



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number WEB2315/24
Application Type Permission
Applicant Academy Plaza Hotel Partnership
Location 86-87 Parnell Street, Dublin 1, D01KN77 and D01AK16
(relating to the Academy Plaza Hotel, at Nos. 10-14
Findlater Place and 83-85 Parnell Street, Dublin 1,
D01 X2X0)

Registration Date 04/07/2025

Additional Information Additional Information Received

Proposal: Academy Plaza Hotel Partnership is applying for permission for development at Nos. 86-87 Parnell Street, Dublin 1, D01 KN77 and D01 AK16 (relating to the Academy Plaza Hotel, at Nos. 10-14, Findlater Place and Nos. 83-85 Parnell Street, Dublin 1, D01 X2X0). The development will consist of the demolition of existing structures at Nos. 86 and 87 Parnell Street (547 sqm Gross Floor Area (GFA)) and the construction of a seven storey extension to Parnell Street, comprising: - 36 No. hotel bedrooms at 1st to 6th floor levels (with the associated omission of 6 No. existing hotel bedrooms), associated hotel storage / plant area at basement level and new internal access to existing Academy Plaza Hotel basement level; -2 No. retail units at ground floor level (c.79.1 sqm GFA and c. 74.43 sqm GFA respectively) including new opening to Strong's Court. The development will also include: sedum/green roof and plant at roof level; signage at ground floor level; and all associated site excavation and development works above and below ground. The proposed extension results in an increase in total GFA of c. 1,442.8 sqm (inclusive of c.1289.3 sqm GFA of proposed hotel and c.153.5 sqm GFA of proposed retail) resulting in a hotel building of 13,270.8 sqm (inclusive of permitted hotel floorspace (860 sqm GFA) at 9th floor level (DCC Reg. Ref. 4150/23 refers)). The proposed extension results in a net increase of 30 No. hotel bedrooms, resulting in a hotel building with 362 No. hotel bedrooms (inclusive of permitted 28 No. hotel bedrooms at 9th floor level (DCC Reg. Ref. 4150/23 refers); the inclusion of retail, retail store, hotel store use at ground and basement levels. The overall extended building (inclusive of permitted (DCC Reg. Ref. 4150/23 refers) extension at 9th floor level will range from five to nine storeys with roof plant, over basement level.

Area Area 3 - Central
Application Number WEB2527/25
Application Type Permission
Applicant Carrolls Irish Gifts Unlimited Company
Location 98/99 - 100 Talbot Street, and 3/4 Marlborough Place,
Dublin 1
Registration Date 30/06/2025

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	WEB2532/25
Application Type	Permission
Applicant	Pat Wigglesworth
Location	Site at 5, 6, 7 and 8 Henrietta Lane, lands to rear of 5, 6, 7 and 8 Henrietta Street, Dublin 1
Registration Date	30/06/2025

Additional Information

Proposal: The development will consist of the construction of a terrace of seven new mews houses, situated to the rear of the Protected Structures at 5, 6, 7 and 8 Henrietta Street, Dublin 1 and facing onto Henrietta Lane. The development will involve the clearance of existing single storey walls situated on the lands. Each house is arranged over three storeys and includes private external terraces on the upper levels of each house. The total site area of the development is 946msq.

Area	Area 3 - Central
Application Number	WEB2533/25
Application Type	Permission
Applicant	Pat Wigglesworth
Location	5 and 6 Henrietta Street, Dublin 1
Registration Date	30/06/2025

Additional Information

Proposal: PROTECTED STRUCTURE The development will consist of the construction of an artist's studio, set back from the boundary adjoining 4 and 7 Henrietta Street, and accessed from Henrietta Lane. The development includes 2 no. studios over two storeys, featuring an external staircase for access to the upper floor. The total site area of the development is 212msq.

Area	Area 3 - Central
Application Number	WEB2554/25
Application Type	Retention Permission
Applicant	Béibinn Limited, T/A Shortstays
Location	26, Benburb Street, Dublin 7
Registration Date	02/07/2025

Additional Information

Proposal: RETENTION: Bébinn Limited, T/A Shortstays, intend to apply for retention permission for development at No. 26 Benburb Street, Dublin 7, D07 X224. The development sought to be retained consists of the change of use of an existing three-storey over basement building (formerly comprising ground floor retail with associated storage on the remaining floors) to short-term letting accommodation. The development sought to be retained includes 6 no. en-suite bedrooms across the ground to second floors, with a shared kitchenette and common area at basement level, along with associated internal modifications throughout and external refurbishment works at ground floor level.

Area	Area 3 - Central
Application Number	WEB2563/25
Application Type	Permission
Applicant	Keelan Cunningham PRB
Location	Rear 94 North Circular Road, Dublin 7
Registration Date	03/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE. A new single storey detached 1 bedroom house all with associated ancillary works at 94 Rear North Circular Road Dublin 7.

Area	Area 3 - Central
Application Number	WEB2576/25
Application Type	Permission
Applicant	IARNRÓD ÉIREANN/IRISH RAIL
Location	Connolly Railway Station, Connolly Headquarters, Amiens Street, Dublin 1, D01 V6V6
Registration Date	03/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The change of use and general refurbishment of 8No. vaults, below the existing Connolly Railway Station, at Connolly Headquarters, Amiens Street, Dublin 1. This is a protected structure. Proposed works include removal of existing contaminated earth fill; structural alterations; new glazing replacing brickwork within arched opes to both front and rear elevations; and associated office fit-out works. The proposal also involves new hard and soft landscaping to the courtyard to the north known as Green's Yard, which includes drainage alterations; works associated with universal access; and associated ancillary site works.

Area	Area 3 - Central
Application Number	WEB2577/25
Application Type	Permission
Applicant	Shepherd Masango
Location	117a Church Road,, Dublin, Ireland, D03 P6W9
Registration Date	03/07/2025

Additional Information

Proposal: Change of Use from a Gym to a Place of Worship.

Area	Area 3 - Central
Application Number	WEB2583/25

Application Type

Permission

Applicant

Castle Living Developments Limited

Location

Site known as The Carriageworks, which forms part of the former Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1

Registration Date

04/07/2025

Additional Information

Proposal: The proposed development consists of minor amendments to the permitted and under construction development, as permitted under ABP-308827-20 (DCC Ref: SHD0026/20). The proposed amendments relate to the ground floor units, podium car parks, roof terraces and plant areas and not relating to any residential units. The proposed amendments include: 1. In relation to permitted Block A1: • Reconfiguration of the permitted ground floor resulting to include a new ESB Substation and switch room and management office which results in a reduction in the retail/restaurant/café unit from 309.4 sq.m to 155.6 sq.m and the tenant gym area from 125.2 sq.m to 103.6 sq.m and subsequent façade amendments. • Alterations to permitted elevations to include new door and removed window in the northern façade, rearranged access door on southern façade to comply with Fire Cert requirements. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08sq.m x 0.6 sq.m. • Reconfiguration of ground floor access to apartments onto Sheriff Street to include for new parcel room and relocated ESB meter room. • Additional roof plant at roof level of Block A1 and reduction of permitted central roof terrace at Level 07 and addition of new roof terrace at eastern end at Level 08 of the block. Proposed new railings to perimeter of 2 no. communal roof terraces at Level 07 and introduction of new slatted solid structure, with c.2.5m high canopy on the central roof terrace. Increase in green roof area. • Minor extension to permitted basement below Block A1 to facilitate increased plant area of 224.2 sq.m 2. In relation to permitted Block A2: • Introduction of metal gate to permitted vehicular and pedestrian access to basement car park from Sheriff Street of 4.65m high. • Amendments to the permitted ESB meter room to the eastern end of the ground floor and the ground floor of permitted live/work unit to accommodate a new ESB Substation. This reduces the permitted ground floor work unit from 53.4 sq.m to 39.7 sq.m and subsequent elevation amendments. • Reconfiguration of 2 no. ground floor accesses to apartments and basement podium onto Sheriff Street to comply with fire cert requirements and include for new parcel room and subsequent elevation amendments. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08 sq.m x 0.6 sq.m. • Additional roof plant and PV panels at roof level of Block A2 and addition of new exit lobby from A2 at Level 08 to allow for access onto permitted roof terrace of Block B3. 3. In relation to permitted Block B3: • Alteration to permitted roof terrace at Level 08 to include for extension to Block A2 to include for a new exit lobby and 2 no. toilets, incorporation of new open canopy structure to the centre of the roof terrace of c. 2.5m high, new windscreens to the edge of the roof terrace of c. 2.5m high and a new plant enclosure of c. 2.5m high. 4. In relation to permitted Block C3: • Additional roof plant and PV panels at roof level of Block C3. 5. In relation to permitted Block B4/C4: • Introduction of metal gate to permitted vehicular turning area under Block B4 from shared street between scheme and adjacent office building. • New plant enclosure at roof terrace at Level 08 of Block B4 and roof plant at roof level on Block C4. 6. In relation to permitted Block C1: • Extension of permitted stair core to roof terrace at Level 08 to comply with fire cert requirements with associated minor plant areas. Minor additional plant on roof level of C1. 7. In relation to permitted Block C2: • Reconfiguration of plant areas at ground floor level, to include for a new residential reception and amenity space for Block C2 and to plant areas to comply with fire cert requirements and subsequent elevations changes. • Reconfiguration of plant areas at roof level and inclusion of PV panels. • Addition of c.2.5m high pergola structure on the roof terrace at Level 15. • Single storey addition for extended north entrance at Ground Floor of 9.8 sq.m

Area	Area 3 - Central
Application Number	WEB2689/24
Application Type	Permission
Applicant	The Board of Governors of the The Rotunda Hospital
Location	Rotunda Hospital Campus, Parnell Square, Dublin 1
Registration Date	04/07/2025
Additional Information	Additional Information Received
Proposal:	<p>PROTECTED STRUCTURE The proposed development comprises a 4-storey over basement maternity hospital building extension (Critical Care Wing, c. 9,946 sq m gross floor area) including: 80no. additional hospital bedrooms, new theatre and ancillary facilities, a new link corridor (Level 02) and connections with the existing Entrance Building and Main Hospital Building (protected structure); and, all ancillary demolition, site development, conservation, and landscaping and boundary works on campus, including: -•Associated refurbishment works within the existing Entrance Building. •Refurbishment of the existing ward space on Level 02 within the Plunkett Cairns Wing, Medical Residence Building and Main Hospital Building (Protected Structures). •Plant at basement of the proposed new Critical Care Wing. •Chimney flues, plant and associated screening at roof level of the proposed new Critical Care Wing and at roof level of the existing Entrance Building. •Demolition of - existing single-storey Outpatient department (c.1,174 sq m GFA), vehicular ramps and tunnel; - existing plant structures, including single-storey plant/waste store, low voltage switch room and defunct water tank, in the central garden area. •Construction of a new single-storey bicycle store to provide an additional 98no. bicycle spaces at surface level. •Replacement of the existing vehicular access ramps with two new realigned vehicular access ramps to the existing lower-level surface car parks. •Reconfiguration of the existing lower-level surface car parks, including removal of 67no. existing car parking spaces. •Relocation of the existing waste compactors, from north of the original hospital building (protected structure), to new location in the reconfigured lower-level surface car park area with associated landscape screening. •Relocation of the existing medical waste store to an external storage area, under the proposed new access ramp with associated removal of an existing caged clinical waste store. •Construction of a screened generator and medical gases compound within the northern portion of the site. •Hard & soft landscaping elements to the perimeter of the proposed building and car parks including the creation of a lightwell behind the existing boundary railings. •Minor reconfiguration, removal (c.10m) and making good of the protected boundary railings along the western perimeter of the site. •Replacement of the existing pedestrian and vehicular entrance gates at the northwest perimeter of the site.</p>

Area	Area 3 - Central
Application Number	WEBDSDZ2567/25
Application Type	Permission
Applicant	Mater Private Hospital
Location	North Dock Two, 93/94 North Wall Quay, Dublin 1
Registration Date	03/07/2025
Additional Information	<p>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</p>

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	WEB2525/25
Application Type	Permission
Applicant	Francis Kirby
Location	124, Leix Road, Dublin 7
Registration Date	30/06/2025

Additional Information

Proposal: The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property, the construction of a single storey extension to the front and the construction of a single-storey extension to the side of the property and all associated site works.

Area	Area 3 - Central
Application Number	WEB2546/25
Application Type	Permission
Applicant	Tony & Amanda McDonagh
Location	23 Villa Park Gardens, Navan Road, Dublin 7, D07 E4E6
Registration Date	01/07/2025

Additional Information

Proposal: The construction of a first-floor side extension, the conversion of the existing hipped roof to an open gable roof. And the construction of a dormer to the rear of the house, including internal alterations and refurbishments along with all associated siteworks.

Area	Area 3 - Central
Application Number	WEB2549/25
Application Type	Permission
Applicant	Paul Finnegan and Jessica Kenny
Location	42 and 44 Connaught Street, Phibsborough, Dublin 7
Registration Date	01/07/2025

Additional Information

Proposal: Development to include alterations and construction of combined flat roof dormer accommodations incorporating the shared party wall in the rear slope of the existing roofs of the 2 two storey terraced houses at 42 and 44 Connaught Street Phibsborough, Dublin 2 (Eircodes D07HD29 and D07FK15 respectively)

Area	Area 3 - Central
Application Number	WEB2564/25
Application Type	Permission

Applicant	Jonathan Reinhardt
Location	1 Blacquiere Villas, Royal Canal Bank, Phibsboro, Dublin 7
Registration Date	03/07/2025

Additional Information

Proposal: Planning permission for a 2-storey side extension with a flat roof to existing dwelling, alterations to existing elevations and all associated site works at 1 BLACQUIERE VILLAS, ROYAL CANAL BANK, DUBLIN 7, D07 FD83.

Area	Area 3 - Central
Application Number	WEB2584/25
Application Type	Permission
Applicant	Cillian McDonald and Lisa Byrne
Location	35, Great Western Square, Dublin 7, D07 VW95
Registration Date	04/07/2025

Additional Information

Proposal: Permission is sought for the demolition of the existing rear extension, the construction of a new single storey rear extension (13sqm) and alterations to the rear boundary wall.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0228/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	30/06/2025
Applicant	Keelan Cunningham PRB
Location	126 Tolka Road, Drumcondra, Dublin 3, D03 H720
Additional Information	
Proposal:	SHEC: New semi-detached two storey house.

Area	Area 3 - Central
Application Number	0232/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	02/07/2025
Applicant	Antonio Muscadere
Location	108 Phibsborough Road, Phibsborough, Dublin 7, D07WY46
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.

Area	Area 3 - Central
Application Number	0234/25
Application Type	Section 5
Decision	Not Exemption

Decision Date 04/07/2025
Applicant Martin Cotter & Helen Murray
Location 156, Home Farm Road, Dublin 9

Additional Information

Proposal: EXPP: Works are under construction, however due to an incorrect assessment of the vertical dimensions of the extension, the new ridge of the extension is positioned 150mm above the existing ridge of the main dwelling. This was not an intentional change but rather an unfortunate result of an error.

Area Area 3 - Central
Application Number 3189/25
Application Type Retention Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 30/06/2025
Applicant Liacondar Limited
Location The Bernard Shaw, Cross Guns Bridge, Drumcondra, Dublin 9, D09XW44

Additional Information

Proposal: RETENTION : The development consists of 1) The mural on the gable wall visible from Whitworth Road 2) The alteration of the window on the facade of the property facing Prospect Road 3) The placing of street furniture including 3 covered picnic benches , 9 open picnic benches , planters , board signs and umbrellas facing Prospect Road 4) The erection of 13 windbreaker screens with associated signage placed along the boundary facing Prospect Road and Whitworth Road .

Area Area 3 - Central
Application Number 3191/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 30/06/2025
Applicant Patricia Horgan
Location 19 Ventry Park, Cabra, Dublin 7

Additional Information

Proposal: For alterations to the existing single storey extension roof from pitched roof to a flat roof form to the rear, the construction of a new single storey extension to the rear, internal alterations and modifications and all associated site works.

Area Area 3 - Central
Application Number 3198/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/07/2025
Applicant Building Futures Limited
Location 82 Capel street, Dublin 1, D01WC04

Additional Information

Proposal: PROTECTED STRUCTURE : (i) Reinstatement of existing front lightwell serving basement level including removal of concrete paving locally over the well (ii) Removal of existing modern non-original blockwork to 2 no. existing front facade openings (iii) Repair of arched

masonry head to original door opening serving front lightwell. (iv) Provision of a new double glazed timber casement window and a solid timber door to original lightwell openings (v) Provision of cast iron and glass block rooflight with a granite border in the footpath over the lightwell . (vi) Provision of a lime finish to lightwell walls , granite paving to the floor and a French drain . (vii) Provision of granite cill to lightwell's existing window opening .

Area	Area 3 - Central
Application Number	3983/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	01/07/2025
Applicant	Wayne & Natalie Russell
Location	110 Old Cabra Road, Cabra West, Dublin 7, D07 R8W7
Additional Information	Additional Information Received

Proposal: RETENTION AND PERMISSION: retention for construction works to detached home office/shed in rear garden as granted under planning ref. 3717/22. Retention works including raising of ridge height, extending of width & depth creating extra 9m sq of floor area internal layout alteration, removal of 1 no. window from front elevation & front elevation door location altered. Permission for removal of eaves overhang to rear of detached home office/shed.

Area	Area 3 - Central
Application Number	WEB1239/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	03/07/2025
Applicant	Bon Secours Health System CLG
Location	41-41A Glasnevin Hill and on lands at Bons Secours Hospital, Dublin 9
Additional Information	Additional Information Received

Proposal: Bon Secours Health System CLG intend to apply for permission for development at 41-41A, Glasnevin Hill and on lands at Bon Secours Hospital, Dublin 9. The proposed development will consist of the demolition of the existing 2-storey building on site and construction of a 6-storey (5th storey set back), multi-disciplinary medical clinic building located on the Bon Secours hospital campus and fronting Glasnevin Hill. The building will include the following: - • A retail/café unit, main entrance area, medical and procedure suites at ground floor level; • Medical and procedure suites at the first to fourth floor levels; • Bon Secours administration space including offices at fifth floor level; • Vehicular access to the new medical facility will be via the existing Bon Secours Hospital entrance off Glasnevin Hill and a new pedestrian entrance is included; • The proposal includes dedicated car parking, bicycle parking, vehicular set-down, reconfiguration and creation of a hospital plaza to provide connectivity between the proposed clinic building and the existing main hospital buildings; • Landscaping, boundary treatment, bin storage, plant and all associated site works and services.

Area	Area 3 - Central
Application Number	WEB1439/25
Application Type	Permission

Decision GRANT PERMISSION
Decision Date 01/07/2025
Applicant JCDecaux Ireland Limited
Location 397 North Circular Road, Dublin 7
Additional Information Additional Information Received
Proposal: The replacement of 2No. illuminated 6.36m x 3.43m scrolling advertising displays with 1No. digital 6.28m x 3.4m advertising display at 397 North Circular Road, Dublin 7, and all associated site works and services.

Area Area 3 - Central
Application Number WEB1978/25
Application Type Retention Permission
Decision REFUSE RETENTION PERMISSION
Decision Date 30/06/2025
Applicant Maria Stenka
Location 70, Blessington Street, Dublin 7, D07 W9X6
Additional Information
Proposal: RETENTION : change of use of 2no one bed studio apartments to short term let at basement and ground floor retaining 2 bedroomed duplex at first and second, at a terraced three storey over basement building which is a protected structure

Area Area 3 - Central
Application Number WEB1981/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 30/06/2025
Applicant Eimear O'Herlihy & Niamh Digby Bratton
Location 50, Newgrange Road, Cabra, Dublin 7, D07 V8Y4
Additional Information
Proposal: The development consists of the demolition of existing front porch side garage and shed and construction of a new flat roof porch with front and side extension to provide an office, utility room and WC. Also included is the construction of new single-storey flat roof extension to the rear to include new kitchen and dining space. The application includes internal alterations and all associated site works, drainage, and landscaping as necessary.

Area Area 3 - Central
Application Number WEB1987/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 01/07/2025
Applicant Triode Newhill Management Services Ltd.
Location SPAR, 6/7, Finglas Road, Dublin 11, D11 C447
Additional Information
Proposal: Beer Wine Spirits Retail Off Licence subsidiary to main retail use.

Area Area 3 - Central
Application Number WEB2006/25

Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	02/07/2025
Applicant	Motor Services Ltd
Location	MSL Park Motors, Navan Road, Dublin 7

Additional Information

Proposal: Motor Services Ltd intends to apply for planning permission for development on a c. 1.03 ha site located at MSL Park Motors, Navan Road, Dublin 7, D07 H938. The development will consist of the removal of hardstanding comprising vehicle storage spaces and vehicle display spaces and circulation space, and the construction of a single storey vehicle service garage/ workshop building (675 sq m), comprising service bays, ancillary offices, storage and staff areas, and the provision of enclosed bicycle parking spaces, and car parking. The development will also include the: reorganisation and redistribution of existing vehicle storage, display and staff and visitor spaces; provision of vehicle service garage/ workshop car spaces; bicycle parking; piped infrastructure and ducting; changes in level; site clearance works; site landscaping; SuDs measures including a blue-green roof; and all associated site development and excavation works above and below ground.

Area	Area 3 - Central
Application Number	WEB2008/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	01/07/2025
Applicant	Glendale Ventures Limited
Location	No. 54 Mountjoy Street, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: Retention of minor internal layout changes to first and second floor level and; reinstatement of lime plaster to walls at high level following removal of modern dropped ceilings. The subject property, No. 54 Mountjoy Street, Dublin 7, is a protected structure (RPS Ref. No. 5465).

Area	Area 3 - Central
Application Number	WEB2009/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	01/07/2025
Applicant	Graham WQ Holdings Limited
Location	298 North Circular Road, Phibsborough, Dublin, D07X318

Additional Information

Proposal: Planning Permission is being sought by Graham WQ Holdings for the sub-division of the existing commercial retail unit into two units for Café & Barber shop use with the addition of an external door to the front façade, internal alterations and new shopfront signage at 298 North Circular Road, Phibsborough, Dublin 7

Area	Area 3 - Central
Application Number	WEB2010/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION

Decision Date 01/07/2025
Applicant MRM Property Limited
Location No. 55 Mountjoy Street, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: RETENTION: The development will consist of: Retention of minor internal layout changes to basement level of No. 55 Mountjoy Street. The subject property, No. 55 Mountjoy Street, Dublin 7, is a protected structure (RPS Ref. No. 5466).

Area Area 3 - Central
Application Number WEB2015/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 03/07/2025
Applicant Ray Cooke Auctioneers
Location 169 St Mobhi Road, Glasnevin, Dublin 9, D09 PYH2

Additional Information

Proposal: PERMISSION to replace 2no. existing light box display signs with 2no. LED display signs to front of existing retail premises, and associated site works at Ray Cooke Auctioneers, 169 St Mobhi Rd, Glasnevin, Dublin 9, D09 PYH2.

Area Area 3 - Central
Application Number WEB2019/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 03/07/2025
Applicant Mescar Designated Activity Company
Location 124-126, Parnell Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: We, Mescar Designated Activity Company, intend to apply for planning permission for development comprising the erection of signage associated with permitted Purpose-Built Student Accommodation development (ABP Reg. Ref. 303615-19; DCC Reg. Ref. SHD0004/19, amended under Reg. Ref. LRD6023/24-S3) at this site at 124-126 Parnell Street (a protected structure RPS Ref: 6421), Dublin 1 (formerly known as Kennedy Bakery / Parnell Business Centre) and including frontage to Temple Lane North at 4, 4A & 4B Temple Lane North (formerly known as premises to rear of 13 Gardiner Street). The proposed development will consist of the erection of 2 no. signs comprising: i.no. single-sided, powder-coated illuminated sign (2.0m x 0.309m, total area 0.618 sq.m.) located on the principal southern elevation fronting Parnell Street. The sign will be located within the entrance carriageway below the existing sign for 'St Peter's Bakery' and above the entrance gate at ground floor level and will comprise of built-up halo illuminated letters and associated fixings; ii. 1 no. double-sided, illuminated aluminium projecting panel sign with stencil cut details (2.4m x 0.98m, total area of 2.352 sq.m) fixed to the northern elevation fronting Temple Lane North at third floor level. The 2 no. signs will be erected on site to identify the student accommodation. 3

Area Area 3 - Central
Application Number WEB2030/25
Application Type Permission
Decision GRANT PERMISSION

Decision Date 04/07/2025
Applicant William and Michael Donnelly
Location 63-64 Dorset Street Lower, Dublin 1

Additional Information

Proposal: Planning permission is sought by William and Michael Donnelly for alterations to part of an existing window to the front elevation into a fire exit door as required under granted fire safety certificate for the premises all at 63-64 Dorset Street Lower, Dublin 1, D01F5X7

Area Area 3 - Central
Application Number WEB2040/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/07/2025
Applicant Riverwalk Estates Limited
Location 12 North Circular Road, Dublin 7, D07 WE52

Additional Information

Proposal: PROTECTED STRUCTURE : The fitting of solar panels to the front and rear roof slopes of the double roof pitches, and to the return and all ancillary works to this two storey over garden level residential building with a four storey Return . This is a Protected Structure.

Area Area 3 - Central
Application Number WEB2058/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 04/07/2025
Applicant Gerard Gill and Susan Spratt
Location 43 Ashington Close, Dublin 7, Dublin, D07 W9XP

Additional Information

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs and flat roof dormer to the rear.

Area Area 3 - Central
Application Number WEB2222/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 30/06/2025
Applicant Castle Living Developments Limited
Location Site known as The Carriageworks, which forms part of the former Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1

Additional Information

Proposal: The site is bound by Sheriff Street Upper to the south, the railway yards to the north, the recently completed Freight Building and Premier Inn to the east and East Road to the west. The proposed development consists of minor amendments to the permitted and under construction development, as permitted under ABP-308827-20 (DCC Ref: SHD0026/20). The proposed amendments relate to the ground floor units, podium car parks, roof terraces and plant areas and not relating to any residential units. The proposed amendments include: 1. In relation to permitted Block A1: Reconfiguration of the permitted ground floor resulting to include a new ESB Substation

and switch room and management office which results in a reduction in the retail/restaurant/cafe unit from 309.4 sq.m to 155.6 sq.m and the tenant gym area from 125.2 sq.m to 103.6 sq.m and subsequent facade amendments. Alterations to permitted elevations to include new door and removed window in the northern facade, rearranged access door on southern facade to comply with Fire Cert requirements. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08sq.m x 0.6 sq.m. Reconfiguration of ground floor access to apartments onto Sheriff Street to include for new parcel room and relocated ESB meter room. Additional roof plant at roof level of Block A1 and reduction of permitted central roof terrace at Level 07 and addition of new roof terrace at eastern end at Level 08 of the block. Proposed new railings to perimeter of 2 no. communal roof terraces at Level 07 and introduction of new slatted solid structure, with c.2.5m high canopy on the central roof terrace. Increase in green roof area. Minor extension to permitted basement below Block A1 to facilitate increased plant area of 224.2 sq.m. 2. In relation to permitted Block A2: Introduction of metal gate to permitted vehicular and pedestrian access to basement car park from Sheriff Street of 4.65m high. Amendments to the permitted ESB meter room to the eastern end of the ground floor and the ground floor of permitted live/work unit to accommodate a new ESB Substation. This reduces the permitted ground floor work unit from 53.4 sq.m to 39.7 sq.m and subsequent elevation amendments. Reconfiguration of 2 no. ground floor accesses to apartments and basement podium onto Sheriff Street to comply with fire cert requirements and include for new parcel room and subsequent elevation amendments. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08 sq.m x 0.6 sq.m. Additional roof plant and PV panels at roof level of Block A2 and addition of new exit lobby from A2 at Level 08 to allow for access onto permitted roof terrace of Block B3.3. In relation to permitted Block B3: Alteration to permitted roof terrace at Level 08 to include for extension to Block A2 to include for a new exit lobby and 2 no. toilets, incorporation of new open canopy structure to the centre of the roof terrace of c. 2.5m high, new windscreens to the edge of the roof terrace of c. 2.5m high and a new plant enclosure of c. 2.5m high. 4. In relation to permitted Block C3: Additional roof plant and PV panels at roof level of Block C3. 5. In relation to permitted Block B4/C4: Introduction of metal gate to permitted vehicular turning area under Block B4 from shared street between scheme and adjacent office building. New plant enclosure at roof terrace at Level 08 of Block B4 and roof plant at roof level on Block C4. 6. In relation to permitted Block C1: Extension of permitted stair core to roof terrace at Level 08 to comply with fire cert requirements with associated minor plant areas. Minor additional plant on roof level of C1. 7. In relation to permitted Block C2: Reconfiguration of plant areas at ground floor level, to include for a new residential reception and amenity space for Block C2 and to plant areas to comply with fire cert requirements and subsequent elevations changes. Reconfiguration of plant areas at roof level and inclusion of PV panels. Addition of c.2.5m high pergola structure on the roof terrace at Level 15. Single storey addition for extended north entrance at Ground Floor of 9.8 sq.m

Area	Area 3 - Central
Application Number	WEB2522/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	02/07/2025
Applicant	Gothafa Ltd.
Location	Rear of 335, Blackhorse Avenue, Dublin 7

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	WEB2532/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/07/2025
Applicant	Pat Wigglesworth
Location	Site at 5, 6, 7 and 8 Henrietta Lane, lands to rear of 5, 6, 7 and 8 Henrietta Street, Dublin 1

Additional Information

Proposal: The development will consist of the construction of a terrace of seven new mews houses, situated to the rear of the Protected Structures at 5, 6, 7 and 8 Henrietta Street, Dublin 1 and facing onto Henrietta Lane. The development will involve the clearance of existing single storey walls situated on the lands. Each house is arranged over three storeys and includes private external terraces on the upper levels of each house. The total site area of the development is 946msq.

Area	Area 3 - Central
Application Number	WEB2533/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/07/2025
Applicant	Pat Wigglesworth
Location	5 and 6 Henrietta Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE The development will consist of the construction of an artist's studio, set back from the boundary adjoining 4 and 7 Henrietta Street, and accessed from Henrietta Lane. The development includes 2 no. studios over two storeys, featuring an external staircase for access to the upper floor. The total site area of the development is 212msq.

Area	Area 3 - Central
Application Number	WEB2664/24
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	30/06/2025
Applicant	72 Abbey Street Middle Limited
Location	72 Middle Abbey Street (site with Frontage to North Lotts to rear) Dublin 1

Additional Information Additional Information Received

Proposal: (i) omission of existing recessed mezzanine floor areas atop third floor level and reinstatement of full fourth floor level; (ii) works to external elevations including paint removal and repairing of pointing on Middle Abbey Street elevation; and replacement of sand cement plaster with insulating lime plaster and increasing height of ground level window openings to North Lotts elevation; (iii) removal of existing internal staircases, relocation of entrance door to North Lotts, provision of new internal staircases and reconfiguration of internal floor plans through provision of new wall partitions; (iv) change of use of building from retail (at basement/ground floor level) and retail storage (at all above ground floor levels) to a mixed-use building comprising a commercial retail unit at basement floor level, a café at ground floor level and a tourist accommodation

development (comprising 9 no. short-stay apartments) from ground to fourth floor level; and, (v) all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEBDSDZ2518/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	03/07/2025
Applicant	Mater Private Hospital
Location	North Dock Two, 93/94, North Wall Quay, Dublin 1
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

Appeals Notified

Area	Area 3 - Central
Application Number	WEB1806/25
Appeal Type	Written Evidence
Applicant	Dublin Zoo
Location	Dublin Zoo, Phoenix Park, Dublin 8, D08 AC98
Additional Information	

Proposal: The development will consist of the construction of a new Restaurant Building, a single-story structure with auxiliary attached structures at a lower level. The floor area of building space including the primary structure and two auxiliary structures equals 1310m². The structure incorporates a flat roof at a height of 5.5m and an at-grade plaza entrance, flanked by landscape and a new children's play area. The building will be fitted with local featured photovoltaic panels. The exterior of the building will feature both elevated and on-grade dining terraces. The development requires the removal of a number of selected trees which will be replaced with numerous new trees and shrubs. Associated drainage and ancillary works are also included.

Area 3

Appeals Decided

Area	Area 3 - Central
Application Number	4434/24
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	@01/07/2025
Applicant	John McSharry
Location	29 Parnell Square West, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE : Planning permission is sought for the construction of an extension on two levels to the rear of a three storey over basement residential building, a Protected Strucure (RPS Ref No. 6391) which contains 13 no apartments approved under Reg. Ref. 0753/96 and the repointing of the front facade (wigged pointing to match existing to ground floor section, i.e. below string course; flush pointing to upper section). The extension will consist of two no. 1 bed apartments each with balcony at second and third floor levels over the existing three storey rear return, with access provided from the the existing building at the second floor half landing level connected by a link containing a new dogleg stairs to the new apartments within the area of the proposed extension. Additional bicycle parking provided at lower ground level and additional refuse bin provided at rear ground floor area with access from Granby Lane.

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

26/25

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

WEEKLY PLANNING LISTS

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

Area	Area 3 - Central
Application Number	0265/25
Application Type	Social Housing Exemption Certificate
Applicant	Patrick Goslin & Sons Ltd
Location	52 QUARRY ROAD, D07 FPD0 & 54 QUARRY ROAD D07 VF84,
Registration Date	Cabra, Dublin, D07 VF84 30/06/2025

Additional Information

Proposal: SHEC: Planning permission is sought for the construction of 2no. 2-storey 2-bedroom dwellings to form part of a terrace of houses that will be integrated into an already approved residential development (reg ref 3852/24, containing 21 no. apartments and 8 no. houses). All with associated site works and an increase of the semi-private open space by 11.2sqm.



Dublin City Council

SECTION 5 EXEMPTIONS

26/25

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

WEEKLY PLANNING LISTS

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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 3 - Central
Application Number 0270/25
Application Type Section 5
Applicant Siobhan Níc Chumhaill
Location 75 Ellesmere Avenue, Dublin 7, D07 X7F2
Registration Date 01/07/2025
Additional Information
Proposal: EXPP: Proposed 2 no. windows at ground floor level in gable wall.

Area Area 3 - Central
Application Number 0280/25
Application Type Section 5
Applicant SDR Property OMC CLG
Location Spencer Dock Apartments, Spencer Dock, North Wall Quay, Dublin 1
Registration Date 03/07/2025
Additional Information
Proposal: EXPP: Replace the existing Aluclad glazing with aluminium curtain walling. New aluminium access doors will also be provided at ground level in the staircores. The vertical and horizontal arrangement of the mullions and transoms will remain as existing. The external colour of the glazing will also remain the same as existing. The width of the profiles will reduce from approximately 100mm (existing) to 50mm (proposed). There are no alterations proposed to the cladding or other parts of the external envelope of the building as part of the staircore glazing replacement process.
