



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(30/06/2025-06/07/2025)

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 1 COMMERCIAL

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3288/25
<b>Application Type</b>	Permission
<b>Applicant</b>	IPUT PLC
<b>Location</b>	Block 2 and Block 3 Harcourt Centre, Harcourt Street Dublin 2
<b>Registration Date</b>	02/07/2025

### **Additional Information**

**Proposal:** The proposed development consists of the demolition of all structures on the site ( 7-8 storey office development , c. 8,286sq. m ) except for the basement which will be retained , and the construction of a mixed-use 11-storey building (c. 18,200sq. m ) comprising of : c 17,647sq. m office use ; c. 605sq. m cultural/community use (of which 457sq. m is internal and 148sq. m external ; a cafe (c 96sq. m ); and external terraces/balconies facing East and South (at 2nd , 4th , 6th and 8th floor ) and a wraparound terrace at 10th floor (facing North , South and East . The existing 44 basement car spaces will reduce to 8 plus a set down / service space (accessed , as at present , from Charlotte Way) and 256 bicycle spaces will be provided (including cargo bike and accessible spaces and 13 visitor spaces ) . The application will include landscaping and all associated development and site works above and below ground .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3290/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The St. Lawrence O'Toole Diocesan Trust
<b>Location</b>	St. Mary's Catholic Church Presbytery, 1 and 2 Eastmoreland Place, Dublin 4, D04 F8W9
<b>Registration Date</b>	02/07/2025

### **Additional Information**

**Proposal:** PROTECTED STRUCTURE : Demolition of existing shed to rear of presbytery , new opening in masonry wall between Presbytery and St. Mary's Parish Centre to provide new vehicular entrance/exit and gate , new gravel surfaced parking to provide 2 no. parking spaces at rear of Presbytery and all associated site works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	4768/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Applicant</b>	Office of Public Works
<b>Location</b>	6, Harcourt Street, Dublin 2, D02 VH98
<b>Registration Date</b>	03/07/2025

### **Additional Information**

**Proposal:** EXT. OF DURATION : PROTECTED STRUCTURE - The development will consist of:  
1. The following works to the existing 18th C Protected Structure fronting onto Harcourt Street: a) The restoration of the great staircase windows; b) The renovation and redecoration of the original building generally including insofar as is practical, the restoration and re-instatement of original architectural features that were previously removed or modified; c) The installation of new electrical and mechanical services; d) The removal of non-original internal partitions; e) The modification of existing openings at ground, first, second and third floor levels on the rear facade by lowering the cill level of these windows to create new door openings to the new atrium space;

f) The reinstatement of an original double door opening between the existing front and rear main rooms at first floor level; g) Internal alterations to the existing smaller front room at second floor level; h) Brickwork repair and repointing to the existing front and rear facades; i) Modification of the existing front entrance to facilitate universal access including installation of new granite plinth and steps; j) Sundry associated works. 2. The change of use of the existing main building on the site, a four storey over basement structure, from office accommodation to use as a public museum space and educational facility on the first, second and third floors. the existing ground floor use of a bookshop will be retained and adjusted to include a café facility. The existing private club use at basement level will be retained. The change of use of the retained existing 18th C ground floor rear return for use as radio studios. 3. The demolition of an existing 19th C two storey mews building on the site together with 19th C additions to the return. 4. Construction of a new four storey over basement structure at the rear of the existing site, fronting onto, and with access from, Montague Lane at the rear of the site, with plant enclosure to the roof area. This structure will be 783sqm in area and will accommodate an auditorium space at basement level, service use at ground floor and office and administration uses on the upper floors. 5. The creation of a new glazed roof four storey atrium link space of 64sqm in floor area between the rear facade of the existing main building and the proposed new structure at the rear. 6. Sundry associated works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1650/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Café Presse Ltd.
<b>Location</b>	18 Suffolk Street, Dublin 2, Dublin, D02 NP97
<b>Registration Date</b>	30/06/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** • Change of use to the existing first to fourth floors from office to licensed restaurant use. • First floor extension (58m<sup>2</sup>) to provide an enclosed outdoor restaurant area with retractable roof, to the rear of the building. • Front door upgrade with signage associated with restaurant use. • Replace the existing external fire escape stairs to the rear of the building with new steel fire escape stairs. • Reconfigure and refurbishment to the building's interior. • All ancillary site and development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2526/24
<b>Application Type</b>	Outline Permission
<b>Applicant</b>	Bernard McCormack
<b>Location</b>	6 and 7 Parker Hill, Rathmines, Dublin 6
<b>Registration Date</b>	30/06/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** OUTLINE PERMISSION is sought to construct a pair of semi-detached 3 storey dwellings and to demolish an existing shed on site. The proposed development will consist of kitchen, living, dining, Bathroom, office and drive-through access to the rear on the ground floor for each unit; Size: (Unit A 51 sqm) (Unit B 60 sqm). For unit A the first floor consists of 2 bedrooms with balcony access and a shower room (41.7sqm). For unit B the first floor consists of 2 bedrooms with balcony access and a shower room (56.3sqm). The second floor of unit A consists of 2 bedrooms with balcony accesses and a shower room (38.9 sqm). The second floor of unit B consists of 2 bedrooms with balcony accesses and a shower room (55.6sqm) Permission is also sought to connect to the mains water and sewage systems on site, construct boundary treatment walls and all associated site works at this site.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2536/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Esprit Investments Limited
<b>Location</b>	0.461 ha landholding, generally bound by James Place East and Mount Street Upper, Dublin 2
<b>Registration Date</b>	30/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Esprit Investments Limited intend to apply for permission for development at this 0.461 Ha landholding generally bound by James Place East and Mount Street Upper, Dublin 2. The landholding comprises 2 No. physically separated, yet proximate sites (referred to as Plot A and Plot B for the purposes of this Planning Application). Plot A (0.125 Ha), which incorporates No. 50 James Place East (a Protected Structure), is generally bound to the north by Nos. 47-50 Mount Street Upper, to the south by James Place East, to the east by No. 46 James Place East, and to the west by the car park to the rear of No. 51 Mount Street Upper. Plot B (0.336 Ha), which incorporates No. 40 Mount Street Upper (a Protected Structure), is generally bound to the north by Nos. 37-39 and 41-43 Mount Street Upper and Mount Street Upper, to the south by James Place East, to the east by No. 30 Herbert Street and the car park to the rear of No. 36 Mount Street Upper, and to the west by No. 44 James Place East and No. 44 Mount Street Upper. The development will principally consist of: the demolition of the 2 No. storey office building (1,412 sq m) and single storey rear stores (215 sq m) at Nos. 38-43 James Place East, shed (17 sq m) to the rear of No. 40 Mount Street Upper and single storey rear extension (17 sq m) attached to the mews building at No. 50 James Place East; and the construction of a Mixed-Use Development (12,994 sq m) across Plot A and Plot B as follows: Plot A: The construction of a part 1 No. - part 5 No. storey Mixed-Use Development (2,521 sq m). The Mixed-Use Development (including the internal reconfiguration of the existing 2 No. storey mews building at No. 50 James Place East) will comprise 26 No. apartments (2 No. studio units, 14 No. 1 bed units and 10 No. 2 bed units) and office accommodation (140 sq m). Plot B: The construction of a part 1 No. - part 5 No. storey (over basement) Mixed-Use Development (10,473 sq m) comprising office accommodation (9,522 sq m) and a community space (358 sq m). The development will also comprise of the following at No. 40 Mount Street Upper: the provision of a platform lift at the main entrance and associated alterations to the existing railings; elevational changes including the replacement of a window on the rear elevation with double doors; and the provision of a bridge above the existing courtyard. The development will also include: internal footpaths; bicycle parking; bin storage; hard and soft landscaping; balconies / terraces principally facing north and south; boundary treatments including the demolition of part of the existing stone walls; lighting; plant; lift overruns; an ESB substation; green and blue roofs; PV panels; signage; and all other associated site and development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2540/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Congregation of the Holy Spirit
<b>Location</b>	St Michael's College, Ailesbury Road, Dublin 4
<b>Registration Date</b>	01/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development will consist of a 5m high by 18m long rebound ball wall adjacent to the existing sports pavilion and the works are situated in the curtilage of St. Michaels House (A Protected Structure)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2541/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Health Service Executive
<b>Location</b>	St, Luke's Hospital, Highfield Road, Dublin 6, D06 HH36
<b>Registration Date</b>	01/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development is proposed on the curtilage of a protected structure and will consist of minor demolitions to the existing hospital, including the removal of four windows, one door, and an external ramp, to facilitate the construction of a single-storey extension with a roof-mounted air handling unit and associated screening. The 84 sq.m extension, located to the rear of the hospital within an existing courtyard, will comprise one gamma camera scanning room, one control room, and an associated lobby. The development will also include all boundary treatments, pedestrian access, landscaping, and associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2543/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Waterstones Booksellers Ireland Ltd.
<b>Location</b>	Hodges Figgis, 56-58 Dawson Street, Dublin 2, D02 XE81
<b>Registration Date</b>	01/07/2025

**Additional Information**

**Proposal:** PERMISSION AND RETENTION PERMISSION: PROTECTED STRUCUTRE: Retention Permission for: A. Removal of previous Hodges Figgis signage above cornice B. Removal of metal supports for the previous Hodges Figgis signage. C. Installation of temporary Acrylic Hodges Figgis fascia signage. D. Repair and replacement of rotten timber shopfront elements. E. Fascia and window frames painted in RAL6009 Fir Green. Permission for: 1. Existing temporary acrylic Hodges Figgis fascia signage to be removed and replaced with Gold brushed steel lettering, "HODGES FIGGIS" with building numbers "56-58" in Perpetua Pro and Gold Brushed Steel. 2. New hanging sign to replace existing with like for like, improvement to suspension mounts. 3. New panel sign above the entrance door. 15mm timber fascia panel with wooden beading around the perimeter. 4. New led lamp will be installed within soffit of entrance to improve visibility and accessibility of entrance 5. Existing shopfront uplighting (situated on small roof above main shopfront and shop windows) replaced with new led lighting to provide an improved vertical wash of light to the upper façade. All associated works to complete the development. Properties 57-58 Dawson Street are Protected Structures.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2544/25
<b>Application Type</b>	Permission
<b>Applicant</b>	The Congregation of the Holy Spirit
<b>Location</b>	St. Michaels House, Ailesbury Road, Dublin 4
<b>Registration Date</b>	01/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of proposed temporary change from residential use to educational use for a defined area of the lower ground floor (101.8 Sqm).

The purpose of the change of use is to provide temporary staff room facilities serving the adjoining St. Michaels College Senior School. No physical works are proposed.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2562/25
<b>Application Type</b>	Permission
<b>Applicant</b>	PAJC Garville Limited,
<b>Location</b>	Rear 58 & 60 Garville Avenue Upper, accessed from Garville Lane Upper, Rathgar, Dublin 6
<b>Registration Date</b>	02/07/2025
<b>Additional Information</b>	

**Proposal:** PERMISSION For development at this site at Rear 58 & 60 Garville Avenue Upper, accessed from Garville Lane Upper, Rathgar, Dublin 6. The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2565/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Badlands Developments Limited
<b>Location</b>	166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88
<b>Registration Date</b>	03/07/2025
<b>Additional Information</b>	

**Proposal:** (i) At basement floor level - removal of external and internal walls and construction of new floor level within a revised and reconfigured building footprint; (ii) at ground floor level - removal of northern and western external walls, partial removal of eastern external wall to River Dodder, removal of all internal wall partitions, extension of the internal floor area and provision of a new outdoor terrace along the River Dodder; (iii) removal of existing chimney, elevational alarm panels/glazing/lighting/signage and boundary gate/railings to Shelbourne Road; (iv) construction of a five storey extension of contemporary design and finish atop the existing single-storey building to include amenity roof terrace with swimming pool; and, (v) all ancillary works necessary to facilitate the development inclusive of structural works, new stair/lift cores, ESB substation, elevational planting and drainage works. The resulting six storey over basement level building will accommodate a bar/café at ground floor level, a restaurant at first floor level and a 24 no. bedroom boutique hotel from second to fifth floor level with ancillary plant, staff area, bin store and bicycle parking area at basement level. The application is accompanied by a Natura Impact Statement (NIS).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2569/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Big Mamma Ireland Ltd
<b>Location</b>	40-41 Westmoreland Street, Dublin 2, Co. Dublin, D02 VY45
<b>Registration Date</b>	03/07/2025
<b>Additional Information</b>	

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**Proposal:** PROTECTED STRUCTURE: The development consists of installation of proposed awning and signage to the ground floor entrance door to the West Facade of 40/41 Westmoreland Street, (Record of Protected Structures 8549) in accordance with the lodged plans and documents to include all associated/ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2574/25  
**Application Type** Permission  
**Applicant** Gas Networks Ireland  
**Location** Poolbeg AGI, Poolbeg Power Station, Pigeon House Road, Dublin 4  
**Registration Date** 03/07/2025

**Additional Information**

**Proposal:** The development will consist of 1 no. gas analyser kiosk, minor road extension, rooftop-mounted solar panels, modification to the entrance gate and all ancillary services and associated site work. Part of the works will include decommissioning and removal of existing PRS building, Water Baths Heaters and associated pipework.

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**Area** Area 1 - South East  
**Application Number** WEB2581/25  
**Application Type** Retention Permission  
**Applicant** 3Dental LTD  
**Location** 13-16 Redmonds Hill, Aungier Street, Dublin 2, D02 RP46  
**Registration Date** 04/07/2025

**Additional Information**

**Proposal:** RETENTION : WE, 3Dental Ltd, INTEND TO APPLY FOR RETENTION PERMISSION For development at this site at 13-16 Redmond's Hill, Aungier Street, Dublin 2, D02RP46. The development consists of a retention planning application for existing front elevation signage incl: (1) Sign No. 1 illuminated block lettering sign above 1st fl. windows; (2) Sign No. 2 Decal sign fixed inside glazing above 1st. fl; (3) Sign No. 3 board sign over front entrance & service entrance; & (4) Sign No. 4 incl. 3 x board signs fixed at 1st fl. to windows.

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**Area** Area 1 - South East  
**Application Number** WEB2582/25  
**Application Type** Permission  
**Applicant** PAJC Garville Limited,  
**Location** Rear 58 & 60 Garville Avenue Upper , accessed from Garville Lane Upper, Rathgar, Dublin 6  
**Registration Date** 04/07/2025

**Additional Information**

**Proposal:** The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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## Area 1 DOMESTIC

<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3287/25
<b>Application Type</b>	Permission
<b>Applicant</b>	David Rice
<b>Location</b>	7 Brabazon Square, Dublin 8, D08 A2R5
<b>Registration Date</b>	01/07/2025

**Additional Information**

**Proposal:** Installation of a rooflight on the South-East facing roof pitch and removal of the existing front elevation pebble dashing .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3297/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Brian and Marina Davitt
<b>Location</b>	172 Merrion Road, Dublin 4, D04FF29
<b>Registration Date</b>	04/07/2025

**Additional Information**

**Proposal:** The development will consist of amendments to the granted planning application ref. no. 3326/24 which includes the demolition of an existing red brick chimney to the rear , the widening of the permitted glazing to rear extension , the alteration of permitted door and wall openings , the construction of a new pantry extension within the rear courtyard ,the provision of new rooflights to the rear , the reinstatement of glazing to the roof over the first floor conservatory , the widening of the permitted garage to the rear of the house , the widening of the existing side entrance gate , and all associated internal refurbishment , services and site works .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1778/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Don Ross
<b>Location</b>	82, Saint Alban's Park, Dublin 4
<b>Registration Date</b>	02/07/2025

**Additional Information** Additional Information Received

**Proposal:** The removal of the existing garage and single-storey extension and the construction of a new part single-storey, part two-storey extension, all to the side and rear of the house. The proposed works will include all associated landscaping, site and drainage works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2526/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Una Morrison
<b>Location</b>	3, Vergemount Park , Rathmines , Dublin 6, D06 T1X0
<b>Registration Date</b>	30/06/2025

**Additional Information**

**Proposal:** (A) Ground floor demolitions of an existing rear extension and construction of a new two storey rear extension (B) Extension of an existing pitched roof to the side and rear (C) Sundry

other minor refurbishment and alteration works and all associated siteworks to facilitate this development

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2529/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hester Scott
<b>Location</b>	Rear of 8 Leeson Park, Dublin 6, D06N6T1
<b>Registration Date</b>	30/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE Demolition of an existing garage and the construction of a replacement garage with loft above on site to rear of 8 Leeson Park, Dublin 6

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2530/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Paul O'Grady
<b>Location</b>	30 Raglan Lane, Dublin 4, D04 A4N8
<b>Registration Date</b>	30/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission for development to consist of the construction of a new rear dormer extension to the existing attic bedroom at second floor level to the rear of the existing part two storey (to the front), part single storey (to the rear) dwelling house along with the relocation of the existing rear roof velux window, addition of new external insulated system to entire existing dwelling, refurbishment of the existing dwelling house, elevational alterations, modification of the existing front boundary wall and gates all with associated site works and landscaping.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2531/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Maedhbh and BenValla Mlowezi
<b>Location</b>	Coach House (Bushes Lane), rear of 76 Kenilworth Square East, Rathgar, Dublin 6, D06 FK63
<b>Registration Date</b>	30/06/2025
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: For development at this site: Coach house (Bushes Lane), rear of 76 Kenilworth Square East, Rathgar, Dublin D06 FK63, this site is within the curtilage of a Protected Structure. The development will consist of: a) Renovations and alterations to the existing stone Coach house, including fitting new windows in existing openings, forming two new door openings to the rear of the building, and fitting new rooflights and solar PV panels to front, rear and sides of existing pitched roof b) Construction of a new single storey flat roofed extension in courtyard to the side of the existing coach house, construction of a part single storey, part two storey extension with flat roof to the rear of the existing two storey coach house c) Provision of a new vehicular entrance, 3.4m wide with timber gates, in the existing stone boundary wall to Bushes Lane to provide off street parking for one car d) all associated site, landscaping, drainage and ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB2537/25  
**Application Type** Permission  
**Applicant** Robert Mooney  
**Location** 15, Malone Gardens, Dublin 4  
**Registration Date** 01/07/2025

**Additional Information**

**Proposal:** New front vehicular access with a dropped kerb. Installation of an EV charging point. The works also include the removal of the existing railings and pedestrian entrance, and the construction of two new piers and boundary wall.

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**Area** Area 1 - South East  
**Application Number** WEB2538/25  
**Application Type** Permission  
**Applicant** Peter Lawlor  
**Location** 28, Sundrive Road, Dublin 12, D12 K0W0  
**Registration Date** 01/07/2025

**Additional Information**

**Proposal:** Single-storey flat-roof rear extension. Conversion of garage into office and storage space, including a new front-facing window. New front door installation.

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**Area** Area 1 - South East  
**Application Number** WEB2548/25  
**Application Type** Permission  
**Applicant** Carl Murphy & Sinead Murphy  
**Location** 10 Parkview Place, Ringsend, Dublin 4, D04 V2T3  
**Registration Date** 01/07/2025

**Additional Information**

**Proposal:** Two-storey flat-roof rear extension to provide additional living space and one new bedroom at first-floor level.

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**Area** Area 1 - South East  
**Application Number** WEB2551/25  
**Application Type** Permission  
**Applicant** Cathal Colleran  
**Location** 12 Bangor Drive, Crumlin, Dublin 12, D12 WR92  
**Registration Date** 01/07/2025

**Additional Information**

**Proposal:** Cathal Colleran intends to apply for planning permission for the creation of a vehicular entrance at the front of 12 Bangor Drive, Dublin 12. D12 WR92 by the partial removal of an existing wall, with associated path dishing and site works. To landscape the front area to allow for planted areas at either side and provide space for a car parking area.

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**Area** Area 1 - South East  
**Application Number** WEB2553/25  
**Application Type** Permission  
**Applicant** Andrew Farrell

**Location** 177 Strand Road,, Sandymount, Dublin 4, D04W3K1  
**Registration Date** 02/07/2025

**Additional Information**

**Proposal:** Construction of 1) a first floor extension (36 sq.M), a dining area, with blinkered balcony and spiral staircase access to garden level, pop out seat window to side towards sea and glazed rooflight to side roof, and 2) a garden room structure (24 sq.M) to rear.

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**Area** Area 1 - South East  
**Application Number** WEB2570/25  
**Application Type** Permission  
**Applicant** Arnaud and Lorna Malinconi  
**Location** 10 Vernon Grove, Rathgar, Dublin 6, D06 W0C9  
**Registration Date** 03/07/2025

**Additional Information**

**Proposal:** (i) demolition of the attached side storage structure and rear kitchen annex, including associated roof structures;(ii) conversion of the existing garage to habitable accommodation;(iii) construction of a part-single, part-two-storey extension to the side and rear of the dwelling, incorporating a flat roof at ground-floor level with roof lights and a pitched roof at first-floor level;(iv) all ancillary works, associated landscaping, boundary treatments and ground works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2572/25  
**Application Type** Permission  
**Applicant** Michael Whelan  
**Location** 20 Temple Gardens, Rathmines, Dublin 6, D06 NV63  
**Registration Date** 03/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Development consisting of the relocation of and closing up of an existing vehicular entrance and creation of a new vehicular entrance (c.3.2 metre wide), and associated kerb dishing located at this site: No. 20 Temple Gardens, Rathmines, Dublin 6, D06 NV63, (A Protected Structure, Dublin City Council RPS Ref. 8020).

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**Area** Area 1 - South East  
**Application Number** WEB2573/25  
**Application Type** Permission  
**Applicant** Peter O'Neill  
**Location** 279 Mourne Road, Drimnagh, Dublin 12, D12 EW95  
**Registration Date** 03/07/2025

**Additional Information**

**Proposal:** The development will consist of the construction of a two storey extension to the side and rear of the existing dwelling, creating a vehicular access to the front of the property, replacement of windows, installation of external insulation and all ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2579/25  
**Application Type** Permission

**Applicant** Frank and Rebecca Mitchell  
**Location** 42H Palmerston Road, Rathmines, Dublin 6, D06 E1R0  
**Registration Date** 04/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning permission is sought by Frank and Rebecca Mitchell at No. 42H Palmerston Road, Rathmines, Dublin 6 (a Protected Structure RPS No. 6215) (and is a corner site with Cowper Road). The development will consist of: Relocation of the previously granted pedestrian gate reg ref: 4439/22 off Cowper Road in place of the existing vehicular entrance and the existing pedestrian gate is to remain in the existing position which was previously proposed to be blocked under reg ref: 4439/22.

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**Area** Area 1 - South East  
**Application Number** WEB2586/25  
**Application Type** Permission  
**Applicant** Fran Massey  
**Location** 32A and 32B Windmill Road, Crumlin, Dublin 12  
**Registration Date** 05/07/2025

**Additional Information**

**Proposal:** Construction of new first floor Extension to rear of existing Houses 32A and 32B Windmill Road and extension of roof height to both houses to accommodate new extension to rear and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB2589/25  
**Application Type** Permission  
**Applicant** Kevin Hughes Marta Masnou  
**Location** 3, Rugby Road, Ranelagh, Dublin 6  
**Registration Date** 06/07/2025

**Additional Information**

**Proposal:** The development will consist of an amendment to the permission granted under planning reference WEB2417/24 which granted the demolition of the existing ground floor rear extension and the construction of a new ground floor and partial first floor extension. The amendment applied for here consists of extending the length of the approved ground floor extension by 1.2m, retaining 28.4 sqm of outdoor garden space, and all ancillary site works.

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## Area 1 Decisions

**Area** Area 1 - South East  
**Application Number** 0233/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 03/07/2025  
**Applicant** Tim Purdy  
**Location** 6, Oaklands Park, Sandymount, Dublin 4, D04 PN12

**Additional Information**

**Proposal:** EXPP: 120mm External wall insulation to be fitted to the north (gable end) and east facing (rear) walls of the house as part of a package of energy efficiency improvements through

House2Home one stop shop. The wall will then be rendered and painted to match the character of the street.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3059/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Caren Geoghegan and Kris Clarkin
<b>Location</b>	59 Brighton Road, Terenure, Dublin 6
<b>Additional Information</b>	Additional Information Received

**Proposal:** PROTECTED STRUCTURE: The development will consist of the demolition of existing single storey extensions to the rear of the house, the construction of a new single storey extension to the rear of the house, the conversion of the attic to provide a new study room and rear facing dormer window, minor internal wall demolitions, and all associated services and site works. The house is a protected structure (R.P.S. no.969).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3193/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	Mary Byrne
<b>Location</b>	57 Anna Villa, Ranelagh, Dublin 6, D06Y191
<b>Additional Information</b>	

**Proposal:** Modifications to previously approved application(reg. ref. 3424/23 which was for the subdivision of No 57 Anna Villa into 2 no. dwellings) consisting of : A. Altered front elevation including relocated entrance door and relocated window for Unit 1 (with retaining existing door and window for Unit 2 . B. Associated alterations to the position of the proposed internal dividing wall and related , the unit size changes .

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3196/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Alfred Hunt and Abigail Barnett Hunt
<b>Location</b>	125 Anglesea Road, Dublin 4
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development consists of the demolition of a section of rear garden walling 3 metre in width fronting onto the rear vehicular access lane and the insertion into a new granite opening in the wall of a new 3 metre wide painted hardwood double gate to enable vehicular access on the rear of the house.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3197/25
<b>Application Type</b>	Permission

<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/07/2025
<b>Applicant</b>	Jackie and Eddie Moloney
<b>Location</b>	40 Park Avenue, Sandymount, Dublin 4
<b>Additional Information</b>	

**Proposal:** The development will consist of the restoration and repair of the existing front facade, including reinstating front chimney and original floor levels and the installation of a new timber sash windows and front door to original openings. It will consist of a full internal refurbishment of the existing house and new double pitch slate roof to the front. It will also consist of the construction of a new two storey extension with a flat roof with rooflights to the rear of the house, inclusive of all ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	3549/19/X1
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Strandmount Limited
<b>Location</b>	Charlemont Place, Dublin 2

**Additional Information**

**Proposal:** EXT. OF DURATION: PROTECTED STRUCTURE: Permission for development at a 0.1024 Ha site at Charlemont Place, Dublin 2, principally bounded by a commercial building (No. 21 Charlemont Place) to the south, the Green Line Luas track to the west, the 'Peter Place' residential dwellings to the north and the 'Hilton Mews', 'Harcourt Terrace/Harcourt Mews' residential dwellings and a commercial building (Charlemont House) to the east. The site incorporates a Protected Structure (a Spring Well). The development will consist of: a 36 No. bedroom part one to part six storey (over a part double basement) aparthotel (1,763 sq m over 660 sq m at basement level); 9 No. ancillary basement car parking spaces; vehicular access to the basement car park via the existing ramp to the west; pedestrian access via the existing laneway at the south-east of the site; a screened roof terrace (facing all directions) at fourth floor level; bicycle parking; hard and soft landscaping including a green wall; loading bay; boundary treatments; plant and all associated development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1364/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	30/06/2025
<b>Applicant</b>	Nifemi Ltd
<b>Location</b>	22A & 24 South Lotts Road, and 101 Gordon Street, Ringsend Dublin 4

**Additional Information** Additional Information Received

**Proposal:** The development will consist of: A) Interior alteration throughout 22A and 24 South Lotts Road and 101 Gordon Street to accommodate the following change of uses; the conversion of 101 Gordon Street back to a single dwelling, from existing use as part residential, part office; the conversion of 24 South Lotts Road on ground floor level from existing use as part office, part residential to proposed use as part café/restaurant, part residential; the conversion of 22A South Lotts Road from its most recent use as a hair dressers to proposed use as an office. B) Works to 101 Gordon Street include; interior alterations; two storey extension to the rear; dormer extension to the rear; dormer extension to the front; relocation of the existing entrance door along the front

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façade on Gordon Street. C) Works to 24 South Lotts Road include; alterations to the façade at ground level along Gordon Street and South Lotts Road; three storey extension to the rear of 24 South Lotts Road; dormer extension to the front along Gordon Street; alterations to the existing pitched roof along South Lotts Road; provision of a duplex three bed apartment occupying first and second floor levels of 24 South Lotts Road with terrace above 22A South Lotts Road. D) Removal of 6 no. car parking spaces from the forecourt in front of 24 South Lotts Road to provide a landscaped outdoor seating area enclosed by a pergola structure incorporating signage for use by the café/restaurant; and the provision of a bin store and 8 no. bicycle parking spaces. E) The reconstruction of 22A South Lotts Road. F) Hard and soft landscaping and all associated site development works above and below ground.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1396/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Peter Dalton
<b>Location</b>	28 Dartmouth Square North, Ranelagh, Dublin 6
<b>Additional Information</b>	Additional Information Received
<b>Proposal:</b>	PROTECTED STRCTURE: The development will consist of the demolition of the single storey shed (5.1sqm) to the rear at lower ground floor level and non-original timber extension (1.8sqm) to the rear at upper ground floor return level, demolition of internal partition to lower ground floor Sitting Room, removal of window to the rear at lower ground floor level, removal of window to the rear at first floor return level, removal of non-original internal screen to the rear at upper ground floor return level. Modification of window and door opens to the rear at; lower ground floor level, upper ground floor return level and first floor return level, to connect to the new extension. Internal reconfiguration of layout at the lower ground floor level and first floor level, including provision of a new partition at first floor level and new door ope at first floor level. Repositioning the existing window sill at second floor level and removal of non-original ceiling in second floor bathroom to create vaulted ceiling. Replacement of 1 no. rooflight in first floor stairwell. Installation of 1 no. new rooflight in walk-in-wardrobe ceiling and new PV Panels to the internal valley of main house. A new part single-storey, part three-storey brick extension (59 sq.m. total additional floor area; 33 sq.m. additional floor area on lower ground floor level, 13 sq.m. additional floor area on upper ground floor return level, 13 sq.m. additional floor area on first floor return level) is proposed to accommodate a new sitting area with window seat and dining area on lower ground floor level, new office and new utility room on upper ground floor return level and new bedroom on first floor return level. Works will also include repointing works to the brick facades to the front and rear, repointing works to the stone steps to the front, repair & restoration works to the windows, repair works to the roof and chimneys, relocation of the existing ESB & gas meters, new bin store to the front garden and all associated site works to existing mid-terrace 3-storey house, 28 Dartmouth Square North (A Protected Structure).

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1521/25
<b>Application Type</b>	Permission
<b>Decision</b>	CLARIFICATION OF ADDITIONAL INFORMATION
<b>Decision Date</b>	03/07/2025
<b>Applicant</b>	JCDecaux Ireland Limited
<b>Location</b>	The junction of Macken Street, and Grand Canal Street Lower, Dublin 2

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**Additional Information****Additional Information Received**

**Proposal:** The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1720/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Karl Byrne and Nicola Finnie
<b>Location</b>	29 Saint Patrick's Villas, Ringsend, Dublin 4, D04 T9P5

**Additional Information****Additional Information Received**

**Proposal:** The development will consist of the demolition of the existing single storey extensions to the rear of the property and the construction of a new 2 storey extension with a flat roof to the rear. An attic conversion in the existing roof to the front of the property to tie in with new rear extension with roof lights to the front and a slightly raised roof ridge. New internal layout design and all ancillary site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1982/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	REFUSE RETENTION PERMISSION
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	SASL Restaurants Ltd (trading as Al Boschetto)
<b>Location</b>	1A Beatty's Avenue and 2 Merrion Road, Ballsbridge, Dublin 4

**Additional Information**

**Proposal:** RETENTION: Retention permission for existing single storey covered outdoor seating and dining area that faces Beatty's Avenue to the side of existing restaurant and all associated site works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1985/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	Walthill Properties Limited
<b>Location</b>	2, Newbridge Avenue, Sandymount, Dublin 4

**Additional Information**

**Proposal:** Construction of a 3 bedroom detached flat roof two storey mews house, alterations to boundary walls, landscaping, drainage works and ancillary and associated site works all as previously approved under Plan No, 2481/19

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1989/25

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<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	Vitalijus Sliachticevas
<b>Location</b>	43, Charleville Close, Rathmines, Dublin 6

#### **Additional Information**

**Proposal:** PROTECTED STRUCTURE: Planning Permission to: (1) Construct 2no. two-storey Mews dwellings with a rear dormer, (2) Provide each dwelling with a private rear garden and a private front courtyard, accommodating 1no. car parking space, accessible via a private entrance gate from Charleville Close, (3) Propose landscaping and boundary treatment including the repair of the existing stone walls and, (4) Carry out all ancillary site works at 43 Charleville Close, Rathmines, Dublin 6, D06H2Y2. The site is within the curtilage of Protected Structure RPS No. 4738.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB1996/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Drury Leisure Investments Limited
<b>Location</b>	Brooks Hotel, 59/62 Drury Street, Dublin 2, and at Pink Restaurant, 34-35 William Street South, Dubl

#### **Additional Information**

**Proposal:** Drury Leisure Investments Limited intends to apply for planning permission for development at this site comprising "Brooks Hotel", 59/62 Drury Street, Dublin 2 (D02 TV06), and the "Pink Restaurant", 34-35 William Street South, Dublin 2 (D02 DT05). The site is within the South City Retail Quarter Architectural Conservation Area (ACA). The application site adjoins the protected structures Nos. 1 (RPS Ref. 4063) and No 2. (RPS Ref. 4064) Johnson's Place and opposes the protected structure at the former Mercer Hospital (RPS Ref. 5074). It is further noted that a large proportion of the buildings on South William Street are protected structures. The proposed development will comprise:

- The extension of the sixth floor (top floor) of Brooks Hotel (59/62 Drury Street) to accommodate 5 additional hotel bedrooms.
- Refurbishment and extension of the existing building at no. 34 - 35 William Street South, to accommodate a change of use from office and restaurant use to hotel with café/restaurant, along with an additional floor for residential use. The development will comprise o Cafe/ restaurant area at ground floor area along with hotel reception and ancillary facilities at ground and basement level. o Hotel providing a total of 40 no. bedrooms (all en-suite), along with all ancillary facilities/ plant associated with the hotel provided at ground to fifth floor. New sixth floor extension to provide a two-bedroom apartment with associated private amenity space. o All internal and external alterations to enable the redevelopment of the building and to provide access to the internal courtyard. • Provision of signage along the William Street South elevation. • All associated site development works, works to basement, plant areas, landscaping, waste management areas, and services provision. 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.) or on their website [www.dublincity.ie](http://www.dublincity.ie). 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.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2000/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Veterinary Council of Ireland
<b>Location</b>	53, Lansdowne Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : An Automatic Opening Vent (AOV) in the inner valley of the roof of the existing protected structure to comply with the conditions of the granted Fire Safety Certificate.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2013/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	03/07/2025
<b>Applicant</b>	Ciaran Reilly
<b>Location</b>	27-29, Pembroke Street Lower, Dublin 2

**Additional Information**

**Proposal:** The proposed development will consist of the addition of a fire escape staircase to the rear of the building, serving the uppermost two floors of the building.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2032/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Aoife Brophy
<b>Location</b>	103 South Circular Road, Portobello, Dublin 8, D08 ND76

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION: Retention Permission The development will consist of the retention of completed works to the front garden, including revised granite stairs to lower level terrace, enlargement of lower level terrace, new railings, new bin store and gas meter box, new paving and gravel to front garden and refurbishment of existing front railings and gate.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2033/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	The Salvation Army (Republic of Ireland)
<b>Location</b>	The Clonard Road Hub, Newgrange House, Clonard Road, Dublin 12

**Additional Information**

**Proposal:** RETENTION: The Salvation Army, is applying for retention permission for development consisting of: 1)The change of use of the pre-existing 2 storey 762m2 building (previously a Department of Justice facility used by the probation service) to a family hub providing short term emergency accommodation to homeless families, and altered internal layout to provide for 9 family accommodation units (36 bed spaces), and support facilities including; new reception & admin offices, staff room, laundry rooms, catering kitchen, domestic kitchens and tea stations, dining area, toddler room and library/study room. 2)Retention of associated works including the erection of a 2 storey 508m2 accommodation block, linked to the rear of the pre-existing main building, containing 16 family accommodation units (60 bed spaces), and the erection of a 2-storey 42m2 escape stair block linked to the front of the main existing building. 3)Retention of the external replacement of existing glazed windows in the pre-existing main building and the erection of a 18m2 single storey smoking canopy attached to the side of the main building. 4)Retention of existing single storey 79m2 storeroom & boiler room. 5)Retention of new external children's play areas, and associated site development works including landscaping & bicycle parking bays. The existing car park provides 5 parking spaces, in front of the building, and the family hub has full access to the existing Clonard Road, all at the Clonard Road Hub, Newgrange House, Clonard Road, Dublin D12 KH9D and bounded to the rear by Stannaway Drive.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2041/25
<b>Application Type</b>	Permission
<b>Decision</b>	SPLIT DECISION(PERMISSION & REFUSAL)
<b>Decision Date</b>	03/07/2025
<b>Applicant</b>	Alastair MacDonald & Vanessa Bainbridge
<b>Location</b>	29 Belmont Gardens, Donnybrook, Dublin 4, D04 A2A2
<b>Additional Information</b>	
<b>Proposal:</b>	Attic conversion for storage including a rear dormer. Conversion of existing garage for extended living with new window to front elevation.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2043/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	GRANT RETENTION PERMISSION
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Cian and Kate O'Driscoll
<b>Location</b>	44 Ormond Road South, Rathmines, Dublin 6, D06 R5T8
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE: RETENTION PERMISSION: The proposed development consists of: Retention of new insulated concrete floor slab to the existing ground floor level, with radon barrier and damp-proof membrane, including underfloor heating and all associated and ancillary works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2053/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION

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**Decision Date** 04/07/2025  
**Applicant** Guillaume Didu  
**Location** 60 Hazelbrook Road, Terenure, Dublin 6W

**Additional Information**

**Proposal:** The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2063/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/07/2025  
**Applicant** Hanlong Ma  
**Location** Unit 2, Temple Bar Square, Temple Bar, Dublin 2

**Additional Information**

**Proposal:** Change of use of the existing ground floor financial services unit to a takeaway facility including the installation of new signage and a mechanical extract system venting at roof level along with internal alterations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2449/24  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 04/07/2025  
**Applicant** Perfect Stripe Ltd.  
**Location** 6 & 7, St. Stephen's Green, Dublin 2

**Additional Information** Additional Information Received

**Proposal:** PROTECTED STRUCTURE: PERMISSION & RETENTION: a) Permission for: External seating area to front (south) of building 10sqm with chairs, tables, un-branded wind-breaks, within curtilage of site abutting public footpath. b) Retention Permission for: (i) Change of use of (a) basement from retail to offices [410sqm] (b) ground floor from retail/ storage to office [385sqm] and café [185sqm] and c) first floor from retail with ancillary accommodation to offices and ancillary accommodation [600sqm]; (ii) Minor internal alterations to non-original partitions; (iii) Replacement of fascia sign consisting individual cut out built-up brass letter on existing stone fascia.

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**Area** Area 1 - South East  
**Application Number** WEB2477/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/06/2025  
**Applicant** The Congregation of the Holy Spirit  
**Location** St. Michaels House, Ailesbury Road, Dublin 4

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development consists of proposed temporary change from residential use to educational use for a defined area of the lower ground floor (101.8 Sqm).

The purpose of the change of use is to provide temporary staff room facilities serving the adjoining St. Michaels College Senior School. No physical works are proposed.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2489/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	30/06/2025
<b>Applicant</b>	Andrew Farrell
<b>Location</b>	177 Strand Road, Sandymount, Dublin 4, D04W3K1

**Additional Information**

**Proposal:** Construction of: 1) a first floor extension (36 sq.M), a dining area, with blinkered balcony and spiral staircase access to garden level, pop out seat window to side towards sea and glazed rooflight to side roof, and 2) a garden room structure (24 sq.M) to rear.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2493/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	DE GERMAN DONER LTD
<b>Location</b>	8/9, Wexford Street, Dublin 2

**Additional Information**

**Proposal:** The development will consist of (permission for) revision of condition 2 of Planning Reference No. 4882/22 that will allow for an element of takeaway, at ground floor level only.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2495/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	01/07/2025
<b>Applicant</b>	Katie Groarke
<b>Location</b>	20, Bannaville, Ranelagh, Dublin 6 : Rear of No. 11 Mountpleasant Avenue Lower, Ranelagh, Dublin 6

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: RETENTION PERMISSION Is sought for alterations to a previously approved development (WEB2223/24) for the removal of the in roof winter garden and the alignment of the ridge level with no.21 bannaville, which is a lower ridge level than that granted, as requested in condition 3 of the notification of decision to grant of application WEB2223/24, addition of 2 no. rooflights and altered front door opening.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2516/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Peter O'Neill

**Location** 279 Mourne Road, Drimnagh, Dublin 12, D12EW95

**Additional Information**

**Proposal:** The development will consist of the construction of a two storey extension to the side and rear of the existing dwelling, creating a vehicular access to the front of the property, replacement of windows, installation of external insulation and all ancillary works.

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**Area** Area 1 - South East

**Application Number** WEB2526/25

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 03/07/2025

**Applicant** Una Morrison

**Location** 3, Vergemount Park , Rathmines , Dublin 6, D06 T1X0

**Additional Information**

**Proposal:** (A) Ground floor demolitions of an existing rear extension and construction of a new two storey rear extension (B) Extension of an existing pitched roof to the side and rear (C) Sundry other minor refurbishment and alteration works and all associated siteworks to facilitate this development

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**Area** Area 1 - South East

**Application Number** WEB2538/25

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 03/07/2025

**Applicant** Peter Lawlor

**Location** 28, Sundrive Road, Dublin 12, D12 K0W0

**Additional Information**

**Proposal:** Single-storey flat-roof rear extension. Conversion of garage into office and storage space, including a new front-facing window. New front door installation.

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**Area** Area 1 - South East

**Application Number** WEB2541/25

**Application Type** Permission

**Decision** APPLICATION DECLARED INVALID

**Decision Date** 03/07/2025

**Applicant** The Health Service Executive

**Location** St, Luke's Hospital, Highfield Road, Dublin 6, D06 HH36

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: The development is proposed on the curtilage of a protected structure and will consist of minor demolitions to the existing hospital, including the removal of four windows, one door, and an external ramp, to facilitate the construction of a single-storey extension with a roof-mounted air handling unit and associated screening. The 84 sq.m extension, located to the rear of the hospital within an existing courtyard, will comprise one gamma camera scanning room, one control room, and an associated lobby. The development will also include all boundary treatments, pedestrian access, landscaping, and associated site development works.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEB2562/25
<b>Application Type</b>	Permission
<b>Decision</b>	
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	PAJC Garville Limited,
<b>Location</b>	Rear 58 & 60 Garville Avenue Upper, accessed from Garville Lane Upper, Rathgar, Dublin 6

#### **Additional Information**

**Proposal:** PERMISSION For development at this site at Rear 58 & 60 Garville Avenue Upper, accessed from Garville Lane Upper, Rathgar, Dublin 6. The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBLRD6063/25-S3
<b>Application Type</b>	Large Residential Development-3
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	03/07/2025
<b>Applicant</b>	Harley Issuer Designated Activity Company
<b>Location</b>	Former Paper Mills site, Clonskeagh Road, Clonskeagh, Dublin 6, and adjoining properties No. 59, 61, 63, 65, 73, 85, 87, 89, 95, 97, 99, 101 and 103 Clonskeagh Road, Dublin 6

#### **Additional Information**

**Proposal:** We, Harley Issuer Designated Activity Company, intend to apply for a seven year planning permission for a Large-scale Residential Development (LRD) comprising a purpose-built student accommodation and residential development at the former Paper Mills site, Clonskeagh Road, Clonskeagh, Dublin 6, and adjoining properties No. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103, Clonskeagh Road, Dublin 6. The application boundary also includes a portion of lands to the south of Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6, north of the River Dodder immediately west of and including Clonskeagh Bridge for flood alleviation works, part of the adjacent Dodder Weir and River, and lands on Clonskeagh Road for utility connections and site entrances. The application site is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south-west, and by Clonskeagh Road and the rear boundaries of properties fronting onto Clonskeagh Road to the west and north. The proposed development comprises the following: • Site clearance and demolition of extensions to rear of Nos. 85, 87, 89, 93, 95, 97, 99, and 101 Clonskeagh Road, and the side and rear extension of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: 300024-17; • Construction of a purpose-built student accommodation (PBSA) and residential development in 5 no. blocks (Blocks 1-5) ranging from part 1 to part 7 no. storeys in height above a lower ground level, and extension and renovation of 14 no. existing residential dwellings at Clonskeagh Road; • The proposed development includes 439 no. PBSA bedspaces in Blocks 2-5 (including 133 no. studios and 306 no. bedspaces in 40 no. clusters, comprising 4 no. 6 bed clusters, 6 no. 7 bed clusters, and 30 no. 8 bed clusters); and 16 no. residential apartments in Block 1 (including 1 no. studio, 4 no. 1 beds, and 11 no. 2 bed apartments). The PBSA includes



ancillary student amenities at lower ground and upper ground levels, including a reception, lounge, gym, yoga studio, games room, cinema room, dining room, laundry, office, study and meeting rooms. All PBSA clusters are served by a communal living / kitchen / dining room. The development also includes floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses within Block 1, and café use within Block 2;

- Block 1, which fronts onto Clonskeagh Road to the west of the site, comprises 16 no. residential apartments (1 no. studio, 4 no. 1 beds, and 11 no. 2 beds), in a part 1 to part 4 storey building, above lower ground level. An external communal roof terrace is proposed at 3rd floor level on the northern, western and southern elevations. Floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses (with a Gross Floor Area (GFA) of 604 sq.m) is located at lower and upper ground floor level. Balconies are provided on the eastern and western elevations. A double ESB substation and switchrooms are located at upper ground floor level and a plant area is proposed at roof level;
- Block 2, to the north-east of the site, comprises 103 no. purpose-built student bedspaces (including 1 no. 6 bed cluster, 3 no. 7 bed clusters, and 4 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 6 storey building, above lower ground level. Ancillary internal student amenities are provided at upper and lower ground levels. Café use is also provided at upper ground level. A plant area is proposed at upper ground level and at roof level;
- Block 3, to the east of the site, comprises 121 no. purpose-built student bedspaces, (including 1 no. 6 bed cluster, 1 no. 7 bed cluster, and 8 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 7 storey building, above lower ground level. Ancillary internal student amenities are provided at lower ground level. A plant area is proposed at upper ground floor level and at roof level;
- Block 4, to the south-east of the site, comprises 90 no. purpose-built student bedspaces (including 2 no. 6 bed clusters, 2 no. 7 bed clusters, and 8 no. 8 bed clusters), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;
- Block 5, to the south of the site, comprises 125 no. purpose-built student bedspaces (including 10 no. 8 bed clusters, and 45 no. studios), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;
- The lower ground level also contains car and cycle parking, and ancillary facilities including plant rooms, waste storage areas and block cores. A total of 33 no. car parking spaces are provided (14 no. student accommodation spaces, 16 no. residential spaces, 2 no. community/arts/cultural use spaces, and 1 no. car share space), and 2 no. motorcycle spaces. A total of 575 no. cycle parking spaces are provided, including 472 no. secure cycle parking spaces (440 no. student accommodation spaces, 28 no. residential spaces, and 4 no. community/cultural use spaces) located at lower ground level, and 103 no. short stay visitor cycle parking spaces (88 no. student accommodation spaces, 8 no. residential spaces, and 7 no. community/arts/cultural use spaces) provided at surface level;
- The development also includes the extension and renovation of the 14 no. existing residential dwellings at Nos. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103 Clonskeagh Road, including lower / ground and ground / first floor rear extensions and roof terraces at 1st floor level on the eastern elevations of Nos. 99, 101 and 103 Clonskeagh Road, (providing 1 no. 1 bed, 9 no. 2 beds, and 4 no. 3 bed houses), associated external and internal alterations, alteration to front and rear private open space, including bin shelters fronting Clonskeagh Road, and a bin store structure adjoining No. 65 Clonskeagh Road;
- The proposed development will also provide communal open space for the PBSA and the residential apartments, outdoor space for the community/arts/cultural use, hard and soft landscaping, boundary treatments, and a biodiversity corridor along the River Dodder along the full length of the eastern site boundary;
- The proposal includes 2 no. vehicular and pedestrian / cycle entrances from Clonskeagh Road (a vehicular access to the podium level and a ramped cycle access to the lower ground level to the north of the site, and a vehicular ramped access to the lower ground level to the southern part of the site), and associated public realm works (which includes alterations to the existing footpaths / public road, internal vehicular and pedestrian routes, boundary treatments, and utility connections);
- The development also provides for flood defence and alleviation works, including flood walls along the eastern site boundary, a catchment trench fronting Clonskeagh Road to the west of Block 1, flood defence wall to replace the existing railing to the western side of Clonskeagh Bridge, and flood defence wall and embankment to the south of

Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6. The proposal includes for lowering of the sluice gates and provision of grade control structures to the Smurfit Weir along the eastern boundary of the site to provide for improved fish passage; and • All associated site development and infrastructural works, including foul and surface water drainage, including attenuation storage, PV panels at roof level, provision of utilities, and lighting. A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application. The planning application, together with the Natura Impact Statement (NIS), 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 (9.00am - 4:30pm). The application may also be inspected online at the following website set up by the applicant: [www.papermillslrd.ie](http://www.papermillslrd.ie)

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBPWSDZ2096/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	04/07/2025
<b>Applicant</b>	Pembroke Beach DAC
<b>Location</b>	Lands in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) . The wider site also includes the lands known as the former Irish Glass Bottle and Fabrizia sites , Poolbeg West , Dublin 4

#### **Additional Information**

**Proposal:** The modifications relate to the site's parking strategy, as permitted under the Phase 1 Scheme (Blocks K, M, and O) (Planning Ref. PWSDZ3207/21, as amended through inter alia Planning Ref. PWSDZ4276/23, PWSDZ3461/24, PWSDZ3468/24, WEBPWSDZ2252/24, and WEBPWSDZ2247/24), and the Phase 1B Scheme (Block L) (Planning Ref. PWSDZ3406/22, as amended through inter alia Planning Ref. PWSDZ4341/23, PWSDZ3945/24, and WEBPWSDZ2249/24). The proposed modifications consist of: • The omission of the Multi-Modal Transport Hub, and its ancillary development, from Phases 1 and 1B;• The provision of 3 no. additional car parking spaces within the basement of Phase 1 for retail and estate management use;• The provision of 66 no. additional car parking spaces and 6 no motorbike spaces within the basement of Phase 1B for future residential use; • The re-designation of surface-level parking within the local streets and Central Boulevard of Phase 1 and 1B (the proposed breakdown is now: 27 no. visitor spaces; 14 no. car share spaces; 5 no. loading bays; 4 no. taxi ranks spaces; and 5 no. bus laybys spaces); • The provision of 1 no. substation clearway, replacing 1 no. visitor parking space within the Central Boulevard, to facilitate Phase 1B amendment permission (Ref. PWSDZ3945/24); • The removal of 3 no. 'set down' spaces along Furnace Walk in accordance with Condition 7(b) of Phase 1B amendment permission (Ref. WEBPWSDZ2249/24);• Amendments to the wording of Condition 24(h) within Phase 1 permission (Ref. PWSDZ3207/21) and Condition 20(d) within Phase 1B permission (Ref. PWSDZ3406/22)relating inter alia to restrictions on surface-level car parking designations; and • All other associated development.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	WEBPWSDZ2510/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	02/07/2025
<b>Applicant</b>	Gas Networks Ireland

**Location** Poolbeg AGI, Poolbeg Power Station, Pigeon House Road, Dublin 4

**Additional Information**

**Proposal:** The development will consist of 1 no. gas analyser kiosk, minor road extension, rooftop-mounted solar panels, modification to the entrance gate and all ancillary services and associated site work. Part of the works will include decommissioning and removal of existing PRS building, Water Baths Heaters and associated pipework.

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**Area 1**  
**Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3159/25  
**Appeal Type** Written Evidence  
**Applicant** JCDecaux Ireland Limited  
**Location** 40 Lower Kevin Street, Dublin 8

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: For the replacement of 1 No. illuminated 6.29m x 6.64m advertising display with 1No. digital 6.28m x 3.4m advertising display at 40 Lower Kevin Street, Dublin 8 (Protected Structure), and the permanent decommissioning of 1 No. 6.3m x 3.3m illuminated advertising display at 138 South Circular Road, Dublin 8, and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1773/25  
**Appeal Type** Written Evidence  
**Applicant** Future Properties Wicklow Ltd  
**Location** Castle House, 73-83 South Great George's Street, Dublin 2, D02 VY44

**Additional Information**

**Proposal:** Planning application for the placing of street furniture on the area of pavement in the ownership of the applicant, outside the front of the ground floor premises of units 3 to 9, Castle House, 73-83 South Great Georges St, Dublin 2

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**Area 1**  
**Appeals Decided**

**Area** Area 1 - South East  
**Application Number** WEB2619/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 30/06/2025  
**Applicant** Kevin Dooner  
**Location** 25 Lower Mount Pleasant Avenue and the corner of Richmond Hill, Dublin 6, D06X392

**Additional Information**

**Proposal:** The demolition of an unused derelict building and the construction of a new three-story apartment building, with the attic converted into a habitable space. The development will have the following layout: ground floor - two studio apartments; first floor - two single-bedroom apartments;

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second floor - one three-bedroom apartment; attic floor - one single-bedroom apartment. For the convenience of residents, each apartment will have provisions for bicycle and refuse bin storage. The main entrance to the apartments will remain in its current location on Lower Mount Pleasant Avenue, accessible through a landscaped courtyard.

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## WEEKLY PLANNING LISTS

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

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

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

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

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

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## PLANNING INFORMATION SESSIONS

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

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

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

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

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



# Dublin City Council

## SECTION 5 EXEMPTIONS

26/25

(30/06/2025-06/07/2025)

## WEEKLY PLANNING LISTS

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

**Area** Area 1 - South East  
**Application Number** 0267/25  
**Application Type** Section 5  
**Applicant** Brother Baghin Ltd  
**Location** Leeson Steet House, 48 & 49, Leeson Street Lower, Dublin 2, D02 W682  
**Registration Date** 30/06/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Whether the use of residential building, where care is not provided, to house homeless persons, is or is not development?

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**Area** Area 1 - South East  
**Application Number** 0271/25  
**Application Type** Section 5  
**Applicant** Sean Keane  
**Location** 12A, Garville Road, Rathmines, Dublin 6, D06 AK37  
**Registration Date** 02/07/2025  
**Additional Information**  
**Proposal:** EXPP: Is the proposed change in height of central roof valley to achieve extra storage space exempt under section 5?

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**Area** Area 1 - South East  
**Application Number** 0273/25  
**Application Type** Section 5  
**Applicant** Paul McGirr  
**Location** 119, Larkfield Gardens, Dublin 6W, D6W VF25  
**Registration Date** 03/07/2025  
**Additional Information**  
**Proposal:** EXPP: The proposed development consists of the creation of a temporary single storey timber structure to the side of the dwelling. The proposed structure is of lightweight timber construction, and it will be located on the footprint of a previous side structure, now removed. The proposed structure will be clad in timber 'shiplap' boards with a clear Perspex flat roof with falls to a side gutter.

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**Area** Area 1 - South East  
**Application Number** 0275/25  
**Application Type** Section 5  
**Applicant** Siobhan O'Callaghan & Brian Rushe  
**Location** 72, Marlborough Road, Donnybrook, Dublin 4  
**Registration Date** 04/07/2025  
**Additional Information**  
**Proposal:** EXPP: PROTECTED STRUCTURE: Repairs to the first floor return shower room floor,

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replacement of sanitaryware to the two return shower rooms, local repairs to the front parapet and valley linings to prevent water ingress, repairs to plasterwork under the front entrance steps, the replacement of the front lower ground floor doorset and the redecoration of previously painted surfaces inside and out.

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<b>Area</b>	Area 1 - South East
<b>Application Number</b>	0276/25
<b>Application Type</b>	Section 5
<b>Applicant</b>	Antonia O'Callaghan
<b>Location</b>	48, Upper Leeson Street , Dublin 4
<b>Registration Date</b>	04/07/2025

**Additional Information**

**Proposal:** EXPP: PROTECTED STRUCTURE: Stripping out and reversal of illegal development works carried out by previous owners, comprising removal of modern plasterboard wall, ceiling and partition linings and stud work. Removal of illegal structures, bathrooms, kitchens and associated pipework and services.

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