



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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 3162/25
Application Type Permission
Applicant Michelle Synnott
Location Doreen House, 315/317 Blackhorse Avenue, Dublin 7
Registration Date 18/07/2025
Additional Information Additional Information Received
Proposal: Planning permission for A. Construction of 2 no. apartments in the existing second floor office space. B. Removal of 2 No. existing dormer windows to front and replacement with 2 No. glazed screens and associated balconies. C. 2 No. dormer extensions to rear. D Reconfiguration of 'Velux' roof lights to side E. All associated site works.

Area Area 3 - Central
Application Number 3321/25
Application Type Permission
Applicant Hyde and Seek (Glasnevin) Ltd
Location 67 Dowth Avenue, Cabra, Dublin 7
Registration Date 18/07/2025
Additional Information
Proposal: The development will consist of the change of use at the first and and part ground floor to reinstate residential use from existing office use granted in register reference 2893/98 . Alterations to the existing office at the ground floor to include alterations to the shop front to Dowth Avenue, internal modifications. Refurbishment throughout and al associated site works.

Area Area 3 - Central
Application Number WEB1751/25
Application Type Permission
Applicant Chris Capital Limited
Location 36, Blessington Street, Dublin 7 , D07X4AY
Registration Date 18/07/2025
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE : The development at this Protected Structure (RPS Ref. No. 797) will consist/consists of: • Change of use from a single dwelling to 4 No apartments consisting of 3 x one-bed and 1 x two-bed units; • Minor rear excavations for fire scape stairs; •Removal of later addition stud partitions; • Replacement of basement floor; • New stud partition walls; • Infill of existing door openings; • 6 new door openings in existing Walls; •Repair/replacement of historic architectural features and fabric in accordance with the conservation methodology; • All together with drainage, bin storage, bicycle parking and all ancillary works necessary to facilitate the entire development.

Area Area 3 - Central
Application Number WEB2012/24
Application Type Permission
Applicant Michael Murphy
Location 425, North Circular Road, Dublin 7

Registration Date 14/07/2025
Additional Information Additional Information Received
Proposal: The development will consist of Demolition/removal of existing single storey dining room and single storey shed at rear and construction of: 1no. Two-bedroom Apartment within a two-storey unit, associated communal and private areas, boundary treatments and all associated civil/site development works.

Area Area 3 - Central
Application Number WEB2447/24
Application Type Permission
Applicant Amberground Limited
Location 62-66 Faussagh Avenue, Cabra, Dublin 7
Registration Date 14/07/2025
Additional Information Additional Information Received

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

Area Area 3 - Central
Application Number WEB2655/25
Application Type Retention Permission
Applicant TA Deerpark Limited.
Location 41 Bolton Street, Dublin 1
Registration Date 14/07/2025
Additional Information

Proposal: RETENTION PERMISSION: the retention and continuation of use on a permanent basis as previously granted under planning permission Ref No. 2333/21 of the existing four storey over basement terrace building with 12 bedrooms as bed and breakfast accommodation.

Area Area 3 - Central
Application Number WEB2661/25
Application Type Permission

Applicant	Dublin Bus
Location	Broadstone Bus Depot, Constitution Hill, Dublin 7
Registration Date	15/07/2025
Additional Information	
Proposal: PROTECTED STRUCTURE : Dublin Bus 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	WEB2684/25
Application Type	Permission
Applicant	St Mary's Pro-Cathedral Parish on behalf of the Schools and Parishes of the Dio
Location	Saint Mary's Pro-cathedral, Marlborough Street, Dublin 1, D01 DK83
Registration Date	17/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: We, St Mary's Pro-Cathedral Parish on behalf of the Schools and Parishes of the Diocese of Dublin (R.C.), intend to apply for Permission for development at this site: St Mary's Pro-Cathedral, Marlborough Street, Dublin 1, D01 DK83. The development will consist of: PROTECTED STRUCTURE – the conservation, refurbishment and renewal of the existing St Mary's Pro-Cathedral, three storeys over basement crypt, retaining its use as a place of public worship for religious purposes. St Mary's Pro-Cathedral is a Protected Structure, reference RPS 5034, and is sited within the O'Connell Street Architectural Conservation Area. The proposal retains the existing use of the building and provides upgraded spaces for use as a public worship space and supporting ancillary spaces including sacristy, offices, repository, staff facilities, choir practice facilities, display and storage facilities, and a crypt. To facilitate the works, demolitions are required, including the single storey 1970s boy's sacristy and staff WC extension to the north (44m²), the single storey 1930s raised corridor linking the sacristy and presbytery to the north (26m²), external podium and associated boundary wall to the south-east to facilitate a new external stepped entrance, and internal demolitions to facilitate new layout as illustrated within the application. The conservation and refurbishment work to St Mary's Pro-Cathedral will include the following: INTERNAL WORKS: Reconfiguration of the main Cathedral space including sanctuary area; restoration of decorative mosaic floor and replacement of plain mosaic floor with new stone floor finish to remaining areas; replacement of floor to sanctuary area including reconfigured steps; new retractable platform lift to sanctuary area; repositioning of existing ecclesiastical furnishings within the building including the baptismal font, altar table, former tabernacle, pulpit, cathedra, ambo; new ecclesiastical furnishings to sanctuary area; restoration, alteration, reuse and repurposing of existing fixtures and furnishings within the building including the historic pews, balustrading between the columns, confessionals, kneelers, shrines, statues and plaques and other features as described in the submission; new chapel to serve as the Place of Reservation with new tabernacle; refurbished Place of Reconciliation; new internal accessible ramp within north corridor linking the main Cathedral space and Presbytery House; new Cathedral Repository within south aisle; alterations and new openings to existing structure as required to facilitate new configuration; new accessible passenger lift to the south-west area serving ground, first and second floors; new internal accessible stair to the north-west area serving ground, first and second floors; new internal stair to the north-west area serving ground and crypt floors providing an alternative means of escape from the crypt level; alterations to the first floor encompassing structural upgrade works and fire safety improvements; alterations to the second floor including reconfigured spaces, construction of new partitions to increase accommodation

encompassing structural upgrade works; alterations and restoration of existing windows and doors; new and upgraded sanitary facilities at ground, first and second floor levels; fire safety upgrades including new / upgraded fire doors and lobby enclosures; new mechanical and electrical services to meet current standards; consolidation of existing fabric including walls, floors, ceilings, and internal fittings; EXTERNAL WORKS: Repairs to existing external envelope including upgrading of roof covering, upgrading of existing roof lights and provision of new rooflights, modification of the roof valley to the south-west to accommodate the new lift overrun; restoration of existing chimneys, lanterns, overground rainwater goods, and all associated structural repairs required; new fall restraint system to roof area; new photovoltaics to select roofs; restoration of the bell and associated supporting structure; localised stone repair, localised repointing and localised cleaning of facades; restoration and cleaning of the statues to the front east elevation at pediment level; new single storey flat roof extension to the east of the existing sacristy forming staff WCs and flower room (18m2) to include new roof lights and new external hardwood door; new single storey flat roof extension to the north of the Cathedral forming a new chapel to serve as the Place of Reservation with new windows subject to specialist artist design (29m2); repair and restoration of existing windows and doors; replacement of window to the north-west to allow for a new glazed automatic opening vent (AOV); renewal of existing external lighting and new replica lanterns to top of historic railings to south and east boundaries; repositioning of external statue on podium to the south-east; provision of new statue at podium level by artist; replacement wayfinding signage to the podium; alteration to the podium and associated boundary wall and railing to the south-east to facilitate a new external stepped entrance and associated gate; re-surfacing of select areas of the podium level replacing concrete surface with stone paving; re-cladding of south boundary wall to existing external ramp off Cathedral Street; repairs, re-pointing and cleaning of the boundary wall to the podium; restoration of the existing railings; partial re-surfacing of the rear courtyard including new hard and soft landscaping; retention of 4 no. existing staff car parking spaces and provision of 4 no. new staff cycle spaces which is accessed directly from Thomas Lane; renewal of drainage and water connections; and all associated ancillary works on a site area of circa 0.3 hectares.

Area	Area 3 - Central
Application Number	WEB2692/25
Application Type	Retention Permission
Applicant	Dublin Central Mission CLG
Location	Dublin Central Mission, 9C Lower Abbey Street, Dublin 1, D01 A3C4
Registration Date	18/07/2025

Additional Information

Proposal: RETENTION / PROTECTED STRUCTURE: We Dublin Central Mission intend to apply for Retention Permission for development at this site; the Dublin Central Mission, 9C Lower Abbey Street, Dublin 1; a protected structure as listed in the Dublin City Development Plan 2022 - 2028 (RPS Ref No. 3). The development for which retention permission is sought comprises of partial completion of works approved under planning permission (Reg. Ref 2419/20, Grant Order No. P4417, dated November 4th 2020) as follows; Removal of the former 'minor hall' facility (85 sq.m) at first floor level of No. 7 Sackville Place from the Dublin Central Mission with associated revision to the subject site boundary; Demolition of the associated first floor link bridge (5 sq.m) between the former 'minor hall facility' at first floor level of No. 7 Sackville Place and 9C Lower Abbey Street; Associated works including making good of the rear wall at first floor level of the protected structure. The area of works subject to the application for retention planning permission is 90 sq. m.

Area 3 DOMESTIC

Area Area 3 - Central
Application Number 2083/20/X1
Application Type Extension of Duration of Permission
Applicant Magdalena Kubat
Location 19, Portland Row, North Strand, Dublin 1, D01 P8P7
Registration Date 16/07/2025

Additional Information

Proposal: EXT. OF DURATION: PROTECTED STRUCTURE: Permission for restoration works to the existing house at No. 19 Portland Row, Dublin 1, Protected Structure. Works include conservation of the existing building fabric, lowering of the lower ground floor to account for underpinning, reconfiguration of the stepped access and entrance to the lower ground floor, internal insulation, relocation of the kitchen, reconfiguration of the ceiling profile at first floor level, installation of a rooflight to the inner pitch, stainless steel helical reinforcement to brick work to the front and rear elevation, demolition of the outhouse, new electrical and plumbing installation to include for the installation of a foul sewage sump pump and a new drainage connection to Portland Row. The application includes ancillary and associated works.

Area Area 3 - Central
Application Number 3191/25
Application Type Permission
Applicant Patricia Horgan
Location 19 Ventry Park, Cabra, Dublin 7
Registration Date 18/07/2025

Additional Information Additional Information Received

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 3311/25
Application Type Permission
Applicant Caoimhe Connolly & Eamon Prunty
Location 57, Ashington Gardens, Dublin 7
Registration Date 14/07/2025

Additional Information

Proposal: The development will consist of the conversion of the existing attic to a study/store room including: a new dormer window to the rear of the existing dwelling, converting the existing hipped roof to a gable end roof with a window in the proposed gable wall and all associated site works.

Area Area 3 - Central
Application Number WEB2672/25
Application Type Retention Permission
Applicant Barry Fitzpatrick

Location 54 Newgrange Road, Cabra, Dublin 7, D07 N4X9
Registration Date 16/07/2025

Additional Information

Proposal: RETENTION/PERMISSION: Retention permission is sought for widening of driveway providing vehicular access and planning permission is sought for dishd footpath to front of property and associated site works at 54 Newgrange Road, Cabra, Dublin 7 D07 N4X9

**Area 3
Decisions**

Area Area 3 - Central
Application Number 0266/25
Application Type Social Housing Exemption Certificate
Decision Grant Social Housing Exemption Cert
Decision Date 17/07/2025
Applicant Keelan Cunningham PRB
Location Rear of 94 North Circular Road Dublin 7

Additional Information

Proposal: SHEC: A new single storey dwelling house incorporating building services with connections to the public wastewater and foul main, and all associated site works.

Area Area 3 - Central
Application Number 3156/25
Application Type Permission
Decision GRANT PERMISSION AND RETENTION PERMISSION
Decision Date 16/07/2025
Applicant Adrian Magerusan
Location 9 Broombridge Road, Cabra West, Dublin 7
Additional Information Additional Information Received

Proposal: RETENTION/ PERMISSION : The development will consist of permission for a single storey front extension plus first floor rear extension over existing ground floor rear extension plus retention permission for completion of partially constructed rear garden home office/shed and all associated site works .

Area Area 3 - Central
Application Number 3223/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 16/07/2025
Applicant Edward Cassin & Alexandra Moore
Location 30 Belvedere Road, Dublin 1, D01 F5W0

Additional Information

Proposal: Planning permission for a development at the above address. The development will consist of : the demolition of the existing first floor rear return and the construction of a replacement first floor rear extension on the existing demolished footprint together with a further first floor rear extension located above an existing ground floor extension. Works are to include for all associated site works.

Area	Area 3 - Central
Application Number	3224/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/07/2025
Applicant	Padraig & linn Mac Uilic
Location	416 Griffith Avenue, Dublin 9, D09 W1D0

Additional Information

Proposal: Planning permission sought for a. proposed rear/side single storey extension with associated alterations to dwelling house, b. proposed widening alteration of existing vehicular access driveway to front garden with associated site development works.

Area	Area 3 - Central
Application Number	WEB2101/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	15/07/2025
Applicant	Jihe Limited
Location	22 North Frederick Street, Dublin 1, D01 YX23

Additional Information

Proposal: PROTECTED STRUCTURE: Change of use from vacant office to residential use & the internal refurbishment. The proposal will comprise three one-bed apartments located on basement, ground & first floors; and one two-bed apartment located on the second and third floors; The insertion of an automatic opening vent (AOV) on the north-east facing hip roof; The conservation repair works will include brickwork & stonework repairs, restoration & repair of ironwork, sash window repairs etc., along with internal alterations and all associated site works.

Area	Area 3 - Central
Application Number	WEB2110/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/07/2025
Applicant	Firethorn IR Developments Limited
Location	6-12 (inclusive) Sackville Place and 107a Marlborough Street, Dublin 1

Additional Information

Proposal: The development will consist of modifications to the permitted tourist hostel granted under planning Ref. 3781/23, as modified by planning Ref. ABP-319219-24 (Ref. 4887/23). The development will consist of the provision of a service lift with associated lift over-run at roof level.

Area	Area 3 - Central
Application Number	WEB2114/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	14/07/2025
Applicant	James Tierney

Location 9, Saint Mobhi Grove, Glasnevin , Dublin 9 . D09H5F9

Additional Information

Proposal: Conversion of his attic to storage and a bathroom, including changing the existing hipped end roof to a gable end roof, a dormer window to the rear, two velux rooflights to the front and extending the existing front chimney all at roof level.

Area Area 3 - Central

Application Number WEB2134/25

Application Type Permission

Decision GRANT PERMISSION

Decision Date 16/07/2025

Applicant James Stafford

Location 38 Blackhall Place, Stoneybatter, Dublin, D07W8K6

Additional Information

Proposal: The development will consist of, demolition of the existing single storey extension and construction of a new single-story extension, with ground floor level glazed lightwell courtyard with accessible roof garden to first floor level, with provision of privacy screening, defensive planting & raised planters to rear. 2 No. Roof lights with PV solar array to rear roof, internal reconfiguration, and associated site works. Accommodation consists of living-kitchen-dining area, shower room, 1 No. bedroom/study and storage to ground floor level with 2 No. bedrooms, shower room and new access door to roof garden at first floor level.

Area Area 3 - Central

Application Number WEB2142/25

Application Type Permission

Decision ADDITIONAL INFORMATION

Decision Date 14/07/2025

Applicant The GAA

Location Croke Park, Jones's Road, Dublin 3, D03 PK67

Additional Information

Proposal: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for alteration to the existing boundary treatment to the east of the stadium to include raising the wall height to from 1.8m to 2.3m, provision of signage and the relocation of the entrance gate by 10m to the south including an increased gate width from 10m to 16m, at Ardilaun Road together with ancillary works at Croke Park, Jones's Road, Dublin 3, D03 PK67.

Area Area 3 - Central

Application Number WEB2148/25

Application Type Permission

Decision GRANT PERMISSION

Decision Date 17/07/2025

Applicant Baeur Media Outdoor Ireland Ltd

Location 1 Drumcondra Road Lower, Corner Whitworth Place,
Dublin 9, D09 CD93

Additional Information

Proposal: We, Bauer Media Outdoor Ireland Ltd., wish to apply for permission for development at 1 Drumcondra Road Lower, Dublin 9 at corner with Whitworth Place. The development consists

of: the replacement of the existing externally illuminated 48 sheet advertising sign (3.05m high by 6.50m wide by 200mm deep) at first and second floor level at 1 Drumcondra Road Lower, Dublin 9 with a single LED digital display sign (2.2m high by 3.28m wide by 150mm deep) which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, one no. 48 sheet advertising sign located at 33 Charlemont Street, Dublin 2.

Area	Area 3 - Central
Application Number	WEB2149/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date	16/07/2025
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Applicant	Tatsiana Reut & Rory Baldwin Johnson
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Location	5, David Park, Whitworth Road, Botanic, Dublin 9
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Additional Information

Proposal: Erection of a single storey rear and side ground floor extension and a first floor rear and side extension all with flat roof over. A new first floor window to side gable elevation of existing house and a new ground floor sliding door window to gable elevation of existing extension to existing house.

Area	Area 3 - Central
Application Number	WEB2162/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date	17/07/2025
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Applicant	Dublin Central Mission CLG
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Location	108-109 Middle Abbey Street, Dublin 1
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Additional Information

Proposal: PERMISSION The development will consist of:

1. Change of use from retail to place of public worship with ancillary social, recreational spaces and meeting rooms 2. Works to include ;

a. extension to rear at first and second floor (C.9.5 sqm), with alterations to rear elevation, b.

Complete refurbishment, including reordering of internal layout including provision of new internal stairs and lift core. c. Refurbishment of front and rear facade including repairs, pointing renewal, refurbishment works to windows and doors. d. Provision of mechanical plant, and new rooflights to existing flat roof. e. Refurbishment of shopfront including new signage, cameras. f. All associated site service and development works

Area	Area 3 - Central
Application Number	WEB2169/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date	16/07/2025
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Applicant	Philip Cavanagh
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Location	5 Kinvara Park, Navan Road, Dublin 7, D07 YO79
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Additional Information

Proposal: Planning permission for attic conversion to non-habitable storage with hip to gable with window to side and new dormer to rear and roof windows to front

Area	Area 3 - Central
Application Number	WEB2577/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/07/2025
Applicant	Laoye Ltd.
Location	19, Abbey Street Upper, Dublin 1
Additional Information	Additional Information Received

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

Area	Area 3 - Central
Application Number	WEB2642/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/07/2025
Applicant	Dublin Bus
Location	Broadstone Bus Depot, Constitution Hill, Dublin 7
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	WEB2645/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	14/07/2025
Applicant	Michael Griffin
Location	44 Home Farm Park, Drumcondra, Dublin, D09R2K0
Additional Information	

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

Area	Area 3 - Central
Application Number	WEB2654/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date	14/07/2025
Applicant	Bingchen Liu
Location	78, Marlborough Street, Dublin 1

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	Area 3 - Central
Application Number	WEB2672/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/07/2025
Applicant	Barry Fitzpatrick
Location	54 Newgrange Road, Cabra, Dublin 7, D07 N4X9

Additional Information

Proposal: RETENTION/PERMISSION: Retention permission is sought for widening of driveway providing vehicular access and planning permission is sought for dish footpath to front of property and associated site works at 54 Newgrange Road, Cabra, Dublin 7 D07 N4X9

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	WEBLRD6071/25-S3
Appeal Type	Written Evidence
Applicant	Ringline Investments Limited
Location	139-149 North King Street, Bow Street and Brown Street North, Dublin 7, D07 TH28, D07 E392, D07 DX5D

Additional Information

Proposal: PROTECTED STRUCTURE: Ringline Investments Limited intend to apply for permission for a Large-Scale Residential Development (LRD) at 139-149 North King Street, Bow Street and Brown Street North, Dublin 7, D07 TH28, D07 E392, D07 DX5D. The façade on North King Street and Bow Street are a protected structure (RPS Ref. No. 8790). The development will consist of: - Demolition of the existing structures on site, with the exception of the protected structure facades on North King Street and Bow Street, which will be refurbished and integrated into the development; Construction of a mixed-use purpose-built student accommodation and retail development in a 7-storey building over a partial existing basement with a setback at the 5th floor and a further significant setback at the 6th floor level; The proposal includes 361 no. bedspaces comprising 62 no. studios, 291 no. single rooms and 8 no. accessible rooms; Internal communal amenity facilities include a library, gym, yoga studio, reception and exhibition space, laundry, games room, office/admin and luggage/parcel store; External amenity spaces include a central courtyard at ground level, a roof terrace at 5th floor level along Brown Street North to the south and a roof terrace at 6th floor level along North King Street; A retail unit with frontage to North King Street and Bow Street; Bicycle parking spaces for residents and visitors, accessed from Brown Street North and Bow Street; Public realm improvements include widening the carriageway on

Brown Street North, providing drop-off/pick-up car parking and loading off-carriageway; a footpath on the eastern side of Brown Street North; pedestrian friendly junction threshold at both the Bow Street and North King Street junctions; and restoring/landscaping a fenced dumping area to the south; ESB substation, switch room and plant room at ground level accessed from Brown Street North and refuse store area accessed from Bow Street; Landscaping, PV panels at roof level and all associated site works and services.

Area 3
Appeals Decided
None

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.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

28/25

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

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	Area 3 - Central
Application Number	0296/25
Application Type	Social Housing Exemption Certificate
Applicant	Keadarr Limited
Location	172, North Strand Road, and Aldborough Parade,, Dublin 1, D01HN36
Registration Date	16/07/2025
Additional Information	
Proposal:	SHEC: Convert, Retain & Extend ex two storey public house premises, and additional floors, Total 8 number apartments.

Area	Area 3 - Central
Application Number	0299/25
Application Type	Social Housing Exemption Certificate
Applicant	Alex Benson
Location	15, Blessington Lane, Dublin 7, D07 P7Y0
Registration Date	17/07/2025
Additional Information	
Proposal:	SHEC: Residential 3 bedroom mews house.



Dublin City Council

SECTION 5 EXEMPTIONS

28/25

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

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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	0193/25
Application Type	Section 5
Applicant	Forbairt Orga Teoranta Ltd
Location	Clifton Court Hotel, 10 - 11 Eden Quay, Dublin 1
Registration Date	18/07/2025

Additional Information	Additional Information Received
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Proposal: EXPP: PROTECTED STRUCTURE: The application relates to the continued use of a building. No works are being proposed. Whether the use of Clifton Court Hotel, Dublin 1, to provide accommodation for displaced persons or persons seeking international protection, constitutes exempted development or does not constitute exempted development?

Area	Area 3 - Central
Application Number	0298/25
Application Type	Section 5
Applicant	Brimwood Unlimited Company
Location	30, North Circular Road, Cabra East, Dublin 7, D07 F5YD
Registration Date	15/07/2025

Additional Information	
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Proposal: EXPP: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?
