



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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

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

Area 3 COMMERCIAL

Area Area 3 - Central
Application Number 4211/24
Application Type Permission
Applicant Grangegorman Development Agency
Location Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30
Registration Date 10/07/2025
Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site at nos. 23 and 24 Prussia Street and lands to the rear, Stoneybatter, Dublin 7, D07 FW30. The development will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone site to facilitate permitted works within the Grangegorman Strategic Development Zone. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. The proposed temporary link will also include associated drainage, utilities, lighting, CCTV, boundary treatments and all associated site development works. Part of the proposed development site comprises a section of the Grangegorman Strategic Development Zone boundary. A separate, concurrent planning application for permission has therefore been submitted for the portion of the development that is located within the Grangegorman Strategic Development Zone which is subject to the provisions under Section 170 of the Planning and Development Act 2000 (as amended) and which will consist of the partial demolition of the boundary wall (a protected structure, RPS ref, 1674) and remedial works to the wall, including the provision of new entrance pillars, facilitating the temporary link between the Grangegorman Strategic Development Zone and Prussia Street. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area Area 3 - Central
Application Number GSDZ4210/24
Application Type Permission
Applicant Grangegorman Development Agency
Location Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30
Registration Date 10/07/2025
Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site within the TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7, located to the rear of nos. 23 and 24 Prussia Street Stoneybatter, Dublin 7, D07 FW30. The site is located within the Grangegorman Strategic Development Zone. The development will consist of: the demolition of a section of the Grangegorman Strategic Development Zone boundary wall (a protected structure, RPS ref. 1674) and remedial works, including the provision of new entrance pillars, and the provision of utilities

connections to the existing network within the Grangegorman Strategic Development Zone to facilitate the provision of a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between the Grangegorman Strategic Development Zone site and Prussia Street via the adjoining site at nos. 23 and 24 Prussia Street. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. A separate, concurrent planning application for permission has been lodged for the portion of the development that is located outside of the Strategic Development Zone and will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area	Area 3 - Central
Application Number	LRD6076/25-S3
Application Type	Permission
Applicant	CWTC Multi Family ICAV
Location	Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9
Registration Date	09/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL: CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR DR1 Fund, intend to apply for a ten-year permission, for a Large-Scale Residential Development (LRD) on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application boundary is a site of c. 8.7ha, with a developable area of c. 8.25ha. The application site contains a number of Protected Structures including The Main College Building (also referred to as The Seminary Building) (RPS Ref. 1901), Holy Cross Church (also referred to as Holy Cross Chapel) (RPS Ref. 1901), South Link Building (RPS Ref. 1901), The Assembly Hall (RPS Ref. 1901), and The Ambulatory (RPS Ref. 1901). The site is bounded by Drumcondra Road Lower and the Archbishops House (a Protected Structure, RPS Ref. 2361) to the West, Clonliffe Road to the South, the Red House (a Protected Structure, RPS Ref. 1902 & National Monument Ref. DU018-019001), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North. The proposed development will consist of: 1. Demolition of a number of former office/college buildings on site, including the New Wing and Library Wing Buildings which are non-original/late 20th century addition, (total demolition of c. 6,327 sq.m) and the construction of a residential development with a gross floor area (GFA) of c. 106,181 sq.m (including existing buildings and excluding basement and podium areas) set out in 12 no. new residential blocks, ranging in height from 3 to 13 storeys, and re-use of 1 no. existing building, to accommodate 1,131 no. apartments, with associated residential tenant amenity, 1 no. retail unit, 1 no. crèche and re-use of existing buildings for community/cultural use. The site will accommodate a total of 382 no. car parking spaces and 2,619 no. bicycle parking spaces in separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces. 2. The residential buildings range in height from 2-storeys to 13-storeys, accommodating 1,131 no. apartments comprising 268 no. studios, 282 no. 1-bed units, 392 no. 2-bed units (2 no. 2-bed (3P) & 390 no. 2-bed (4P)), 132 no. 3-bed units and 57 no.

4-bed units. The breakdown of residential accommodation is as follows: Block A1 is a 4 to 8 storey building, including setbacks and balconies, accommodating 234 no. units (47 no. studios, 98 no. 1-bed units, 56 no. 2-bed (4P), 25 no. 3-bed units and 8 no. 4-bed units); Block A2 is a 7 to 9 storey building, including setbacks and balconies, accommodating 68 no. units; (23 no. studios, 8 no. 1-bed units, 37 no. 2-bed (4P)); Block A3 is an 8 to 10 storey building, including setbacks and balconies, accommodating 79 no. units; (26 no. studios, 9 no. 1-bed units, 44 no. 2-bed (4P)); Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 97 no. units; (29 no. studios, 38 no. 2-bed (4P), 18 no. 3-bed units, 12 no. 4-bed units); Block B1 is a 5 to 7 storey building, including setbacks and balconies, accommodating 69 no. units; (5 no. studios, 15 no. 1-bed units, 26 no. 2-bed (4P), 10 no. 3-bed units, 13 no. 4-bed units); Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 37 no. units; (2 no. studios, 5 no. 1-bed units, 16 no. 2-bed (4P), 13 no. 3-bed units, 1 no. 4-bed units); Block B3 is a 6 to 10 storey building, including setbacks and balconies, accommodating 92 no. units; (16 no. studios, 25 no. 1-bed units, 45 no. 2-bed (4P), 6 no. 3-bed units); Block B4 is a 4 to 6 storey building, including setbacks and balconies, accommodating 53 no. units; (10 no. studios, 17 no. 1-bed units, 10 no. 2-bed (4P), 6 no. 3-bed units, 10 no. 4-bed units); Block C1A is a 5 to 6 storey building, including setbacks and balconies, accommodating 47 no. units; (18 no. studios, 7 no. 1-bed units, 10 no. 2-bed (4P), 12 no. 3-bed units); Block C1B is a 6 to 8 storey building, including setbacks and balconies, accommodating 66 no. units; (15 no. studios, 8 no. 1-bed units, 35 no. 2-bed (4P), 8 no. 3-bed units); Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 88 no. units; (43 no. studios, 8 no. 1-bed units, 2 no. 2-bed (3P), 18 no. 2-bed (4P), 7 no. 3-bed units, 10 no. 4-bed units); Block D2 is a 3 to 7 storey building, including setbacks and balconies, accommodating 145 no. units; (14 no. studios, 48 no. 1-bed units, 53 no. 2-bed (4P), 27 no. 3-bed units, 3 no. 4-bed units); The Seminary Building and South Link Building (Block E2) are existing Protected Structures of 2 to 4 storeys, with a proposed conversion of both buildings to accommodate 56 no. residential units (20 no. studios, 34 no. 1-bed units, 2 no. 2-bed (4P)); and Residential Tenant Amenity Space is provided throughout the scheme in Blocks A4, B1 and D2, totalling c. 1,989 sq.m and Communal Open Space is provided adjacent each block and at roof level on Blocks A1, A2, A3 & A4, totalling c. 10,323 sq.m.

3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory (RPS Ref. 1901). The application proposes the renovation of the Seminary Building and South Link Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as community/cultural uses. The wider Holy Cross College lands also include The Red House (RPS Ref. 1902) and the Archbishop's House (RPS Ref. 2361) - these are not included in the application boundary and no works are proposed to these Protected Structures, with the exception of adjacent landscaping and the proposed works to the Drumcondra Road boundary wall, which is inscribed under the Protected Structure of the Archbishop's House as noted below. The works to the Protected Structures within the application site include: The Seminary Building (RPS Ref. 1901): The works include of the careful refurbishment and alteration of the existing 4-storey Seminary Building to provide residential accommodation. It is proposed that an existing adjacent element of the structure, the Library Wing on the northern elevation of the Seminary and the connecting corridors to the Seminary, will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from this wing will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building, where possible. The projecting WC blocks (modern addition to overall structure) to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; The South Link Building (RPS Ref. 1901): The South Link Building consists of a 2-storey stone and render block, with slate roof and bellcote between Holy Cross Chapel and The Seminary Building; this building will be

conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of 2 no. apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel; Holy Cross Chapel (RPS Ref. 1901): Holy Cross Chapel is retained and restored as a community/cultural space. External alterations include a new metal door and interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The Assembly Hall (RPS Ref. 1901): The Assembly Hall comprises a 2-storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a community/cultural space as a part of the proposal; Existing doors and windows are retained and repaired. The existing Oratory located in the New Wing Building, will be relocated to within the Assembly Hall; The Ambulatory (RPS Ref. 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side (as referred to as 'and the single storey arcade forming northern perimeter of college quadrangle' on the RPS listing) and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rear elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The Cloister Garden will be restored and conserved as a part of the project for circulation, amenity and community/cultural use. The courtyard garden will be re-designed and re-planted as a part of the scheme; and Drumcondra Road Boundary Wall Entrance (Inscribed under Archbishop's House, RPS Ref. 2361): The existing entrance gates and the adjoining walls are part of the Archbishop's House Protected Structure. It is proposed to salvage and reuse, the existing stone gate pier to the south and reconstruct this pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall.

4. Extensive areas of public open space of c. 23,842 sq.m or c. 29.89% of the site is provided for, including woodland walk, central seminary lawn, games area, and playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting.

5. Non-residential uses include a crèche of c. 587 sq.m in Block A4 (with an external play area of 160 sq.m) and 1 no. retail unit of c. 306 sq.m in Block A1. The scheme includes for the renovation and reuse of the former Holy Cross Chapel and Assembly Hall buildings (c. 2,048 sq.m) and part of the Ambulatory and Cloister Garden (c. 1,952 sq.m) for use as community/cultural uses.

6. The site will accommodate a total of 382 no. car parking spaces (345 no. for residents and 41 no. for visitors/accessible use/car club) and 2,619 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,981 no. for residents and 638 no. for visitor/staff) in separate basement/podium areas and at surface level. It includes for a single level basement under Blocks B2, B3 & C1, containing 50 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities, a single level basement and podium parking under Block D2 containing 136 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement/part podium under Block A1, containing 155 no. car spaces, cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 1,646 no. resident's bicycle stores are provided at basement/podium/ground level within the blocks, and the remaining 240 no. spaces are located proximate to residential buildings in external bike stores. In addition, 41 no. car parking spaces are located at surface level to include visitor, accessible, EV, car club and 4 no. Block D resident spaces, as well as 638 no. short stay bicycle parking spaces. The scheme also includes for 2 no. mobility hubs located at the ground floor of Block A1 and D2.

7. The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones's Road (which is already permitted as part of the under construction hotel - DCC Reg. Ref. 2935/20 and ABP Reg. Ref. 308193), and through the widening and reopening of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. There is no vehicular access through the site for the public or occupants of the sites, other than for

maintenance and operations. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. A relocated entrance to the Archbishop's House through the site is provided on the northern boundary of the Archbishop's House. 8. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, solar PV panels at roof level on all residential blocks (excluding The Seminary Building (E2)), and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The LRD application, and Environmental Impact Assessment Report, may also be inspected online at the following website set up by the applicant: www.holycrosscollegelrd.ie.

Area	Area 3 - Central
Application Number	WEB2571/25
Application Type	Permission
Applicant	Gothafa Ltd.
Location	335 BLACKHORSE AVENUE, DUBLIN 7, Co. Dublin, D07 R6X4
Registration Date	08/07/2025
Additional Information	

Proposal: Planning Permission at the rear of No. 335 Blackhorse Avenue, Dublin 7. The proposed development consists of the following: The demolition of the existing shed and section of the existing boundary wall, for 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	WEB2590/25
Application Type	Permission
Applicant	Pat Wigglesworth
Location	5 and 6 Henrietta Street, Dublin 1
Registration Date	07/07/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: For development at this site at 5 and 6 Henrietta Street, Dublin 1. The lands are situated to the rear of and within the curtilage of the 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	WEB2598/25
Application Type	Retention Permission
Applicant	Béibinn Limited, T/A Shortstays
Location	26 Benburb Street, Dublin 7
Registration Date	08/07/2025
Additional Information	

Proposal: RETENTION PERMISSION: 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	WEB2607/25
Application Type	Permission
Applicant	Pat Wigglesworth & Dan Lucy Ltd.
Location	5, 6, 7 and 8 Henrietta Lane rear of 5, 6, 7 and 8 Henrietta Street, Dublin 1
Registration Date	08/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site at 5, 6, 7 and 8 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 5, 6, 7 and 8 Henrietta Street, Dublin 1. 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	WEB2611/25
Application Type	Permission
Applicant	Shepherd Masango
Location	117A, Church Road, Dublin 3
Registration Date	09/07/2025

Additional Information

Proposal: CHANGE OF USE from a Gym to a Place of Worship.

Area	Area 3 - Central
Application Number	WEB2613/25
Application Type	Permission
Applicant	Alex Benson
Location	15 Blessington Lane, Phibsborough, Dublin 7, D07 P7Y0
Registration Date	09/07/2025

Additional Information

Proposal: The development will consist of:- • Demolition of existing vacant warehouse building; • Construction of a 2 storey 3-bedroom mews dwelling with private garden to rear; • Boundary treatments to rear and all ancillary site development works and services.

Area	Area 3 - Central
Application Number	WEB2616/25
Application Type	Permission

Applicant Usama Ahmad
Location 96 Talbot Street, Dublin 1
Registration Date 09/07/2025

Additional Information

Proposal: Planning permission for a change of use from a vacant jewellery shop to fastfood takeaway & permission to create a new entrance door at the south side of the building to facilitate goods delivery/ refuse extraction, permission to erect external extract ducting at the south side of the building , external shopfront signage at the front northside of the building & associated site works .

Area Area 3 - Central
Application Number WEB2642/25
Application Type Permission
Applicant Dublin Bus
Location Broadstone Bus Depot, Constitution Hill, Dublin 7
Registration Date 11/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Permission for development at this site Broadstone Bus Depot, Constitution Hill, Dublin 7. The proposed structure is within the curtilage of Protected Structure, RPS 2029. The development will consist of a free standing single storey ESB Sub-Station and MV/LV switch rooms (approx. 56 sq m) to the side boundary of the site, (western side) and all associated site works.

Area Area 3 - Central
Application Number WEB2654/25
Application Type Permission
Applicant Bingchen Liu
Location 78, Marlborough Street, Dublin 1
Registration Date 12/07/2025

Additional Information

Proposal: PERMISSION & RETENTION / PROTECTED STRUCTURE: The development will consist of 1) retention permission for 'Change of use' the existing Ground Floor Retail unit to a One-Bed residential unit; 2) retention permission for 'Change of use' the existing Basement from Storage to Studio unit and all associated works; 3) planning permission to Demolish the shutter door and Repair the existing shop front to improve the quality of the property(Protected Structure) 4) planning permission to Replace the front entrance steel door to six panel timber front door and all associated works.

Area 3
DOMESTIC

Area Area 3 - Central
Application Number WEB2597/25
Application Type Permission
Applicant Kevin Roche
Location 13 Martin Grove, Blackhorse Avenue, Dublin 7
Registration Date 07/07/2025
Additional Information

Proposal: To open the front boundary wall to create a new vehicular entrance providing off street parking and facilitate EV charging with the associated kerb dishing

Area	Area 3 - Central
Application Number	WEB2606/25
Application Type	Permission
Applicant	Catherine Prenderville & Diarmuid Lacey
Location	29 Claude Road, Drumcondra, Dublin 9
Registration Date	08/07/2025
Additional Information	

Proposal: The development will consist of; a) The demolition of existing two storey rear return and single storey shed to the rear of the property. b) The provision of a partial two storey extension to the rear of the property comprising; a first floor bathroom extension and a ground floor extension both to the rear of the property, along with all ancillary works , roof lights, drainage and associated site works.

Area	Area 3 - Central
Application Number	WEB2609/25
Application Type	Permission
Applicant	Cillian Mc Donald Lisa Byrne
Location	35 Great Western Square, Phibsboro, Dublin 7, D07VW95
Registration Date	08/07/2025
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	Area 3 - Central
Application Number	WEB2618/25
Application Type	Permission
Applicant	Maria Conroy & Ger Harvey
Location	24 Bantry Road, Drumcondra, Dublin 9
Registration Date	09/07/2025
Additional Information	

Proposal: The development will consist of the demolition of existing garage to the side, the construction of a two-story extension to the side, insertion of roof lights to the front and rear, a single storey part conversion, part extension to the rear, internal modifications, alterations and all associated site works.

Area	Area 3 - Central
Application Number	WEB2629/25
Application Type	Permission
Applicant	Sharon Sands and Stephen Coughlan
Location	65 Kinvara Park, Navan Road, Dublin 7, D07XY18
Registration Date	10/07/2025
Additional Information	

Proposal: Proposed new vehicular entrance to off street car parking to front garden and all associated site works.

Area	Area 3 - Central
Application Number	WEB2630/25
Application Type	Permission
Applicant	Tony & Amanda McDonagh
Location	23, Villa Park Gardens, Navan Road, Dublin 7
Registration Date	10/07/2025

Additional Information

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

Area	Area 3 - Central
Application Number	WEB2632/25
Application Type	Permission
Applicant	Catherine Prenderville and Diarmuid Lacey
Location	29, Claude Road, Drumcondra, Dublin 9
Registration Date	10/07/2025

Additional Information

Proposal: The development will consist of; a) The demolition of existing two storey rear return and single storey shed to the rear of the property. b) The provision of a partial two storey extension to the rear of the property comprising; a first floor bathroom extension and a ground floor extension both to the rear of the property, along with all ancillary works , roof lights, drainage and associated site works.

Area	Area 3 - Central
Application Number	WEB2636/25
Application Type	Permission
Applicant	Kevin Roche
Location	13 Martin Grove, Blackhorse Avenue, Dublin 7, D07 V6H7
Registration Date	10/07/2025

Additional Information

Proposal: To open the front boundary wall to create a new vehicular entrance providing off street parking and facilitate EV charging with the associated kerb dishing

Area	Area 3 - Central
Application Number	WEB2645/25
Application Type	Permission
Applicant	Michael Griffin
Location	44 Home Farm Park, Drumcondra, Dublin, D09R2K0
Registration Date	11/07/2025

Additional Information

Proposal: Permission for vehicular access and off-street parking to front, and all associated site works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0242/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	09/07/2025
Applicant	Pat Wigglesworth and Dan Lucy Ltd
Location	Rear of 5,6, 7 and 8 Henrietta Street, Dublin 1 and falling onto Henrietta Lane.

Additional Information

Proposal: SHEC: The development will consist of the construction of a terrace of seven new Mews Houses, Situated to the rear of protected structures at 5,6, 7 and 8 Henrietta Street, Dublin 1 and falling 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.

Area	Area 3 - Central
Application Number	0246/25
Application Type	Section 5
Decision	Exempt
Decision Date	08/07/2025
Applicant	Dublin City University (Estates Department)
Location	Dublin City University, St. Patrick's College, Drumcondra Road Upper, Drumcondra, Dublin 9

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Fire Fabric upgrade at St. Patrick's Campus Blocks A-D. The interventions described within this section 5 declaration are critical for the buildings emergency escape plan, and the health & safety of all building occupants including students and staff. All of the interventions are not in areas which are listed on the record of protected structures. All proposed interventions are wholly reversible. A section 5 declaration is sought as to whether the development is exempt.

Area	Area 3 - Central
Application Number	0252/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	10/07/2025
Applicant	Beggsboro Football Club
Location	Cabra Community College, Kilkieran Road, Cabra, Dublin 7

Additional Information

Proposal: EXPP: Changing grass football pitch to astro grass

Area	Area 3 - Central
Application Number	3210/25
Application Type	Permission

Decision	GRANT PERMISSION
Decision Date	08/07/2025
Applicant	Noel McHugh and Niall Hayden
Location	4 Thompson Cottages, Dublin 1, D01W6P3
Additional Information	

Proposal: Development will consist of demolition of existing single storey extension to the rear of the existing property and replacing with a two storey extension . 2 No. new roof lights to rear of property roof and all ancillary works .

Area	Area 3 - Central
Application Number	3211/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	Irish Life Assurance plc
Location	Block 3A, The Irish Life Centre, 1 Abbey Street Lower, Dublin 1

Additional Information

Proposal: The proposed development comprises of the installation of an internally illuminated external sign (c. 8.594 m wide and 1.350 m high with lettering spelling Irish Life and an Irish Life logo (c. 1.725 m wide and 2.750m high) located at the 10 th floor above ground floor of Block 3A and affixed to the external façade of the building on the south elevation; and all associated development work.

Area	Area 3 - Central
Application Number	3216/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/07/2025
Applicant	Bol Property Investments
Location	45, Gardiner Street Upper, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: 'Planning Permission is sought for works to 45 Gardiner Street Upper, Dublin 1 (A Protected Structure RPS no. 3129). Planning Permission is sought for internal works as follows: (i.) removal of insulated plasterboard to inside face of front & rear façade walls at all levels and to the rear return walls at basement level; (ii.) removal of modern dropped ceilings throughout at ground first and second floors; (iii.) repair and adjustment of existing cornices at ground, first and second floor levels; (iv.) upgrading of electrical- services along existing routes to comply with current building regulations; (v.) fire upgrade works of existing joisted timber floors at ground, first and second floor levels; (vi.) fitting of clay vent caps to all existing disused chimney pots and provide wall vents to all closed up chimney breasts at each level; (vii.) firestopping of chimney flues at each floor level; (viii.) provision of replacement kitchenettes to all units; (ix.) repair of existing stairs handrail at ground floor level and above; (x.) provision of a timber balustrade and handrail to the existing basement stair; (xi.) removal of modern plasterboard soffits to stairs; (xii.) removal of modern partition walls at basement level; (xiii) amendment of modern partition wall dividing original front rooms at first and second floor level; (xiv.) provision of a breathable insulating plaster to external walls at basement level; (xv.) forming of a store under the existing stair at basement level; (xvi.) provision of new internal steps at basement level with floor level to be reduced locally;, (xvii.) provision of new bathrooms and / or WCs at all levels and adjustment of partition wall locations at ground and first

floor to accommodate same; (xviii) removal of modern partition to the rear return at ground floor level; (xix.) repair of the existing stair handrail at ground floor level and above; (xx.) reinstatement of missing window surround / shutters to front room at ground floor level; (xxi.) adjustment of door openings at all levels to comply with the building regulations, and removal of modern doors throughout and replacement of same with new fire-rated doors; (xxii.) existing openings adjusted to allow for door new panelled door to match historical at basement level; (xxiii.) reforming of existing service riser at stair wall at ground floor and above, with local adjustment of existing ground floor door surround and cornices to accommodate same; (xxiv.) provision of new kitchen on basement floor level; (xxv.) original door to be exposed with removal of modern plasterboard lining at first and second floor levels, with architrave relocated to face of built out wall; and (xxvi.) missing skirting to be reinstated with timber skirting sections to match historical profile; Planning Permission is also sought for external works as follows: (a) repair and refurbishment of all sash windows to the front and rear facades (b) replacement of the modern section of rainwater pipe at basement and ground level to front façade with a cast iron pipe to match the existing; (c) adjustment of existing opening to the rear return at basement level and provision of a double-glazed timber window; (d) replacement of the existing timber window to the rear return with a double-glazed timber window; (e) provision of a cast iron wall vent to rear return at basement level; (f) refurbishment of the existing front door; (g) provision of cast iron balustrade and handrails to the external basement and ground floor stairs; (h) cleaning of the brickwork to the front and rear façades; (i) removal of security bars to rear façade round head and basement windows and repair of window reveals; (j) stripping of paint from the front window cills; (k) cleaning of the rear window cills; (l) removal of existing blockwork to rear return basement opening and provision of a glazed timber framed door, (m) cleaning of the granite front steps and paving in front of entrance door; (n) removal of redundant drainage pipes to the rear façade; (o) repair of damaged render finish to the rear façade; (p) provision of an automatic opening vent to the rear roof pitch to comply with fire regulations; (q) repainting of the front and rear masonry wall with breathable paint, (r) redundant electrics on rear facade to be removed; and (s) existing external light fitting to be upgraded and relocated.

Area	Area 3 - Central
Application Number	WEB1677/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/07/2025
Applicant	Diarmaid O'Ceallaigh
Location	Unit 10A Blessington place, Blessington Place, Dublin 7
Additional Information	Additional Information Received
Proposal:	The development will consist of new two storey terraced one bedroomed townhouse and ancillary site works to replace an existing storage building.

Area	Area 3 - Central
Application Number	WEB1921/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	11/07/2025
Applicant	Tempside Limited
Location	Unit 62/63 Parnell Mall, Ilac Centre, Henry Street, Dublin 1 , KX95

Additional Information**Additional Information Received**

Proposal: Planning permission is sought by Tempside Limited from existing retail unit to retail with ancillary off licence sales (area for display of alcohol circa. 51.1m2) and associated signage for the Unit and associated site works, all at Unit 62/63 Parnell Mall, Ilac Centre, Henry Street, Dublin 1, D01KX95.

Area	Area 3 - Central
Application Number	WEB2037/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/07/2025
Applicant	Whitespace Developments Limited
Location	4 Synnott Place, Dublin 7, D07F8W3 .

Additional Information

Proposal: PROTECTED STRUCTURE: for the fitting of solar panels to the front and rear roof slopes, concealed behind the front parapet and all ancillary works to this three storey over basement residential building.

Area	Area 3 - Central
Application Number	WEB2044/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	07/07/2025
Applicant	Brimwood Unlimited Company
Location	Rear of 34 North Circular Road, Dublin 7, and Fronting O'Devaney Gardens, D08RF3F

Additional Information

Proposal: The development will consist of: (i) the removal of existing boundary wall and vehicular gate fronting mews lane; (ii) the construction of a three-storey four-bedroom mews dwelling, fronting O'Devaney Gardens; (iii) the provision of outdoor terraces/balconies to rear of house at ground and first floor levels and to the front at first floor level; (iv) the provision of 1 no. rooflight; (v) the provision of bin stores and bicycle storage; and (vi) landscaping, boundary treatments, SuDS and foul drainage, and other ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2092/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	10/07/2025
Applicant	Yamamori Sushi Limited
Location	34-36 Strand Street Great, Dublin 1, D01 W8X6

Additional Information

Proposal: PROTECTED STRUCTURE: Planning permission is sought by Yamamori Sushi Limited for the development and alterations to 34-36 Strand Street Great, Dublin 1, D01 W8X6 consisting of the following works : 1.Alterations to the previously permitted development 3830/20 (ABP-309546-21) consisting of the provision of a kitchen/prep area and ticket booth/cloakroom and goods lift. The kitchen will operate during the day from 12:00 till 9:30PM, Monday to Sunday. 2.Rearrangement of the patron toilets to ground floor in the form of combined unisex toilets.

3.Provision of a goods lift for the movement of food stocks to the first-floor level. 4.Widening of the proposed entrance to 35-36 Strand Street Great by way of a roller shutter to replace the existing door. 5.Unblocking of the existing x2No windows with the provision of new sliding sash windows. It is proposed to form a new window opening with the provision of a sliding sash window to the street front elevation to the kitchen area. This window is proposed to provide for the collection of food deliveries. All located on the ground floor level at the façade of 35-36 Strand Street Great.

6.Provision of an extract vent located at roof level to 35-36 Strand Street Great, Dublin 1 for the kitchen and prep area. 7.At first floor level of 35 - 36 Strand Street Great, Dublin 1 alterations are sought for the proposed change of use from permitted bar and seating area to include for dry food storage and offices with staff toilet. No's 34-36 Strand Street Great are within the curtilage of Protected Structures Ref. No's : 6071 & 6072 at No's 38/39 Ormond Quay Lower, North City, Dublin 1, D01 A593.

Area	Area 3 - Central
Application Number	WEB2113/24
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	07/07/2025
Applicant	SRM Book and Cook Ltd.
Location	60-66, Glasnevin Hill, Dublin 9
Additional Information	Additional Information Received

Proposal: Permission is sought for a mixed-use development on lands at Nos. 60-66 Glasnevin Hill, Dublin 9, (excluding the existing real estate unit located at ground floor level of No. 64 Glasnevin Hill). Consisting of: No. 60 (D09DF30); No. 62a (D09 CC01); No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); No. 62 (D09 PX05); and No. 66 (D09 R882). The proposed development comprises the following(i) the demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at No. 60 (D09 DF30) and No. 62a (D09 CC01); 2-bed apartment at No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); single-storey childcare unit at No. 62 (D09 PX05); and single-storey pizzeria unit at No. 66 (D09 R882); (ii) the construction of a 5-storey over basement, with lift overrun and stairs above, mixed-use development consisting of the following: (a) Basement level providing bicycle storage (31 no. spaces inclusive of 2 no. cargo bicycle spaces). Access to the basement is provided via a lift from Glasnevin Hill on the northern elevation of the site and an internal residents lift within the building. Ground floor level restaurant to replace the existing Washerwoman restaurant, with pedestrian access provided from Glasnevin Hill. A second pedestrian access from the rear is also proposed serving as an emergency exit and access to bin storage. The restaurant will comprise a seating area, kitchen, dry goods room, cold room, staff changing room, toilets, bin store and store/office. The ground floor level will also accommodate 2 no. apartment lobbies, lift shaft, and refuse storage which will serve the residential units at upper floors. Pedestrian access to the apartments will be provided from Glasnevin Hill. (b) provision of 16 no. apartments, comprising 12 no. one-bed apartments and 4 no. two-bed apartments from 1st to 4th floor levels. Each apartment is provided with an area of private amenity space in the form of a private balcony. Communal open space has been provided at roof level in the form of a 110sq.m terrace area. (iii) The development will also include landscaping; boundary treatments; the provision of SuDS measures, solar panels and all ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2129/25
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	11/07/2025
Applicant	Keelan Cunningham PRB
Location	126, Tolka Road, Drumcondra, Dublin 3
Additional Information	
Proposal:	Planning permission new semi detached two storey house to side of existing terraced house with vehicle access for both houses to front and all ancillary works

Area	Area 3 - Central
Application Number	WEB2546/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/07/2025
Applicant	Tony & Amanda McDonagh
Location	23 Villa Park Gardens, Navan Road, Dublin 7, D07 E4E6
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	WEB2554/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Bébin Limited, T/A Shortstays
Location	26, Benburb Street, Dublin 7
Additional Information	
Proposal:	RETENTION: Bébin 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
Decision	APPLICATION DECLARED INVALID
Decision Date	07/07/2025
Applicant	Keelan Cunningham PRB
Location	Rear 94 North Circular Road, Dublin 7
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	WEB2577/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Shepherd Masango
Location	117a Church Road,, Dublin, Ireland, D03 P6W9
Additional Information	
Proposal:	Change of Use from a Gym to a Place of Worship.

Area	Area 3 - Central
Application Number	WEB2584/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/07/2025
Applicant	Cillian McDonald and Lisa Byrne
Location	35, Great Western Square, Dublin 7, D07 VW95
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	Area 3 - Central
Application Number	WEB2597/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/07/2025
Applicant	Kevin Roche
Location	13 Martin Grove, Blackhorse Avenue, Dublin 7
Additional Information	
Proposal:	To open the front boundary wall to create a new vehicular entrance providing off street parking and facilitate EV charging with the associated kerb dishing

Area	Area 3 - Central
Application Number	WEB2606/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/07/2025
Applicant	Catherine Prenderville & Diarmuid Lacey
Location	29 Claude Road, Drumcondra, Dublin 9
Additional Information	
Proposal:	The development will consist of; a) The demolition of existing two storey rear return and single storey shed to the rear of the property. b) The provision of a partial two storey extension to the rear of the property comprising; a first floor bathroom extension and a ground floor extension both to the rear of the property, along with all ancillary works , roof lights, drainage and associated site works.

Area	Area 3 - Central
Application Number	WEB2607/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/07/2025
Applicant	Pat Wigglesworth & Dan Lucy Ltd.
Location	5, 6, 7 and 8 Henrietta Lane rear of 5, 6, 7 and 8 Henrietta Street, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site at 5, 6, 7 and 8 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 5, 6, 7 and 8 Henrietta Street, Dublin 1. 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	WEB2616/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	11/07/2025
Applicant	Usama Ahmad
Location	96 Talbot Street, Dublin 1

Additional Information

Proposal: Planning permission for a change of use from a vacant jewellery shop to fastfood takeaway & permission to create a new entrance door at the south side of the building to facilitate goods delivery/ refuse extraction, permission to erect external extract ducting at the south side of the building , external shopfront signage at the front northside of the building & associated site works .

Area	Area 3 - Central
Application Number	WEB2618/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/07/2025
Applicant	Maria Conroy & Ger Harvey
Location	24 Bantry Road, Drumcondra, Dublin 9

Additional Information

Proposal: The development will consist of the demolition of existing garage to the side, the construction of a two-story extension to the side, insertion of roof lights to the front and rear, a single storey part conversion, part extension to the rear, internal modifications, alterations and all associated site works.

Area Area 3 - Central
Application Number WEB1865/25
Appeal Type Written Evidence
Applicant Christy and June Bradley
Location 136, Tolka Road, Dublin 3

Additional Information

Proposal: Planning permission to (i) widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off street parking and facilitate EV charging (ii) To relocate existing streetlight.

Area Area 3 - Central
Application Number WEB1897/25
Appeal Type Written Evidence
Applicant Clare Gillett & Jonathan Crosby
Location 13 Daneswell Place, Glasnevin, Dublin 9, D09 K4CP

Additional Information

Proposal: The installation of a new inward opening pedestrian entrance gate and providing access to the rear boundary and lane with associated site works and landscaping.

Area 3
Appeals Decided

Area Area 3 - Central
Application Number 0017/25
Appeal Decision SECTION 5 - EXEMPT
Appeal Decision Date 09/07/2025
Applicant Thomas Murphy
Location Unit 5, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does change of use to men's shed constitute development, and is it exempted development?

Area Area 3 - Central
Application Number 0020/25
Appeal Decision SECTION 5 - EXEMPT
Appeal Decision Date 09/07/2025
Applicant Thomas Murphy
Location Unit 10, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does the installation of extractor fans to deal with fumes provided in the premises constitute development, and is it exempted development?

Area	Area 3 - Central
Application Number	0016/25
Appeal Decision	SECTION 5 EEMPT
Appeal Decision Date	03/07/2025
Applicant	Thomas Murphy
Location	Unit 2, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3

Additional Information

Proposal: EXPP: Does the installation of chimneys/extraction hoods constitute development, and is it exempted development?

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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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

SECTION 5 EXEMPTIONS

27/25

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

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

Area	Area 3 - Central
Application Number	0279/25
Application Type	Section 5
Applicant	Leapfrog Training Studio Ltd
Location	60-61, Manor Street, Stoneybatter, D07CY53
Registration Date	07/07/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: A bifold wall that will facilitate the main room to be subdivided as required. Additional WC and nappy changing facilities. Canvas awning to external play area to provide shelter.

Area	Area 3 - Central
Application Number	0282/25
Application Type	Section 5
Applicant	Discipulo Developments Limited
Location	42-44, Drumcondra Road Lower, Drumcondra, Dublin 9
Registration Date	08/07/2025

Additional Information

Proposal: EXPP: The proposed works comprise the removal of an existing non-original modern shopfront, constructed of timber, at ground floor level at 42-44 Lower Drumcondra Road, Dublin 9. The works will involve exposing and reinstating the building's original brick façade. No new works, replacement shopfront installation, or structural alterations are proposed. The objective is to restore the building's original architectural expression and visually reintegrate it with the surrounding historic streetscape within the Architectural Conservation Area. It is submitted that the works constitute maintenance and improvement under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as they do not materially affect the external appearance so as to render the structure with neighbouring properties, and are conservation-led enhancements that restore rather than alter the streetscape character.

Area	Area 3 - Central
Application Number	0285/25
Application Type	Section 5
Applicant	Kavaria Limited
Location	24 Gardiner Street Upper, Dublin 1
Registration Date	07/07/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the change of use from 2 or more dwellings of 24 Gardiner Street Upper, Dublin 1 to use as a single residential dwelling, is or is not development and whether development constitutes exempted development or does not constitute exempted development.

Area	Area 3 - Central
Application Number	0290/25
Application Type	Section 5
Applicant	Susan Fitzgerald
Location	33 Bayview Avenue, North Strand, Dublin 3
Registration Date	11/07/2025
Additional Information	

Proposal: EXPP: Construction of a 39 sqm, Single-storey, pitched rood extension to the rear of existing house.

Area	Area 3 - Central
Application Number	0297/25
Application Type	Section 5
Applicant	Brian and Aileen Keaney
Location	11 Arran Road, Drumcondra, Dublin 9, D09 K3V8
Registration Date	11/07/2025
Additional Information	

Proposal: EXPP: Oriel window on northern/side elevation of existing house. the window will be provided with obscured material to prevent the overlooking of neighbouring house on northern boundary. The size and materials will be in keeping with Section 4(1) (h) Planning and Development act 2000 (As Amended).
