



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(21/07/2025-27/07/2025)

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 1 COMMERCIAL

Area	Area 1 - South East
Application Number	WEB2702/25
Application Type	Permission
Applicant	The Health Service Executive
Location	St. Lukes Hospital, Highfield Road, Dublin 6, D06 HH36
Registration Date	21/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development is proposed on the curtilage of a protected structure and will consist of minor demolitions to the existing hospital, including the removal of four windows, one door, and an external ramp, to facilitate the construction of a single-storey extension with a roof-mounted air handling unit and associated screening. The 84 sq.m extension, located to the rear of the hospital within an existing courtyard, will comprise one gamma camera scanning room, one control room, and an associated lobby. The development will also include all boundary treatments, pedestrian access, landscaping, and associated site development works.

Area	Area 1 - South East
Application Number	WEB2710/25
Application Type	Permission
Applicant	Coolebridge Limited
Location	Rear of Nos. 94 / 96 Rathmines Road Lower, Rathmines, Dublin 6
Registration Date	22/07/2025

Additional Information

Proposal: PROTECTED STRUCTURES : PERMISSION & RETENTION: (i) retention of existing ancillary garden office room (15sqm) with; (ii) permission to upgrade external finishing from corrugated steel to timber cladding and relocate garden office room to the southeast corner of the shared rear garden to replace the existing shed approved for demolition under Reg. Ref. WEB2626/24. (iii) Permission is also sought for new gravel path and rear boundary hedge, and; (iv) all ancillary works necessary to facilitate the proposal. The properties are Protected Structures.

Area	Area 1 - South East
Application Number	WEB2711/25
Application Type	Permission
Applicant	BORDOAK LTD
Location	134/135, Baggot Street Lower, Dublin 2
Registration Date	22/07/2025

Additional Information

Proposal: The development will consist of the construction of a third floor office extension to the rear of the existing building on the existing rear roof terrace area to provide an additional 46 m2 of office area and all associated site works

Area	Area 1 - South East
Application Number	WEB2714/25
Application Type	Permission

Applicant Kevin Dooner
Location 25 Lower Mount Pleasant Avenue and the corner of
Richmond Hill, Dublin 6, D06 X392
Registration Date 23/07/2025

Additional Information

Proposal: The demolition of an unused derelict building and the construction of a new three-storey apartment building. The proposed layout includes: ground floor - two studio apartments; first floor - one three-bedroom apartment; second floor - one three-bedroom apartment. Each apartment will be provided with bicycle and refuse storage. The main entrance will remain in its existing location on Lower Mount Pleasant Avenue, accessed through a landscaped courtyard.

Area Area 1 - South East
Application Number WEB2721/25
Application Type Permission
Applicant Eatilicious Ltd
Location Rear of 22 Baggot Street Upper, Dublin 4
Registration Date 23/07/2025

Additional Information

Proposal: PERMISSION & RETENTION; PROTECTED STRUCTURE ;1. The Retention of: a. Retractable awnings, roof fixtures and outdoor dining area; b. Ancillary storage container to restaurant; c. Perimeter timber screen, 2.4m in height, to the rear of the property to the north/west boundary with the neighbouring property, No. 20 Baggot Street Upper, and on the north/east boundary with Eastmoreland Lane (temporary permission previously granted, ref: 2164/21 & 3605/20); d. Ancillary waste area to restaurant, screening bins to Eastmoreland Lane (associated with permission ref: 2646/20). 2. Permission for: a. upgrade of roof fixtures including new retractable awning to match existing, new lean-to and new fixed roof; b. upgrade of the perimeter timber screen, capped and painted, with existing angle removed on the north/east boundary with Eastmoreland Lane; c. Upgrade of ancillary waste area to restaurant, replacing temporary timber screen with new solid brick wall; d. All associated site works to facilitate the development.

Area Area 1 - South East
Application Number WEB2725/25
Application Type Permission
Applicant The Walls Project CLG
Location Christchurch View Apartments, Entrance Walls, Ross Road, Dublin 8
Registration Date 23/07/2025

Additional Information

Proposal: We, The Walls Project CLG, intend to apply for permission for development at this site: Walls flanking the entrance gateway at Christchurch View Apartments, Ross Road, Dublin 8. The development will consist of the use of two existing wall sections flanking an entrance gateway as mural canvases for the display of one or more temporary, non- commercial, hand-painted murals, with changing artistic content over time, for a period of five years. No structural works are proposed.

Area Area 1 - South East
Application Number WEB2738/25
Application Type Permission

Applicant Irish Jewish Museum (Charity)
Location The Irish Jewish Museum, 3, 4, 5 Walworth Road, Portobello, Dublin 8, D08 TD29
Registration Date 24/07/2025
Additional Information
Proposal: For development at this site 3,4 &5 Walworth Road, Portobello, Dublin 8 The development will consist/consists of : the upgrading and refurbishing of the existing museum at 3,4 Walworth Road and the amalgamation of 3,4 Walworth Road with no.5 Walworth Road. The works will include demolition of derelict house at no.5 Walworth Road and the construction of new two storey building and new basement under no.5 Walworth Road extending under part of the site at the rear of 3 , 4 & 5 Walworth Road to accommodate storage and research space. New part single storey and two storey extension to the rear of the buildings for exhibition and congregation space, improved toilets, circulation with new stairs, lift and reception area. Reinstatement of the front and part rear facades and roof of no.5 Walworth Road to match existing and all necessary works to entrance from Walworth Road and rear garden with cycle spaces for staff and public and rear access route from Kingsland Parade including all associated site services and landscaping works. An Appropriate Assessment screening report has been carried out and accompanies this application.

Area Area 1 - South East
Application Number WEB2740/25
Application Type Permission
Applicant Telfer Ltd
Location Former Ballsbridge Post Office, Shelbourne Road, Dublin 4
Registration Date 24/07/2025
Additional Information
Proposal: PROTECTED STRUCTURE: Change of use from former Post Office, a two storey protected structure (625sqm), to licensed bar restaurant with retail & gallery (606sqm). The proposal will involve removal of a lean-to roof and demolition of external storage (19sqm); lowering of cills at both levels and breaking out of one opening to provide new door at first floor level; and building up of walls on southern boundary up to first floor level, all along the side passage/south elevation; provision of new external stairs and terrace to the south side and rear. Repair works to roof, rainwater goods, windows & doors, repointing of brickwork, minor interior alterations, fit out and provision of signage, and all associated services and site works.

Area Area 1 - South East
Application Number WEB2745/25
Application Type Permission
Applicant D&P Multimedia Products Ltd , Joan Doyle and Mary Burke
Location Terenure Business Park, Beechlawm Way, Terenure, Dublin 6w
Registration Date 25/07/2025
Additional Information
Proposal: Planning Permission sought by Gerard O'Rourke, Kay O'Rourke, D&P Multimedia Products Ltd., Joan Doyle and Mary Burke to demolish all structures on site [total floor area 1021 sq.m.] at Terenure Business Park, Beechlawm Way, Terenure, Dublin 6W in order to redevelop this c.0.15Ha site. The Eir Code for the largest unit in TBP is D6W A383. The development, which will be called AnTeach Glas, will consist of the construction of a single 6 storey 2628 sq.m. building to include a 235 sq.m. Gymnasium at ground floor level and 29No residential apartments over all with

balconies/terraces facing east, south, and west. The development will also include an undercroft area at ground floor level which will provide 10No car parking spaces, bicycle parking and a waste management area. The proposals include a covered soft surface children's play area, associated hard and soft landscaping, boundary treatment and all other associated site excavation, infrastructural and site development works above and below ground to facilitate the development. The apartments will include 4No. two bed apartments and 3No. one bed apartments at first, second and third floor levels, 2No. two bed and 3No. one bed apartments at a recessed fourth floor and 2No. two bed and 1No. one bed at a further recessed fifth floor. Access will be from Beechlawn Way and the proposals include the suggested realignment of the eastern end of Beechlawn Way to include a pedestrian crossing, a vehicle set down area, a turning circle, new off street car parking including a disabled parking space, all with associated landscaping.

Area	Area 1 - South East
Application Number	WEB2747/25
Application Type	Permission
Applicant	HPREF Ireland (Georges Quay and Court) DAC
Location	Georges Court, 54-62 Townsend Street, Dublin 2
Registration Date	25/07/2025
Additional Information	Proposal: We, HPREF Ireland (Georges Quay and Court) DAC, intend to apply for planning permission for development at George's Court, 54–62 Townsend Street, Dublin 2. The application site is bound by Townsend Street to the south, Prince's Street South to the east and Gloucester Street South to the north. The proposed development will consist of the provision of 138 no. photovoltaic (PV) panels, with a total area of approximately 296 sqm, at roof level of the existing building, and all associated site and development works.

Area	Area 1 - South East
Application Number	WEB2748/25
Application Type	Retention Permission
Applicant	Coolebridge Limited
Location	Rear of Nos. 94 / 96 Rathmines Road Lower, Rathmines, Dublin 6
Registration Date	25/07/2025
Additional Information	Proposal: PROTECTED STRUCTURE / RETENTION: (i) retention of existing ancillary garden office room (15sqm) with; (ii) permission to upgrade external finishing from corrugated steel to timber cladding and relocate garden office room to the southeast corner of the shared rear garden to replace the existing shed approved for demolition under Reg. Ref. WEB2626/24. (iii) Permission is also sought for new gravel path and rear boundary hedge, and; (iv) all ancillary works necessary to facilitate the proposal. The properties are Protected Structures.

Area	Area 1 - South East
Application Number	WEB2754/25
Application Type	Permission
Applicant	Hugh Millar
Location	15 Mount Street Lower, Dublin 2
Registration Date	25/07/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: The development will consist of the following alterations to a Protected Structure. (1) Change of Use of all floors from office use to guest house accommodation for a total of 12 No. bedrooms including accessible bedroom/ ensuite (2) Associated interior works to include new finishes, new drainage, electrical services (3) New exterior steps to the rear lightwell and associated landscaping (4) Upgrade fire safety measures to include an AOV over the stairs and fire safety lobbies internally.

Area	Area 1 - South East
Application Number	WEB2755/25
Application Type	Permission
Applicant	Trinity College
Location	3 Grand Canal Quay, Dublin 2, D02 NR22
Registration Date	26/07/2025

Additional Information

Proposal: The development will consist of: The alteration and re-use of the existing former warehouse building at no 3 Grand Canal Quay to create a new digital library for Trinity College Dublin. Alteration of the existing building east gable to create a new entrance façade including glass windows and screens and backlit glazing elements, refurbishment and repair of the existing south elevation including upgrade or replacement of windows, alteration of west end of building and adjacent store workshop to create a new fire exit and service entrance. Existing roof to be retained but modified to provide additional roof top plant space, ventilation outlets and photovoltaic panels and upgrade of roof glazing and roof safety access systems. External paved areas to the front of the building on Grand Canal Quay to be altered as part of the new entrance and interface with the paving to adjacent buildings. Internal floor and column structures to be removed and replaced with new structure to create 3 floors of open plan research and digital library space within the existing external envelope at basement, ground and mezzanine levels arranged around an internal void space or atrium.

Area	Area 1 - South East
Application Number	WEB2757/25
Application Type	Permission
Applicant	Granville Developments Limited
Location	Lands to the rear of Sisters Of The Holy Faith, Haddington Place (minor), Dublin 4
Registration Date	26/07/2025

Additional Information

Proposal: (i) Construction of a three-storey facility for the provision of residential accommodation and care to members of religious orders in need of care and will comprise 38 no. bedrooms with en-suites (4 no. bedrooms at ground floor level, 17 no. bedrooms at first floor level and 17 no. bedrooms at second floor level) , communal facilities at ground floor including communal living areas, kitchens, chapel, library, reception/lounge, bin store, plant room, laundry room, stores, WC, and office; provision of outdoor communal open space (239.9 sq.m.) to the rear; (iii) provision of bike parking to the rear; (iv) provision of pedestrian only access off Haddington Place; and, (v) landscaping, SUDS drainage, boundary treatments and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEBDSDZ2726/25

Application Type	Permission
Applicant	OPR Health & Fitness Ltd.
Location	The Shipping Office Building, Block 1, Unit 2, Lime Street, Dublin 2
Registration Date	23/07/2025
Additional Information	
Proposal: PROTECTED STRUCTURE. CHANGE OF USE and refurbishment of ground floor commercial unit to accommodate a sport injury/physiotherapy clinic and all associated site works.	

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3326/25
Application Type	Retention Permission
Applicant	Deirdre Murphy and Tom Fahey
Location	41 St. John's Road, Dublin 4, D04PN79
Registration Date	24/07/2025
Additional Information	
Proposal: RETENTION: The retention of a ground floor lightwell for an exempted rear single storey extension to the existing dwelling, all associated and ancillary works .	

Area	Area 1 - South East
Application Number	3329/25
Application Type	Retention Permission
Applicant	Eugene Hillery
Location	9 Albany Road, Ranelagh, Dublin 6, D06 F9H6
Registration Date	25/07/2025
Additional Information	
Proposal: RETENTION PERMISSION: retention of an electric vehicle charging arm installed in the front garden.	

Area	Area 1 - South East
Application Number	WEB2717/25
Application Type	Permission
Applicant	Michael and Arianna Caffrey
Location	23, Marine Drive, Sandymount, Dublin 4
Registration Date	23/07/2025
Additional Information	
Proposal: The development consists of the demolition of an existing single storey extension to side and the rear of the dwelling. The construction of a new two storey extension to the side and single storey extension to rear of the existing dwelling. The new extension is to include rooflights, internal modifications and connection to all main site services and associated works at 23 Marine Drive, Sandymount, Dublin D04 NR53 by Michael & Anna Caffrey.	

Area	Area 1 - South East
Application Number	WEB2719/25

Application Type	Permission
Applicant	Conor O'Meara and Niamh McLoughlin
Location	32 Lavarna Grove, Terenure, Dublin 6W, D6WK738
Registration Date	23/07/2025

Additional Information

Proposal: Alterations to previously approved Planning Permission (WEB1624/21), alterations include for Conversion of attic space with raised gable (in lieu of dormer), velux to front and dormer to rear, and all associated site works

Area	Area 1 - South East
Application Number	WEB2723/25
Application Type	Permission
Applicant	Niamh and Perry Sammon
Location	12 Tower Avenue, Rathgar, Dublin 6, D06 RH97
Registration Date	23/07/2025

Additional Information

Proposal: Demolition of non-original extension to rear, construction of proposed single and two storey extension to rear, replacement of existing rooflights to original roof and new rooflight to existing return roof, new solar panels, proposed single storey garden room structure to rear of garden, new boundary wall treatment, modifications to opes and elevational treatment and all necessary associated site works and services.

Area	Area 1 - South East
Application Number	WEB2728/25
Application Type	Permission
Applicant	COLIN KIRWAN AND SIOBHAN WATERS
Location	250 Merrion Road, Dublin 4, D04 N8H7
Registration Date	24/07/2025

Additional Information

Proposal: Demolition of existing single storey extension to the rear and the proposed two storey and single storey extension to the rear of the existing house. The proposal also includes the replacement of a dilapidated roof structure to match the ridge height and finish of existing roof. The proposal also includes a new pedestrian entrance gate to the front, new sash windows and front door to the front and all associated internal modifications and site ancillary works to the site to facilitate the works.

Area	Area 1 - South East
Application Number	WEB2741/25
Application Type	Permission
Applicant	Ghandi Nawaf Mallak
Location	10 Camden Street Upper, Dublin 2, D02 H304
Registration Date	24/07/2025

Additional Information

Proposal: The following:- (i) flat roof with roof light, extension to the rear of residential accommodation at first and second floor to create a four bed duplex unit with screened balcony at first floor level to the rear, (over existing restaurant) and (ii) all associated site works.

Area	Area 1 - South East
Application Number	WEB2753/25
Application Type	Permission
Applicant	Dublin Letting and Management Ltd
Location	33 Heytesbury Lane, Ballsbridge, Dublin 4, D04 K6H0
Registration Date	25/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of (a), a single storey extension to the front and rear (b), internal layout changes and external modifications including windows and application of external insulation, (c), new front facing dormer window to attic level (d), new boundary wall to rear to facilitate separation of mews from main house at 33 Wellington Road (protected structure).

Area	Area 1 - South East
Application Number	WEB2756/25
Application Type	Permission
Applicant	Niamh + Perry Sammon
Location	12 Tower Avenue, Rathgar, Dublin 6, D06 RH97
Registration Date	26/07/2025

Additional Information

Proposal: Demolition of non-original extension to rear, construction of proposed single and two storey extension to rear, replacement of existing rooflights to original roof and new rooflight to existing return roof, new solar panels, proposed single storey garden room structure to rear of garden, new boundary wall treatment, modifications to opes and elevational treatment and all necessary associated site works and services.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0226/25
Application Type	Section 5
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	25/07/2025
Applicant	Michael J. Bourke
Location	36/37, Harrington Street, Dublin 8
Additional Information	Additional Information Received

Proposal: EXPP: Question to be determined: Whether any internal or external physical works (including but not limited to fire safety upgrades, installation of kitchen or sanitary facilities, signage, ventilation modifications, or internal subdivision of space) associated with the change of use of the premises at 36-37 Harrington Street, Dublin 8 (as referenced in Section 5 Declaration Ref. 0097/25), constitute development and, if so, whether they are exempted development. NB: This determination requested also applies to the sports hall connected and runs along Synge Street.

Area	Area 1 - South East
Application Number	0260/25
Application Type	Section 5

Decision	Exempt
Decision Date	21/07/2025
Applicant	The University of Dublin Trinity College
Location	Old Library, Library Square, The University of Dublin Trinity College, College Green, Dublin 2

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: These works include the removal and repair of unstable cornice and parapet level stonework, the in situ repair of salvageable stonework, and the fixing and protection of other stonework as required, including pointing and weatherproofing. The proposed works may involve the erection of temporary scaffolding (if required), and a temporary associated works area.

Area	Area 1 - South East
Application Number	0262/25
Application Type	Section 5
Decision	Exempt
Decision Date	22/07/2025
Applicant	Riverwalk Estates Limited
Location	13 Northumberland Road,, Ballsbridge, Dublin 4, D04 X243

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The decoration of the front door and surrounds and the timber windows to the front façade and rear basement level, cleaning and painting of metal railings to the front, painting the painted render to the basement front and rear, staining the stained timber cladding to the rear, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in the First and Second floor levels in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

Area	Area 1 - South East
Application Number	0267/25
Application Type	Section 5
Decision	Exempt
Decision Date	25/07/2025
Applicant	Brother Baghin Ltd
Location	Leeson Steet House, 48 & 49, Leeson Street Lower, Dublin 2, D02 W682

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of residential building, where care is not provided, to house homeless persons, is or is not development?

Area	Area 1 - South East
Application Number	3229/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/07/2025
Applicant	Patrick and Karen Claffey
Location	39 Greenlea Road, Terenure, Dublin 6W, D6W F205

Additional Information

Proposal: The development will consist of modifications to the permitted development reg. ref. 4213/24 to include (a) first floor extension to the rear; (b) single storey garden room in the rear garden; (c) removal of proposed garden shed and associated site works.

Area	Area 1 - South East
Application Number	3233/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	24/07/2025
Applicant	Anita Fullerton
Location	2 Newbridge Avenue, Sandymount, Dublin 4

Additional Information

Proposal: 1. Use of existing vehicular entrance off Newbridge for the existing and proposed new house. 2. The construction of a two bedroom two storey detached flat roof house with 3. roof access stairs and glazed roof access structure to roof garden . 4. Alterations to boundary walls, landscaping, drainage works and ancillary and associated works.

Area	Area 1 - South East
Application Number	3234/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	21/07/2025
Applicant	Rainsford Management Company Ltd .
Location	Rainsford Avenue, The Liberties, Dublin 8

Additional Information

Proposal: The development located within an Architectural Conservation will consist of the construction of a new bin storage structure to the northern end of Rainsford Avenue , together with all associated site works .

Area	Area 1 - South East
Application Number	3235/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	24/07/2025
Applicant	Karl Townsend-Smyth and Jane Goldrick
Location	9 Rathmore Villas, Dublin 6W , D6W HF84

Additional Information

Proposal: Retention will consist of the following amendments to the approved planning permission -ref 4330/24 ; Increase parapet height on existing rear extension by 320mm . Change proposed vertical extension flat roof to pitched roof to match existing and relocate proposed Velux window to suit.

Area	Area 1 - South East
Application Number	WEB1119/25
Application Type	Permission
Decision	GRANT PERMISSION

Decision Date 24/07/2025
Applicant Fáilte Ireland
Location St Andrew's church Suffolk Street, St. Andrews Street,, Dublin 2
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: We, Failte Ireland, intend to apply for Permission for development at the east side of St. Andrews Former Tourism Centre (Protected Structure), Suffolk Street/St. Andrews Street, Dublin 2. The development will consist of : 1.A single-storey, contemporary-style extension to the east apse of the former Tourism Bureau (church building), which will house an ESB substation, switchroom and storage. 2.The proposal includes trenches for the ESB cable running from Suffolk Street to the ESB substation. 3.All associated site works. The total floor area of the single-storey building is 51.9 sq. m. The total area of the site, required for the works, including the trenches, is 65.4 sq. m.

Area Area 1 - South East
Application Number WEB1631/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 23/07/2025
Applicant Trinity College University of Dublin
Location 4 Grand Canal Quay, Dublin 2
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE Within the Curtilage of a protected structure. The development will consist of the creation of a defined location, within the existing approved hard landscape, for a changing art work/sculpture installation. The paved area, 8m x 4m in extent, will have in ground up-lighting for use when required in association with the installed art work. The art work will change on a regular basis and will vary in form.

Area Area 1 - South East
Application Number WEB1650/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 25/07/2025
Applicant Café Presse Ltd.
Location 18 Suffolk Street, Dublin 2, Dublin, D02 NP97
Additional Information Additional Information Received
Proposal: • Change of use to the existing first to fourth floors from office to licensed restaurant use. • First floor extension (58m²) to provide an enclosed outdoor restaurant area with retractable roof, to the rear of the building. • Front door upgrade with signage associated with restaurant use. • Replace the existing external fire escape stairs to the rear of the building with new steel fire escape stairs. • Reconfigure and refurbishment to the building's interior. • All ancillary site and development works.

Area Area 1 - South East
Application Number WEB1888/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2025

Applicant Drakebrook Limited
Location 22, Wicklow Street, Dublin 2
Additional Information Additional Information Received
Proposal: Planning Permission to carry out the following development works to No. 22 Wicklow Street, Dublin 2. The building is located within the South City Retail Quarter Architectural Conservation Plan. The development works will consist of. (1) Change of Use at first, second & third floor levels of existing mid-terrace four-storey building, from office use to residential use, with material alterations to the internal layouts to provide 3 no. new one-bedroom apartments. (2) Change of Use of existing entrance hallway & stairs access at ground floor level (existing access from Wicklow Street), from office use to residential use, in order to provide access to proposed apartments, (3) All associated site development works including connections to public services.

Area Area 1 - South East
Application Number WEB2168/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 21/07/2025
Applicant Douglas Gleasure
Location 84, Highfield Road, Dublin 6, D06 RF97
Additional Information

Proposal: The development will consist of the construction of a 2 bed 3 person self-contained apartment with own hall door access at first floor level above existing single storey hair salon with pedestrian and cycle access from the public footpath at 84 Highfield Road. This proposal also includes for new external brick finish to the existing four plastered ground floor elevations and redesign of salon front elevation (door and window surrounds), all at 84 Highfield Road, Dublin 6, D06 RF97.

Area Area 1 - South East
Application Number WEB2172/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 21/07/2025
Applicant Jonathan Loftus and Kevin Ryan
Location 88, Kimmage Road West, Dublin 12
Additional Information

Proposal: The proposed development will comprise the following: Demolition of the existing single-storey rear extension; Elevations amendments to existing front porch as main entrance; Construction of a new part single-storey, part two-storey rear extension; Internal reconfiguration to convert the existing 3-bedroom semi-detached dwelling into a 4 bedroom dwelling; Removal of the existing chimney on the north elevation; Installation of 1 no skylight on the new two-storey extension facing East; Addition of a single door to the front porch; Proposed side extension over existing garage. All works to be carried out with associated site development works.

Area Area 1 - South East
Application Number WEB2173/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 21/07/2025

Applicant Rory Mc Guigan
Location 58, Lansdowne Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: The development consists of constructing a single storey extension to the rear of the main house, which is generally in full accordance with the previously granted permission (Reg Ref 3690/18), which has recently expired. The rear extension measuring some 68sq.M, is to be built at lower ground floor level, is flat roofed with an internal courtyard arrangement, all generally to be of the same scale, arrangement and size as that of the previously permitted development including the associated demolitions of single storey lean-to outbuildings and the formation of opening within the rear wall at lower ground floor level. The proposed development will also consist of minor internal amendments to previous permitted development at first floor and second floor /attic level, including the provision of a new dormer window constructed at attic level to the rear roof of the main house. The development will also consist of a new projecting canopy over existing side entrance at lower ground floor level and all associated and ancillary works relating to the proposed development, all in accordance with permitted development Register Reference no. 3690/18.

Area Area 1 - South East
Application Number WEB2179/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 22/07/2025
Applicant Michael and Mary Coonan
Location 2 Marine Drive, Sandymount, Dublin 4, D04 F867
Additional Information

Proposal: The development consists of the demolition of existing garage and single storey extension to rear and the construction of a new part two storey, part single storey extension to rear and side of the existing dwelling. The existing roof is to include rooflights, dormer window to the rear and solar panels. The proposal includes the repositioning of the vehicular entrance, new garden room to the rear of the site, internal modifications and connection to all main site services and associated works at 2 Marine Drive, Sandymount, Dublin

Area Area 1 - South East
Application Number WEB2189/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 22/07/2025
Applicant Ciaran O'Connor
Location 28, Gulistan Cottages, Rathmines, Dublin 6
Additional Information

Proposal: THE CONSTRUCTION OF NEW DORMER ATTIC EXTENSION TO REAR OF EXISTING SINGLE STOREY DWELLING TO ACCOMMODATE NEW BEDROOM AND BATHROOM, DEMOLITION OF CHIMNEY BREAST, NEW INTERNAL ALTERATIONS TO GROUND FLOOR AND ALL ASSOCIATED WORKS TO 28 GULISTAN COTTAGES, RATHMINES, D06 T6P8.

Area Area 1 - South East
Application Number WEB2203/25

Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/07/2025
Applicant	Ciaran Murray and Denise Ronan
Location	Sequoia, 15A Shrewsbury Road, Ballsbridge, Dublin 4
Additional Information	
Proposal: a) The addition of a new single-story garden room with pitched roof with parapet wall to the side/rear of the existing property, b) other works as part of development including; SuDS drainage, landscaping, boundary treatments and all associated works necessary to facilitate the development.	

Area	Area 1 - South East
Application Number	WEB2204/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/07/2025
Applicant	Grainne Daly
Location	7, Corrib Road, Dublin 6W.
Additional Information	
Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.	

Area	Area 1 - South East
Application Number	WEB2209/25
Application Type	Retention Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	23/07/2025
Applicant	Mochara Limited
Location	4, Dame Lane, Dublin 2
Additional Information	
Proposal: RETENTION: Of backlit signage at fascia level to the front elevation and of 2 No internally illuminated projecting signs on the front elevation. The development would also involve the removal of the existing unauthorised shopfront façade constructed from timber framing.	

Area	Area 1 - South East
Application Number	WEB2213/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/07/2025
Applicant	David Byrne
Location	586, Mourne Road, Drimnagh, Dublin 12, D12 XN70
Additional Information	
Proposal: The development will consist of: Provision of a dropped kerb and dished footpath to the front of the property to facilitate vehicular access.	

Area Area 1 - South East
Application Number WEB2220/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 24/07/2025
Applicant Hayley Bowes & Ross Humphrey
Location 138, Keeper Road, Drimnagh, Dublin 12

Additional Information

Proposal: The development will consist of a single-storey lean-to roof extension to the front of the existing two-storey semi-detached house, along with a new vehicular entrance off Keeper Road.

Area Area 1 - South East
Application Number WEB2229/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 24/07/2025
Applicant Shane O'Driscoll
Location 26 Clyde Road, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE & CHANGE OF USE: Works will consist of: change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4007/24). Construction of a part single storey, part two storey extension to the side and rear, including a double height space. Internal alterations to the existing building including : closing up of interconnecting doors with 27 Clyde Road, removal of stud partition walls on all floors, relocation of some door openings, the replacement of the stairs from lower ground floor to upper ground floor, laying a new concrete floor slab to the lower ground floor with insulation and underfloor heating. Form two new window openings at upper ground floor level on the North-west facade, replacement of uPVC windows to the rear with new up-and-down timber sash windows, refurbishment of existing sash windows to the front and side of the house, replacement of front door with new door to original detail, the alteration of three windows to form door openings and repointing of the brickwork to the front facade. New mechanical and electrical installation including new electrical and gas meters to the front of the house in accordance with Bord Gais and ESB standards. New bathrooms fit outs. New surface water drainage. Landscaping works including gravel parking area to the front and paved terrace to the rear. Widening of the existing vehicular entrance.

Area Area 1 - South East
Application Number WEB2230/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 24/07/2025
Applicant Paul Sheeran
Location 7, Johnson's Court, Dublin 2, D02 K799

Additional Information

Proposal: (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors; (iv) and all other associated works necessary to facilitate the change of use.

Area	Area 1 - South East
Application Number	WEB2242/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	24/07/2025
Applicant	Mobi Technologies Ltd
Location	Mobi Technologies Ltd, 10 Aungier Street, Dublin 2, D02 VY64

Additional Information

Proposal: PROTECTED STRUCTURE: New external shop fascia signage to existing shopfront and decoration to existing shopfront brickwork surround at ground floor level retail unit at 10 Aungier Street, Dublin 2 D02 VY64, a Protected Structure.

Area	Area 1 - South East
Application Number	WEB2686/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	22/07/2025
Applicant	Rory McGuigan
Location	Rear of No.58 Lansdowne Road, Ballsbridge, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE : The development will consist of the following: Removal of existing single-storey garage and re-using it's bricks for hard landscaping details to the front courtyard; Construction of 2 no. x three-storey over basement, semi-detached, four bedroom houses, (each measuring 225 sq.M). Both houses will have separate vehicular access off Lansdowne Lane, each with hardwood sliding gates in a new stone wall to front court for off street car parking using the stone from the existing garden wall on the western side of the plot; Provision of an open-air courtyard to rear (south) at basement level; Provision of balconies to rear (south) at upper levels and a small roof terrace to front (north) at second floor level; Provision of sustainable surface water drainage system and all ancillary and associated works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2691/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/07/2025
Applicant	BORDOAK LTD
Location	134/135, Baggot Street Lower, Dublin 2

Additional Information

Proposal: The development will consist of the construction of a third floor office extension to the rear of the existing building on the existing rear roof terrace area to provide an additional 46 m2 of office area and all associated site works

Area	Area 1 - South East
Application Number	WEB2694/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID

Decision Date 22/07/2025
Applicant PATAGONIA EUROPE COOPERATIEF
Location 24-26 Exchequer Street, Dublin 2, D02 X996
Additional Information
Proposal: The development will consist of the provision of a pair of decorative metal security gates at the entrance of the shop.

Area Area 1 - South East
Application Number WEB2710/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/07/2025
Applicant Coolebridge Limited
Location Rear of Nos. 94 / 96 Rathmines Road Lower, Rathmines, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURES : PERMISSION & RETENTION: (i) retention of existing ancillary garden office room (15sqm) with; (ii) permission to upgrade external finishing from corrugated steel to timber cladding and relocate garden office room to the southeast corner of the shared rear garden to replace the existing shed approved for demolition under Reg. Ref. WEB2626/24. (iii) Permission is also sought for new gravel path and rear boundary hedge, and ; (iv) all ancillary works necessary to facilitate the proposal. The properties are Protected Structures.

Area Area 1 - South East
Application Number WEB2719/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 24/07/2025
Applicant Conor O'Meara and Niamh McLoughlin
Location 32 Lavarna Grove, Terenure, Dublin 6W, D6WK738

Additional Information

Proposal: Alterations to previously approved Planning Permission (WEB1624/21), alterations include for Conversion of attic space with raised gable (in lieu of dormer), velux to front and dormer to rear, and all associated site works

Area Area 1 - South East
Application Number WEB2723/25
Application Type Permission
Decision APPLICATION DECLARED INVALID
Decision Date 25/07/2025
Applicant Niamh and Perry Sammon
Location 12 Tower Avenue, Rathgar, Dublin 6, D06 RH97

Additional Information

Proposal: Demolition of non-original extension to rear, construction of proposed single and two storey extension to rear, replacement of existing rooflights to original roof and new rooflight to existing return roof, new solar panels, proposed single storey garden room structure to rear of garden, new boundary wall treatment, modifications to opes and elevational treatment and all necessary associated site works and services.

Area	Area 1 - South East
Application Number	WEB2816/24
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	24/07/2025
Applicant	Dairbhre Developments Limited
Location	Lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: Planning permission is sought by Dairbhre Developments Limited, for a residential development on lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6. The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure) to the north; Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Lower Rathmines Road, Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road to the west; and Fortescue Lane and 3 no. dwellings (Bessborough Court) to the east. The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of 16 no. residential units within 2 no. duplex apartment blocks as follows: Block A is 3-storeys in height, consisting of 5 no. 2-bedroom apartment units on the ground floor and 5 no. 3-bedroom duplex units on the upper floors with balconies/terraces to the east and west elevations; Block B is 3-storeys in height, consisting of 1 no. 1-bedroom apartment and 2 no. 2-bedroom apartments on the ground floor, and 2 no. 3-bedroom duplex units and 1 no. 2-bedroom duplex units on the upper floors with balconies/terraces to the south elevations; bin and bicycle stores; landscaping; boundary treatments including works to existing boundary treatments; 1 no. ESB substation (which would be serviced via Fortescue Lane); all associated site infrastructure and engineering works necessary to facilitate the development. Access to the proposal will be located off 1 no. existing access point from Rathmines Road Lower.

Area	Area 1 - South East
Application Number	WEBDSDZ2726/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	25/07/2025
Applicant	OPR Health & Fitness Ltd.
Location	The Shipping Office Building, Block 1, Unit 2, Lime Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE. CHANGE OF USE and refurbishment of ground floor commercial unit to accommodate a sport injury/physiotherapy clinic and all associated site works.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	WEB1935/25

Appeal Type	Written Evidence
Applicant	Gleaston Limited
Location	32 Kenilworth Square West (Protected Structure), Rathgar, Dublin 6, D06 XP38

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION :a) Widening of previous gateway from 2.1m to 3.2m to provide vehicular entrance to off-street parking and electrical charging points including relocation of gate piers. b) Alterations to existing iron railings and gate to provide automated double gate.

Area	Area 1 - South East
Application Number	WEB2691/24
Appeal Type	Written Evidence
Applicant	Harry and James Simpson
Location	Site to the rear of No. 67 and 69 Merrion Road, Dublin 4, D04 RD40

Additional Information Additional Information Received

Proposal: The proposed development comprises the sub-division of the rear garden of No. 67 Merrion Road and formation of a new vehicular access onto the adjoining lane serving the Wanders Football Club (off Merrion Road) to serve the sub-divided plot and proposed residential development thereon (to the rear of No. 67 and 69 Merrion Road). The proposed residential development consists of the erection of 6 no. houses, comprising a two-storey, semi-detached pair of one 2-bedroom house and one 3-bedroom house together with a 3-storey terrace of 4 no. 4-bedroom houses. All houses benefit from private amenity space in the form of rear gardens and roof terraces / balconies. The 2-storey houses backing onto No. 67 Merrion Road benefit from north-east and south -west facing terraces / balconies at first floor level, respectively. The 3-storey houses backing onto the common rear boundary with the Wanders Football Club benefit from south-west facing terraces / balconies at first floor level and south- / south-west facing terraces at second floor level. All houses benefit from integral bin stores and one car parking space (6 no. spaces in total). A total of 5 no. Sheffield bicycle stands are provided (to the front of Unit 1 and Units 3-6). Unit 2 benefits from an integral bicycle storage space. The development includes for all associated site works (including the relocation of an existing pedestrian access gate along the northern boundary of No. 67 Merrion Road and the closure of existing vehicular gates and infill of the existing stone boundary wall to the rear of No. 67 Merrion Road (on a like-for-like basis) together with the hard- and soft landscaping of the site.

Area 1
Appeals Decided

Area	Area 1 - South East
Application Number	3011/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@23/07/2025
Applicant	William Gilbert Treacey
Location	79, Sandford Road, Dublin 6, D06 CK83

Additional Information Clarification of Add. Information Recd.

Proposal: -Demolition of 169 sq.m of existing commercial buildings. -Erection of 6 two-storey (plus attic) townhouses (as previously approved). -6 car parking spaces and associated site works

(including drainage).

Area	Area 1 - South East
Application Number	3012/23
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	24/07/2025
Applicant	DTD Limited
Location	St. Stephen's Green Shopping Centre, St. Stephen's Green, Dublin 2, D02 X309

Additional Information Clarification of Add. Information Recd.

Proposal: The site is bounded by St. Stephen's Green West to the east, King Street South to the north, Glovers Alley to the south (in part) and Mercer Street Lower to the west on a site area of 1,452 ha. The proposal is for the rejuvenation of the Stephen's Green Shopping Centre, involving the internal reconfiguration and partial redevelopment of the centre, while maintaining a number of existing retail units and elements of the existing building structure. The proposal will result in a building of up to 8 no. storeys over basement of retail, cafe/restaurant/bar and office uses (excluding mezzanines in retail/cafe/ restaurant/bar units at ground floor and basement and car park level). The proposal includes the construction of three storeys of offices over the existing car parking structure (with the omission of the existing uppermost car park level). The proposal includes retail and office uses at first floor and the provision of office use at proposed 2nd to 7th floor levels. There is a general increase in height across the development over the existing shopping centre and multi-storey car park, which varies across the site. The maximum height increase over the existing multi-storey car park (which includes plant screen parapets and when measured from the low point on King Street South) is 11.18 metres (existing 30.59m to a proposed 41.77m). The maximum height increase over the existing shopping centre (excluding the multi storey car park) (which includes plant screen parapets/glazed atrium roof and when measured from the low point on King Street South) is 13.27 metres (existing 25.5m to a proposed 38.77m). A total gross floor area of 87,932 sq.m. is proposed, which includes a net reduction of retail floor area to 19,049 sq.m. a net reduction of the existing cafe/restaurant uses to 1,740 sq.m. and a net reduction of bar (public house) uses to 789 sq.m. 35,043 sq.m. of offices and ancillary spaces (including existing floor area where retained) are proposed. The overall net increase in GFA over the existing development is 21,419 sq.m. The proposal will include a reconfigured internal mall opening onto St. Stephen's Green providing access to new and existing retail and cafe/restaurant units at ground and first floor. Retail, cafe/restaurant and bar (public house) units and office entrances area provided on the King Street South frontage and on the St. Stephens' Green West frontage. The proposed development will include 551 no. car parking spaces and 512 no. bicycle-parking spaces. This represents a reduction in 138 no. car parking spaces from the number of spaces at present. The proposed development includes all associated works including demolition of existing structures, utilities connections, roof level plant and telecommunications infrastructure, temporary construction works and site hoarding and public realm works.

Area	Area 1 - South East
Application Number	3030/25
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@25/07/2025
Applicant	Martha and David Carroll
Location	8 Ramleh Park, Milltown, Dublin 6, D06WK44
Additional Information	

Proposal: Permission sought for demolition of existing rear chimney and side garage , proposed single storey side and rear extensions comprising dining/kitchen/living room to side and a bedroom ensuite to rear . Ground floor alterations include dressing room and bathroom within existing house. First floor alterations include 2 bedrooms ensuite. First floor side elevation window widened to match north elevation window, additional window at high level to hallway to match south elevation window. New windows to existing house. Widening of existing front vehicular access from 2.6m to 3.4m .

Area	Area 1 - South East
Application Number	WEBLRD6058/24-S3
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@24/07/2025
Applicant	1 Celbridge West Land Limited
Location	Fortfield Road, Terenure, Dublin 6W
Additional Information	

Proposal: The proposal will consist of a residential development (c.28,169.5 sqm GFA excluding basement) providing 284 no. Units consisting of 19 no. 4-bed, 2-3 storey houses and 265 no. Apartments within 4 blocks ranging in height up to 6 storeys. The 4 blocks of apartments provide 10 no. studios, 117 no. 1-beds, 129 no. 2-beds, and 9 no. 3-beds, along with a creche (c.100sqm + external space of 153sqm), community culture and arts space (c.1,214.6sqm + external spaces of 199sqm) and residential amenity space (c.301.3sqm). Block A ranges in height from 3 to 4 storeys and provides 61 no. residential units Block B ranges in height from 4 to 5 storeys and provides 66 no. residential units Block C ranges in height from 4 to 5 storeys and provides 74 no. residential units Block D ranges in height from 5 to 6 storeys and provides 64 no. residential units Blocks A and B are connected by a single storey pavilion building providing the community culture and arts space. All residential units will be provided with associated private open spaces to the north/ south/ east/ west. Vehicular/ pedestrian/ cyclist accesses will be provided from Fortfield Road with alterations to the existing boundary wall along Fortfield Road. The development will also include the upgrading of the existing Fortfield Road and College Drive junction to a 4-arm signalised junction (in conjunction with a separate, concurrent planning application to South Dublin County Council Reg. Ref. SD24A/0268W) and the relocation and upgrading of bus stop 2397 on Fortfield Road with the provision of a covered bus shelter. The proposal will also include 165 no. car parking spaces, 633 no. cycle parking spaces and 14 no. motorcycle parking at surface and basement level (located under blocks A, B and C), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development including connection to the Uisce Eireann network. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The LRD application may also be inspected online at the following website set up by the applicant: www.fortfieldroadlrd2.ie

Area	Area 1 - South East
Application Number	3005/25
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	18/07/2025
Applicant	B. S. Edge Property Services Ltd.
Location	1 Dartry Cottages, Dartry, Dublin 6
Additional Information	

Proposal: The development will consist of the demolition of the existing two storey house and part

of the front boundary wall , the erection of two , three storey semidetached houses and ancillary site works .

AMENDMENT TO WEEK 29

Area Area 1 - South East
Application Number 3979/24
Appeal Decision GRANT PERMISSION
Appeal Decision Date 16/07/2025
Applicant Courtney's Lounge Bars Limited
Location Smyth's Public House, 10 Haddington Road, Dublin 4
Additional Information Additional Information Received

Proposal: The development will consist of : (1) the demolition of all existing buildings and structures on the site; (2) the construction of a four storey and part five storey mixed-use building comprising a public house (class 10) at basement and ground floor and 6 no. residential units at the upper floors set out in two blocks on either side of a central courtyard. The four-storey block fronting onto Haddington Road consists of 1 no. two bedroom apartment and 2 no. two bedroom duplex apartments including balconies on the southern elevation at third floor level and the part five storey block fronting onto Percy Place consists of 1 no. one bedroom apartment. 1 no. two bedroom duplex apartment and 1 no. three bedroom duplex apartment including balconies and terraces on the north eastern elevation at first, second and third floor levels and the north and north eastern elevation at fourth floor level; (3) the provision of a landscaped communal courtyard at first floor level and communal open space on the roof of the third floor of the block front onto Haddington Road; (4) the provision of an outdoor covered seating area on the Haddington Road frontage of the new building; solar PV panels on the roof the block fronting onto Percy Place, cycle parking and bin storage ; (5) all associated site development works above and below ground to facilitate the development.

AMENDMENT TO WEEK 29

Area Area 1 - South East
Application Number 2074/24
Appeal Decision GRANT PERMISSION
Appeal Decision Date 17/07/2025
Applicant James Coyle
Location 1, Sydenham Road, Dublin 4
Additional Information Additional Information Received

Proposal: The development seeking permission will consist of the construction of a single-storey extension to the rear of previously approved development 4142/19, ABP 306245-19 and all associated site works

AMENDMENT TO WEEK 29

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

29/25

(21/07/2025-27/07/2025)

WEEKLY PLANNING LISTS

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

Area Area 1 - South East
Application Number 0012/25
Application Type Section 5
Applicant Nadia Reinhardt
Location 12-13 Eustace Street, Dublin 2
Registration Date 22/07/2025
Additional Information Additional Information Received
Proposal: EXPP: Current use as a DCEDIY International Protection Centre for women and children.

Area Area 1 - South East
Application Number 0308/25
Application Type Section 5
Applicant Richard Lynch
Location Scoil Iosagain, Aughavannagh Road, Crumlin, Dublin 12
Registration Date 22/07/2025
Additional Information
Proposal: EXPP: Use of an existing primary school classroom for an Early Years setting (AM) and after school setting (PM).

Area Area 1 - South East
Application Number 0310/25
Application Type Section 5
Applicant Irish Rugby Football Union
Location 16-18 Havelock Square, Sandymount, Dublin 4
Registration Date 22/07/2025
Additional Information
Proposal: EXPP: Removal of redundant chimney stacks to Nos 16-18 Havelock Square.

Area Area 1 - South East
Application Number 0317/25
Application Type Section 5
Applicant Grant Thornton
Location 1 Clyde Road, Ballsbridge, Dublin 4, D04 N243
Registration Date 23/07/2025
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: PROPOSED SCOPE OF WORKS Generally the proposed works comprise maintenance, repair, remedial and improvement works to the following elements of the existing building fabric to ensure that the character of the building is retained and protected: • Repairs to roof slates, flashings, chimney stacks along with cast iron rainwater goods, • Restoration works to original timber sliding sash windows and doors, • Localised repointing works to brickwork facades, brickwork repair and render repairs, Repainting of original cast iron railings,

- Interior repair work to address water ingress along with general cleaning, redecoration works and maintenance works to M&E services.

Area	Area 1 - South East
Application Number	0322/25
Application Type	Section 5
Applicant	Whitespace Developments Limited
Location	50 Haddington Road, Ballsbridge, Dublin 4, D04 KT9Y
Registration Date	25/07/2025
Additional Information	

Proposal: EXPP: PROTECTED STRUCTURE: The decoration of the front door and surrounds and the two timber windows to the rear façade, cleaning and painting of metal railings to the front balconies, steps and boundaries, painting the painted render to the basement front, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in the First and Second floor levels in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

Area	Area 1 - South East
Application Number	0326/25
Application Type	Section 5
Applicant	Druid Padel Ltd.
Location	Existing Tennis Court at Bushes Lane to the rear of No. 19, Grosvenor Road, Rathgar, Dublin 6
Registration Date	25/07/2025
Additional Information	

Proposal: EXPP: Subdivision of existing tennis court into 2 no. padel tennis courts.

Area	Area 1 – South East
Application Number	0324/25
Application Type	Social Housing Exemption Certificate
Applicant	Best Brick Limited, Paddy McGrath and Kevin Codd
Location	Rear of 19-21 Leeson Park, Dublin 6
Registration Date	18/07/2025
Additional Information	

Proposal: SHEC: Three 3 bed terraced houses.

*****Amendment to Week 29*****