



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

(23/06/2025-29/06/2025)

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

## WEEKLY PLANNING LISTS

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

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

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

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

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

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

## PLANNING INFORMATION SESSIONS

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

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

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

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

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

## Area 2 COMMERCIAL

**Area** Area 2 - South Central  
**Application Number** 3278/25  
**Application Type** Retention Permission  
**Applicant** Board Of Management of St. Louis de Marillac National School  
**Location** Saint Louis de Marillac Senior Primary School, Drumfinn Road, Dublin 10  
**Registration Date** 25/06/2025  
**Additional Information**  
**Proposal:** RETENTION : Retention permission which is sought for existing temporary accomododation comprised of 3 no. detached single storey prefabricated classroom buildings.

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**Area** Area 2 - South Central  
**Application Number** 3279/25  
**Application Type** Permission  
**Applicant** James Kennedy  
**Location** 199 Decies Road, Ballyfermot, Dublin 10 , D10RD36  
**Registration Date** 25/06/2025  
**Additional Information**  
**Proposal:** The planning application is for the provision of 5 No. 1 Bed Apartments to be constructed within the existing building footprint . The proposed works involve the partial demolition of the existing ground floor commercial units to the rear (south) to allow for 2 No. 1 bed units , a further two units to be located at first floor level and one unit located in the existing roof space . All units to be accessed via a new central coridor and fire protected stairwell . The existing commercial units to the front will be retained but reduced in size with new shop fronts , all units will have private open space to the rear and all associated site works .

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**Area** Area 2 - South Central  
**Application Number** 4392/24  
**Application Type** Permission  
**Applicant** Michael Kelly  
**Location** Site adjoining Blackhorse Inn, Goldenbridge Walk, Inchicore, Dublin 8  
**Registration Date** 27/06/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal:** Permission for the development of new recreational Sports Facility and Wellness Centre to include erection of 2 no roofed padel courts and associated lighting, single storey changing facilities, toilets, ancillary café and office, replacement of the existing access gate with new access gate, bicycle parking, and all associated site works at site adjoining Blackhorse Inn at Goldenbridge Walk, Inchicore, Dublin 8.

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**Area** Area 2 - South Central  
**Application Number** WEB2475/25  
**Application Type** Permission  
**Applicant** HSE Estates Office

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**Location** Bru Chaoimhin, Cork Street, The Liberties, Dublin 8  
**Registration Date** 24/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE: We, HSE Estates Office, intend to apply for planning permission for development at this site: Bru Chaoimhin, Cork St., The Liberties, Dublin 8, a Protected Structure (RPS No. 2053). The development will consist of: (1) the restoration and repair of existing timber framed sliding sash windows, (2) the replacement of existing steel, aluminium and upvc casement windows with new timber framed sliding sash windows, and (3) and associated works to the elevations.

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**Area** Area 2 - South Central  
**Application Number** WEB2483/25  
**Application Type** Permission  
**Applicant** Jonathan McCormick  
**Location** land at side of 31 Rueben Avenue and rear of 29, Church Avenue South, Dublin 8  
**Registration Date** 24/06/2025

**Additional Information**

**Proposal:** The development will consist of demolition of the existing single storey garages and construction of a new two storey, two bedroom dwelling, and associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2514/25  
**Application Type** Permission  
**Applicant** National College of Art and Design  
**Location** 109, Thomas Street, Usher's Quay, Dublin 8  
**Registration Date** 27/06/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : (a) single storey extension to the rear, (b) elevational changes to Thomas Street comprising new glazing to the central gateway (c) internal alterations to ground and first floors and (d) all associated site works at 109 Thomas St (within the curtilage of NCAD campus, Protected Structure, RPS ref: 8175), Usher's Quay, Dublin 8

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**Area** Area 2 - South Central  
**Application Number** WEB2523/25  
**Application Type** Retention Permission  
**Applicant** Stephen O'Brien  
**Location** 90 Walkinstown Drive, Dublin 12, D12T9K2  
**Registration Date** 27/06/2025

**Additional Information**

**Proposal:** 1 no. 1 bedroom family apartment/dwelling constructed to the rear of 90 walkinstown drive , D12T9K2 . 39 sq/meters in size (external measurements) and roof height at apex of 3.5 meters

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**Area** Area 2 - South Central  
**Application Number** WEBLRD6083/25-S3  
**Application Type** Permission

<b>Applicant</b>	Malclose Limited
<b>Location</b>	Gowan House, Carriglea Business Park, Naas Road, Dublin 12 D12 RCC4
<b>Registration Date</b>	27/06/2025

**Additional Information**

**Proposal:** Permission for development comprising an amendment to the permitted Large-Scale Residential Development (LRD) as granted under DCC Reg. Ref. LRD6034/23-S3 (ABP Ref: LH29S.319121), principally comprising student accommodation at a c. 0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4. The development proposes the utilisation of the permitted student accommodation bedspaces as tourist/visitor accommodation outside academic term time only, which requires the modification of Condition No. 2 of the parent permission. The application may also be inspected online at the following website set up by the applicant: [www.gowanhouseIrdamendment.ie](http://www.gowanhouseIrdamendment.ie).

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## Area 2 DOMESTIC

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3280/25
<b>Application Type</b>	Permission
<b>Applicant</b>	John and Lindsey Malone
<b>Location</b>	85 Drimnagh Road, Drimnagh, Dublin 12
<b>Registration Date</b>	25/06/2025

**Additional Information**

**Proposal:** The development will consist of a first floor side extension over newly granted ground floor side extension under planning reference 3101/25 and all associated site works .

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB2486/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Jane Tegerdine
<b>Location</b>	3, Cameron Street, Dublin 8
<b>Registration Date</b>	25/06/2025

**Additional Information**

**Proposal:** 8.17 Sq.m First Floor Extension to rear of 3 Cameron Street Dublin 8, visible from Maxwell Street.

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## Area 2 Decisions

<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0227/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Decision</b>	Grant Social Housing Exemption Cert
<b>Decision Date</b>	24/06/2025
<b>Applicant</b>	Meath Assets TRading Limited
<b>Location</b>	67-70, Meath Street, Dublin 8, D08YCK4
<b>Additional Information</b>	

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**Proposal:** SHEC: The development will consist of conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of-the existing second floor roof terrace. An extra floor will be added on top of the existing three- Storey-building with a new lift shat. The development will comprise four one bed apartments; six two bed apartments & one-two-bed duplex apartment, totalling eleven-residential units, along with internal alterations and all associated site works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	0238/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	26/06/2025
<b>Applicant</b>	Helena Scanlan
<b>Location</b>	52, Drumfinn Road, Ballyfermot, Dublin 10, D10 PP58
<b>Additional Information</b>	

**Proposal:** EXPP: I want to get external insulation in my house. Is this considered development, and if so is if exempted from planning under Section 5.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3179/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/06/2025
<b>Applicant</b>	Inismore Portofolio GP Ltd
<b>Location</b>	Phoenix House, Conyngham Road, St. James, Dublin 8
<b>Additional Information</b>	

**Proposal:** Demolition of the existing disabled access ramp , planter and adjacent steps , removal of 2 no existing car parking spaces , partial demolition of the main stepped entrance and construction of a replacement Part M compliant access ramp , planter , adjacent steps and disabled parking bay and all associated external works , services , drainage and landscaping works required to be undertaken in conjunction with this application .

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	3517/16/X2
<b>Application Type</b>	Extension of Duration of Permission
<b>Decision</b>	GRANT EXT. OF DURATION OF PERMISSION
<b>Decision Date</b>	25/06/2025
<b>Applicant</b>	Airscape Limited
<b>Location</b>	Block 46 and Block 49, Park West Avenue, Park West Pointe, Gallanstown, Dublin 10
<b>Additional Information</b>	

**Proposal:** EXT. OF DURATION: Change of use of 1737 sq.m of the upper and part of the lower ground floor of Block 49 from 5 no. vacant commercial and 1 no. vacant retail unit to 9 no. residential apartments (8 no. three bed units, 1 no. one bed unit), with addition of winter gardens to the north east facing elevation and one terrace to the north facing elevation, also the change of use of 732 sq.m of the ground floor of Block 46 from No. 8 vacant retail units to 8 no. residential

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apartments (1 no. three bed unit, 3 no. two bed units, 4 no. one bed units), with addition of 1 no. terrace to the north, 1 no. terrace to south and 8 no. terraces to east facing elevations. There will be an allocation of 1 car and 1 cycle parking space per unit at basement level. The proposed apartments will be accessed via existing lift and stair cores. Permission is also sought for alterations to all facades of Block 46 and Block 49 for the provision of new windows, including the provision for internal alterations and all associated site and development works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1946/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/06/2025
<b>Applicant</b>	motor distributors ltd
<b>Location</b>	MUTEC, Walkinstown Avenue, Dublin 12
<b>Additional Information</b>	
<b>Proposal:</b>	Construction of single storey extension to side and rear of existing service workshop building.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1948/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/06/2025
<b>Applicant</b>	Building Futures Limited
<b>Location</b>	134, Thomas Street West, Dublin 8
<b>Additional Information</b>	
<b>Proposal:</b>	PROTECTED STRUCTURE Planning permission is sought by Building Futures Limited for development at 134 Thomas Street West, Dublin 8, D08 T6 H9 (a Protected Structure RPS Ref. no. 8795). The development will consist of refurbishment of the first, second and third floors; Internal works proposed : (i) Upgrading of electrical and mechanical services to comply with current Building Regulations; (ii) Removal of temporary propping and stiffening of the existing suspended timber floors at first, second and third floor. (iii) Fire upgrade works of existing joisted timber floors at ground, first and second floor levels; (iv) Repair of existing stairs and handrail. (v) Repair and renewal of ceilings. (vi) Erection of new lightweight internal partitions. (vii) Fitting new 4 panelled, fire rated, internal doors. (viii) Refitting of existing bathroom and provision of new, and a kitchen. (ix) Repair of internal plaster. (x) Internal insulation of the external walls at first, second and third floors only, to be compatible with existing fabric. External works:(a) Removal on non original PVC windows to the front façade only at first, second and third floor and replacement with painted timber one over one sash windows; (b) Insulating existing felt flat roof and provision on AOV. (c) Upgrade to existing outshot off staircase to include insulated slate pitched roof and lightweight plastered insulated external walls;

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB1990/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/06/2025
<b>Applicant</b>	Owen Clarke

**Location** 12, Saint John's Street, Dublin 8, D08 Y15Y

**Additional Information**

**Proposal:** Attic conversion with a rear dormer roof structure, and a first-floor extension to the rear of the dwelling, to provide for extended living accommodation.

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**Area** Area 2 - South Central  
**Application Number** WEB2038/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 27/06/2025  
**Applicant** Patrick Mark Halpin  
**Location** 4 Almeida Terrace, Brookfield Street, Kilmainham, Dublin 8

**Additional Information**

**Proposal:** The development will consist of: A) the conversion of existing attic space into study/playroom and WC, B) the construction of a new flat roof dormer extension with windows and rooflight, C) a new roof light to the front slope of the existing dwelling, and D) all associated site works and services.

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**Area** Area 2 - South Central  
**Application Number** WEB2418/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/06/2025  
**Applicant** National College of Art and Design  
**Location** 109, Thomas Street, USher's Quay, Dublin 8

**Additional Information**

**Proposal:** (a) single storey extension to the rear, (b) elevational changes to Thomas Street comprising new glazing to the central gateway (c) internal alterations to ground and first floors and (d) all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2429/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/06/2025  
**Applicant** Leo McCarthy  
**Location** 1A, Devoy Road, Inchicore, Dublin 8

**Additional Information**

**Proposal:** RETENTION PERMISSION: The retention of alterations to previously approved planning application, Reg Ref No. 4766/06 for a new two storey end of terrace house. The alterations include the installation of uPVC windows & doors in lieu of hardwood, removal of the vehicular access, drainage alterations subject of conditions no. 13 (c), (d) & (e) of the previous application and the omission of a soil stress test subject to condition 11 of the previous planning application along with all associated works.

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<b>Area</b>	Area 2 - South Central
<b>Application Number</b>	WEB2452/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/06/2025
<b>Applicant</b>	David Rice
<b>Location</b>	7 Brabazon Square, The Liberties, Dublin 8
<b>Additional Information</b>	
<b>Proposal:</b>	Installation of a roof light on the South-East facing roof pitch and removal of front elevation pebble dashing.

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**Area 2**  
**Appeals Notified**  
**None**

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**Area 2**  
**Appeals Decided**  
**None**

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