



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

(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

Area	Area 5 - North Central
Application Number	3248/25
Application Type	Permission
Applicant	Kate Crowley
Location	48 Lein Park, Dublin 5, D05WR44
Registration Date	10/06/2025

Additional Information

Proposal: Development will consist of a proposed new 2 storey detached 3no bedroom house with flat roof dormer to the rear of the new roof making attic level to be used for storage in the side garden of 48 Lein Park . The ridge line of the new house to be 600mm higher than exiting house ridge line. A new vehicular entrance at the front of the new property and all ancillary works .

Area	Area 5 - North Central
Application Number	3253/25
Application Type	Permission
Applicant	Wingback Ltd .
Location	Roundabout Public House and Taza Restaurant, 2 Ardcollum Avenue and at 1 St. floor above 4 Ardcollum Avenue, Artane, Dublin 5
Registration Date	13/06/2025

Additional Information

Proposal: Permission to extend the previously approved planning permission (REF 3721/22) for new air handling equipment at roof level to supply air to the bar , lounge and first floor kitchen . The addition of two new enclosed terraces for the lounge bar (38.7 sq m) and Taza Restaurant (36.1 sq. m) including retractable roofs and planters together with a new 1800mm aluminium framed glazed screen to enclose an outdoor terrace of 49.8sq m and smoking area . The development will require modifications to include raising the height of the existing parapet wall along Ardlea Road and Ardcollum Avenue . The proposed development will also include repaving the external areas including ramped entrances , additional drainage and the replacement of the existing signage with new fascia signage (5.6sq m) and 2 no. menu lightboxes (1.92 sq. m) and all associated work to facilitate the development .

Area	Area 5 - North Central
Application Number	4366/24
Application Type	Permission
Applicant	Adam Griffith
Location	Site to side of 1 Sybil Hill Avenue, Raheny, Dublin 5, D05DX52
Registration Date	12/06/2025

Additional Information

Proposal: Permission for 2 storey 3 bedroom terraced dwelling, new vehicular entrance and associated works.

Area	Area 5 - North Central
Application Number	4506/19/X1
Application Type	Extension of Duration of Permission
Applicant	Sir Patrick Dun's Hospital
Location	Beaumont Hospital, Beaumont Road, Dublin 9
Registration Date	09/06/2025
Additional Information	Additional Information Received

Proposal: EXT. OF DURATION: The proposed development will consist of the construction of a three storey (approx. 6,657 sq. m) extension to the existing Phase 1 St. Luke's Radiation Oncology Centre in line with the objectives of the National Plan for Radiation Oncology, the demolition of the Medical Records Building (approx. 313.6 sq. m), demolition of existing Phase 1 entrance lobby and part demolition of existing link corridor (approx. 171.5 sq. m), modifications to the existing Phase 1 building elevation, the provision of photovoltaic panels on the roof of the existing Phase 1 and proposed Phase 2 buildings, the relocation of a gas skid, alterations to the existing set down area/access road to the front entrance of the building, modifications to the north staff car park, the extension of the surface car park to the south of the campus to provide an increase of 222 no. parking spaces (of which 145 no. are relocated from the proposed Phase 2 site and the existing northern car park), 34 no. bicycle parking spaces, pedestrian and wayfinding provisions, all associated landscaping, site services and site development works.

Area	Area 5 - North Central
Application Number	WEB2323/25
Application Type	Permission
Applicant	CNSIP Limited
Location	Killester Sports & Social Club, Nuns Walk, Dublin 5
Registration Date	09/06/2025
Additional Information	

Proposal: The development will consist of the installation of a converted horse box selling takeaway beverages, confectionery and sandwiches on the land adjacent to the Killester Sports & Social Club clubhouse.

Area	Area 5 - North Central
Application Number	WEB2332/25
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	10/06/2025
Additional Information	

Proposal: The construction of 14 houses comprising 10 no. 3-bedroom 3-storey houses, 2 no. 3-bedroom 2 1/2 -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.

Area	Area 5 - North Central
Application Number	WEB2349/25
Application Type	Permission
Applicant	Storebox Self Storage Ireland Limited
Location	Unit 3EB Artane Business Park, Dublin 5
Registration Date	11/06/2025

Additional Information

Proposal: Storebox Self Storage Ireland Limited, intend to apply for permission for development at this site: Unit 3EB, Artane Business Park, Dublin 5. The development will consist of: Amendments to permission granted under Dublin City Council Reg. Ref. 4021/20 comprising internal alterations including change of stair location, filling of an existing void in the mezzanine floor of 12m2 for use for storage units, changes to bathroom facilities, inclusion of new fire doors, a new external fire escape stairway, new window at first floor level, additional signage, changes to the storage container layout in the rear yard area and all ancillary development.

Area	Area 5 - North Central
Application Number	WEB2367/25
Application Type	Permission
Applicant	Peter Small
Location	88 Brookwood Avenue, Artane, Dublin 5
Registration Date	12/06/2025

Additional Information

Proposal: Single storey extension to side of existing apartments. The new extension will consist of a new 1 bedroom apartment. New Bicycle storage and bin storage along with ancillary works.

Area	Area 5 - North Central
Application Number	WEB2371/25
Application Type	Permission
Applicant	Michael Moran
Location	Mount Dillon Business Park/Commercial Yard, Brookville Park, Malahide Road, Artane, Dublin 5
Registration Date	12/06/2025

Additional Information

Proposal: Planning permission sought for the removal / demolition of existing commercial buildings & the construction of residential development of 5 single/two/ three storey with attic terraced houses with pitched roofs, dormer windows to front, velux windows to front and rear, solar panels, parking spaces to front, SuDS, landscaping / planting, with existing vehicular access & all associated site works at Mount Dillon Business Park/ Commercial Yard, Brookville Park, Malahide Road, Artane, Dublin 5. Previously approved Planning Ref. No. 2427/17.

Area	Area 5 - North Central
Application Number	WEB2374/25
Application Type	Permission
Applicant	Kevin Daly
Location	1, Kincora Avenue, Dublin 3
Registration Date	12/06/2025

Additional Information

Proposal: The insertion of a new 151 m2 detached single storey dwelling to the rear garden of the

existing dwelling including vehicular access to the front of of 1 Kincora Avenue to include 1 no. parking space, the construction of a new boundary wall between the proposed dwelling and the existing two storey dwelling, the formation of a new vehicular entrance to the side of 1 Kincora Avenue, the installation of new Solar/PV panels on the new roof areas and all associated site works.

Area 5 DOMESTIC

Area	Area 5 - North Central
Application Number	3245/25
Application Type	Permission
Applicant	Frank and Anne Marie O'Connor
Location	37, Furry Park Road, Dublin 5
Registration Date	09/06/2025

Additional Information

Proposal: The construction of 1) a part 2 storey part single storey extension to the rear 2) an attic conversion with a dormer to the rear 3) a velux roof window to the front at attic level 4) conversion of the existing rear garage into an ancillary family garden room with new pitched roof incorporating attic storage , with all associated site works and SUDs drainage .

Area	Area 5 - North Central
Application Number	3246/25
Application Type	Permission
Applicant	Jerzy Nawrocki
Location	154 St. Donagh's Road, Dublin 13, D13E523
Registration Date	10/06/2025

Additional Information

Proposal: A) Demolish the existing single storey shed located to the side of dwelling , along with the removal of the timber fence enclosure at the front . B) The construction of a new two storey extension to the side of the property and a single storey lean -to roof to the front . C) The formation of a new side entrance , with an overhanging first-floor structure above .

Area	Area 5 - North Central
Application Number	3247/25
Application Type	Permission
Applicant	Brian and Bernie Moran
Location	21 Montrose Drive, Artane, Dublin 5, D05V8C3
Registration Date	10/06/2025

Additional Information

Proposal: Erect a two storey domestic extension and ancillary siteworks at the rear and two new windows at ground floor in the side gable of the dwelling house .

Area	Area 5 - North Central
Application Number	3251/25
Application Type	Permission
Applicant	Paul and Sam Sheehy

Location 16 Kilbarrack Avenue, Dublin 5.
Registration Date 11/06/2025

Additional Information

Proposal: Permission for the construction of an attic conversion with a dormer window to the front and a dormer window to the rear of the existing roof structure , including the addition of 4 velux roof windows to the north east and 1 velux roof window to the south west elevation , with all associated site works .

Area Area 5 - North Central
Application Number 3252/25
Application Type Permission
Applicant Garry and Caitriona Stenson
Location 28 Grange Park Crescent, Dublin 5
Registration Date 11/06/2025

Additional Information

Proposal: Construction of an attic conversion with a raised ridge line and a raised gable wall to the side , a dormer window to the side/rear , velux roof windows to the front and to the rear , removal of the existing chimney stack at attic level , with all associated site works .

Area Area 5 - North Central
Application Number 3254/25
Application Type Permission
Applicant Michael Grace and Grainne Duggan
Location 393 Clontarf Road, Clontarf East, Dublin 3, D03 Y599
Registration Date 13/06/2025

Additional Information

Proposal: (A) The removal of existing single storey extension to the rear .(B) The construction of a new single storey extension to the rear with flat sedum roof and two roof lights .(C) The conversion of existing attic to habitable floor area . ((D) The construction of three new dormers , one flat roof dormer with metal cladding to the rear (North West Elevation) and two pitched roof dormers with select roof tile finish to the front (South East Elevation) . (E) The addition of one single rooflight to the main pitched roof to the rear (North West Elevation)(F) Internal configuration of existing layout (G) All ancillary site and landscaping works .

Area Area 5 - North Central
Application Number WEB1419/25
Application Type Permission
Applicant Conor & Victoria Jordan
Location 13, Island View, Dublin, D05N6P1
Registration Date 10/06/2025

Additional Information Additional Information Received

Proposal: changing an existing single storey two bedroom dwelling with pitched roofs to a part single storey part two storey four bedroom dwelling with flat and pitched roofs consisting of the following works: (i) Construction of new single storey ground floor extension (11.8m2 in Area) to rear of existing dwelling with pitched roof (ii) Construction of a single storey first floor level extension with flat roof to provide additional habitable accommodation (58m2 in area) including a feature canopy & timber cladding (iii) Alterations to all existing elevations (iv) Internal alterations of

existing dwelling to facilitate additional storey as required (v) Partial lowering of the side (southern) boundary wall (vi) all associated site & drainage works necessary to facilitate the development

Area Area 5 - North Central
Application Number WEB1796/25
Application Type Permission
Applicant Siobhan Power and Scott McMullan
Location 125, Abbeyfield, Killester, Dublin 5, D05 R5F2
Registration Date 09/06/2025
Additional Information Additional Information Received
Proposal: The development will consist of the demolition of existing out houses / storage sheds along the west boundary of the site and the construction of a single storey structure, consisting of two home offices, a home gym, a bathroom and a children's den and all associated landscaping and drainage works.

Area Area 5 - North Central
Application Number WEB2314/25
Application Type Permission
Applicant Alan Homan Sarah King
Location 145, Raheny Road, Dublin 5
Registration Date 09/06/2025
Additional Information
Proposal: Development will consist of demolishing an existing chimney and building a proposed new dormer roof to the side and rear of the existing house roof and all ancillary works.

Area Area 5 - North Central
Application Number WEB2321/25
Application Type Permission
Applicant Barbara and John Potter
Location 49, The Stiles Road, Clontarf, Dublin 3
Registration Date 09/06/2025
Additional Information
Proposal: The proposed works for which planning is sought will include the following; demolition of the existing ground floor extension to the rear of the existing dwelling, partial demolition of the garage structure to the side of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new single-storey, extension to the rear of the existing dwelling, new fenestration details to the rear of the existing dwelling, the insertion of a new rooflight within the existing pitched roof, and the construction of a new garden studio to the rear of the existing garden to accommodate garden shed space and a home office, the widening of the existing vehicular access, all along with associated landscaping, ancillary and site works.

Area Area 5 - North Central
Application Number WEB2324/25
Application Type Permission
Applicant Dermot Burke and Helen Keeble
Location 77, Ennafort Road, Clontarf East, Dublin 5, D05 X314
Registration Date 09/06/2025

Additional Information

Proposal: PERMISSION For changes to approved planning permission reg. ref. 3753/23, and for first floor extension to the front northeast elevation onto Ennafort Road. Changes to approved design consist of (a) omitting non-compliant attic storage, (b) omitting construction of a new dormer window to rear. All to existing two-storey end-of terraced house .

Area	Area 5 - North Central
Application Number	WEB2326/25
Application Type	Permission
Applicant	Bahmen Khoshnawaz
Location	221 Swords Road, Santry, Dublin 9, D09X865
Registration Date	10/06/2025

Additional Information

Proposal: Planning permission for changes to previously approved grant of permission register reference number 3186/24 dated 8th April 2024. The works will include (a) To demolish the existing side garage, Utility Room and Store, (b) To re-build a larger two storey extension to the southeast Gable with pitched roof over, (c) To build a single storey rear extension with flat roof over, (d) Build a new porch to the front elevation with pitched roof over and (e) 2nr Roof lights to the front roof elevation.

Area	Area 5 - North Central
Application Number	WEB2328/25
Application Type	Permission
Applicant	Bruno Costa
Location	23B Mount Olive Grove, Donaghmede, Dublin 5, D05 KH28
Registration Date	10/06/2025

Additional Information

Proposal: Construction of new single storey extension to rear of existing dwelling and all associated site works.

Area	Area 5 - North Central
Application Number	WEB2330/25
Application Type	Permission
Applicant	Kevin Menton
Location	20, Seapark Road, Clontarf East, Dublin 3, D03 RH70
Registration Date	10/06/2025

Additional Information

Proposal: PERMISSION : The development will consist of the construction of a new dormer window at the attic level, over the existing main roof facing the rear garden & all necessary sitework to facilitate the development.

Area	Area 5 - North Central
Application Number	WEB2333/25
Application Type	Permission
Applicant	Suzanne Sutton
Location	75, Howth View Park, Donaghmede, Dublin 13
Registration Date	10/06/2025

Additional Information

Proposal: Attic conversion for storage with dormer windows to the front and rear and new gable window. Single-storey flat roof extensions to the front and rear, including garage conversion. Two new rooflights to the side at ground floor level.

Area	Area 5 - North Central
Application Number	WEB2337/25
Application Type	Permission
Applicant	David Meagher
Location	33, Hampstead Park, Glasnevin, Dublin 9, D09 CY68
Registration Date	11/06/2025

Additional Information

Proposal: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front, Gable window to side all with associated ancillary works.

Area	Area 5 - North Central
Application Number	WEB2338/25
Application Type	Permission
Applicant	Debbie Savage
Location	65 Charlemont, Griffith Avenue, Dublin 9
Registration Date	11/06/2025

Additional Information

Proposal: The conversion of the attic with the provision of metal-clad roof dormers to the side and rear aspects of the roof:

Area	Area 5 - North Central
Application Number	WEB2348/25
Application Type	Permission
Applicant	Derek & Cara Joyce
Location	29 Belgrove Road, Clontarf, Dublin 3, D03 VK68
Registration Date	11/06/2025

Additional Information

Proposal: The development consists of demolition of an existing extension to the rear of the existing house and for the construction of a single storey extension to the rear and for a dormer window to the existing attic to the rear of the existing house and for all associated site works.

Area	Area 5 - North Central
Application Number	WEB2352/25
Application Type	Permission
Applicant	Míchéal Cherryl & Clíodhna NíRuairc
Location	8 Saint Brendan's Avenue, Donaghmede, Dublin 5, D05 F7K8
Registration Date	11/06/2025

Additional Information

Proposal: The development will consist of: The demolition of the existing rear façade chimney. The construction of a single-storey, flat-roof rear extension with two skylights. The construction of a

single-storey, flat-roof porch (4.7m²). Raising the flat roof above the garage (side extension) to allow for insulation. Widening of the vehicular entrance. Minor internal alterations to the existing dwelling.

Area	Area 5 - North Central
Application Number	WEB2358/25
Application Type	Retention Permission
Applicant	Elaine Pace & Duncan Bartolo
Location	Seabreeze, 82 Bettyglen, Dublin 5
Registration Date	12/06/2025

Additional Information

Proposal: RETENTION: 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.

Area	Area 5 - North Central
Application Number	WEB2376/25
Application Type	Permission
Applicant	Paschal Mahoney and Rachael Dowling
Location	285 Clontarf Road, Clontarf, Dublin 3, D03 N7E5
Registration Date	12/06/2025

Additional Information

Proposal: Demolition of the existing garage structure (38 m²) and replacement with a ground plus mezzanine level studio/live/work structure, ancillary to the main house, extending to a total of 79m². The accommodation will include ground level open plan studio/live/work space, ground level kitchen and toilet, mezzanine level open plan studio/live/work space, mezzanine level bathroom and storage. The structure will have a gate access onto Seafeld Close, rooflights, photovoltaic panels, heat pump and will include all associated site works, as well as hard and soft landscaping.

Area	Area 5 - North Central
Application Number	WEB2378/25
Application Type	Permission
Applicant	Caitriona Molloy and Alexander Bradley
Location	48, Saint Anne's Avenue, Raheny, Dublin 5
Registration Date	12/06/2025

Additional Information

Proposal: Single-storey extension to front and rear, two-storey extension to side, attic conversion including increase in ridge height to match existing similar property within the terrace, new dormer to rear and rooflight to front, and all associated internal reconfiguration and external site works.

Area	Area 5 - North Central
Application Number	WEB2382/25
Application Type	Permission
Applicant	Barbara and John Potter
Location	49, The Stiles Road, Dublin 3
Registration Date	13/06/2025

Additional Information

Proposal: PERMISSION The proposed works for which planning is sought will include the following; demolition of the existing ground floor extension to the rear of the existing dwelling, partial demolition of the garage structure to the side of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new single-storey, extension to the rear of the existing dwelling, new fenestration details to the rear of the existing dwelling, the insertion of a new rooflight within the existing pitched roof, and the construction of a new garden studio to the rear of the existing garden to accommodate garden shed space and a home office, the widening of the existing vehicular access, all along with associated landscaping, ancillary and site works.

Area	Area 5 - North Central
Application Number	WEB2383/25
Application Type	Permission
Applicant	Martina & Padraig O'Connell
Location	No. 4 St Lawrence Road, Clontarf, Dublin 3, D03 NV66
Registration Date	13/06/2025

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.

Area	Area 5 - North Central
Application Number	WEB2391/25
Application Type	Permission
Applicant	Neil O'Flynn & Ciara Lynch
Location	45, Croydon Park Avenue, Dublin 3, D03 Y3E0
Registration Date	13/06/2025

Additional Information

Proposal: 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.

Area 5 Decisions

Area	Area 5 - North Central
Application Number	0201/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	09/06/2025
Applicant	Maura and Ossie Finnie
Location	94 Ashcroft, Raheny, Dublin 5, D05NN99

Additional Information

Proposal: SHEC: 2 storey dwelling in the side garden of existing semi-detached Dwelling.

Area	Area 5 - North Central
Application Number	0205/25
Application Type	Section 5
Decision	Exempt
Decision Date	11/06/2025
Applicant	Raouaa Zeno
Location	41, Shanliss Avenue, Whitthall, Dublin 9, D09 PD60

Additional Information
Proposal: EXPP: External wall insulation to-front, left handed side and rear elevations in nap finish.

Area	Area 5 - North Central
Application Number	0209/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	11/06/2025
Applicant	Noelia Martinez
Location	61, Philipsburgh Terrace, Clontarf West, Dublin 3, D02 C3N0

Additional Information
Proposal: EXPP: External wall insulation to - Front and rear elevations in nap finish.

Area	Area 5 - North Central
Application Number	0210/25
Application Type	Section 5
Decision	SPLIT DECISION - EXPP
Decision Date	11/06/2025
Applicant	Brother Michael Fintan Heffernan
Location	54, (formerly 53 and 54) Saint David's Park, Dublin 5, D05 C2X6

Additional Information
Proposal: EXPP: The proposed development consists of works to revert the property back into two dwellings No. 53 & 54, in order to comply with Condition 2 of planning permission Ref.0194/97, which required the houses to be reinstated as two separate single-family residences, and to reflect the original layout granted under planning permission Ref. 0973/93 for Saint David's Park Estate. The works will include the closure of the existing internal access between the two houses, internal alterations to facilitate the layout and functionality of each dwelling, the construction of a new boundary wall separating the rear gardens, and the installation of fencing to the front to define each property. Alterations to the front boundary are also proposed to provide two separate vehicular entrances and off-street parking spaces, consistent with the layout permitted under planning permission Ref,0973/93 and matching the arrangement of neighbouring properties. No increase in floor area or extensions are proposed.

Area	Area 5 - North Central
Application Number	0214/25
Application Type	Section 5
Decision	Exempt
Decision Date	13/06/2025
Applicant	Yeria Unlimited
Location	66, Kincora Grove, Dublin 3

Additional Information

Proposal: EXPP: Whether the use of the dwelling currently in use as a social care accommodation under Class 14(f) at 66 Kincora Grove, Dublin 3, D03E9E8, currently providing accommodation to persons under age 18, to provide accommodation for persons under age 18 and seeking international protection under Class 14(h), is or is not development and whether development constitutes exempted development or does not constitute exempted development?

Area	Area 5 - North Central
Application Number	0215/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	13/06/2025
Applicant	Sean Giffney
Location	Rear of 1, Calderwood Road, Drumcondra, Dublin 9

Additional Information

Proposal: SHEC: Two storey 3 bedroom detached house.

Area	Area 5 - North Central
Application Number	3163/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/06/2025
Applicant	Xiao Chen
Location	106 Malahide Road, Dublin 3 , D03X0C7

Additional Information

Proposal: The development will consist of (1) building a single-storey extension at the rear of the house, (2) building an additional storey above the single-storey annex at the side of the house, (3) extending the rear upper floor of the house to the Copeland Grove laneway access boundary line, (4) extending the hipped roof across the proposed new upper floor extensions, (5) building a dormer in the proposed hip roof at the side, (6) converting the new attic space to a playroom area with a dormer window at the rear, (7) all associated internal, site and drainage works.

Area	Area 5 - North Central
Application Number	3164/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/06/2025
Applicant	Rory Maginn and Clíodhna O' Carroll
Location	139 The Stiles Road, Clontarf, Dublin 3, D03W6W8

Additional Information

Proposal: The development will consist of 1) the demolition of the existing single storey garage to

the side of the house , the existing chimney to the side of the house , the existing single story extension to the rear of the house and the existing single storey rear garden shed 2) the removal of the existing first floor landing window to stairs in the side gable wall and replacement of same with a repositioned first floor landing window of similar area to the stairs in the side gable wall but with a more vertical rectangular shape 3) The construction of a new part single storey , part two storey extension to the side of the house and a new single storey extension to the rear of the house . 4) A proposed new single storey recreational and home office garden room in the rear garden . 5) The formation of a new pedestrian entrance in the existing rear boundary wall from the rear garden to the rear laneway 6) Widening the vehicular entrance at the front of the house and 7) all ancillary site , drainage and landscaping works .

Area	Area 5 - North Central
Application Number	3165/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/06/2025
Applicant	Huan Zhang
Location	253 Swords Road, Santry, Dublin 9, D09CD83

Additional Information

Proposal: Demolition of existing single storey rear contemporary extension and to construct a new replacement single storey rear extension having three roof lights , added roof light over existing rear extension .

Area	Area 5 - North Central
Application Number	3171/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/06/2025
Applicant	Elaine Eyre
Location	2 Thornville Park, Kilbarrack, Dublin 5

Additional Information

Proposal: The development will consist of a) Construction of 1no. dormer at rear (South West Elevation), including conversion of existing attic space for domestic storage/ancillary accommodation, incorporating new access staircase and shower room, with 2no. windows at rear (South West Elevation) and 1no. Velux roof-light at front (North East Elevation) b) Including all associated site and storm water drainage works.

Area	Area 5 - North Central
Application Number	3173/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/06/2025
Applicant	Mairtin O'Sullivan and Aoife Cotter
Location	250 Clontarf Road, Dublin 3, D03E9H7

Additional Information

Proposal: The development will consist of the demolition of an existing single-storey extension and the construction of a two storey extension to the rear of existing dwelling with amendments to existing rear boundary wall and ancillary site works .

Area	Area 5 - North Central
Application Number	WEB1512/25
Application Type	Permission
Decision	GRANT PERMISSION AND RETENTION PERMISSION
Decision Date	10/06/2025
Applicant	Ray Quinn
Location	127, Ardlea Road, Artane, Dublin 5
Additional Information	Additional Information Received
Proposal:	PERMISSION & RETENTION: Permission is sought for retention of the unauthorised change of use of existing garden room / shed to ancillary family accommodation and for construction of new single storey corridor extension along boundary with No 125 connecting existing garden structure at rear to existing house to form new granny flat .

Area	Area 5 - North Central
Application Number	WEB1833/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	Niall Monk and Lynda Coogan
Location	85, Glencloy Road, Whitehall, Dublin 9
Additional Information	
Proposal:	The development will consist of construction of a new single-story porch/living room to the front of existing dwelling and associated site works.

Area	Area 5 - North Central
Application Number	WEB1841/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	Damian & Daphne Mc Cann
Location	17, Saint Margaret's Avenue, Dublin 5
Additional Information	
Proposal:	Permission is sought to demolish existing chimney on south western gable and existing dormer at rear first floor and to change existing roof pitch throughout and raise roof height and form flat roof at ridge height in centre of plan all to accommodate two en suite bedrooms and walk in wardrobe to first floor, to square off roof at rear south eastern corner by forming overhang and covered area outside existing rear bedroom, to raise remaining chimney height in parallel with raised roof height, to add two new velux rooflights to the front elevation and to both gable elevations and to form new zinc clad dormer roof extension to rear elevation, all at, 17, St Margarets Avenue, Dublin 5, D05FH11, for Damian & Daphne Mc Cann

Area	Area 5 - North Central
Application Number	WEB1842/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/06/2025

Applicant	Matriciana Ltd.
Location	110 & 114 Howth Road, Dublin 3, D03 KV60 & D03 DE48

Additional Information

Proposal: We, Matriciana Ltd., intend to apply for Planning Permission for development at this site: 110 & 114, Howth Road, Clontarf, Dublin 3. The development will consist of: 1. The demolition of 2 no. existing, detached residential dwellings on the subject site, 110, Howth Road, Dublin 3, D03 KV60 (single storey dwelling, 168.7 m² GFA) and 114, Howth Road, Dublin 3, D03 DE48 (dormer dwelling, 274.5 m² GFA) plus ancillary outbuildings (47 m² GFA overall). 2. The construction of a residential development (9,953.66 m² GFA) consisting of 86 no. apartment units (3 no. studios, 35 no. 1 - bed units, 41 no. 2 - bed units, and 7 no. 3 - bed units) ranging between 4 to 7 storeys in height over basement level. 3. Provision of resident's communal area (38 m² GFA) at ground floor level. 4. Provision of 1 no. Crèche Facility at ground floor level (75 m² GFA) with capacity for 20 no. children and associated, secure, open play area (120.8 m²). 5. Provision of 1 no. Café Unit (50 m² GFA) at ground floor level with associated outdoor seating area. 6. Removal of 2 no. existing vehicular site entrances off Howth Road (R105) and provision of new site access off Howth Road (R105) to serve the development with vehicular, cycling and pedestrian access. 7. The construction of a basement to be accessed off Howth Road (R105) with provision for 46 no. car parking spaces, including accessible and electric vehicle spaces, 2 no. motorcycle parking spaces and 142 no. 'long stay' residential secured bicycle parking spaces. 8. 4 no. surface level car parking spaces (consisting of 2 no. employment parking spaces in connection with the crèche and café and 2 no. additional parking spaces as shared GoCar/ Visitor parking spaces), 1 no. set down area and 1 no. parking space for delivery/ services vehicles. 9. Provision of 142 no. 'long stay' residential secured bicycle parking spaces at basement level together with additional 50 no. visitor bicycle parking spaces in secure locations at surface level throughout the site. 10. All apartments are provided with private terraces / balconies. 11. The scheme provides a total of 3,059.51 m² of open space, consisting of 2,075.55 m² of Communal Open Space (44% of overall site area), 467.86 m² of Public Open Space for community use (10% of overall site area), and 516.1 m² of communal roof terrace gardens at 4th, 5th and 6th floor level for residents (11% of overall site area). 12. Total non-residential use is 163 m² (1.6 % of overall development). 13. Provision of 63.6 m² of Bin Storage, 30 m² of Storage, 34.2 m² of CHP Room and 40 m² of Communications Room (all at basement level). 14. The development will also provide for all associated ancillary site development infrastructure including: public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments and all associated site development and excavation works above and below ground necessary to facilitate the development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Area	Area 5 - North Central
Application Number	WEB1843/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	09/06/2025
Applicant	Jean Mulcahy
Location	12 Walnut Park, Drumcondra, Dublin 9, D09 W6T7

Additional Information

Proposal: RETENTION Permission is sought for the widening of an existing vehicular entrance, in order to improve accessibility and facilitate safer off street parking.

Area	Area 5 - North Central
Application Number	WEB1849/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	Ian Redmond
Location	63 and 62 Grosvenor Court, Clontarf, Dublin 3 , D03RK

Additional Information

Proposal: New first floor accommodation over existing front porch, extension of ground floor accommodation forward in line with front of existing front porch, with associated roof slope continuous with neighbouring porch roof slope on 63, Grosvenor Court, and alterations to existing ground floor porch roof at 62, Grosvenor Court, Clontarf, D03 T9X6 to integrate the roofs.

Area	Area 5 - North Central
Application Number	WEB1854/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/06/2025
Applicant	Steven and Sharon Kelly
Location	20, Mask Green, Dublin 5 , D05N674

Additional Information

Proposal: The proposed works include converting the existing attic space for additional storage, altering the internal roof structure to construct a dormer window to the rear of the property and one velux roof light to the front of the property to allow natural light to the landing. Plus all associated site works

Area	Area 5 - North Central
Application Number	WEB1856/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/06/2025
Applicant	Colm McHugh
Location	34, Mount Prospect Grove, Clontarf, Dublin 3, D03 PF75

Additional Information

Proposal: Planning permission for a new dormer window to the rear of dwelling.

Area	Area 5 - North Central
Application Number	WEB1867/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/06/2025
Applicant	james cleary
Location	17, Adare Drive, Coolock, Dublin 17

Additional Information

Proposal: The development will consist of: Construction of Leisure room(@31sqm) to rear of garden for home office, gym with w.c facility. All services connected to existing.

Area	Area 5 - North Central
Application Number	WEB1874/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/06/2025
Applicant	Neil & Julie Loftus
Location	Fairyhouse, 55 Seafield Road East, Clontarf Dublin 3

Additional Information

Proposal: Permission for the construction of a single storey flat roof garden room/ gym which is detached to the rear of the garden, 44sq.m in area and all ancillary works to facilitate the development

Area	Area 5 - North Central
Application Number	WEB1887/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/06/2025
Applicant	Maria Chedrese and Renzo Amaya
Location	50A, Millwood Villas, Edenmore, Dublin 5, D05 XN57

Additional Information

Proposal: Permission sought for (A) -The construction of a two-storey side extension to the existing house. The ground floor will feature an open-plan layout with an Accessible W/C, kitchen, dining area, and living room. The first floor will include one bedroom, a multi-purpose room, and a bathroom. (B) Create a new pedestrian entrance for the proposed extension on the side of the site. All associated site works.

Area	Area 5 - North Central
Application Number	WEB1893/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	13/06/2025
Applicant	Blooming Walls Ltd.
Location	13, Main Street, Raheny, Dublin 5

Additional Information

Proposal: Change of use from retail use to recreational use of two existing rooms and toilet facilities located at rear of existing single storey building, installation of proposed new signage at the east side boundary wall at front of the site and ancillary site works.

Area	Area 5 - North Central
Application Number	WEB1894/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	13/06/2025

Applicant Daltach Mac Colgáin and Marion O'Brien
Location No. 177, Philipsburgh Avenue, Drumcondra, Dublin 3

Additional Information

Proposal: The development consists of (a) demolitions to include (i) the 6.7 Sqm existing side extension (ii) the 14.5 Sqm existing garage (iii) the 4.9 Sqm shed (iv) the existing 2.1 m tall garden wall. (b) the construction of a 93sqm two storey side extension to the west of the site. The extension will comprise a bathroom, utility room, living room, and garage at ground floor level, with a bedroom and ensuite at first floor level. (c) Refurbishment of the existing dwelling including the demolition of internal / external walls to accommodate proposed layout (d) all associated site works.

Area Area 5 - North Central
Application Number WEB1903/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/06/2025
Applicant Niamh Kavanagh
Location 46 Carleton Road, Marino, Dublin 3, D03 PX90

Additional Information

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space all with associated ancillary works

Area Area 5 - North Central
Application Number WEB1908/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/06/2025
Applicant Wojciech Socha & Olga Skalska
Location 14 Fairview Green, Dublin 3, D03 T8K3

Additional Information

Proposal: Permission is sought to demolish existing single storey rear extension and shed to gable and to construct new single storey extension to rear and to gable at 14, Fairview Green, Dublin 3, D03T8K3, for Wojciech Socha & Olga Skalska

Area Area 5 - North Central
Application Number WEB1911/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/06/2025
Applicant Conn and Laura O'Donnell
Location 12 Saint Assam's Avenue, Raheny, Dublin 5, D05 AX24

Additional Information

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear

Area Area 5 - North Central
Application Number WEB1919/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 13/06/2025
Applicant Aoife McCarren
Location 94, All Saints Road, Raheny, Dublin 5
Additional Information
Proposal: New front vehicular access, including a dropped kerb and partial removal of the front boundary wall.

Area Area 5 - North Central
Application Number WEB1933/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 10/06/2025
Applicant Thomas & Caroline McNamara
Location 9 Kincora Grove, Clontarf, Dublin 3
Additional Information
Proposal: Works to include demolition of existing single-storey conservatory, WC and store to rear of dwelling along with chimney serving original heating system and construction works comprising; alterations to entrance porch, conversion of existing garage and single-storey extension to rear of dwelling incorporating 3 no. skylights and clerestory window, first floor extension above original garage to side of dwelling, and conversion and extension of existing attic space along with construction of 1 no. associated dormer to rear elevation and 2 no. skylights, 1 to front elevation and 1 to rear elevation. All along with associated internal alterations and refurbishments, widening of existing vehicular entrance, bin and bike stores to front garden, and associated landscaping and site works.

Area Area 5 - North Central
Application Number WEB2228/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/06/2025
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

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.

Area	Area 5 - North Central
Application Number	WEB2252/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	09/06/2025
Applicant	Michael Moran
Location	Mount Dillon Business Park/ Commercial Yard, Brookville Park, Malahide Road, Artane , Dublin 5

Additional Information

Proposal: The removal/ demolition of existing commercial buildings & the construction of residential development of 5 single/two/ three storey with attic terraced houses with pitched roofs, dormer windows to front, velux windows to front and rear, solar panels, parking spaces to front, landscaping / planting, with existing vehicular access & all associated site works. Previously approved Planning Ref. No. 2427/17

Area	Area 5 - North Central
Application Number	WEB2262/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/06/2025
Applicant	Neil O'Flynn & Ciara Lynch
Location	45, Croydon Park Avenue, Dublin 3

Additional Information

Proposal: 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.

Area	Area 5 - North Central
Application Number	WEB2270/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/06/2025
Applicant	Michéal Cherry & Clíodhna & NíRuairc
Location	8 Saint Brendan's Avenue, Donaghmede, Dublin 5, D05F7K8

Additional Information

Proposal: The development will consist of: The demolition of the existing rear façade chimney. The construction of a single-storey, flat-roof rear extension with two skylights. The construction of a single-storey, flat-roof porch (4.7m²). Raising the flat roof above the garage (side extension) to allow for insulation. Widening of the vehicular entrance. Minor internal alterations to the existing dwelling.

Area	Area 5 - North Central
Application Number	WEB2272/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/06/2025

Applicant David Meagher
Location 33 Hampstead Park, Glasnevin, Dublin 9, D09 CY68
Additional Information
Proposal: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front, Gable window to side all with associated ancillary works

Area Area 5 - North Central
Application Number WEB2275/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 12/06/2025
Applicant Martina & Padraig O'Connell
Location 4 St. 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.

Area Area 5 - North Central
Application Number WEB2283/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/06/2025
Applicant Paschal Mahoney Rachael Dowling
Location 285, Clontarf Road, Clontarf, Dublin 3, D03 N7E5
Additional Information
Proposal: The development will consist of: Demolition of the existing garage structure (38 m2) and replacement with a ground plus mezzanine level studio/live/work structure, ancillary to the main house, extending to a total of 79m2. . The accommodation will include ground level open plan studio/live/work space, ground level kitchen and toilet, mezzanine level open plan studio/live/work space, mezzanine level bathroom and storage. The structure will have a gate access onto Seafield Close, rooflights, photovoltaic panels, heat pump and will include all associated site works, as well as hard and soft landscaping.

Area Area 5 - North Central
Application Number WEB2287/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 11/06/2025
Applicant Daragh & Kionstantina Carroll
Location 15 Belltree Avenue, Clongriffin, Dublin 13, D13 F9Y6
Additional Information
Proposal: Planning permission for attic conversion with 2 no. dormers to front to create additional bedrooms and bathroom, roof windows to side and rear roof all with associated ancillary works.

Area	Area 5 - North Central
Application Number	WEB2321/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	12/06/2025
Applicant	Barbara and John Potter
Location	49, The Stiles Road, Clontarf, Dublin 3

Additional Information

Proposal: The proposed works for which planning is sought will include the following; demolition of the existing ground floor extension to the rear of the existing dwelling, partial demolition of the garage structure to the side of the existing dwelling, internal alterations to the existing ground floor layout, construction of a new single-storey, extension to the rear of the existing dwelling, new fenestration details to the rear of the existing dwelling, the insertion of a new rooflight within the existing pitched roof, and the construction of a new garden studio to the rear of the existing garden to accommodate garden shed space and a home office, the widening of the existing vehicular access, all along with associated landscaping, ancillary and site works.

Area	Area 5 - North Central
Application Number	WEB2580/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/06/2025
Applicant	October Two Ltd.
Location	796-798 Howth Road, Raheny, Dublin 5

Additional Information Additional Information Received

Proposal: The development will consist of the demolition of the 2-no. existing two-storey houses (of c.234.4sqm and c. 172.5 sqm) and associated outbuildings, and the construction of a new residential development in 3 no. new build blocks, Block A, Block B, and Block C ranging between 3 and 4 storeys in height. The development consists of 30 no. residential units (13 no. 1 bed units, 8 no. 2 bed units, and 9 no. 3 bed units) and associated residential amenity space. The overall development proposal provides for the following: -Block A (c. 1395.4 sqm GFA) - 3 to 4 storeys and shall consist of 15 no. units (7 no. 1 bed units, 3 no. 2 bed units, and 5 no. 3 bed units) with all associated gardens, balconies, terraces, storage space and access cores. Block B (c. 540.2 sqm GFA)- 3 storeys and shall consist of 6 no. apartment units (3 no. 1 bed units, 1 no. 2 bed unit and 2 no. 3-bed units) with all associated gardens, terraces, storage space and access core. Block C (c. 791.5 sqm GFA) - 3 storeys and shall consist of 9 no. units (3 no. 1 bed units, 4 no. 2 bed units, and 2 no. 3 bed units) with all associated gardens, balconies, terraces, storage space and access cores. Each residential unit has an associated area of private open space in the form of balconies, terraces and gardens. The development shall also provide for the provision of vehicular and pedestrian access off Howth Road; 18 no. car parking spaces at surface level (10. of these as EV designated spaces), 2 no. motorcycle parking spaces, 72 no. bicycle parking spaces (56 no. resident spaces, 15 no. visitor spaces, 1 no. cargo bike space), and refuse and recycling storage facilities, including a bike/bin store of c.8.9sqm GFA. The site development and infrastructural works provide for water, foul and surface water drainage and all associated connections; all ESB connections/infrastructure and site service connections; all landscaping and public lighting; all boundary treatment works; internal walkways and hard landscaping; and all associated site clearance, demolition, and development works. A Natura Impact Statement has been prepared in respect of the planning application.

Area	Area 5 - North Central
Application Number	WEB2777/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	James O'Reilly
Location	31, Windsor Avenue, Dublin 3
Additional Information	Additional Information Received

Proposal: Proposed works include the construction of a new two-storey two-bedroomed terraced dwelling with rooflights to rear pitch and rear flat roof, bin storage and bike storage. All along with associated landscaping and site works

Area	Area 5 - North Central
Application Number	WEB2778/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/06/2025
Applicant	James O'Reilly
Location	32, Windsor Avenue, Fairview, Dublin 3
Additional Information	Additional Information Received

Proposal: Demolition of existing derelict two-storey building and construction of a new two-storey two-bedroomed terraced dwelling with rooflights to rear pitch and rear flat roof, bin storage and bike storage. All along with associated landscaping and site works.

Area 5

Appeals Notified

None

Area 5

Appeals Decided

Area	Area 5 - North Central
Application Number	0024/25
Appeal Decision	SECTION 5 - NOT EXEMPT
Appeal Decision Date	09/06/2025
Applicant	Independent Site Management
Location	80-82 Philipsburgh Avenue, Fairview, Dublin 3
Additional Information	

Proposal: EXPP: Existing temporary telecommunications structure comprised of a 15m transportable monopole structure secured by 4 anchor bolts to 4 No. 2m x 2m x 1m removable concrete ballast blocks; & all associated antennas, dishes and ancillary ground-based equipment cabinets. Situated within the construction site hoarding on a section of land at 80-82 Philipsburgh Avenue, Fairview, Dublin 3, D03H3F1.

Area	Area 5 - North Central
Application Number	3406/23
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	12/06/2025
Applicant	Grelis Ltd
Location	Lands at the Former Carmelite Convent of the Incarnation, Hampton, Grace Park Road, and Griffith Avenue, Drumcondra, Dublin 9
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE RPS Ref: 3238 : Permission is sought for revisions to the granted residential development Reg. Ref. 4105/15 (An Bord Pleanála Ref. PL29N.246430) as extended under Reg. Ref. 4105/15/x1. Permission is sought to omit the granted 4-storey 69 no. bedroom nursing home to facilitate alterations and an extension to the previously permitted Block B. Alterations include an increase in height of permitted apartment Block B from 4-storeys to 6-storeys (five storey with sixth floor set back) over basement, with associated internal and external elevational and layout changes providing for a residential development comprising 99 no. apartments (41 no. one beds and 58 no. two beds) each with associated balcony, to all elevations, in lieu of the permitted 20 no. apartments (1 no. one bed, 18 no. two bed and 1 no. three bed units) and the 69 no. bedroom nursing home. The proposed development will include revisions to the permitted basement car park to now provide 72 no. car parking spaces (with 9 no. visitor spaces, 3 no. disabled parking spaces and 14 no. electric vehicle charging points), 3 no. motorbike parking spaces and 212 no. bicycle parking spaces (200 no. at basement level and 12 no. at surface level). Access to the basement level has been altered with vehicular access now proposed along the western boundary of Block B and pedestrian access to the northwest. Access to the proposed Block B is from Grace Park road as permitted under Ref. 4105/15. Planning permission is also sought to move the permitted ESB substation to the north of previously approved in addition to all ancillary site, landscaping and engineering works necessary to facilitate the development.

WEEKLY PLANNING LISTS

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

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

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

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

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

(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

23/25

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

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 Area 5 - North Central
Application Number 0239/25
Application Type Social Housing Exemption Certificate
Applicant Kate Crowley
Location 48 Lein Park, Dublin 5, D05WR44
Registration Date 10/06/2025
Additional Information
Proposal: SHEC: 2 storey detached 3 no bed room house in side garden of 48 Lein Park. New vehicle entrance at front of property.

Area Area 5 - North Central
Application Number 0244/25
Application Type Social Housing Exemption Certificate
Applicant Karl McCullagh & Emer Hanratty
Location 50, Bettyglen, Raheny, Dublin 5
Registration Date 12/06/2025
Additional Information
Proposal: SHEC: The provision of a detached two storey residential dwelling.

Area Area 5 - North Central
Application Number 0248/25
Application Type Social Housing Exemption Certificate
Applicant Desmond O'Dwyer
Location 19 Charlemont Lane, Dublin 3
Registration Date 13/06/2025
Additional Information
Proposal: SHEC: Demolition of shed and construction of 3 storey mews development (4 bed with study) with vehicular access from Charlemont Lane and associated site works.



Dublin City Council

SECTION 5 EXEMPTIONS

23/25

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

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	Area 5 - North Central
Application Number	0240/25
Application Type	Section 5
Applicant	Aisling and Paul O'Brien
Location	19, Shantalla Avenue, Dublin 9
Registration Date	12/06/2025

Additional Information

Proposal: EXPP: External insulation wrapping of the house, including wrapping of the brick work on the lower half of the house on external walls. Works to be completed as part of the warmer homes scheme (SEAI Grant)
