Seabreeze, 82 Bettyglen, Dublin 5  
**Additional Information**  
**Proposal:** RETENTION PERMISSION: The development works to be retained consist of

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alterations to the existing materiality and fenestration details, along with the removal of a chimney along the north west elevation.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2314/24
<b>Application Type</b>	Permission
<b>Decision</b>	REQUEST AT EXT OF TIME
<b>Decision Date</b>	30/05/2025
<b>Applicant</b>	Laurence and Sarah Flood
<b>Location</b>	34, Vernon Park, Clontarf, Dublin 3, D03 XW63

**Additional Information**

**Proposal:** The development will comprise of the demolition of the existing side extension and rear conservatory (58 sqm), internal alterations to the existing dwelling, construction of new part two-storey, part single storey extension to the side and rear of property (113 sqm), installation of PV panels on roof, and construction of new entrance canopy to front of property. Permission is also sought for construction of new entrance piers; boundary treatments; bin store and all site development works including drainage connections and landscaping.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEBLRD6055/25-S3A
<b>Application Type</b>	Large Residential Development-3
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	27/05/2025
<b>Applicant</b>	Banner a Cuig Limited
<b>Location</b>	No.19 Esmond Avenue (D03 P5C7 & D03 Y2R2), No.21 Esmond Avenue (D03 P923), & at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3

**Additional Information**

**Proposal:** Large Scale Residential Development - Banner A Cuig Limited, intend to apply for planning permission for development at this site of 0.161 ha at No.19 Esmond Avenue (D03 P5C7 and D03 Y2R2) and No.21 Esmond Avenue (D03 P923) and at rear No.19 Philipsburgh Avenue (D03Y0A2), Fairview, Dublin 3. The development will consist of a new apartment block (Block C) and constitutes an amendment to the permitted Large Scale Residential Development granted permission per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). The site of Proposed Block C is bounded by Esmond Avenue to the west, by the laneway at rear of No's 1-17 (odd) Torlogh Gardens to the north, by No's 19-27 (odd) Philipsburgh Avenue to the east and by No. 17 Esmond Avenue to the south. The site also includes part of the public road of Esmond Avenue (0.0289 ha). Proposed Block C (GIFA 1804 sqm) will be three storeys high, with blue-green roof and roof mounted solar p.v. and balconies to front and rear. The buildings will contain 21 apartments [12 one bedroom, 8 two bedroom (one of which is a 3 person unit) and 1 three bedroom], internal bin store and bicycle parking (31 spaces includes 1 No. Cargo Space) in the ground floor, with additional external cycle parking to the front (16 No includes 2 N. Cargo Spaces). There will be an ancillary plant/water storage tank to the rear of No.19 Philipsburgh Avenue. Communal open space of 586 sqm will be provided to the rear of the new block and include a children's play area. The proposed development also includes all enabling and site development works, open spaces, landscaping, paving, boundary treatment, external lighting, plant areas, services provision and connections, drainage and surface water attenuation, waste management facilities and all other ancillary works. The proposed development includes demolition of existing warehouse building at No. 21 Esmond Avenue (234.60 sqm), two storey business centre, single storey temporary building and warehouse building at No.19 Esmond Avenue (418.31

sqm), as permitted per Planning Reg. Ref. No. LRD6015/22-S3 (An Bord Pleanála Ref. ABP. 315584-23). A Natura Impact Statement will be submitted to the planning authority with the application and the Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the office of Dublin City Council. The LRD application may also be inspected online at the following website set up by the applicant [esmondaveblockc.ie](http://esmondaveblockc.ie).

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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”

(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.



# Dublin City Council

## SOCIAL HOUSING EXEMPTION CERTIFICATES

21/25

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

## WEEKLY PLANNING LISTS

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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 5 - North Central
<b>Application Number</b>	0225/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Geraldine Martin
<b>Location</b>	12 Brookwood Meadow,, Dublin 5.
<b>Registration Date</b>	27/05/2025
<b>Additional Information</b>	
<b>Proposal:</b>	SHEC: Construction of a two storey dwelling.

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# Dublin City Council

## SECTION 5 EXEMPTIONS

21/25

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

## WEEKLY PLANNING LISTS

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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 5 - North Central
<b>Application Number</b>	0221/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Sandra Corbett
<b>Location</b>	22, Kilmore Drive, Artane, Dublin 5
<b>Registration Date</b>	26/05/2025

**Additional Information**

**Proposal:** EXPP: Widening of existing entrance which will result in a section of the existing front wall being removed and the repositioning or replacement of existing pillars at either side of new entrance. The whole of the front area within the boundary walls to be resurfaced.

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