



Dublin City Council

(14/07/2025-20/07/2025)

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

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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.

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	3315/25
Application Type	Permission
Applicant	James Kennedy
Location	199 Decies Road, Ballyfermot, Dublin 10, D10 RD36
Registration Date	16/07/2025

Additional Information

Proposal: Planning application for the provision of 5 No. 1 bed apartments to be constructed within the existing buildings 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. A new 2 & 1 storey extensions will be constructed to the rear to allow for the 3 new balconies for the first and second floor units. The revised roof will have 2 dormers to the rear (south) and 2 roof lights to the front (north). The front elevation will have alterations to fenestration for windows in terms of level and the reduction from 5 window to 4. All units to be accessed via a new central corridor 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.

Area	Area 2 - South Central
Application Number	3317/25
Application Type	Permission
Applicant	Ron and Laura Branagan
Location	9, Harty Avenue, Walkinstown, Dublin 12
Registration Date	17/07/2025

Additional Information

Proposal: CHANGE OF USE: Planning permission for change of use of 9 Harty Avenue, Walkinstown, D12 from a Beauty Salon to a GP Medical Clinic comprising 4 surgeries, reception/office and new external signage. Alterations to the previously granted permission number 3322/13 comprise of a revised ground floor layout and associated works.

Area	Area 2 - South Central
Application Number	WEB2683/25
Application Type	Permission
Applicant	Lidoc Experiences Limited
Location	The Hot Box Sauna, Unit 5, Goldenbridge Industrial Estate, Tyrconnell Road, Dublin 8
Registration Date	17/07/2025

Additional Information

Proposal: PERMISSION and RETENTION: Retention permission for (i) the change of use of the site from 'restaurant car park' use to 'sports facility and recreational' use; (ii) removal of a 0.75m high boundary wall; (iii) installation of 5 no. sauna units and 3 no. plunge pools; (iv) installation of male and female changing rooms, office, and WC; (v) exterior signage; and PLANNING permission for (vi) provision of a new pedestrian crossing and associated road markings; (vii) provision of a 1.5m wide footpath along the site accessway; (viii) provision of covered bicycle parking comprising 10 no. bicycle parking spaces; (ix) reallocation of 4 no. existing car parking spaces for the proposed development; and (x) all associated site works, including public lighting to facilitate the

development. Permission is also sought for (xi) the omission of Condition 4(a) as attached to Reg. Ref. 2555/18.

Area	Area 2 - South Central
Application Number	WEB2781/24
Application Type	Permission
Applicant	The Land Development Agency
Location	1-3 Thomas Court, Dublin 8; at the rear of 10-13 Thomas Street West, Dublin 8 with vehicular access, to Rainsford Street to the south;a vacant site between 13 &17 Thomas Street West, Dublin 8; and a, surface car park to the rear of 17 to 25 Thomas Street
Registration Date	17/07/2025

Additional Information	Additional Information Received
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Proposal: PROTECTED STRUCTURE. The Land Development Agency intends to apply for permission for development comprising enabling works pending redevelopment at a site of c. 0.65 ha that comprises No. 1-3 Thomas Court, Dublin 8; a former cash & carry building at the rear of Nos. 10-13 Thomas Street West, Dublin 8 (D08 VH9W) with vehicular access to Rainsford Street to the south (The Digital Hub building at Nos. 10-13 Thomas Street West, Dublin 8, D08 PX8H, is a Protected Structure (RPS No. 8149) located outside the Application site); a vacant site between Nos. 13 and 17 Thomas Street West, Dublin 8; and a surface car park to the rear of Nos. 17 to 25 Thomas Street West, Dublin 8 with existing access from Thomas Court to the west. (Nos. 19 and 22 Thomas Street are Protected Structures RPS Nos. 8150 and 8151, respectively.) The application site adjoins structures abutting Vat House 7, Crane Street, Dublin 8 (Protected Structure, RPS no. 2071), and adjoins No. 28 Thomas Street West ("Arthur's Pub"), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152). The development will consist of the demolition of: a part-single, part-two storey former cash & carry building to the rear of Nos. 10-13 Thomas Street West, Dublin 8, D08 VH9W, with vehicular access to Rainsford Street to the south (c. 2,939 sq m); a two storey structure (over part cellar) vacant building at Nos. 1-3 Thomas Court, Dublin 8 (c. 476 sq m) and making good of the southern elevation of the adjoining No. 28 Thomas Street West ("Arthur's Pub"), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152); and selected boundary walls. The development will also consist of interim development pending the future regeneration of the site to include: the use of an area of c. 350 sq m at Thomas Court as a tree and plant nursery and as an apiary; the erection of hoardings with graphics between No. 13 and No. 17 Thomas Street West, at Nos. 1-3 Thomas Court; and at Rainsford Street at the southern boundary of the former cash & carry building. The development will also consist of the provision of: a redesigned and repositioned vehicular entrance and gate at Thomas Court; boundary treatments; hard and soft landscaping; and all site development works above and below ground, including decommissioning, diversion and replacement of piped services.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3313/25
Application Type	Permission
Applicant	Niamh O'Carroll
Location	69 James's Walk, Rialto, Dublin 8
Registration Date	15/07/2025
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 2 - South Central
Application Number 3314/25
Application Type Permission
Applicant Brian and Aiveen Ford
Location 86 Walkinstown Avenue, Dublin 12, D12C7K5
Registration Date 16/07/2025
Additional Information

Proposal: The development will consist of a new vehicular entrance and off-street parking within the existing front garden of this mid-terraced house . Works to include removal of part of the front boundary wall , repositioning of gate pier and alterations to the front garden .

Area Area 2 - South Central
Application Number WEB2665/25
Application Type Permission
Applicant Fionnuala Gilsean
Location 8 Rehoboth Place, Dolphins Barn, Dublin 8, D08 Y6C2
Registration Date 15/07/2025
Additional Information

Proposal: Demolition of existing single story side & rear extensions, minor internal alterations, Construction of new two-story extension to the side and all associated site works.

Area Area 2 - South Central
Application Number WEB2677/25
Application Type Permission
Applicant Jane Tegerdine
Location 3 Cameron Street, Dublin 8, Dublin 8, D08 E3X7
Registration Date 17/07/2025
Additional Information

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

Area Area 2 - South Central
Application Number WEB2696/25
Application Type Permission
Applicant Dietmar Weis
Location 33, Saint Thomas Road, Dublin 8
Registration Date 18/07/2025
Additional Information

Proposal: The development will consist of single storey porch with glazing to front facade of existing dwelling and all associated site works.

Area	Area 2 - South Central
Application Number	WEB2697/25
Application Type	Permission
Applicant	Joe McDonagh
Location	265, South Circular Road, Dublin 8, D08 VW6N
Registration Date	18/07/2025
Additional Information	
Proposal:	RETENTION & PERMISSION for a 49sqm single-storey flat roof rear extension and Planning permission for a dormer window to replace the existing first floor rear extension.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0230/25
Application Type	Section 5
Decision	Exempt
Decision Date	17/07/2025
Applicant	Londale Ltd
Location	Canal House, 563-567 South Circular Road, Dublin 8.
Additional Information	Additional Information Received
Proposal:	EXPP: Change of use to the existing two storey office building and the existing single-storey service buildings to the rear to provide residential accommodation at Canal House, 563 South Circular Road, Dublin 8. The scope of work of work described in the attached drawings falls within the applicable category for class 20 (F) of part 1 of schedule 2 of the Planning Regulations 2001- as amended and is being carried out for/on behalf of the minister for Children, Equality and Disability.

Area	Area 2 - South Central
Application Number	0254/25
Application Type	Section 5
Decision	Not Exemption
Decision Date	15/07/2025
Applicant	Gerry Prendergast
Location	Bowbridge Business Centre, Kilmainham, D08 K2NP
Additional Information	
Proposal:	EXPP: Conversion of previously used office building for use as temporary accommodation (shelter) for the homeless.

Area	Area 2 - South Central
Application Number	0258/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	14/07/2025
Applicant	Hentive Limited
Location	Lands at 5 Walkinstown Road, Dublin 12.
Additional Information	
Proposal:	SHEC: The development will consist of the construction of a terrace of 3 no. single

storey townhouses consisting of 2 no. 1-bed dwellings and 1 no. 2-bed dwelling and all associated landscaping, site works and services.

Area	Area 2 - South Central
Application Number	WEB2115/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2025
Applicant	Ivana and Sam Slote
Location	12, Hanover Street West, Dublin 8

Additional Information

Proposal: Ivana and Sam Slote seek Planning Permission for new 7m2 first floor rear extension to remodel master bedroom and bathroom and new dormer window to rear first floor bedroom, plus adjustment to ground floor kitchen windows, all at 12 Hanover Street West, Dublin 8 D08V2P2.

Area	Area 2 - South Central
Application Number	WEB2122/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	15/07/2025
Applicant	Orbitiz Ltd.
Location	105, 107, 109, Emmet Road, Dublin 8

Additional Information

Proposal: Planning permission is sought by Orbitiz Ltd. for a mixed-use residential & commercial development on land measuring approximately 0.053ha hectares at 105, 107, 109 Emmet Road, Dublin 8. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west. The development will consist of: i) demolition of a) 2 no. existing 2-3 storey derelict buildings at no.'s 105 & 107 Emmet Road, and b) 1 no. 2-3 storey existing residential building at 109 Emmet Road; ii) construction of a 3-5 storey mixed-use semi-detached development comprising of 16 no. residential units over 5-storeys, (9 no. 1-bedroom, and 7 no. 2-bedroom units), and 1 no. commercial unit at ground floor level, all with balconies to east or south; iii) construction of detached single storey bin store to north of site at lower ground floor level; iv) boundary treatments; v) provision of bicycle parking; vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

Area	Area 2 - South Central
Application Number	WEB2133/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2025
Applicant	Stephen & Nikki Sherry
Location	64 Rossmore Road, Ballyfermot, Dublin 10, D10 YN62

Additional Information

Proposal: A part ground floor / 1st floor extension to side / rear of existing dwelling with internal modifications including re-location of entrance door to side, and associated site works

Area	Area 2 - South Central
Application Number	WEB2138/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2025
Applicant	Philip Ritchie & John Sheppard
Location	205C/207 Emmet Road, Inchicore, Dublin 8, D08 HP82

Additional Information

Proposal: The development consists of: resubmission and revalidation of previously approved planning application reference WEB1507/19. Refurbishment & Extension of existing vacant residential units at first & second floor level to accommodate 3no. apartments comprising 1no. studio apartment, 1no. two-bedroom apartment, and 1 no. three-bedroom apartment with existing stair access from street level and new secondary escape route to rear. Permission for replacement of existing windows throughout, with new windows to match style of existing. Repair and repainting of existing historic front facade and careful restoration of historic lettering. Renovation and alterations to the existing buildings including all associated site works.

Area	Area 2 - South Central
Application Number	WEB2144/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	16/07/2025
Applicant	Hentive Limited
Location	On Lands At 5 Walkinstown Road, Dublin 12

Additional Information

Proposal: The development will consist of the construction of a terrace of 3 no. single storey townhouses consisting of 2 no. 1-bed dwellings and 1 no. 2-bed dwelling and all associated landscaping, site works and services.

Area	Area 2 - South Central
Application Number	WEB2145/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2025
Applicant	Ameyda Sanchez
Location	23 Colepark Drive, Ballyfermot, Dublin 10, D10 RXX66

Additional Information

Proposal: PERMISSION to open existing front boundary wall to create a new vehicular entrance with associated kerb dishing to facilitate off street parking and ev charging for one car.

Area	Area 2 - South Central
Application Number	WEB2153/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2025
Applicant	Billy Crosbie and Gwendolyn Connolly
Location	20, Inchicore Terrace North, Dublin 8

Additional Information

Proposal: First floor rear extension containing a bedroom & bathroom (13.85m.sq.) over existing kitchen. Increase in width of existing rear bedroom window overlooking rear yard. Associated internal alterations & site works.

Area	Area 2 - South Central
Application Number	WEB2154/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/07/2025
Applicant	Michael Lillis and Colm Henry
Location	18, Adelaide Terrace, Brookfield Street, Dublin 8
Additional Information	

Proposal: PERMISSION is sought demolition of kitchen / bathroom facility to rear of house to allow additional garden space, permission sought for new single storey kitchen extension to rear with internal alterations to house, permission also sought for attic conversion with projecting dormer window to rear for bedroom use and all associated site works

Area	Area 2 - South Central
Application Number	WEB2160/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/07/2025
Applicant	Roisin Keown
Location	1B, Ring Terrace, Dublin 8
Additional Information	

Proposal: Planning permission is sought to raise the roof and refurbish the existing office building. The proposed works include relocating the existing front door, a new dormer window and an integrated canopy all to the front, new skylights to the rear, replacement of the existing windows, internal modifications and all associated development works including drainage.

Area 2 Appeals Notified

Area	Area 2 - South Central
Application Number	WEB1895/25
Appeal Type	Written Evidence
Applicant	PECS Ltd
Location	81 Carrow Road, Drimnagh, Dublin 12
Additional Information	

Proposal: The proposed development will consist of: 1) Subdivision of existing site, 2) Demolition of existing single storey shed structure in rear garden, 3) The erection of a detached two-storey 2 bedroom flat roof dwelling (c.83 sq.m), together with 3 no. rooflights, high level windows to the rear and a bay window to the front, 4) The relocation of the existing pedestrian access (serving no. 81 Carrow Road) and the provision of a new pedestrian access off Carrow Road, 5) landscaping, SUDS drainage and 6) all associated site works.

Area 2
Appeals Decided
None

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