



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 3 COMMERCIAL

Area Area 3 - Central
Application Number 3273/25
Application Type Permission
Applicant Sunny Sky Solarium Beauty and Nails Ltd.
Location 298 North Circular Road, Dublin 7, D07X318
Registration Date 23/06/2025

Additional Information

Proposal: Change of use from shop to solarium , beauty and grooming use , signage and associated internal alterations to ground floor , including associated site works all on a site area of 89 sq. m .

Area Area 3 - Central
Application Number WEB2484/25
Application Type Retention Permission
Applicant Elvis Stanley
Location 16, Prospect Road, Glasnevin, Dublin 9
Registration Date 24/06/2025

Additional Information

Proposal: RETENTION - Change of use from Doctor Surgery to Restaurant, make minor material alterations and carry out all ancillary site works and associated services

Area Area 3 - Central
Application Number WEB2492/25
Application Type Permission
Applicant CCT Education Limited
Location 4-8 Eden Quay, Harbour Court, Dublin 1, D01WY93
Registration Date 25/06/2025

Additional Information

Proposal: CHANGE OF USE. We, CCT Education Limited, hereby intend to apply to Dublin City Council for Planning Permission for a change of use of the existing first floor level from restaurant use to educational use including internal material alterations and all associated site works at 4-8 Eden Quay/Harbour Court, Dublin 1 D01 WY93 (Parent Permission ref: 0405/02).

Area Area 3 - Central
Application Number WEB2499/25
Application Type Permission
Applicant Parkwall Taverns Limited
Location Hole In The Wall Pub, Blackhorse Avenue, Dublin 7
Registration Date 26/06/2025

Additional Information

Proposal: RETENTION AND PERMISSION: We Parkwall Taverns intend to apply for Retention and Planning permission for development at the site: Hole in the Wall pub, Blackhorse avenue, Dublin 7, D07 V663. The development consists of: Proposed retention permission of the existing modified shipping container, previously approved reg.ref. 2069/19, which facilitates 'to go' coffee and snacks during the working hours of 7.30am to 8pm Monday - Sunday; and Permission for

proposed associated planter boxes, screening, hardscaping, landscaping and all associated site servicing and development works.

Area	Area 3 - Central
Application Number	WEB2522/25
Application Type	Permission
Applicant	Gothafa Ltd.
Location	Rear of 335, Blackhorse Avenue, Dublin 7
Registration Date	27/06/2025

Additional Information

Proposal: We, Gothafa Ltd., intend to apply for Planning Permission at the rear of no. 335 Blackhorse Avenue, Dublin 7. The proposed development consists of the following: The construction of a two-bedroom detached dormer bungalow with pedestrian access and vehicular parking from Lyndon Gate Street; All with associated site works, private open space, boundary treatments and drainage.

Area	Area 3 - Central
Application Number	WEB2524/25
Application Type	Permission
Applicant	Janette Hurrell
Location	6 Addison Place, Glasnevin, Dublin 9, D09 xxxx
Registration Date	28/06/2025

Additional Information

Proposal: The construction of a first floor extension over an existing single-storey industrial unit. The proposed work will include the installation of a new roller shutter on the south-east facing facade, a new stairwell to the proposed L01 extension with a proposed entrance to same on the north east facing elevation at ground floor level to the rear of the property, which will include 2 No. storage room, a WC, and 4 No. new windows on the south east facing elevation at L01.

Area	Area 3 - Central
Application Number	WEB2577/24
Application Type	Permission
Applicant	Laoye Ltd.
Location	19, Abbey Street Upper, Dublin 1
Registration Date	23/06/2025

Additional Information Additional Information Received

Proposal: PERMISSION The works will include the demolition of the rear (South) facing elevation, renovation and restoration of existing derelict 3 storey over basement building, and construction of a 2 storey extension to infill rear (South) yard, a new 2 storey rooftop extension with a North facing roof terrace, new fenestration and shop front to the North Street Elevation. The proposed use of the development is retail on basement and ground floor level (54m²) and 1 no. 3 bedroom apartment over 1st,2nd,3rd and 4th floor level (124m²).

Area	Area 3 - Central
Application Number	WEBDSDZ2518/25
Application Type	Permission
Applicant	Mater Private Hospital

Location North Dock Two, 93/94, North Wall Quay, Dublin 1
Registration Date 27/06/2025

Additional Information

Proposal: The development for which permission is sought comprises the change of use of the following areas of the existing building to a medical clinic accommodating use Class 8, of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended): permitted vacant cultural/community area at Ground Floor Level (c. 229 sq m); part of the existing permitted vacant office at First Floor Level (c. 1,401 sq m); and part of the existing permitted vacant office at Second Floor Level (c. 727 sq m). The change of use to medical-related use proposed will also deliver associated ancillary development associated with the proposed use, including: treatment and consultation rooms; surgery theatres; pre- and post- procedure ward; reception and waiting areas; ancillary office spaces; and staff facilities. The development will also consist of: the construction of an external stairwell on the east elevation from Ground to First Floor Levels (c. 59 sq m); the provision of plant at Second Floor Level; the provision of new internal stairs between Ground and First Floor Levels and also between First and Second Floor Levels; the provision of new lift cores between Ground and First Floor Levels; associated internal and external elevational alterations; fire escape; and all ancillary and associated site development works above and below ground.

Area 3
DOMESTIC

Area Area 3 - Central
Application Number 3272/25
Application Type Retention Permission
Applicant Robert Porter
Location 64 Oxmantown Road, Stoneybatter, Dublin 7, D07N9C9
Registration Date 23/06/2025
Additional Information
Proposal: Retain rear single storey conservatory extension to dwelling house.

Area Area 3 - Central
Application Number WEB2488/25
Application Type Permission
Applicant Adrian and Michelle Hanna
Location 21 May Street, Drumcondra, Dublin 3, D03A449
Registration Date 25/06/2025
Additional Information
Proposal: The proposed development will consist of a single-storey extension to rear of existing dwelling, with rooflights, and all associated site works.

Area Area 3 - Central
Application Number WEB2517/25
Application Type Permission
Applicant Deridre Cunningham Garrett Dodrill
Location 28 Kinvara Grove, Navan Road, Dublin 7, D07RW66
Registration Date 27/06/2025
Additional Information
Proposal: The development will consist of: (a) the partial demolition of an existing garden shed (b)

the construction of a single-storey garden room extension to the rear (c) together with all associated site works.

Area 3 Decisions

Area Area 3 - Central
Application Number 0141/25
Application Type Section 5
Decision SPLIT DECISION - EXPP
Decision Date 26/06/2025
Applicant Westchester Investments Ltd
Location 82, Drumcondra Road Lower, Dublin 9
Additional Information Additional Information Received

Proposal: EXPP: The scope of work to be undertaken in the development is as follows: 1. Upgrade of existing bathroom facilities in existing locations, utilising existing service routes only. 2. Upgrade of existing kitchenette facilities in existing locations, utilising existing service routes only. 3. Rewiring within existing service ducts and runs. 4. Upgrade of electrical circuits. 5. Replacement of existing electric radiators throughout. 6. Provision of fire upgrade works to include compartmentalisation of floors. 7. Provision of fire rated door sets in place of non-original doors. 8. Replacement of modern floor finishes throughout, redecoration internally. 9. Repaint lower ground floor front wall. 10. Removal of overgrown vegetation throughout.

Area Area 3 - Central
Application Number 0235/25
Application Type Section 5
Decision Exempt
Decision Date 27/06/2025
Applicant The Master of the Rotunda Hospital
Location The Pillar Room, The Rotunda Hospital, Parnell Square East, Dublin 1

Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Fire safety upgrade works including refurbishment of existing non-original doors, fire stopping and formation of some new fire-rated enclosures.

Area Area 3 - Central
Application Number 0236/25
Application Type Section 5
Decision Exempt
Decision Date 26/06/2025
Applicant Fiona Cullen
Location 23, Montpelier Drive, Arbour Hill, Dublin 7
Additional Information

Proposal: EXPP: The proposed development will consist of the partial demolition of an existing single storey utility room non habitable garden shed to the rear on the southern boundary and provision of a single storey extension of 19m² to the rear of the existing house with a pitched roof to house an open plan living, kitchen and dining area and a front infill extension to the existing external porch of 2m² (Total existing and proposed area is 123m²). The proposed development

will also consist of general remedial works to the ground floor layout including removal of walls, external insulation to the side and rear, new windows and new rooflight to the single storey section of ground floor to the rear pitch, removal of ceiling to the single storey section of the house and new bedroom/office space to the front at ground floor with new downstairs bathroom and utility room adjacent relocated kitchen and all associated site and drainage works.

Area	Area 3 - Central
Application Number	WEB1939/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	23/06/2025
Applicant	Klarent Hospitality
Location	Hilton Garden Inn, Custom House Quay, North Wall, Dublin 1, D01 V9X5

Additional Information

Proposal: PERMISSION for the display of advertisements and the installation of awnings, planters and wind breakers in the assembly of a new outdoor dining area. Advertisements to consist of 2no. double-sided projecting signs with internal static face illumination, affixed to the building facade at low level.

Area	Area 3 - Central
Application Number	WEB1955/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	26/06/2025
Applicant	Denis Kavanagh
Location	71, Upper Dorset Street, Dublin 1, D01KR29

Additional Information

Proposal: PROTECTED STRUCTURE: The replacement of existing non-original railings & temporary structure forming a seating area to the side & fore of the existing public house onto Hardwick Place with permanent glazed & un-branded powder coated siding enclosure of area for external seating & dining, all associated site and landscaping works

Area	Area 3 - Central
Application Number	WEB1965/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/06/2025
Applicant	Corduff JG Enterprises Limited
Location	Rear of Nos. 42-43 Blessington Street (Mews along Blessington Lane),, Phibsborough , Dublin 7, D07 K

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of alterations to development previously approved under Reg. Ref. 3334/21 as follows: (i) the demolition of the existing warehouse; (ii) alterations to the approved apartment building comprising the construction of a three-storey over-basement residential development comprising 8 no. apartments (2 no. one-bedroom duplex units, 4 no. one-bedroom apartments, and 2 no. two bed apartments), on lands fronting Blessington Lane; (iii) the provision of private balconies/terraces to serve apartments; (iv)

provision of a communal landscaped courtyard with bicycle parking facilities, and bin storage; (v) revised fenestration and material finishes on all facades, (vi) landscaping, boundary treatments, SuDS drainage and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB1967/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/06/2025
Applicant	Future Learning Language School Limited
Location	Abbey House, Jervis Street, North City, Dublin 1
Additional Information	

Proposal: We Future Learning School Ltd intend to apply for permission for the development at this site, Abbey House Jervis St North City Dublin 1 D01 KV56. The development will require planning permission for upgrading of existing front elevation to Future Learning Language School with a new hatch for an existing coffee shop to the front of the premises.

Area	Area 3 - Central
Application Number	WEB2027/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	26/06/2025
Applicant	Elizabeth McCann
Location	9 Millmount Place, Drumcondra, Dublin 9, D09 K3C2
Additional Information	

Proposal: Conversion of her attic to storage and a bathroom including a dormer structure to the rear with two windows all at roof level.

Area	Area 3 - Central
Application Number	WEB2042/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	27/06/2025
Applicant	Paul McGahan
Location	96, Cabra Road, Cabra East, Dublin 7
Additional Information	

Proposal: Proposed dormer roof & installation of rooflight and increase of height of existing chimney.

Area	Area 3 - Central
Application Number	WEB2316/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/06/2025
Applicant	Thomas Walsh
Location	28, Saint Mary's Road, East Wall, Dublin 3, D03 Y670
Additional Information	

Proposal: RETENTION: Retention of modifications to extension at front, side & rear of existing dwelling with internal modifications and associated site works.

Area	Area 3 - Central
Application Number	WEB2447/24
Application Type	Permission
Decision	REQUEST AI EXT OF TIME
Decision Date	24/06/2025
Applicant	Amberground Limited
Location	62-66 Faussagh Avenue, Cabra, Dublin 7

Additional Information

Proposal: Planning permission for development at a c. 0.16 ha site located at Nos. 62-66 Faussagh Avenue, Dublin 7, D07 KH60, (formerly 'The Cabra House') and the adjoining unnamed laneway to the rear and to the west, extending to Faussagh Avenue. The development will principally consist of: the demolition of the part-one, part-two storey detached former licenced public house (950 sq m); the construction of a four-storey building (total gross floor area of 2,082sq m); (comprising a licensed supermarket of 475 sq m at Ground Floor; with 18 No. apartments (13 No. 1-bed units and 5 No. 2-bed units, with balconies or terraces on the north and south elevations). The development will also consist of: private communal open landscaped space at First Floor Level podium over the extended ground floor retail area (320 sq m); circulation spaces; ESB substation and switch room; plant room; waste storage areas; bicycle, cargo bike and motorbike parking; 6 No. resident car parking spaces at the rear accessed via the laneway; sustainable urban drainage systems (including attenuation tank and green roof); boundary treatments, including the provision of a replacement rear gate; associated hard and soft landscaping; all other associated site excavation; infrastructural and site development works above and below ground including changes in level, and associated site servicing (foul and surface water drainage and water supply). The development will also consist of: alterations to the layout of the unnamed laneway to the rear and west including the removal of the existing gate at the entrance; revision to surface layout and road markings. Access to the scheme will be via Faussagh Avenue and the unnamed laneway to the rear.

Area	Area 3 - Central
Application Number	WEB2455/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/06/2025
Applicant	Carrolls Irish Gifts Unlimited Company
Location	98/99-100 Talbot Street, and 3/4 Marlborough Place, Dublin 1

Additional Information

Proposal: Carrolls Irish Gifts Unlimited Company intends to apply for permission for development at a c. 0.078 ha site located at 98/99-100 Talbot Street, and 3/4 Marlborough Place, Dublin 1. The proposed development consists of an interactive and immersive film experience tourist attraction, with a cumulative development area of 1,503 sq.m. The site is accessed via Talbot Street and Marlborough Place and also borders Talbot Lane to the western boundary. The proposed development provides for the reconfiguration of the existing structures, which are 3 no. storeys in height above basement. The development comprises the change of use of the existing buildings from shops and associated storage facilities to an interactive and immersive film experience tourist attraction, with associated internal tour facilities. In addition, the following works are required to facilitate the proposed development including reconfiguration of existing floorplates on all floors

above ground floor level to create interactive attraction rooms and gallery/exhibition areas; retail space (c. 138 sq.m at ground floor level); automated café area (c.28 sq.m at ground floor level); guest lockers area; immersive 3D rooms and associated lobby; staff welfare facilities; storage areas; removal of existing roof lights to flat roof at first floor level; reconfigured plant area on flat roof to first floor level; SUDs provision in the form of green roof installations at first floor level; new lift core; demolition of internal staircases and internal walls; demolition of mezzanine at first floor level (80 sq.m); reconfiguration of fenestration to Talbot Street at Ground Floor level and Marlborough Place, including removal of existing rear shutters to Marlborough Place; removal of signage to Marlborough Place; Changes of internal levels; Replacement of existing shopfront signage to Talbot Street and all associated development works above and below ground. In addition, the development involves the removal of an existing roller shutter, 2 no. doors and overhead signage at 3/4 Marlborough Place, and the removal and replacement of the existing signage and shopfront at 98/99-100 Talbot Street.

Area	Area 3 - Central
Application Number	WEB2457/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/06/2025
Applicant	Parkwall Taverns Limited
Location	Hole in the Wall Pub, Blackhorse Avenue, Dublin 7
Additional Information	

Proposal: PERMISSION AND RETENTION: We Parkwall Taverns intend to apply for Retention and Planning permission for development at the site: Hole in the Wall pub, Blackhorse avenue, Dublin 7, D07 V663. The development consists of: Proposed retention permission of the existing modified shipping container, previously approved reg.ref. 2069/19, which facilitates 'to go' coffee and snacks during the working hours of 7.30am to 8pm Monday - Sunday; and Permission for proposed associated planter boxes, screening, hardscaping, landscaping and all associated site servicing and development works.

Area	Area 3 - Central
Application Number	WEB2461/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/06/2025
Applicant	Sharon Sands
Location	65, Kinvara Park, Navan Road, Dublin 7, D07 XY18
Additional Information	

Proposal: The development will consist of the provision of a new vehicular entrance and driveway to the front of the existing dwelling and the dishing (dipping) of the public footpath to facilitate off-street parking. No changes to the existing dwelling. The property is not a protected structure.

Area	Area 3 - Central
Application Number	WEB2465/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	26/06/2025
Applicant	Noel and Teresa Clerkin

Location 16, Botanic Park, Dublin 9, D09 P9H2

Additional Information

Proposal: The development will consist of a single storey extension to the side of the existing dwelling including alterations to ground floor windows to the front elevation with the introduction of cladding to the front elevation at ground floor level. Along with the adjustment of ground levels in the rear garden area and the introduction of retaining walls to create patio garden area at 16 Botanic Park, Glasnevin, Dublin 9.

Area Area 3 - Central

Application Number WEB2467/25

Application Type Permission

Decision APPLICATION DECLARED INVALID

Decision Date 25/06/2025

Applicant Janette Hurrell

Location 6 Addison Place, Glasnevin, Dublin 9

Additional Information

Proposal: The construction of a first floor extension over an existing single-storey industrial unit. The proposed work will include the installation of a new roller shutter on the south-east facing facade, a new stairwell to the proposed L01 extension with a proposed entrance to same on the north east facing elevation at ground floor level to the rear of the property, which will include 2 No. storage room, a WC, and 4 No. new windows on the south east facing elevation at L01.

Area Area 3 - Central

Application Number WEB2484/25

Application Type Retention Permission

Decision APPLICATION DECLARED INVALID

Decision Date 26/06/2025

Applicant Elvis Stanley

Location 16, Prospect Road, Glasnevin, Dublin 9

Additional Information

Proposal: RETENTION - Change of use from Doctor Surgery to Restaurant, make minor material alterations and carry out all ancillary site works and associated services

Area Area 3 - Central

Application Number WEB2764/24

Application Type Permission

Decision GRANT PERMISSION

Decision Date 23/06/2025

Applicant Carra Shore (Telephone House) Limited

Location Telephone House, No's 43-46 Marlborough Street, Dublin 1

Additional Information Additional Information Received

Proposal: The proposed amendments to the permitted aparthotel development consist of the following: • Internal alterations to the permitted layout from basement to ninth floor level resulting from the introduction of a new stair core. • Alterations to the permitted layout at basement level including reconfiguration of storage areas, staff facilities, plant and back of house area and relocation of cycle parking; • Alterations to the permitted layout at ground floor level including the relocation of the gym from basement to ground floor level, replacement of café / restaurant with a

shop (68 sq.m), and associated reconfiguration of lobby / lounge including introduction of a licensed bar area; • Internal alterations to the permitted layout from ground floor level to ninth floor level to provide minor changes to the aparthotel bedrooms/suites, resulting in the reduction and reconfiguration of the total number of permitted bedrooms/suites from 296 no. to 290 no. bedrooms/suites, which will comprise of 222 no. studio suites, ranging in size from 22-32 sq.m, and 68 no. 1 bedroom suites, ranging in size from 29-43 sq.m; • The development includes minor changes to the plant and PV panels at roof level (with no change to the permitted building height and no change to the permitted number of storeys); • The development includes minor alterations to the facades, provision of 2 no. additional signage zones on the north and south elevations, and alterations to the signage at the permitted entrance doors on the west elevation; and • All associated development.

Area	Area 3 - Central
Application Number	WEB2814/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/06/2025
Applicant	Lisgowel Holdings Limited
Location	Land to the rear of 42, North Circular Road, fronting onto O'Devaney Gardens, Dublin 7
Additional Information	Additional Information Received

Proposal: (1.) The Construction of a Two-Bedroom, Two-Storey Mews House (2.) Provision of private amenity spaces: Ground-floor terrace, 1 No. First-floor Balcony, Street facing. (3.) The provision of pedestrian access via, O'Devaney Gardens (4.) SuDS and foul drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEBLRD6075/25-S3
Application Type	Large Residential Development-3
Decision	GRANT PERMISSION
Decision Date	23/06/2025
Applicant	Summix IHD Developments Limited
Location	Independent House, 87-93 Middle Abbey Street, Dublin 1, D01 NH70

Additional Information

Proposal: PROTECTED STRUCTURE: Summix IHD Developments Limited intend to apply to Dublin City Council for a permission for a Large-Scale Residential Development principally comprising Student Accommodation at this c. 0.3 Ha site at Nos. 87-93 Middle Abbey Street, Dublin 1, D01 NH70 (known collectively as 'Independent House'). The site is generally bound by Prince's Street North to the north, William's Lane and Nos. 94-96 Middle Abbey Street to the west, Middle Abbey Street to the south, and Nos. 35-39 O'Connell Street Lower (known as 'Penneys') to the east. The site comprises 6 No. interconnecting, long-standing vacant structures as follows: (a) a principally part 5 No. to part 6 No. storey above basement level building fronting Middle Abbey Street, known as Independent House, with a single storey workshop building to the rear; (b) a 5 No. storey (above basement level) building at the corner of Middle Abbey Street and William's Lane, known as Emerald Chambers; (c) a triple height (at basement level) structure towards the centre of the site, known as the 'Printing Hall'; (d) a 2 No. storey (above basement level) warehouse and office fronting William's Lane; (e) a part 3 No. to part 4 No. storey (above basement level) loading bay and office fronting Prince's Street North; and (f) a 3 No. storey (above basement level) office in the eastern portion of the site, bounded by Penneys. The site includes 2

No. Protected Structures (RPS Ref. Nos. 18 & 8797). The development's surface water and foul water drainage network shall discharge from the site into the existing combined sewer located along Prince's Street North to the north-west of the site. A new pedestrian crossing and upgrade works to the footpath and kerb along Prince's Street North are proposed. Public realm improvements are also proposed to William's Lane. The development site area, drainage works, road works and public realm improvements will provide a total application site area of c. 0.33 Ha. The development will principally consist of: the retention and refurbishment of part of the building façade along Prince's Street North; the demolition of the 3 No. former warehouses and offices (c. 5,270 sq m) and the lowering of part of the basement level thereat; the demolition of part of the adjoining wall to the north-east of the site, bounding the Penneys loading bay; the partial demolition of the Printing Hall (c. 457 sq m) and the rear of Emerald Chambers (c. 150 sq m) and Independent House (c. 100 sq m); the removal of the existing concrete roof slab at Emerald Chambers to facilitate an increase in floor-to-ceiling height at fourth floor level; the lowering of part of the ground floor level in Independent House and Emerald Chambers for universal access; refurbishment works to the Protected Structures including general internal and external works for conservation repairs, maintenance, change of use and upgrading of the buildings; and the construction of a part 1 No. to part 9 No. storey over basement building connecting into the retained structures and principally comprising 316 No. Student Accommodation bedspaces (267 No. standard rooms, 5 No. accessible rooms, 2 No. twin studios (4 No. bedspaces), 10 No. accessible studios and 30 No. single studios) with associated facilities, which will be utilised for short-term let during student holiday periods. The 272 No. standard and accessible rooms are provided in 42 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, and all clusters are served by a communal living/kitchen/dining room. The development also provides: ancillary internal and external communal student amenity spaces and support facilities; cultural and community floor space (c. 644 sq m); 3 No. retail units (c. 216 sq m); a café/restaurant (c. 254 sq m); bicycle stores at basement and ground floor levels; visitor cycle parking spaces; bin stores; ESB substation; hard and soft landscaping; green/blue roofs; new telecommunications infrastructure at roof level, together with all associated equipment; boundary treatments; PV panels; plant; lift overruns; and all associated works above and below ground. The gross floor area of the development is c. 15,413 sq m comprising c. 12,751 sq m above basement level. The Planning Application may also be inspected online at the following website setup by the Applicant: www.independenthouselrd.ie

Area 3

Appeals Notified

None

Area 3

Appeals Decided

Area	Area 3 - Central
Application Number	4139/24
Appeal Decision	AMEND CONDITIONS
Appeal Decision Date	25/06/2025
Applicant	Bachelor Inn Trading Co. Limited

Location 3 Bachelors Way, Dublin D01 W928, and The Bachelor Inn (A Protected Structure) 31 Bachelors Walk, D01 FA48

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE : Permission for the development at 3 Bachelors Way, Dublin, D01 W298 and The Bachelor Inn (a Protected Structure RPS Ref. 327), 31 Bachelors Walk, Dublin, D01 FA48. The proposed development is for a bar and 22-bed hotel in lieu of previously permitted bar and 28-bed hotel (in recently expired approved application Ref 3577/18). The works will consist of: (a) the subdivision of the 2 upper floors of the existing 'Smallmans Warehouse' into hotel bedrooms, as previously permitted; (b) the conversion of the 2 upper floors to 'The Bachelor Inn' (Protected Structure) from function rooms to hotel rooms, as previously permitted; (c) the conversion of the existing first floor of the middle portion of the property from licensed premises to hotel accommodation, as previously permitted; (d) the construction of an additional 2nd floor to the existing 2 storey middle portion of the property for hotel accommodation, as previously permitted; (e) relocation of the toilets to the basement, as previously permitted; (f) alterations to the shop-front including alterations to the ground floor windows and the reinstatement of the corner entrance to improve, the entrance from Bachelors Walk, as previously permitted; (g) the new proposal for the conversion of the ground floor of existing 'Smallmans Warehouse' into dining facilities, reception and kitchen facilities.

Area Area 3 - Central

Application Number 4461/24

Appeal Decision REFUSE RETENTION PERMISSION

Appeal Decision Date 25/06/2025

Applicant Laurence Keegan

Location 10 St. Alphonsus Road Lower, Drumcondra, Dublin 9

Additional Information

Proposal: RETENTION : The development consists of retention of amendments to a previously permitted single storey shed (Reg Ref 4642/22) comprising of an increase in the overall floor area by approximately 7.3 sq. m with elevational changes including the relocation of window and doors all in the rear garden .

Area Area 3 - Central

Application Number WEB2728/24

Appeal Decision REFUSE PERMISSION

Appeal Decision Date 27/06/2025

Applicant Elliot McVann

Location 147, Clonliffe Road, Dublin 3

Additional Information

Proposal: The development will consist of the following: A new vehicular entrance driveway to the front onto Clonliffe Road; removal of the existing double doors (4m wide) to the storage shed located to the rear of the property onto the rear access lane, and replacement with new double doors (1.8m wide), all associated site-works, ancillary drainage and landscaping.

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

25/25

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

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Area	Area 3 - Central
Application Number	0266/25
Application Type	Social Housing Exemption Certificate
Applicant	Keelan Cunningham PRB
Location	Rear of 94 North Circular Road Dublin 7
Registration Date	27/06/2025
Additional Information	
Proposal:	SHEC: A new single storey dwelling house incorporating building services with connections to the public wastewater and foul main, and all associated site works.

Area	Area 3 - Central
Application Number	0232/25
Application Type	Social Housing Exemption Certificate
Applicant	Antonio Muscadere
Location	108 Phibsborough Road, Phibsborough, Dublin 7, D07WY46
Registration Date	06/06/2025
Additional Information	
Proposal:	SHEC: Demolition of rear buildings and construction of 2 no. apartments in a 3 storey extension to the rear of existing building.

*****Amendment to Week 23*****



Dublin City Council

SECTION 5 EXEMPTIONS

25/25

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

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Area	Area 3 - Central
Application Number	0261/25
Application Type	Section 5
Applicant	Claudio Rea
Location	11, Church Square, East Wall, Dublin 3, D03N964
Registration Date	24/06/2025

Additional Information

Proposal: EXPP: I purchased this house in July 2024. There used to be a shed in the garden but was ruined this has been removed. The proposed development consists of the installation of a single- storey garden shed at the rear of the property. The structure will have a total floor area of approx. 8m² and will be constructed primarily from composite and timber. The shed will be positioned entirely to the rear of the house. The garden is currently approx. 21m² of free space. The back of the proposed shed will be facing the back of the neighbour's extension. One wall of the proposed shed will be next an existing wall, which is in my garden, but it is the external wall of my neighbour's sitting room. Neither the back of the proposed shed or the side of the proposed shed will be attached to my neighbour's wall by means of screws or similar. The height of the proposed shed will not exceed 2.5m. It will be used for personal storage and laundry room. No residential occupation or public access. No part of the shed will extend beyond the rear building line of the house, and the shed will not interfere with the privacy or amenity of the adjoining properties.

Area	Area 3 - Central
Application Number	0268/25
Application Type	Section 5
Applicant	Adapic & Co. Ltd.
Location	102-103, Amiens Street, North Wall, Dublin 1
Registration Date	27/06/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works consist of repairs to damaged brick boundary wall and railing, which are currently in unstable condition following accidental collision with a vehicle in August 2024.
