



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(07/07/2025-13/07/2025)

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

Area	Area 1 - South East
Application Number	3307/25
Application Type	Permission
Applicant	Michael Bannon
Location	19 Elgin Road, Ballsbridge, Dublin 4, D04T2P6
Registration Date	11/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE : Change of use of the building lower ground level from office use to a single residential house (Two upper floors currently in single residential use) to make a single family dwelling (terraced). Raking out and repointing of brickwork to front elevation . The careful removal of 2 existing non original rooflights and replacement with 3 no. new rooflights to inner roof slopes to provide natural light and ventilation . The provision of PV panels to inner roof slopes . Minor internal reconfigurations .

Area	Area 1 - South East
Application Number	WEB1284/25
Application Type	Permission
Applicant	Electricity Supply Board ESB
Location	St Vincent's University Hospital, Nutley lane, Dublin 4 , D04T6F4
Registration Date	08/07/2025

Additional Information Additional Information Received

Proposal: The proposed development will consist of the construction of a 110 kV / MV electrical substation and will include the following elements: 1. Site clearance works including removal of: i. Existing vegetation; ii. Taxi rank and associated access road. 2. Construction of: i. a substation compound (c. 495 sq.m.); ii. a 110 kV Gas Insulated Switchgear (GIS) building (c. 265 sq.m.; c. 12m in height); that will include a basement (c. 3m deep); iii 2 no. 110 kV transformers, associated bunds and firewalls (c. 7.8 m in height); iv. All other associated and ancillary site development works including the provision of site services; temporary construction compound and drainage.

Area	Area 1 - South East
Application Number	WEB1521/25
Application Type	Permission
Applicant	JCDcaux Ireland Limited
Location	The junction of Macken Street, and Grand Canal Street Lower, Dublin 2
Registration Date	07/07/2025

Additional Information Clarification of Add. Information Recd.

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.

Area	Area 1 - South East
Application Number	WEB2591/25
Application Type	Permission

Applicant The School of Philosophy and Economic Science
Location 7 Clare Street, Dublin 2
Registration Date 07/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The School of Philosophy and Economic Science intends to apply for planning permission for the change of use of no. 7 Clare Street, Dublin 2, D02 F902, from Office use to Educational use on the ground, first, second and third floors. No. 7 Clare Street is a Protected Structure (RPS Ref: 1884). No physical works are proposed as part of this development.

Area Area 1 - South East
Application Number WEB2593/25
Application Type Permission
Applicant HPREF Ireland (Georges Quay and Court) DAC
Location One George's Quay Plaza, George's Quay, Dublin 2
Registration Date 07/07/2025

Additional Information

Proposal: We, HPREF Ireland (Georges Quay and Court) DAC, intend to apply for planning permission for development at One George's Quay Plaza, Georges Quay, Dublin 2. The development will consist of alterations to the façades at ground and first floor level at the North and East Elevations, including the provision of replacement entrance doors and associated amended glazing, cladding and panels surrounding the entrance areas, removal of existing secondary canopies and associated upgrade works to the retained canopies above the entrance doors, installation of new planters, and all associated site and development works.

Area Area 1 - South East
Application Number WEB2596/25
Application Type Permission
Applicant JIG Property Investments Ltd .
Location 7 Harold's Cross Road, Harold's Cross, Dublin 6W
Registration Date 08/07/2025

Additional Information

Proposal: Planning permission is sought by JIG Property Investments LTD. at 7 Harolds Cross Road, Harolds Cross, Dublin 6w, Co. Dublin, D6WYH68 for change of use of part lower ground floor (45.5sqm) and part of the ground floor (62sqm) from retail to a hot food takeaway with dining. The proposed development includes internal modifications, erecting of new extract duct, new signage, and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB2600/25
Application Type Permission
Applicant Murphy & Gunn Limited
Location 44 Kenilworth Square South rear of nos.45-47
Kenilworth Square South, Rathgar,D06KV20 and along
Garville Lane,D06XN67 Rathgar, Dublin 6 D06KV20
Registration Date 08/07/2025

Additional Information

Proposal: The development will consist of: The demolition of the existing single storey car

showroom fronting Rathgar Avenue and Kenilworth Square South and the two storey building fronting Garville Lane; Construction of a residential development comprising 19 No residential dwellings (7 no. 2 beds, 8 no. 3 beds and 4 no. 4 beds) in the form of houses, apartments and duplex apartments. This is made up of: •Block 1 will be a 3 storey building with 14 no. Residential dwellings and will provide 7 no. 2 bed apartments and 7 no. 3 bed duplex apartments above. •Block 2 will also be three storeys in height and will provide a terrace of 4 no. 4 bed houses. •Block 3 will provide a single, two storey, 3 bed mews house will be provided onto Garville Road and incorporating the existing building to be retained on this site. All residential units will have private open space in the form of gardens, balconies or terraces facing north/ south/ east/ west. The development will be accessed from Garville Lane, Rathgar Avenue and Kenilworth Square South. The proposal also includes the provision of car and cycle parking, open spaces, landscaping, bin stores and all associated site development works, landscaping, boundary treatments and other servicing works

Area	Area 1 - South East
Application Number	WEB2601/25
Application Type	Permission
Applicant	Big Mamma Ireland Limited
Location	40/41, Westmoreland Street, Dublin 2
Registration Date	08/07/2025
Additional Information	

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.

Area	Area 1 - South East
Application Number	WEB2612/25
Application Type	Permission
Applicant	Uniball Bars Limited (In Receivership)
Location	Lands at Shaws Lane, off Bath Avenue, Dublin 4
Registration Date	09/07/2025
Additional Information	

Proposal: (i) The demolition of 1 no. existing two-storey office building and 1 no. existing single-storey (with mezzanine level) warehouse building, accessible via Shaw's Lane; (ii) construction of a residential infill development of 7 no. three-storey flat roofed houses (comprising 2 no. semi-detached three-bedroom units and 5 no. terraced three-bedroom units), each served by rear garden at ground floor level, rear terrace at first floor level, front/rear terraces at second floor level, and 1 no. on-curtilage vehicular parking space accessible via Shaw's Lane; and (iii) all ancillary works inclusive of soft and hard landscaping, boundary treatments, SuDS drainage, provision of internal access road, bin store, and visitor bicycle parking area, as necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2614/25
Application Type	Permission
Applicant	HPREF Ireland (Georges Quay and Court) DAC
Location	The Railway Arches, George's Quay Plaza, Georges Quay,

Dublin 2. The site is located to the north of Townsend Street, adjacent to a pedestrian entrance to George's Quay Plaza.

Registration Date

09/07/2025

Additional Information

Proposal: The development will consist of the construction of a self-contained unit within one railway arch (located to the north of Townsend Street), comprising a gross floor area of c. 63.2 sq.m. The proposed self-contained structure will be used as a multi-purpose / recreation room ancillary to the existing office development at George's Quay Plaza. The development includes all associated and ancillary works.

Area

Area 1 - South East

Application Number

WEB2617/25

Application Type

Permission

Applicant

Klairon Construction Limited

Location

69-71, Morehampton Road, Donnybrook, Dublin 4

Registration Date

09/07/2025

Additional Information

Proposal: CHANGE OF USE at first floor level from office/medical use to residential use, to form a 2 bedroom apartment (138sqm) accessed from existing entrance on Marlborough Road with alterations to existing rear first floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed doors providing access to a new 43sqm 1st floor terrace formed by enclosing open flat roof with 1.8 metre high opacified glazed screens; and all ancillary site works at 69–71 Morehampton Road, Donnybrook, Dublin 4 D04 K2W8.

Area

Area 1 - South East

Application Number

WEB2619/25

Application Type

Permission

Applicant

Badlands Developments Limited

Location

166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88

Registration Date

09/07/2025

Additional Information

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).

Area Area 1 - South East
Application Number WEB2623/25
Application Type Permission
Applicant Terenure College Rugby Football Club
Location Terenure College Rugby Football Club, Lakelands,
Greenlea Grove, Dublin 6W
Registration Date 09/07/2025

Additional Information

Proposal: Terenure College Rugby Football Club intend to apply for permission for modifications to planning permission granted under Ref. 3856/24 at Terenure College Rugby Football Club, Lakelands, Greenlea Grove, Dublin 6W. Modifications include a reduction in the size of the permitted extension to the clubhouse as follows: - •Omission of the single storey extension permitted along the northeastern boundary; •Reduction in area and height of the main gym extension to the clubhouse from a double height space to single storey scale; •Provision of club shop within the modified extension; •All associated site works and services.

Area Area 1 - South East
Application Number WEB2628/25
Application Type Permission
Applicant PATAGONIA EUROPE COOPERATIEF
Location Patagonia, 24-26 Exchequer Street, Dublin 2, D02 X996
Registration Date 10/07/2025

Additional Information

Proposal: The development will consist of the provision of a pair of decorative metal security gates at the entrance of the shop.

Area Area 1 - South East
Application Number WEB2633/25
Application Type Permission
Applicant Klairon Construction Limited
Location 69-71 Morehampton Road, Donnybrook, Dublin 4, D04K2W8
Registration Date 10/07/2025

Additional Information

Proposal: CHANGE OF USE at first floor level from office/medical use to residential use, to form a 2 bedroom apartment (138sqm) accessed from existing entrance on Marlborough Road with alterations to existing rear first floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed doors providing access to a new 43sqm 1st floor terrace formed by enclosing open flat roof with 1.8 metre high opacified glazed screens; and all ancillary site works at 69–71 Morehampton Road, Donnybrook, Dublin 4 D04 K2W8.

Area Area 1 - South East
Application Number WEB2644/25
Application Type Permission
Applicant PAJC Garville Limited,
Location Rear 58 & 60 Garville Avenue Upper, accessed from
Garville Lane Upper, Rathgar, Dublin 6
Registration Date 11/07/2025

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.

Area	Area 1 - South East
Application Number	WEB2650/25
Application Type	Permission
Applicant	Córas Iompair Éireann
Location	North-Eastern side of the Railway Bridge at Bath Avenue, Dublin 4
Registration Date	11/07/2025

Additional Information

Proposal: Córas Iompair Éireann (CIE) is applying for planning permission for the replacement of 1 no. existing 6.42m x 3.36m internally illuminated advertising display with 1 no. new 6.08m x 2.88m LED advertising display, and the provision of a new ESB mini pillar to facilitate electrical connection for signage illumination, along with all associated and ancillary works at the north-eastern side of the railway bridge at Bath Avenue, Dublin 4. In the event of planning permission being granted, 1 no. existing trivision advertising display on the southern elevation of Macken Street Railway Bridge, Macken Street, Dublin 2 will be permanently decommissioned and removed. Macken Street Railway Bridge is a protected structure (RPS Ref. 885).

Area	Area 1 - South East
Application Number	WEB2653/25
Application Type	Permission
Applicant	Railway Union Sports Club Sport Club
Location	Railway Union Sports Club, Park Avenue, Sandymount, Dublin 4, D04PF86
Registration Date	11/07/2025

Additional Information

Proposal: Planning Permission to a). develop a multi sport mini recreation area with permeable astro turf surface, b). develop a family/spectator area with permeable artificial grass surface, c). develop a skills path/40m long running tracks, d) removal of piles of stone, landscaping, associated ground works and all associated site works.

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3039/25
Application Type	Permission
Applicant	Gheorghe Dulgheru
Location	42 Dolphin Road, Dublin 12, D12XD68
Registration Date	11/07/2025
Additional Information	A.I Article 35 Received

Proposal: The development consists of amendments to previously approved development of an end of terrace two storey house at the side of the existing dwelling , Reg. Ref. 3620/22 , to

include alterations to the elevations and fenestration , re-alignment of the gable roof of the existing house and all associated site works .

Area	Area 1 - South East
Application Number	3197/25
Application Type	Permission
Applicant	Jackie and Eddie Moloney
Location	40 Park Avenue, Sandymount, Dublin 4
Registration Date	11/07/2025
Additional Information	Additional Information Received

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.

Area	Area 1 - South East
Application Number	3299/25
Application Type	Retention Permission
Applicant	Eugene Hillery
Location	9 Albany Road, Ranelagh, Dublin 6, D06 F9H6
Registration Date	07/07/2025
Additional Information	

Proposal: RETENTION: the development consists of the retention of an electric vehicle arm in the front garden.

Area	Area 1 - South East
Application Number	3300/25
Application Type	Permission
Applicant	Blathna Ruane
Location	2, Wellington Road, Ballsbridge, Dublin 4
Registration Date	07/07/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: permission for development at No. 2 Wellington Rd, Ballsbridge, Dublin 4, D04 Y5NO - a Protected Structure. The development will consist of the installation of PV Solar Panels to the inner roof slopes (centre valley slopes) of the three storey element of the main house, together with the installation of Solar Inverter and Battery Unit which is to be located in the existing Plant Room in the Rear Garden.

Area	Area 1 - South East
Application Number	3304/25
Application Type	Permission
Applicant	Cian Smith and Lucy Connolly
Location	88 Wilfield Road, Sandymount, Dublin 4

Registration Date 10/07/2025

Additional Information

Proposal: Permission to create a vehicular access to the front garden of 88 Wilfield Road, Sandymount, Dublin 4. Including the partial removal of the front boundary railings & plinth, & provision of new gates and associated works.

Area Area 1 - South East
Application Number 3305/25
Application Type Permission
Applicant Niamh O'Carroll
Location 69 James's Walk, Rialto, Dublin 8
Registration Date 10/07/2025

Additional Information

Proposal: The development will consist of a proposed single storey rear extension plus attic conversion with dormer roof to rear roof slope and 3 number velux rooflights to front roof slope plus internal alterations and all associated site works .

Area Area 1 - South East
Application Number 3306/25
Application Type Permission
Applicant Caroline Donohue
Location 42 Leeson Park, Ranelagh, Dublin 6
Registration Date 10/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for widened vehicular access and pedestrian gate to damaged front railings to family dwelling over basement.

Area Area 1 - South East
Application Number 3309/25
Application Type Permission
Applicant Brian and Marina Devitt
Location 172, Merrion Road, Dublin 4
Registration Date 11/07/2025

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 re-instatement 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 vehicular side entrance gate, and all associated internal refurbishment, services and site works

Area Area 1 - South East
Application Number WEB1091/25
Application Type Permission

Applicant Paul Griffin
Location 23, Bremen Avenue, Sandymount, Dublin 4
Registration Date 08/07/2025
Additional Information Additional Information Received
Proposal: The development will consist of an attic conversion with a box dormer to the front and rear of the property, Removal of existing bay window at ground level. Enlarging existing window openings which will have Juliet balconies at first floor. Removal of a pitched roof on existing rear extension and replace with flat roof, new internal layout design and all ancillary site development works.

Area Area 1 - South East
Application Number WEB1313/25
Application Type Permission
Applicant Patrick Rooney
Location 28 Belgrave Road, Rathmines, Dublin 6, D06 EF89
Registration Date 08/07/2025
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: The development will consist of: Refurbishment and extension of the existing building, reverting the current arrangement of a two-storey dwelling over a basement apartment back to a single 3-bed family home. Works include repairs to the existing original windows, brick wiggling to the front elevation, reinstatement of the stairs to the lower ground floor, thermal upgrades to the existing house, a new single-storey extension to the rear, the creation of a new vehicle access for 1no. car parking space to the rear, demolition of the derelict lean-to extension to the rear, and all associated site works. The building is within a conservation area and is a protected structure.

Area Area 1 - South East
Application Number WEB1912/25
Application Type Permission
Applicant Giovanna Bosis
Location 63 Parnell Road, Dublin 12, D12 DX39
Registration Date 11/07/2025
Additional Information Additional Information Received
Proposal: Planning permission for a ground floor extension to the side (east) and front (north) and porch extension to the front (north) of a two storey terraced house at number 63 Parnell Road, Harold Cross, Drimnagh, Dublin 12. The proposed development will consist of the demolition of an existing single storey shed to the side and construction of a new single storey extension to the side and porch extension to the front to give a total extended area of 27 m2 (Total area is 108 m2). The proposed flat roof extension will house additional living space including bedroom and lounge area to the side with rooflight above and wc and entrance porch to the front and all other associated site works.

Area Area 1 - South East
Application Number WEB2592/25
Application Type Permission
Applicant Peter Lawlor
Location 28 Sundrive Rd, Crumlin, Dublin 12, D12 K0W0
Registration Date 07/07/2025

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.

Area Area 1 - South East
Application Number WEB2625/25
Application Type Permission
Applicant Peter Lawlor
Location 28, Sundrive Road, Crumlin, Dublin 12, D12 K0W0
Registration Date 10/07/2025

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.

Area Area 1 - South East
Application Number WEB2637/25
Application Type Permission
Applicant Una Morrison
Location 3 Vergemount Park, Rathmines, Dublin 6
Registration Date 10/07/2025

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 and addition of a roof light window to the front slope (C) Sundry other minor refurbishment and alteration works and all associated siteworks to facilitate this development

Area Area 1 - South East
Application Number WEB2641/25
Application Type Permission
Applicant Eoin & Niamh Dennehy & O'Connor
Location 44 Merlyn Road, Ballsbridge, Dublin 4, D04W5P8
Registration Date 11/07/2025

Additional Information

Proposal: Partial demolition of single storey garage (27 sqm) and rear extension (9.5 sqm) and construction of a single storey extension (45 sqm) to side and rear with internal alterations, one rear attic dormer and all associated site works to facilitate the development.

Area Area 1 - South East
Application Number WEB2646/25
Application Type Permission
Applicant Simon O Leary
Location 104 Wilfield Road, Sandymount, Dublin 4
Registration Date 11/07/2025

Additional Information

Proposal: Creation of a new vehicular entrance to the front garden of 104 Wilfield Road, Sandymount, Dublin 4, including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

Area	Area 1 - South East
Application Number	WEB2647/25
Application Type	Permission
Applicant	Yvette Donlon
Location	4 Cashel Avenue, Dublin 12, D12 X2N7
Registration Date	11/07/2025

Additional Information

Proposal: Planning Permission is sought for an Attic conversion & attic extension creating non habitable attic storage space which includes a proposed dormer window to the rear, associated alterations to the Side & Rear elevations and all ancillary site works.

Area	Area 1 - South East
Application Number	WEB2648/25
Application Type	Permission
Applicant	Amanda Campbell
Location	62, Lombard Street West, Dublin 8
Registration Date	11/07/2025

Additional Information

Proposal: Widening of existing rear ground floor extension by 4m2; replacement of upvc windows with timber sash windows to front elevation; new rear extensions at first and second floor levels; internal alterations and all associated site works

Area	Area 1 - South East
Application Number	WEB2649/25
Application Type	Permission
Applicant	Donncha O'Donoghue
Location	100, Wilfield Road, Dublin 4
Registration Date	11/07/2025

Additional Information

Proposal: Creation of a new vehicular entrance to the front garden including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0237/25
Application Type	Section 5
Decision	Exempt
Decision Date	08/07/2025
Applicant	Grace O'Flanagan
Location	20, Grosvenor Place, Rathmines, Dublin 6

Additional Information

Proposal: EXPP: Does the Planning Authority consider a proposed external staircase with new access door at the rear of the dwelling leading from the kitchen down to the garden to be development? If so, does the Planning Authority consider this to be exempt development? The

staircase's pitch, width and landing dept will be identical to the already constructed neighbouring external staircase and will offer the owners access from a fire safety and amenity point of view.

Area	Area 1 - South East
Application Number	0241/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	08/07/2025
Applicant	Derek Connolly & Ant��in Doyle
Location	Site on Louis Lane to the rear of No. 11 Leinster Road, Rathmines, Dublin 6

Additional Information

Proposal: SHEC: New two-storey detached mews house.

Area	Area 1 - South East
Application Number	0245/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	09/07/2025
Applicant	Brendan & Muireann Brennan
Location	Horton, 46 Terenure Road West, Dublin 6, D6WHP76

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works proposed include the following: 1. Front and side elevations to be carefully stripped of poorly executed lime render and newly applied by specialist lime render contractor. 2. Careful raking out of sand and cement render to existing stone piers and repointing in lime mortar. 3. Existing single storey modern garage construction to be used as a gym.

Area	Area 1 - South East
Application Number	0250/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	08/07/2025
Applicant	Peter Cox
Location	280, Merrion Road, Dublin 4

Additional Information

Proposal: EXPP:Demolition & removal of the existing brick chimney, externally & internally.

Area	Area 1 - South East
Application Number	3204/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	Linkedin Ireland Unlimited Company
Location	5 Wilton Park (formerly known as the former Office Of Public Works site at Wilton Place , Lad Lane, Dublin 2

Additional Information

Proposal: The proposed development comprises of the installation of three external signs at ground floor level (two of which will be wraparound signs of c 0.8 Sq m each and will be affixed to existing columns and one larger internally illuminated sign of c 1 Sq m) at the south eastern elevation of the existing office building close to the main entrance from Wilton Place , and all associated development work .

Area	Area 1 - South East
Application Number	3297/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/07/2025
Applicant	Brian and Marina Davitt
Location	172 Merrion Road, Dublin 4, D04FF29

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 .

Area	Area 1 - South East
Application Number	3299/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	09/07/2025
Applicant	Eugene Hillery
Location	9 Albany Road, Ranelagh, Dublin 6, D06 F9H6

Additional Information

Proposal: RETENTION: the development consists of the retention of an electric vehicle arm in the front garden.

Area	Area 1 - South East
Application Number	3305/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	Niamh O'Carroll
Location	69 James's Walk, Rialto, Dublin 8

Additional Information

Proposal: The development will consist of a proposed single storey rear extension plus attic conversion with dormer roof to rear roof slope and 3 number velux rooflights to front roof slope plus internal alterations and all associated site works .

Area	Area 1 - South East
Application Number	WEB1126/25

Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/07/2025
Applicant	John Gerrard & Cesar Mejias Olmedo
Location	23, Leinster Road, Rathmines, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of the construction of 1no. two-storey mews house located to the rear of the site, comprising of 1no. off-street car parking space, 3no. secure bicycle parking, bin store, open plan kitchen living space, 3no. bedrooms to first floor, new connection to public foul water and surface water, new boundary treatment to subdivide the site to the rear, 1no. off-street car parking space for main house at No.23 Leinster Road, soft landscaping and sundry other minor works.

Area	Area 1 - South East
Application Number	WEB1305/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	Damien Tansey
Location	65 Fitzwilliam Square North, Dublin 2, D02 KW40
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE permission for development consisting of demolition of a non original external steps to the rear of existing return at ground floor garden level, essential internal and external repairs and maintenance work, minor material alterations and new refurbishment works to an existing 4 storey over basement and 3 storeys over basement rear return office building at 65 Fitzwilliam Square North, Dublin 2 D02 KW40 (A Protected Structure) The site is located with the curtilage of a Protected Structure RPS Ref 2860 and is located within an Architectural Conservation Area External works to include: •Removal of non original copper sheeting to main roof and its replacement with Blue Bangor slate roof, new lead centre valleys and parapet with cast iron rain water goods to the rear elevation. •Repairs and reslating of hipped roof to the rear return with new lead flashing to the existing chimney and new cast iron rainwater goods. •Removal of non original steel window at 3rd floor level front elevation and replacement with appropriate style like for like 3 over 3 sliding sash window. •Repairs and upgrading of all original historic sliding sash windows. •Reinstatement of historic decorative lead fan light and side lights to main entrance. •Repointing in lime mortar front and rear elevational brickwork including return building. Provision of external feathered lime mortar reveals to all windows in lieu of existing sand and cement surrounds. •Repair and cleaning of granite rusticated blockwork to front entrance and basement elevations, repair and cleaning of granite steps, cills, parapet and plinth. •Repair of historic front iron railings and gate to front elevation/repair of historic iron window rails to first floor front windows. •Provision of new contemporary styled French door and screen at lower ground level of rear return. •Removal of non original window and door to rear of existing return at lower ground floor level and provision of replacement sash windows to match existing overhead. •Repairs and refurbishment of existing under footpath stores to front. •Removal of redundant services/cables in the front and rear elevations. •Provision of discrete recessed downlighter in transom over front door and provision of 2 no. uplighters withing the external side of the front fan light. •Provision of new replacement business wall plaque mounted on granite walling to side of front entrance door. •Provision of wall vent openings for room ventilation to front and rear elevations. •Provision of external air conditioning units within centre valley of the main roof together with provision of PV solar panels to the roof slopes. •Repairs of existing brick boundary walls, site associated works to include landscaping, revised s/w and foul drainage and bicycle storage to rear.

Internal works to include: •Replacement and upgrading of all existing services including plumbing, electrics, heating, air conditioning, lighting, ventilation, fire alarm and fire escape signs. •Floor strengthening and repairs to all floors •Upgrading an refurbishment of existing rear return providing new layouts to provide canteen, tea stations and updated sanitary/changing facilities and meeting rooms at all 4 levels throughout with replacement fire rated steel/glass doors to existing staircase openings at each level. •Provision of new internal fire rated glazed screen to side of existing basement stairs. •Provision of new double doors between two main reception rooms at entrance level. •Removal of lower ground floor later concrete floor complete with underfloor heating. •Repairs and upgrading works to all ceilings including repairs and cleaning of all cornice work and centre roses. •Provision of sound proofing to floors •Refurbishment of all original historic fireplaces and removal of all non original fire surrounds. •New internal desk layout and related furniture •Provision of new floor finishes and complete internal redecoration. •Upgrading of existing internal doors to provide required fire ratings •General internal improvement works and other minor associated alterations. •Modification of non original clerestory window to main stairwell.

Area	Area 1 - South East
Application Number	WEB1319/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/07/2025
Applicant	Hon Keung Wilson and Yuk Mei Cheng
Location	2A, Durham Road, Sandymount, Dublin 4
Additional Information	Additional Information Received
Proposal:	A single story pitched roof side extension and all associated site works and services.

Area	Area 1 - South East
Application Number	WEB1704/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	Old Belvedere Rugby Football Club
Location	OLd Belvedere Rugby Club , 28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3
Additional Information	Additional Information Received
Proposal:	Demolition of 392 m ² of the ground floor of the existing building, with associated roofs. The proposal is an extension to the existing clubhouse of 1312m ² at ground floor and 124m ² at first floor, an addition of 1044m ² from the existing. The majority of the existing road layout remains as existing with some parking layouts adjusted. The proposed extension at ground floor provides a new entrance and reception hall with adjoining lounge, an addition to the existing bar area, male/female changing rooms, 3No. indoor padel courts with associated covered walkway. First floor provides a mezzanine seating area with adjoining store/office space. The height of the proposal ranges from 9.5m to 11m above ground level. There are currently 68No. car parking spaces. The proposal provides 68No. car parking spaces and 18No. bike spaces.

Area	Area 1 - South East
Application Number	WEB1705/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 08/07/2025
Applicant JCDecaux Ireland Limited
Location 159 Lower Kimmage Road, Dublin 6W
Additional Information Additional Information Received
Proposal: The replacement of 1No. internally illuminated 6.4m x 3.35m Premiere advertising display with 1No. digital 6.28m x 3.4m advertising display at 159 Lower Kimmage Road, Dublin 6W and the permanent decommissioning of 1No. 6.3m x 3.3m advertising display on the Grand Canal bank at Dolphins Barn Bridge, adjacent to 45 Dolphins Barn Road, Dublin 8, and all associated site works and services.

Area Area 1 - South East
Application Number WEB1830/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 11/07/2025
Applicant Tom & Claire Conway
Location 27 Clyde Road, Ballsbridge, Dublin 4, D04 F838
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE : The development will consist of: A). Change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4008/24); B). Construction of a replacement single-storey flat roof side extension, with sedum roof and associated roof lights, at lower ground floor level; C). Construction of a new single-storey flat roof extension to the rear at lower ground floor level, with associated roof terrace accessed at upper ground floor level; D). Cleaning of the existing granite and brick facades and granite entrance steps; repointing of existing front and part side elevations and entrance steps in lime mortar; E). The replacement of the non-original uPVC windows, on the rear elevation only , with timber sliding sash windows, together with amendments of two select opes (conversion from window to door openings); F). The replacement of the existing non-original lower ground floor slab with a new insulated concrete slab; G). Internal reconfiguration, refurbishment and associated conservation and restoration works throughout; H). New mechanical and electrical services throughout; I) New pedestrian gate to side lane; J) Widening of the existing vehicular entrance together with associated modifications to the existing vehicular entrance gates and railings to the front boundary, and provision of new railing to the east boundary of the front garden; L). All ancillary site, boundary and landscaping works.

Area Area 1 - South East
Application Number WEB2046/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 07/07/2025
Applicant Elizabeth Jones and Jonathan Larbey
Location No. 5 Kenilworth Square North, along No.5 Kenilworth Lane West., Rathmines, Dublin 6, D06 NY58

Additional Information
Proposal: PROTECTED STRUCTURE: Permission for development at this site: To the rear of No. 5 Kenilworth Square North (A protected structure), Dublin 6 (D06 NY58) at No. 5 Kenilworth Lane West, Dublin 6. A) The part removal of the existing garden building B) The construction of a two-storey garden building incorporating a private gym/ leisure space and garage at ground floor level with a games room and associated ancillary space at first floor level, all for the private use of the occupant owners of No. 5 Kenilworth Square North, Dublin 6. C) The proposed amendment to the

width of the existing entrance fronting onto Kenilworth Lane West to create a wider vehicular entrance D) All ancillary site, boundary, and landscaping works.

Area	Area 1 - South East
Application Number	WEB2069/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/07/2025
Applicant	Google Ireland Limited
Location	Gasworks House, Block E1 and E2, Barrow Street, Dublin 4

Additional Information

Proposal: We, Google Ireland (Limited), intend to apply for planning permission for development at Gasworks House, Block E1 and E2, Barrow Street, Dublin 4. The development will consist of:

- Removal of existing building signage and provision of new signage extending to a total area of 5.5 sqm, comprising individually mounted internally illuminated letters fixed to a prefabricated powder-coated aluminium frame, located on western elevation of the building at ground floor level fronting Barrow Street above entrance doors.
- Replacement of entrance doors at western elevation at ground floor level to match existing.
- Replacement of the existing revolving door entrance with a new 2.8m high glazed curtain wall at the western elevation to Barrow Street at ground floor level.
- Minor reconfiguration of ground floor layout. There is no change proposed to total gross floor area of the building.

Area	Area 1 - South East
Application Number	WEB2076/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	10/07/2025
Applicant	Two Fifty Square Coffee Bar Limited
Location	Hilton House, Ardee Road, Rathmines, Dublin 6 , D06FK18

Additional Information

Proposal: Installation of repurposed shipping container (15m²) for use as Coffee Shop with external seating area (18m²) and associated site works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2081/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/07/2025
Applicant	Hazzy Investments Ltd.
Location	48 Fleet Street, Temple Bar, Dublin 2, D02 T883

Additional Information

Proposal: (i) change of use of 3 no. units in the existing building from office to residential to provide for 2 no. one-bedroom apartments and 1 no. two-bedroom apartment. The units are located at the third, fourth and fifth floor levels (Unit 6 is located at third floor level, Unit 7 is located at fourth and fifth floor level and Unit 9 is located at fifth floor level), to be accessed by pedestrians via an existing entrance off Parliament Row; (ii) provision of private open space in the form of

balconies for each unit; (iii) provision of a communal courtyard at fourth floor level; (vi) addition of a bin and bike store and a service area at ground floor level to accommodate all residential units in the building, accessed by pedestrians via Parliament Row; and, (v) all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2082/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/07/2025
Applicant	Charlemont Regeneration Limited
Location	Block 1, Charlemont Walk, Charlemont Square, Dublin 2

Additional Information

Proposal: The development will consist of the subdivision and change of use to part of the permitted ground floor café/restaurant (318 sq.m.) permitted under Reg. Ref. 3742/10 (ABP Ref. PL29S.238212), and subsequently amended by Reg. Ref. 4443/16, Ref. 4152/17, Ref. 3735/18, Ref. 4758/18, Ref. 3035/20, Ref. 2509/21, Ref. 3851/22, and Ref. 3685/23, and extended under Reg. Ref. 3742/10/X1, to provide for an office space (61 sq.m.). The proposed change of use seeks flexibility to retain the existing café/restaurant use whilst also catering for the office use. The development includes signage, bicycle parking and all associated site development works.

Area	Area 1 - South East
Application Number	WEB2085/25
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	10/07/2025
Applicant	Gary & Jonathan Kirwan
Location	77 Harolds Cross Cottages, Harolds Cross, Dublin 6, D06 NV00

Additional Information

Proposal: PERMISSION sought to demolish existing single storey extension to the rear and to construct new single storey extension to rear, attic conversion with dormer window to rear and incorporating raising of ridge line and rooflight to front

Area	Area 1 - South East
Application Number	WEB2088/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/07/2025
Applicant	Simon McCabe and Louise Morgan
Location	53, Iveagh Gardens, Crumlin, Dublin 12

Additional Information

Proposal: The development will consist of a ground-floor extension to the side and rear, a roof light to the side of the main roof, a window to the side, a perimeter fence on part of the side and rear boundary, and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2090/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	09/07/2025
Applicant	Ruth and Weston Louzado
Location	63 South Hill, Dartry, Dublin 6

Additional Information

Proposal: The development will consist of: (i) the removal of an existing front porch and side chimney (ii) the conversion of the existing garage into habitable spaces (iii) construction of a single storey side extension and entrance canopy to the front (iv) first floor, over garage extension to the side, with hipped and pitched, tiled roof to match existing (v) single storey extension to the rear (vi) 1 no. roof light to the front, and 2 no. flat roof lights to the rear extension, (vii) associated fenestration alterations (viii) internal modifications and alterations, (ix) and all associated site works, landscaping and services.

Area	Area 1 - South East
Application Number	WEB2094/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	10/07/2025
Applicant	Marian & Michael Cullen
Location	88, Moyne Road, Ranelagh, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist/consists of the following revisions to the previously permitted Planning Permission Register Ref. 4307/24: i. To the front and side of the property the omission of the previously granted brick repointing. ii. To the rear of the property, the omission of the previously granted new storage shed and in-lieu the partial demolition, retention and amendment of the existing single storey garage to provide for storage. iii. To the rear of the property, at first floor level, the revision of the access and arrangement of the previously granted two storey extension, the retention of the first floor corner chimney breast, the provision of a new access open and link. iv. To the rear of the property the omission of the previously granted new boundary fence and the increase in height of the existing boundary granite wall.

Area	Area 1 - South East
Application Number	WEB2097/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/07/2025
Applicant	Barbara Kernan
Location	20 Hope Street, Dublin 04, D04 ER80

Additional Information

Proposal: The development will consist of demolition of existing chimney and dormer window and the construction of a new single-storey extension, dormer window and first floor extension over existing ground floor extension all to the rear of the house and associated site works.

Area	Area 1 - South East
Application Number	WEB2103/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/07/2025
Applicant	Balrath Investments ULC
Location	Site of approx. 0.05 ha on lands at Maryland House, 20-21 William Street South and 50-51 Drury Street, Dublin 2

Additional Information

Proposal: The development will consist of the following: a) The change of use of the basement and ground floor levels from car park (approx. 297 sqm) and retail use (approx. 34.5 sqm) to restaurant use (approx. 377 sqm) fronting Drury Street and tourist hostel accommodation use (approx. 322 sqm) fronting South William Street. b) The change of use of the first to fourth floor levels from vacant office to tourist hostel accommodation use comprising a total of 44 no. bedrooms accommodating 273 no. bedspaces in a mixture of 4 – 8 no. person bedrooms (total hostel GFA approx. 1,717 sqm from basement to fourth floor level). The hostel development will comprise a reception (approx. 34.5 sqm), lounge area / self-service kitchen (approx. 115.4 sqm), 2 no. storage areas (approx. 14.4 sqm) at ground floor level with a main entrance via William Street South. The first floor level will accommodate an approx. 90.6 sqm outdoor landscaped roof area and the fourth floor level will accommodate 2 no. outdoor terraces, one fronting William Street South (approx. 53.1 sqm) and one fronting Drury Street (approx. 57.2 sqm). The basement level will accommodate a bicycle store (approx. 26.3 sqm) for a total of 24 no. bicycle parking spaces, guest laundry room (approx. 11.5 sqm), guest lockers (approx. 7.9 sqm) and ancillary staff areas, storage areas and plant room (approx. 125.3 sqm). c) The proposed development will also include internal and external alterations, including; demolition of the existing basement ramp, reduction of the basement floor area from approx. 405 sqm to approx. 334.5 sqm, internal modifications to walls and door openings, replacement of all glazing to existing opes, provision of new shopfronts at ground floor level to serve the restaurant and hostel entrances and the provision of new signage on the William Street South and Drury Street elevations above the main entrances. d) The development also consists of the construction of an approx. 91 sqm extension at ground floor level to the centre of the site only and new open roof level open plant area (115.2 sqm). The proposed development will also provide for all ancillary site services and associated development works above and below ground.

Area	Area 1 - South East
Application Number	WEB2124/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/07/2025
Applicant	Sean & Una Rapple
Location	44, Brighton Road, Dublin 6, D06 WY49

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (1) Demolition of the existing lean-to extension and the subsequent construction of a new single-storey extension to the rear of the dwelling, comprising a kitchen, utility room and TV room, and enclosing a new courtyard; (2) Inspection and repair of all existing timber sash windows; (3) Repositioning of the existing vehicular entrance within the rear boundary wall, with the replacement of the gate with a new electrically automated one; (4) and all ancillary site works at 44 Brighton Road, Dublin 6, D06 WY49, a Protected Structure, PRS No. 954, within an Architectural Conservation Area.

Area	Area 1 - South East
Application Number	WEB2157/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	11/07/2025
Applicant	Sinead Finnegan
Location	4, Elmwood Avenue Lower, Dublin 6

Additional Information

Proposal: Permission for the refurbishment, ground, first and second floor extension with attic dormer extension to the rear of a two storey terraced house at number 4 Elmwood Avenue Lower, Ranelagh, Dublin 6. The proposed development will consist of the demolition of the existing full width ground floor extension and partial width rear return at first floor and the construction of a full width ground floor extension to the rear (23 m2) with rooflight over kitchen space and partial width extension at first floor (14m2) and second floor (14m2) along the northeast boundary connecting with a dormer attic extension (8 m2) to the rear pitch (total existing and proposed house area is 145 m2). The proposed development will also consist of general remedial work to the ground floor layout to include removal of walls to provide for a more open living space at ground with new kitchen and dining room within extension and new wc under raised stairs and an amended first floor layout with bathroom, utility room and bedroom housed in the rear extension and new bathroom and walk in wardrobe in the front bedroom. The proposed development will also cater for an extended attic space with new dormer to the rear pitch with home office, walk in wardrobe and bathroom in rear extension section connecting to dormer, 4 new roof lights over kitchen space at ground level, walk in wardrobe, stairs and bathroom at attic level and all associated site, drainage and landscaping works.

Area	Area 1 - South East
Application Number	WEB2200/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	James Aiken
Location	Unit 3, The Anchorage, Ringsend Road, Dublin 4, D04X924

Additional Information

Proposal: CHANGE OF USE of an existing ground floor, single-storey, open plan office unit to provide a two-bedroom residential apartment, inclusive of internal alterations and all associated drainage and ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2318/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	Michael and Arianna Caffrey
Location	23 Marine Drive, Sandymount, Dublin 4, D04NR53

Additional Information

Proposal: The development consists of the demolition of an existing single storey extension to side and the rear of the dwelling. The construction of a new two storey to the side and single storey

extension to rear of the existing dwelling. The new extension is to include rooflights, internal modifications and connection to all main site services and associated works at 23 Marine Drive, Sandymount,

Area	Area 1 - South East
Application Number	WEB2381/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	The Commissioners of Public Works in Ireland
Location	National Library of Ireland, 7-8 Kildare Street, Dublin 2, D02 P638

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: We, the Commissioners of Public Works in Ireland, intend to apply for permission, for works to the National Library of Ireland, Nos.7-8 Kildare Street, Dublin 2. PROTECTED STRUCTURE – The development will consist of works to the Main Reading Room (351 sqm) East lobby (13sqm), Reprographics Room (36 sqm) and gallery area (44sq m) to the first floor of the National Library of Ireland, Nos.7-8 Kildare Street, Dublin 2. Protected Structure (Reference RPS 4197). The proposal is to provide an enclosed glazed visitors viewing area (33 sq m) at the existing gallery in the Main Reading Room. The proposed glazed gallery is to be 1800mm wide and 2540mm internal height and set back from the existing timber balustrade. Refurbishment works to include repainting the internal walls, windows and dome area, removal of section of non-historic free standing shelving units and desks from the late 20th C. Repairs and redecoration to the 13 number late 20th C single glazed replacement timber windows to the base of the dome. Building services upgrades to include fitting controls to the non-historic column radiators located within the bookshelves, the fitting of actuators to high-level non-historic late 20th C replacement timber windows and to also include new heating , lighting and ventilation to the proposed glazed gallery. The original herring bone oak flooring is to be repaired with the mid -20th C flooring tracks removed to restore the floor to its original condition. Works to consist of lifting damaged sections of herring bone oak flooring, rerouting electrical cables below and replacing the flooring with salvaged timber from the adjacent Reprographics Room (36 m2). The floor is to be lightly sanded to remove scuff marks and finished in an appropriate conservation water-based floor Lacquer. The floor to the Reprographics Room (36 m2) is to be replaced with an oak floor of the same species, grain, size and appearance of the original.

Area	Area 1 - South East
Application Number	WEB2526/24
Application Type	Outline Permission
Decision	REVISED DRAWINGS ARTICLE 35
Decision Date	11/07/2025
Applicant	Bernard McCormack
Location	6 and 7 Parker Hill, Rathmines, Dublin 6

Additional Information 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.

Area	Area 1 - South East
Application Number	WEB2565/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Badlands Developments Limited
Location	166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88

Additional Information

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).

Area	Area 1 - South East
Application Number	WEB2569/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Big Mamma Ireland Ltd
Location	40-41 Westmoreland Street, Dublin 2, Co. Dublin, D02 VY45

Additional Information

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.

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

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).

Area	Area 1 - South East
Application Number	WEB2579/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Frank and Rebecca Mitchell
Location	42H Palmerston Road, Rathmines, Dublin 6, D06 E1R0

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.

Area	Area 1 - South East
Application Number	WEB2582/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	PAJC Garville Limited,
Location	Rear 58 & 60 Garville Avenue Upper , accessed from Garville Lane Upper, Rathgar, Dublin 6

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.

Area	Area 1 - South East
Application Number	WEB2586/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Fran Massey
Location	32A and 32B Windmill Road, Crumlin, Dublin 12

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.

Area Area 1 - South East
Application Number WEB2592/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 09/07/2025
Applicant Peter Lawlor
Location 28 Sundrive Rd, Crumlin, 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.

Area Area 1 - South East
Application Number WEB2600/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/07/2025
Applicant Murphy & Gunn Limited
Location 44 Kenilworth Square South rear of nos.45-47
Kenilworth Square South, Rathgar,D06KV20 and along
Garville Lane,D06XN67 Rathgar, Dublin 6 D06KV20

Additional Information

Proposal: The development will consist of: The demolition of the existing single storey car showroom fronting Rathgar Avenue and Kenilworth Square South and the two storey building fronting Garville Lane; Construction of a residential development comprising 19 No residential dwellings (7 no. 2 beds, 8 no. 3 beds and 4 no. 4 beds) in the form of houses, apartments and duplex apartments. This is made up of: •Block 1 will be a 3 storey building with 14 no. Residential dwellings and will provide 7 no. 2 bed apartments and 7 no. 3 bed duplex apartments above. •Block 2 will also be three storeys in height and will provide a terrace of 4 no. 4 bed houses. •Block 3 will provide a single, two storey, 3 bed mews house will be provided onto Garville Road and incorporating the existing building to be retained on this site. All residential units will have private open space in the form of gardens, balconies or terraces facing north/ south/ east/ west. The development will be accessed from Garville Lane, Rathgar Avenue and Kenilworth Square South. The proposal also includes the provision of car and cycle parking, open spaces, landscaping, bin stores and all associated site development works, landscaping, boundary treatments and other servicing works

Area Area 1 - South East
Application Number WEB2617/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 10/07/2025
Applicant Klairon Construction Limited
Location 69-71, Morehampton Road, Donnybrook, Dublin 4
Additional Information

Proposal: CHANGE OF USE at first floor level from office/medical use to residential use, to form a 2 bedroom apartment (138sqm) accessed from existing entrance on Marlborough Road with alterations to existing rear first floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed doors providing access to a new 43sqm 1st floor terrace formed by enclosing open flat roof with 1.8 metre high opacified glazed screens; and all ancillary site works at 69–71 Morehampton Road, Donnybrook, Dublin 4 D04 K2W8.

Area	Area 1 - South East
Application Number	WEB2625/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	Peter Lawlor
Location	28, Sundrive Road, Crumlin, 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.

Area	Area 1 - South East
Application Number	WEB2628/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	PATAGONIA EUROPE COOPERATIEF
Location	Patagonia, 24-26 Exchequer Street, Dublin 2, D02 X996
Additional Information	
Proposal:	The development will consist of the provision of a pair of decorative metal security gates at the entrance of the shop.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	WEB2766/24
Appeal Type	Written Evidence
Applicant	Hibernia Real Estate Group Limited
Location	Montague House, Adelaide Road,, Dublin 2 and Hardwicke House, Hatch Street Upper, Dublin 2, D02 ND9
Additional Information	Additional Information Received
Proposal:	Alterations to the planning permission for the refurbishment and extension of the buildings under Register Reference 3706/21; An Bord Pleanála Reference ABP-312494-22 to provide an additional 1,433 sq. m. GFA of office accommodation (to 17,544 sq. m. GFA; an additional 7,672 sq. m. GFA to the existing building) comprising: 1) Rearrangement of permitted basement layout reducing car parking spaces from 16 no. (including 1 no. disabled space) to 6 no. (including 2 no. disabled spaces); increasing cycle parking spaces from 174 no. to 238 no.; repositioning of cycle parking areas, staff showers, changing rooms and lockers, cycle repair area, plant and tank areas, bin storage areas and provision of 1 no. motorcycle parking space; 2) Reconfiguration of layout of ground floor on the Hatch Street Upper frontage including incorporation of permitted office space for collaborative working into building reception area and repositioned ESB substation and switchrooms and on the Adelaide Road frontage to provide for extended building reception area; 3) Construction of an extension (147 sq. m.) to the permitted sixth floor office floorplate on the Hatch Street Upper frontage; 4) Construction of an extension (97 sq. m.) to the permitted seventh floor office floorplate on the Hatch Street Upper frontage including provision of a 44.5 sq. m. roof terrace; 5) Reconfiguration of the permitted roofterrace and green roof on the seventh floor on the Adelaide Road frontage including provision of a plant enclosure

and extension of the area of the roof terrace from 136.8 sq. m. to 223 sq. m.; and 6) Construction of an additional office floor (1,158 sq. m.) set back from Hatch Street Upper frontage with two new roof terraces – 87 sq. m. to the north and 192 sq. m. to the south.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3145/25
Appeal Decision	APPEAL WITHDRAWN
Appeal Decision Date	@11/07/2025
Applicant	Ms. Emily Collins
Location	24 Serpentine Park, Ballsbridge, Dublin 4, D04 R2A8

Additional Information

Proposal: RETENTION PERMISSION: sought by Ms. Emily Collins for some 'as-built' variations and additions to the most recent planning permission Reg. No 3381/23 (granted 13/06/23) at No. 24 Serpentine Park, Ballsbridge, Dublin 4, D04 R2A8; chiefly comprising the following; an increase to the approved ground floor rear extension of circa 12 sq. m.; minor internal alterations to layouts on all floors; minor changes to external details including the front, side, and rear elevations; a relocation of one of the original car access gateway pillars along the boundary with the public footpath; and all other associated works.

Area	Area 1 - South East
Application Number	4018/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	09/07/2025
Applicant	Persian Properties Unlimited
Location	Hospitality House , 16-20 Cumberland Street, Dublin 2 D02Y097 & Alex Hotel , 41-47 Fenian Street, Dublin 2 D02H678

Additional Information Additional Information Received

Proposal: Permission for 16-20 Cumberland Street South, Dublin 2, D02Y097 and 41- 47 Fenian Street, Dublin 2, D02H678. The development will consist of the demolition of the existing 'Hospitality House' building (c.3059sqm), the construction of a new hotel extension building (c.9530sqm gross area with maximum height of 33.375m), comprising of an 8-story over ground floor level hotel extension and conference rooms with a lower ground level for hotel services, the relocated ESB sub-station and switch room accessed from Cumberland Street South, and the refurbishment of ground and lower ground levels of the existing hotel building (c.1169sqm). The proposed hotel and conferencing extension includes, at Lower Ground floor: Staff Facilities (325sqm), Spa (248sqm), Bicycle store (70sqm) Bin Store (60sqm), Storage (105sqm); at Ground Floor: Dining (469sqm), Kitchens (195sqm), Storage (55sqm) , Conferencing (333sqm), planted areas (147sqm), Sub-station and Switch- room (28sqm); at Upper floor levels 1 to 8: 150 bedrooms and associated ancillary rooms (5437sqm), upper planted areas (685sqm); to include drainage and all ancillary works on 0.32 hectare site.

Area	Area 1 - South East
Application Number	4244/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	04/07/2025
Applicant	Aidan Kelly
Location	Kelly's Garage, 13A Mount Pleasant Avenue Lower, Dublin 6
Additional Information	

Proposal: PROTECTED STRUCTURE : Brownfield site to rear of protected structures. The development will consist of the demolition of the existing single-storey commercial buildings and the construction of a terrace of 4no. two-bedroom dwellings with a study, part two-storey and part three-storey with velux rooflights. The terrace has a maximum parapet height of 7.1 metres with set-backs to the upper level on Bannaville. The provision of private open space is accommodated for each dwelling at three levels with privacy screens, 1no. vehicular parking, bicycle parking spaces, bin storage is located within the front cartilage of each dwelling. All with associated site and landscape works.

*****Amendment to Week 27*****

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.

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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

27/25

(07/07/2025-13/07/2025)

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

Area	Area 1 - South East
Application Number	0283/25
Application Type	Social Housing Exemption Certificate
Applicant	PAJC Garville Limited,
Location	58 & 60 Garville Avenue, accessed from Garville Lane Upper, Rathgar, Dublin 6
Registration Date	08/07/2025

Additional Information

Proposal: SHEC: 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.



Dublin City Council

SECTION 5 EXEMPTIONS

27/25

(07/07/2025-13/07/2025)

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

Area	Area 1 - South East
Application Number	0226/25
Application Type	Section 5
Applicant	Michael J. Bourke
Location	36/37, Harrington Street, Dublin 8
Registration Date	07/07/2025
Additional Information	Additional Information Received
Proposal:	EXPP: Question to be determined:

Whether any internal or external physical works (including but not limited to fire safety upgrades, installation of kitchen or sanitary facilities, signage, ventilation modifications, or internal subdivision of space) associated with the change of use of the premises at 36-37 Harrington Street, Dublin 8 (as referenced in Section 5 Declaration Ref. 0097/25), constitute development and, if so, whether they are exempted development. NB: This determination requested also applies to the sports hall connected and runs along Synge Street.

Area	Area 1 - South East
Application Number	0281/25
Application Type	Section 5
Applicant	Deirdre McCourt
Location	Whiteoaks Lodge, Stillorgan Road, Donnybrook, Dublin 4, D04 R6F5
Registration Date	08/07/2025
Additional Information	
Proposal:	EXPP: A corrugated shed has been constructed.

Area	Area 1 - South East
Application Number	0286/25
Application Type	Section 5
Applicant	Union Investment Real Estate GMBH
Location	Ballast House, Aston Quay, Dublin 2, D02 PT85
Registration Date	08/07/2025
Additional Information	
Proposal:	EXPP: Install a new door that fits flush to the elevation (facing Westmoreland Street), to remove the present alcove, which has been subject to anti-social behaviour.

Area	Area 1 - South East
Application Number	0291/25
Application Type	Section 5
Applicant	Eircom Limited (t/a eir)
Location	The Shipping Office, Lime Street, Sir John Rogerson's Quay, Dublin 2, D02 Y049

Registration Date 11/07/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The installation of 8 no. antennas, 2 no. dishes, remote radio units (RRU's), trunking, cabinets, GPS and all other site developments works on the building rooftop to provide for high speed wireless data and broadband services.

Area Area 1 - South East

Application Number 0292/25

Application Type Section 5

Applicant Nick Courtney

Location 202, Rathmines Road Lower, Rathmines, Dublin 6, D06
YT71

Registration Date 09/07/2025

Additional Information

Proposal: EXPP: No material changes are needed to open a coffee shop outlet, unit is ready for occupation, seating and appliance installation only required. No structural change to facade or internal layout will be required.
