

Dublin City Council

(28/07/2025-03/08/2025)

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 1   
COMMERCIAL**

**Area** Area 1 - South East  
**Application Number** WEB2103/25  
**Application Type** Permission  
**Applicant** Balrath Investments ULC  
**Location** Site of approx. 0.05 ha on lands at Maryland House,  
 20-21 William Street South and 50-51 Drury Street,  
 Dublin 2  
**Registration Date** 31/07/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the following:   
  
a) The change of use of the basement and ground floor levels from car park (approx. 297 sqm) and retail use (approx. 34.5 sqm) to restaurant use (approx. 377 sqm) fronting Drury Street and tourist hostel accommodation use (approx. 322 sqm) fronting South William Street.   
  
b) The change of use of the first to fourth floor levels from vacant office to tourist hostel accommodation use comprising a total of 44 no. bedrooms accommodating 273 no. bedspaces in a mixture of 4 – 8 no. person bedrooms (total hostel GFA approx. 1,717 sqm from basement to fourth floor level). The hostel development will comprise a reception (approx. 34.5 sqm), lounge area / self-service kitchen (approx. 115.4 sqm), 2 no. storage areas (approx. 14.4 sqm) at ground floor level with a main entrance via William Street South. The first floor level will accommodate an approx. 90.6 sqm outdoor landscaped roof area and the fourth floor level will accommodate 2 no. outdoor terraces, one fronting William Street South (approx. 53.1 sqm) and one fronting Drury Street (approx. 57.2 sqm). The basement level will accommodate a bicycle store (approx. 26.3 sqm) for a total of 24 no. bicycle parking spaces, guest laundry room (approx. 11.5 sqm), guest lockers (approx. 7.9 sqm) and ancillary staff areas, storage areas and plant room (approx. 125.3 sqm).   
  
c) The proposed development will also include internal and external alterations, including; demolition of the existing basement ramp, reduction of the basement floor area from approx. 405 sqm to approx. 334.5 sqm, internal modifications to walls and door openings, replacement of all glazing to existing opes, provision of new shopfronts at ground floor level to serve the restaurant and hostel entrances and the provision of new signage on the William Street South and Drury Street elevations above the main entrances.  
  
d) The development also consists of the construction of an approx. 91 sqm extension at ground floor level to the centre of the site only and new open roof level open plant area (115.2 sqm).  
  
The proposed development will also provide for all ancillary site services and associated development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB2762/25  
**Application Type** Permission  
**Applicant** Seamus MacCrosain  
**Location** 3, 5 , 7, 9 Rathmines Road Upper, Rathmines, Dublin 6,  
 D06 K1W3  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: The development will consist of the proposed Change of Use to the Existing First Floor Level Office Unit (250sqm), to provide a Yoga/Pilates Studio (DCC land use class: Indoor Sports facility) at 3, 5, 7, 9 Rathmines Rd Upper, Rathmines, Dublin 6, D06 K1W3, a 5-storey terraced, mixed-use building.

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**Area** Area 1 - South East  
**Application Number** WEB2763/25  
**Application Type** Permission  
**Applicant** Dr. Patricia Comer  
**Location** 44 Haddington Road, Dublin 4  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE a) CHANGE OF USE from 2 no. apartments and doctor’s surgery to single family dwelling; b) The reinstatement of the stairs connecting the basement and hall floors. No other works are proposed.

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**Area** Area 1 - South East  
**Application Number** WEB2766/25  
**Application Type** Permission  
**Applicant** Telfer Ltd  
**Location** Ballsbridge Post Office, Shelbourne Road, Dublin 4,  
 D04 E038  
**Registration Date** 29/07/2025  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2768/25  
**Application Type** Permission  
**Applicant** 3 Grand Parade Hosts Limited  
**Location** 3 Grand Parade, Ranelagh, Dublin 6  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: The development consists of a proposed 164 sq m 3-storey building with set back over lower ground floor, to be used as a guest house and architecture/communal office, entered from a widened plaza off Grand Parade - comprising: an office space with kitchen and bathroom at lower ground floor; a lobby, reception area, meeting/ breakfast room and 1 no. accessible ensuite guest bedroom at ground floor level; 3 no. guest ensuite bedrooms at first floor and 1 no. guest ensuite bedroom at second floor (a total of 5 no. guest ensuite bedrooms are proposed); associated amenity spaces, staff and resident storage, bike parking, bin store and plant room; associated signage at entrances as detailed in submitted drawings; and all associated site, boundary and landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB2773/25  
**Application Type** Permission  
**Applicant** Spencer Homes Ltd  
**Location** Development at and to the rear of 76 Leinster Road,  
 Dublin 6, D06 X7K2  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development comprises of the construction of 2 no. three bedroom, two storey dwellings to the rear of 76 Leinster Road and addressing Grosvenor Lane. The proposed development includes private open space to the rear of the proposed dwellings, refuse storage for each dwelling, and all associated and ancillary works including connections to services, hard and soft landscaping, boundary treatment including retention/re-use of existing boundary walls and materials

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**Area** Area 1 - South East  
**Application Number** WEB2792/25  
**Application Type** Permission  
**Applicant** Spencer Homes Ltd  
**Location** Development at and to the rear of 76 Leinster Road,  
 Dublin 6, D06 X7K2  
**Registration Date** 30/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development comprises of the construction of 2 no. three bedroom, two storey dwellings to the rear of 76 Leinster Road and addressing Grosvenor Lane. The proposed development includes private open space to the rear of the proposed dwellings, refuse storage for each dwelling, and all associated and ancillary works including connections to services, hard and soft landscaping, boundary treatment including retention/re-use of existing boundary walls and materials

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**Area** Area 1 - South East  
**Application Number** WEB2799/25  
**Application Type** Permission  
**Applicant** D&P Multimedia Products Ltd  
**Location** Terenure Business Park, Beechlawn Way, Terenure,  
 Dublin 6w  
**Registration Date** 31/07/2025  
**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, Beechlawn Way, Terenure, Dublin 6W in order to redevelop this c.0.15Ha site. The EirCode 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 + 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.

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**Area** Area 1 - South East  
**Application Number** WEB2800/25  
**Application Type** Permission  
**Applicant** Rory McGuigan  
**Location** Rear of 58 Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 31/07/2025  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2816/25  
**Application Type** Permission  
**Applicant** The Health Service Executive  
**Location** Lands at Rathmines Waste Management Bring Centre,  
 Gulistan Terrace, Rathmines, Dublin 6  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: The Health Service Executive (HSE) intend to apply for planning permission for development at a site of c. 0.3 ha on lands at the Rathmines Waste Management Bring Centre, Gulistan Terrace, Rathmines, Dublin 6, D06 KD28.   
  
The proposed development consists of the demolition of 4 no. existing structures on site (c. 440sqm, 106sqm, 228 sqm and 198 sqm) located at the centre, northern and eastern boundary of the site and the removal of the boundary wall on the western element of the site (c. 19 m in length); and the construction of a part-1 to part-5 no. storey primary health care facility (total gross floor area c. 5,495 sqm), with associated lift risers at sixth floor parapet level. The facility is to be over a 1 no. storey basement carpark (c. 1,825 sqm) with natural ventilation grills around building perimeter. The facility is to be comprised of GP consulting rooms; community mental health facilities; physiotherapy and paediatric gyms; therapy and activity rooms; dining room; ancillary reception, office, staff and patient facilities; and an older person's day care centre at ground floor level and an internal therapeutic garden courtyard (c. 195sqm).  
  
The development will also provide for PVs at fifth floor roof level; external plant (c. 104 sqm) at fourth floor roof level; a first floor roof terrace on the southern element of the site (c. 265sqm); a second floor roof terrace on the eastern element of the site (c. 237 sqm); public vehicular access road from Gulistan Terrace with turning hammerhead including pedestrian footpaths and associated set down area and accessible parking; staff car parking spaces at basement level accessed via a controlled access road and ramp; EV parking facilities; SUDs including intensive green roof provision; tanks and associated water hydrants; plant rooms; site lighting; 1 no. substation; bin storage including clinical waste storage; signage and wayfinding installations; services provision; deliveries and marshalling yards; removable bollards; boundary treatments; hard and soft landscaping; changes in level; secure cycle parking facilities; ducting and piping; lighting; and all ancillary site development and excavation works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ2803/25  
**Application Type** Permission  
**Applicant** OPR Health & Fitness Ltd.  
**Location** The Shipping Office Building, Block 1, Unit 2 Lime  
 Street, Dublin 2  
**Registration Date** 31/07/2025  
**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. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 4455/24  
**Application Type** Permission  
**Applicant** Bianca Menke Barea  
**Location** 1 Cambridge Road, Rathmines , Dublin 6, D06 HA89  
**Registration Date** 01/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE : The proposed works will consist of the demolition of a 64sq. m existing single storey flat roofed extension at the rear of the property and construction of a new 33sq. m single storey floor roofed extension to the rear of the property . The proposal also includes alterations to the external layout and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1881/25  
**Application Type** Permission  
**Applicant** Jennifer Kearns  
**Location** 114, Harold's Cross Road, Harold's Cross, Dublin 6W  
**Registration Date** 29/07/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of converting a 2.7m portion of the front railings into bi-folding gates and adding a secure car parking space, construction of a shelter for bicycle and bin storage, and all associated landscaping and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB2053/25  
**Application Type** Permission  
**Applicant** Guillaume Didu  
**Location** 60 Hazelbrook Road, Terenure, Dublin 6W  
**Registration Date** 30/07/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2767/25  
**Application Type** Permission  
**Applicant** Dr. Patricia Comer  
**Location** 44 Haddington Road, Dublin 4, Backing onto 44 Percy  
 Lane  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STUCTURE: a) the Change of Use from 2 no. apartments and doctor’s surgery to single family dwelling; b) The reinstatement of the stairs connecting the basement and hall floors. No other works are proposed.

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**Area** Area 1 - South East  
**Application Number** WEB2770/25  
**Application Type** Permission  
**Applicant** Conor O Meara & Niamh McLoughlin  
**Location** 32, Lavarna Grove, Terenure, Dublin 6w  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: Planning Permission for alterations to previously approved Planning Permission (WEB1624/21), alterations include for Conversion of attic space with raised gable (in lieu of dormer), and larger dormer to rear, and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2771/25  
**Application Type** Permission  
**Applicant** Órlagh & Martin Colman  
**Location** 147 Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and parking space in the front garden of an existing two - storey terraced house.

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**Area** Area 1 - South East  
**Application Number** WEB2781/25  
**Application Type** Permission  
**Applicant** Ciaran Broughal  
**Location** 113, Rathmines Road Upper, Dublin 6  
**Registration Date** 30/07/2025  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2790/25  
**Application Type** Permission  
**Applicant** Órlagh & Martin Colman  
**Location** 147, Tritonville Road, Sandymount, Dublin 4  
**Registration Date** 30/07/2025  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and parking space in the front garden of an existing two - storey terraced house.

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**Area** Area 1 - South East  
**Application Number** WEB2801/25  
**Application Type** Permission  
**Applicant** Luán ó Braonáin & Caoimhe Daly  
**Location** 40 Leeson Park, Ranelagh, Dublin 6, D06H6K1  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of the removal of 3no. modern timber sheds to the rear, and replacement with a new Garden Room (30 sqm), including covered bike store/passageway (7 sqm) to the side and associated site and drainage works, all at no. 40 Leeson Park (Protected Structure), a 3 storey semi-detached dwelling. The use of the proposed Garden Room will be ancillary to the use of the main dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2805/25  
**Application Type** Permission  
**Applicant** Lea McCarthy  
**Location** 98, Wilfield Road, Sandymount, Dublin 4  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: 1. The creation of a new vehicular entrance to the front garden of 98 Wilfield Road, Sandymount, Dublin 4, including the partial removal of the front boundary railings and plinth, provision of new vehicular gates and ancillary site works.  
  
2. New first floor extension of 10sqm to rear of dwelling.  
  
3. All ancillary site works required.

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**Area** Area 1 - South East  
**Application Number** WEB2818/25  
**Application Type** Permission  
**Applicant** Carla Crerar & Hugh HIggins  
**Location** 8 Raphoe Road, Dublin 12, D12XV12  
**Registration Date** 03/08/2025  
**Additional Information**   
**Proposal**: The development will consist of a loft conversion including proposed dormer window extension and skylights to rear roof pitch along with the replacement of existing rear garage to provide ancillary habitable accommodation to the main house.

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**Area 1   
LAWs**

**Area** Area 1 - South East  
**Application Number** 3332/25  
**Application Type** LAW  
**Applicant** Martin Dolan  
**Location** Glover Court Estate, York Street, Dublin 2  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)  
  
PLANNING AND DEVELOPMENT REGULATIONS 2001  
  
(AS AMENDED)-PART 8  
  
Applicant: DUBLIN CITY COUNCIL - HOUSING & COMMUNITY SERVICES DEPARTMENT  
  
Location: GLOVER COURT ESTATE, YORK STREET, DUBLIN 2  
  
Proposal: Pursuant to the requirements of the above notice IS hereby given of proposed redevelopment of Glover Court Estate, York Street, Dublin 2  
  
The existing 0.215 hectare site currently comprises of 2 no five storey housing blocks providing 38 homes which form the Glover Court Estate social housing scheme.  
  
The proposed development, which will be managed by Dublin City Council, comprises of:  
  
• Amalgamated building comprising a 5 and 6 storey block to York Street and a 7-storey block to Mercer Street.  
  
• Provision of 53 dwellings (15 no. 1 bed apartments, 30 no. 2 bed apartments, 8 no. 3 bed apartments)  
  
• Deep retrofit and extension to the 2 no. existing housing blocks.  
  
• York Street block to be extended/ side bay at both ends and by one additional upper floor.  
  
• Mercer Street blocks to be extended/ side bay on the corner with York Street and by two additional upper floors.  
  
• New stairs and lift cores are to be accommodated within the grid of the existing frame, one in each block.  
  
• Include a new external façade throughout with new access deck to the internal courtyard and balconies to the street facing facades.  
  
• New vehicular entrance and pedestrian exit from Bow Lane with associated street/ road improvement works  
  
• Provision of 9 no. new designated resident car parking spaces, to include 1no. accessible and 4 no. EV charging spaces with 100% ducting infrastructure included.  
  
• Upgrade of communal amenity space to inner courtyard, new landscaping, ancillary structure/ pavilion for secure resident bicycle parking, associated site infrastructure works/ supporting infrastructure, public lighting, revision to access, pavements, boundary treatments necessary enabling works and associated public realm improvements.  
  
The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EA Directive 2011/92/EU, as amended by Directive 2014/52EU.  
  
In accordance with Article 81 of the Planning & Development Regulations 2001 as amended, the  
  
Planning Authority has made a determination and concluded that: (a) The proposed development, either individually or in combination with other plans and projects is not likely to have a significant effect on any European site(s) and therefore a Stage 2 appropriate Assessment is not required.  
  
(b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does require an Environmental Impact Assessment Report (EIAR).  
  
Any person may within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for screening determination as to whether the development would be likely to have significant effects on the environment.  
  
Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from 29/07/2025, during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. The plans and particulars are also available for inspection online: engage.dublincity.ie/en-IE/projects/glover-court-housing-regeneration-part-8-planning-consultation on the City Council's website www.dublincity.ie.  
  
  
  
A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made, in writing, to the Executive Manager, Planning and Property Development Department Dublin City Council Civic Offices. Wood Quay, Dublin before 4.30pm on 10/09/2025. Submissions or observations may: also be made online engage.dublincity.ie/en-IE/projects/glover-court-housing-regeneration-part-8-planning-consultation on the City Council's website www.dublincity.ie before 23.59hrs on 10/09/2025.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0271/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 29/07/2025  
**Applicant** Sean Keane  
**Location** 12A, Garville Road, Rathmines, Dublin 6, D06 AK37  
**Additional Information**   
**Proposal**: EXPP: Is the proposed change in height of central roof valley to achieve extra storage space exempt under section 5?

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**Area** Area 1 - South East  
**Application Number** 0273/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 29/07/2025  
**Applicant** Paul McGirr  
**Location** 119, Larkfield Gardens, Dublin 6W, D6W VF25  
**Additional Information**   
**Proposal**: EXPP: The proposed development consists of the creation of a temporary single storey timber structure to the side of the dwelling. The proposed structure is of lightweight timber construction, and it will be located on the footprint of a previous side structure, now removed. The proposed structure will be clad in timber ‘shiplap’ boards with a clear Perspex flat roof with falls to a side gutter.

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**Area** Area 1 - South East  
**Application Number** 0275/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/07/2025  
**Applicant** Siobhan O'Callaghan & Brian Rushe  
**Location** 72, Marlborough Road, Donnybrook, Dublin 4  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Repairs to the first floor return shower room floor, replacement of sanitaryware to the two return shower rooms, local repairs to the front parapet and valley linings to prevent water ingress, repairs to plasterwork under the front entrance steps, the replacement of the front lower ground floor doorset and the redecoration of previously painted surfaces inside and out.

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**Area** Area 1 - South East  
**Application Number** 0276/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 31/07/2025  
**Applicant** Antonia O'Callaghan  
**Location** 48, Upper Leeson Street , Dublin 4  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Stripping out and reversal of illegal development works carried out by previous owners, comprising removal of modern plasterboard wall, ceiling and partition linings and stud work. Removal of illegal structures, bathrooms, kitchens and associated pipework and services.

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**Area** Area 1 - South East  
**Application Number** 0281/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 31/07/2025  
**Applicant** Deirdre McCourt  
**Location** Whiteoaks Lodge, Stillorgan Road, Donnybrook, Dublin  
 4, D04 R6F5  
**Additional Information**   
**Proposal**: EXPP: A corrugated shed has been constructed.

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**Area** Area 1 - South East  
**Application Number** 0283/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 31/07/2025  
**Applicant** PAJC Garville Limited,  
**Location** 58 & 60 Garville Avenue, accessed from Garville Lane  
 Upper, Rathgar, Dublin 6  
**Additional Information**   
**Proposal**: SHEC: The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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**Area** Area 1 - South East  
**Application Number** 0286/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 31/07/2025  
**Applicant** Union Investment Real Estate GMBH  
**Location** Ballast House, Aston Quay, Dublin 2, D02 PT85  
**Additional Information**   
**Proposal**: EXPP: Install a new door that fits flush to the elevation (facing Westmoreland Street), to remove the present alcove, which has been subject to anti-social behaviour.

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**Area** Area 1 - South East  
**Application Number** 0292/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/08/2025  
**Applicant** Nick Courtney  
**Location** 202, Rathmines Road Lower, Rathmines, Dublin 6, D06  
 YT71  
**Additional Information**   
**Proposal**: EXPP: No material changes are needed to open a coffee shop outlet, unit is ready for occupation, seating and appliance installation only required. No structural change to facade or internal layout will be required.

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**Area** Area 1 - South East  
**Application Number** 3242/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** Breda Howard  
**Location** 2 Curzon Street, Dublin 8, D08 A7X2  
**Additional Information**   
**Proposal**: The development will consist of the demolition of the existing single storey return at the rear of the existing house , the construction of a two storey return at the rear with a mono-pitched roof whose ridge will match the level of the existing ridge , the external insulation of the of the main house and internal alterations .

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**Area** Area 1 - South East  
**Application Number** 3316/19/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Padraig Corrigan  
**Location** 122, Rathfarnham Road, Terenure, Dublin 6w, D6WRY71  
**Additional Information**   
**Proposal**: EXT. OF DURATION:The development will consist of alterations to the existing dwelling house, demolition of the existing single storey detached garage and construction of a new three storey detached dwelling to the south side of the existing dwelling house and associated site development works including construction of a retaining wall. The alterations to the existing dwelling will include blocking up of 4no. windows to the south elevation, removal of cast concrete stepped access to the front and side of the dwelling, works to Rathfarnham Road boundary wall to widen the existing vehicular entrance and to create a new vehicular entrance and driveway, and construction of new stepped access to the existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 3329/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2025  
**Applicant** Eugene Hillery  
**Location** 9 Albany Road, Ranelagh, Dublin 6, D06 F9H6  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: retention of an electric vehicle charging arm installed in the front garden .

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**Area** Area 1 - South East  
**Application Number** 4768/19/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Office of Public Works  
**Location** 6, Harcourt Street, Dublin 2, D02 VH98  
**Additional Information** Additional Information Received  
**Proposal**: EXT. OF DURATION : PROTECTED STRUCTURE - The development will consist of: 1. The following works to the existing 18th C Protected Structure fronting onto Harcourt Street: a) The restoration of the great staircase windows; b) The renovation and redecoration of the original building generally including insofar as is practical, the restoration and re-instatement of original architectural features that were previously removed or modified; c) The installation of new electrical and mechanical services; d) The removal of non-original internal partitions; e) The modification of existing openings at ground, first, second and third floor levels on the rear facade by lowering the cill level of these windows to create new door openings to the new atrium space; f) The reinstatement of an original double door opening between the existing front and rear main rooms at first floor level; g) Internal alterations to the existing smaller front room at second floor level; h) Brickwork repair and repointing to the existing front and rear facades; i) Modification of the existing front entrance to facilitate universal access including installation of new granite plinth and steps; j) Sundry associated works. 2. The change of use of the existing main building on the site, a four storey over basemant structure, from office accommodation to use as a public museum space and educational facility on the first, second and third floors. the existing ground floor use of a bookshop will be retained and adjusted to include a café facility. The existing private club use at basement level will be retained. The change of use of the retained existing 18th C ground floor rear return for use as radio studios. 3. The demolition of an existing 19th C two storey mews building on the site together with 19th C additions to the return. 4. Construction of a new four storey over basement structure at the rear of the existing site, fronting onto, and with access from, Montague Lane at the rear of the site, with plant enclosure to the roof area. This structure will be 783sqm in area and will accommodate an auditorium space at basement level, service use at ground floor and office and administration uses on the upper floors. 5. The creation of a new glazed roof four storey atrium link space of 64sqm in floor area between the rear facade of the existing main building and the proposed new structure at the rear. 6. Sundry associated works.

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**Area** Area 1 - South East  
**Application Number** WEB1091/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Paul Griffin  
**Location** 23, Bremen Avenue, Sandymount, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of an attic conversion with a box dormer to the front and rear of the property, Removal of existing bay window at ground level. Enlarging existing window openings which will have Juliet balconies at first floor. Removal of a pitched roof on existing rear extension and replace with flat roof, new internal layout design and all ancillary site development works.

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**Area** Area 1 - South East  
**Application Number** WEB1284/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Electricity Supply Board ESB  
**Location** St Vincent's University Hospital, Nutley lane, Dublin  
 4 , D04T6F4  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of the construction of a 110 kV / MV electrical substation and will include the following elements: 1. Site clearance works including removal of: i. Existing vegetation; ii. Taxi rank and associated access road. 2. Construction of: i. a substation compound (c. 495 sq.m,); ii. a 110 kV Gas Insulated Switchgear (GIS) building (c. 265 sq.m.; c. 12m in height); that will include a basement (c. 3m deep); iii 2 no. 110 kV transformers, associated bunds and firewalls (c. 7.8 m in height); iv. All other associated and ancillary site development works including the provision of site services; temporary construction compound and drainage.

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**Area** Area 1 - South East  
**Application Number** WEB1313/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Patrick Rooney  
**Location** 28 Belgrave Road, Rathmines, Dublin 6, D06 EF89  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The development will consist of: Refurbishment and extension of the existing building, reverting the current arrangement of a two-storey dwelling over a basement apartment back to a single 3-bed family home. Works include repairs to the existing original windows, brick wigging to the front elevation, reinstatement of the stairs to the lower ground floor, thermal upgrades to the existing house, a new single-storey extension to the rear, the creation of a new vehicle access for 1no. car parking space to the rear, demolition of the derelict lean-to extension to the rear, and all associated site works. The building is within a conservation area and is a protected structure.

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**Area** Area 1 - South East  
**Application Number** WEB1521/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** JCDecaux Ireland Limited  
**Location** The junction of Macken Street, and Grand Canal Street  
 Lower, Dublin 2  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB1778/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Don Ross  
**Location** 82, Saint Alban's Park, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal**: The removal of the existing garage and single-storey extension and the construction of a new part single-storey, part two-storey extension, all to the side and rear of the house. The proposed works will include all associated landscaping, site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB2239/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Gerard Healy & Aoibhinn Finnegan  
**Location** 9, Lea Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: Alterations to the existing 2-storey semi-detached dwelling, to include demolition of single storey flat roofed garage to side; addition of a new ground floor doorway to side gable; widening of existing vehicular entrance gateway to front and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2241/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Adam and Kate Bulmer  
**Location** 10, Gilford Road, Dublin 4  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: The proposed development consists of: Retention of a new timber bike shed and timber fence to the west boundary at the front garden, together with all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2249/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Richard Toolan  
**Location** 14, Larkfield Grove, Dublin 6w, D6WND96  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

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**Area** Area 1 - South East  
**Application Number** WEB2261/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2025  
**Applicant** Crystal Horn  
**Location** 133, Tritonville Road, Dublin 4  
**Additional Information**   
**Proposal**: (i) removal of all existing hardstanding areas and vehicular entrance via Herbert Mews and demolition of existing single storey garage; (ii) construction of 1 no. detached three-storey over basement planted/flat roofed (with chimney) five-bedroom house accessible via 2 no. pedestrian entrances off Herbert Road and 1 no. pedestrian/vehicular entrance off Herbert Mews to internalised vehicular garage providing 1 no. car parking space; and, (iii) all ancillary works necessary to facilitate the development including SuDS drainage, landscaping, boundary treatments and provision of external staircase to basement courtyard. The house will be served by private amenity space in the form of separate courtyard and rear gardens at ground floor level and a basement level courtyard.’

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**Area** Area 1 - South East  
**Application Number** WEB2263/25  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Loyola Enterprises Ltd  
**Location** Nos. 26 and 28, Bath Avenue, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: RETENTION: Retention permission is sought by Loyola Enterprises Ltd to retain the extension of the existing beer garden to the front of The Bath licensed premises at 26 Bath Avenue, Sandymount, Dublin 4 into part (34 sq.m.) of the front garden of Number 28 Bath Avenue while continuing to facilitate pedestrian access to Number 28 which remains in residential use. Retention permission is also sought to retain the boundary fences, paving, seating and fixtures in the expanded area incorporating mature landscaping to the northern and southern boundaries and timber fencing to the northern and eastern boundaries.

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**Area** Area 1 - South East  
**Application Number** WEB2268/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Oira Quinn  
**Location** 38, Pembroke Gardens, Ballsbridge, Dublin 4  
**Additional Information**   
**Proposal**: The development consists of a single storey rear extension and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2281/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Thomas A. Menton  
**Location** 36A, Rathdown Park, Dublin 6W, Folio Registered  
 DN221109F, Located to the rear of 38 and 40 Rathdown  
 Park  
**Additional Information**   
**Proposal**: The development will consist of the construction of one 159m2, 2 storey, 3 bedroom, detached, dwelling house. Alterations to an existing boundary wall to create one vehicular and one pedestrian entrance off Rathdown Park. 2 new car parking spaces onsite. Connection to public water and foul networks. All ancillary, drainage and landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB2286/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Park Montessori  
**Location** 41, Farney Park, Dublin 4  
**Additional Information**   
**Proposal**: The modification of planning condition no. 2 to the previous grant permission PA 4001/09 and PL 29S.235635 to extend the creches operating hours from 12.30pm to 6pm to allow for afterschool facilities. As the applicant already retains a purpose built facility, no additional construction work is proposed at 41 Farney Park, Dublin 4, D04 VX40

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**Area** Area 1 - South East  
**Application Number** WEB2292/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/07/2025  
**Applicant** Emma Grimes & Ronan O'Connor  
**Location** 20 Wilfield Road, Sandymount, Dublin 4, D04 AW81  
**Additional Information**   
**Proposal**: Removal of 2 no. chimneys and conversion of attic space (32m.sq.) incorporating a dormer roof construction & windows & 1 no. rooflight on the rear elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2295/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Razorlight Ltd  
**Location** 9-12, Dawson Street, Dublin 2, D02 YX99  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : PERMISSION is sought by Razorlight Ltd for permission for a development at 9-12 Dawson Street, a Protected Structure. Permission was previously granted (Reg. Ref. 4716/18) and extended, for a change of use totalling 851.7sq.m. of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street from office to licensed restaurant. Permission was also granted (Reg.Ref.3889/24) to use part of the basement area (170 sq. m. in extent) for staff toilets, staff changing and storage to serve the restaurant at ground floor level. Works to implement these permissions are commencing and these are expected to be completed by October 2025. The original permission, as extended, will expire before that date and so permission is now sought, for the normal statutory period, to renew these permissions, i.e. the use of 851.7 sq. m of the ground floor of 9-12 as a licensed restaurant and the use of 170 sq. m of the basement for staff toilets, staff changing and storage associated with the restaurant.

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**Area** Area 1 - South East  
**Application Number** WEB2299/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Lorcan Duffy  
**Location** 45, Gulistan Cottages, Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: Renovations, roof extension (7.3 gross internal cubic meters) and associated works including new first floor level with dormer window and no 2 new roof windows.

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**Area** Area 1 - South East  
**Application Number** WEB2300/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Peter Beddy and Catherine de Blacam  
**Location** 35 Percy Lane, Dublin 4, Co. Dublin, D04 X5K7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: development at 35 Percy Lane Dublin 4, D04 X5K7 (to the rear of 35 Percy Place, Dublin 4, D04 E0P6, a Protected Structure). The development will consist of the conservation and extension of an existing derelict mews to create a two storey house with entrance, storage on both floors of the mews accessed from Percy Lane and an extension at the rere with living, dining, study and kitchen accommodation on the ground floor, bedroom, bathroom, dressing room, laundry on the first floor. The existing mews structure forms part of a terrace of mews buildings on Percy Lane. The works comprise removal of modern metal roof on the existing mews, the conservation of existing mews’ walls, the reinstatement of previously removed walls, pitched roof and first floor of the existing mews structure, the addition of a two storey pitched roof extension to the rear with balcony at first floor level to the rear garden. The restored mews building serves as entrance and storage space attendant on the new extension includes bicycle parking, bins accessed from the lane on the ground floor and household storage on the first floor. The development includes all associated site works including boundary treatments, landscaping, infrastructure, and drainage necessary to facilitate the works.

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**Area** Area 1 - South East  
**Application Number** WEB2303/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Gerard Sexton & Susannah Staunton  
**Location** 94 The Cloisters, Terenure, Dublin 6W, D6WVF22  
**Additional Information**   
**Proposal**: Formation of attic room with dormer & roof window to the rear and related internal layout alterations.

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**Area** Area 1 - South East  
**Application Number** WEB2307/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Eoghan McQuillan  
**Location** 82, Mount Drummond Square, Harold's Cross, Dublin 6,  
 D06 W7W3  
**Additional Information**   
**Proposal**: PERMISSION : New vehicular entrance to front driveway with vehicular dishing to front public paving.

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**Area** Area 1 - South East  
**Application Number** WEB2308/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Paul Nolden  
**Location** 6, Summerville Park, Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : RETENTION : (RPS Ref. No. 7887): Retention of three Velux rooflights to the rear roof slope, and retention of a single-storey flat roof extension and rear store.

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**Area** Area 1 - South East  
**Application Number** WEB2313/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Andrew Kennedy  
**Location** 17 Home Villas, Donnybrook, Dublin 4, D04Y7X2  
**Additional Information**   
**Proposal**: The proposed development will consist of (a) the insertion of a single roof light to the front of the property to serve the first-floor level accommodations, (b) the demolition of the existing single storey flat-roofed rear extension and the construction of a larger single storey flat roofed extension in lieu, along with new integrated rooflights, all associated site works, internal alterations, landscaping and drainage.

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**Area** Area 1 - South East  
**Application Number** WEB2317/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Olivia Pakenham & Brian Dunne  
**Location** 24, Ramleh Close, Dublin 6  
**Additional Information**   
**Proposal**: The development will consist of  
  
• Two storey and single storey extension to front elevation( including new canopy porch), to the side of the existing dwelling (including garage conversion) and two storey and single storey extension to rear of existing dwelling  
  
• New rooflights to the front roofslope, external insulation to existing and proposed external walls  
  
• Increase in width of existing vehicular entrance to 3.0M  
  
• All associated alterations to the elevations, internal alterations, site, drainage, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2320/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Edwina Governey  
**Location** 14, Morehampton Lane, Donnybrook, Dublin 4, D04 Y6W0  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development which is in the curtilage of a protected structure, will consist of the demolition of the existing dilapidated single-storey garage and the construction of a new three-storey mews dwelling with two car parking spaces involving alterations to the wall onto the lane including provision of pedestrian gate and moving and reducing the existing vehicular access and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2322/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Sean Rogers  
**Location** 21, Irishtown Road, Dublin 4, D04 AH63  
**Additional Information**   
**Proposal**: The development will consist of the addition of a 2nd floor level within a mansard roof to the existing flat roof of the existing 1st floor residential unit above the existing ground floor shop unit to provide a 3-bedroom residential unit above the existing shop unit.

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**Area** Area 1 - South East  
**Application Number** WEB2325/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Rachel O’Byrne & Daniel Behan  
**Location** 4 Mayfield, Zion Road, Dublin 6, D06 Y4E6  
**Additional Information**   
**Proposal**: The development will consist of the following: (a) The construction of a single storey ground floor extension to the rear with rooflights. (b) The conversion of the existing attic space into habitable bedroom spaces to include an attic bathroom and new attic level windows to the front and to the rear with 4no. new rooflights in the existing roof. (c) The alteration of the existing first floor window to the rear. (d) The development is to include for internal alterations, drainage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2331/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Guy Gill  
**Location** Apartment 4, Fortfield Court, Fortfield Road, Dublin  
 6w, D6W RR92  
**Additional Information**   
**Proposal**: RETENTION permission of subdivision of existing three bedroom apartment into two single bedroom apartments

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**Area** Area 1 - South East  
**Application Number** WEB2334/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/08/2025  
**Applicant** Gilly Balmer and Ralph McMahon  
**Location** 15 Eglinton Square, Dublin 4, D04 W9Y5  
**Additional Information**   
**Proposal**: Amendments to Planning Permissions Ref. WEB1683/24 and WEB1384/25, including a new ground-level side staircase for access to the first-floor balcony; a high-level window to the front at ground floor; a Velux window over the utility; a side window at first floor level; and new railings enclosing the balcony.

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**Area** Area 1 - South East  
**Application Number** WEB2335/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Andrew Cunningham  
**Location** 18 Orwell Park, Dublin 6, D06 Y9V6  
**Additional Information**   
**Proposal**: Permission is sought for the construction of the following: (i) a 40.65sq.m single story garden room with WC located in the rear garden on the eastern boundary of the existing dwelling: and, (ii) addition of a pedestrian gate adjacent to the westside of the existing vehicular entrance:and, (iii) all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2336/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Wallace Corporate Counsel  
**Location** Saint Martin's House, Waterloo Road, Ballsbridge,  
 Dublin 4, D04 V6V4  
**Additional Information**   
**Proposal**: Planning permission for new signage to front elevation at ground/first floor level all with associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2342/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Charlemont Leisure Investments Limited  
**Location** Hilton Dublin Hotel, Charlemont Place, Dublin 2, D02  
 A893  
**Additional Information**   
**Proposal**: Charlemont Leisure Investments Limited intend to apply for PERMISSION for development at this site of c.0.57ha at Hilton Dublin Hotel, Charlemont Place, Dublin 2, D02 A893. The site is bounded by the Luas Green Line to the north-east and east; “Harcourt Green” residential development to the north-west; “Charlemont Exchange” to the west; and Charlemont Place and the Grand Canal to the south.   
  
The development will consist of modifications to permissions DCC Reg. Ref.: 4482/22, 3028/22, 4804/19 / ABP-306822-20, 3622/19, 2661/18 and 2209/16 / ABP PL29S.246976 to the existing hotel as follows:  
  
• Omission of the previously permitted sixth floor extension to the front hotel block, resulting in the removal of 13 permitted hotel rooms at that level. The revision reduces the total number of hotel bedrooms to 300.   
  
• Omission of new plant area at roof level of the rear hotel block. Existing rooftop plant configuration will be retained on the front hotel block.  
  
• Omission of the previously permitted lift and lobby extensions, and associated link corridor structure, at the rear hotel block.  
  
• Reconfiguration of the basement level, including:   
  
o Relocation of bicycle and car parking spaces at basement level, no change to permitted car and bicycle parking provisions (74 car parking spaces and 48 bicycle spaces);  
  
o Internal alterations at basement level, including reconfigured plant and service areas.  
  
• Modifications and internal refurbishments at ground floor, including a revised meeting room suite and link corridor wall adjustment.  
  
These changes will involve minor elevational amendments to the north, east, west, and south elevations, including adjustments at roof level. The remainder of development to be carried out in accordance with permission DCC Reg. Refs.: 4482/22, 3028/22, 4804/19 / ABP-306822-20, 3622/19, 2661/18 and 2209/16 / ABP PL29S.246976.

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**Area** Area 1 - South East  
**Application Number** WEB2344/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 01/08/2025  
**Applicant** Derek Owens  
**Location** 32A Clareville Road, Dublin 6W, D6W HR94.  
**Additional Information**   
**Proposal**: The development seeking retention permission consists of the construction of a single-storey garden shed/office in the rear garden.

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**Area** Area 1 - South East  
**Application Number** WEB2350/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/08/2025  
**Applicant** ORHRE Management Services Limited  
**Location** 19-20 Lombard Street East and 112-113 & 114 Townsend  
 Street, Dublin 2  
**Additional Information**   
**Proposal**: We, ORHRE Management Services Limited, intend to apply for permission for development at this site at 19-20 Lombard Street East and 112-113 & 114 Townsend Street, Dublin 2.  
  
The development will consist of the partial demolition of existing buildings and structures on site extending to 533sqm (retention of existing façade at 114 Townsend Street) and the construction of a part 5, 6 and 7 storey (over extended basement c. 215 sqm) hostel. Reception, café/bar and resident amenity space at ground floor alongside bin and bike stores, luggage store, kitchen, back of house areas, staff facilities, substation and switch room, with access from Lombard Street East and Townsend Street. A total of 97 no. hostel bedrooms provided on floors 1-6, with setback upper floors. Plant included at basement, first floor podium and roof level, with green roof and 3 no microwave dishes attached to lift overrun at roof level. Signage zones on northern, southern, eastern and western elevations totalling c. 25 sqm. All associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2725/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/07/2025  
**Applicant** The Walls Project CLG  
**Location** Christchurch View Apartments, Entrance Walls, Ross  
 Road, Dublin 8  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2740/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2025  
**Applicant** Telfer Ltd  
**Location** Former Ballsbridge Post Office, Shelbourne Road,  
 Dublin 4  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2745/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/07/2025  
**Applicant** D&P Multimedia Products Ltd , Joan Doyle and Mary Burke  
**Location** Terenure Business Park, Beechlawn Way, Terenure,  
 Dublin 6w  
**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, Beechlawn Way, Terenure, Dublin 6W in order to redevelop this c.0.15Ha site. The EirCode 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.

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**Area** Area 1 - South East  
**Application Number** WEB2755/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2025  
**Applicant** Trinity College  
**Location** 3 Grand Canal Quay, Dublin 2, D02 NR22  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2763/25  
**Application Type** Permission  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 29/07/2025  
**Applicant** Dr. Patricia Comer  
**Location** 44 Haddington Road, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE a) CHANGE OF USE from 2 no. apartments and doctor’s surgery to single family dwelling; b) The reinstatement of the stairs connecting the basement and hall floors. No other works are proposed.

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**Area** Area 1 - South East  
**Application Number** WEB2771/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/07/2025  
**Applicant** Órlagh & Martin Colman  
**Location** 147 Tritonville Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and parking space in the front garden of an existing two - storey terraced house.

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**Area** Area 1 - South East  
**Application Number** WEB2773/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/07/2025  
**Applicant** Spencer Homes Ltd  
**Location** Development at and to the rear of 76 Leinster Road,  
 Dublin 6, D06 X7K2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development comprises of the construction of 2 no. three bedroom, two storey dwellings to the rear of 76 Leinster Road and addressing Grosvenor Lane. The proposed development includes private open space to the rear of the proposed dwellings, refuse storage for each dwelling, and all associated and ancillary works including connections to services, hard and soft landscaping, boundary treatment including retention/re-use of existing boundary walls and materials

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ2279/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Balark Trading GP Limited  
**Location** The Shipping Office, 20-26, Sir John Rogerson's Quay,  
 Dublin 2, D02 Y049  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone Planning Scheme area. Planning Permission is sought for erection of new tenant identification signage/branding, on the setback wall adjacent to the main entrance of completed office building 'The Shipping Office' (completed under DCC Grant reg. ref. DSDZ4006/19); At THE SHIPPING OFFICE, 20-26 SIR JOHN ROGERSON'S QUAY, DUBLIN 2, D02 Y049 (20-24 Sir John Rogerson's Quay is a Protected Structure RPS. No. 7547) by Balark Trading GP Limited.

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**Area 1   
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** WEB2041/25  
**Appeal Type** Written Evidence  
**Applicant** Alastair MacDonald & Vanessa Bainbridge  
**Location** 29 Belmont Gardens, Donnybrook, Dublin 4, D04 A2A2  
**Additional Information**   
**Proposal**: Attic conversion for storage including a rear dormer. Conversion of existing garage for extended living with new window to front elevation.

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**Area** Area 1 - South East  
**Application Number** WEB2449/24  
**Appeal Type** Written Evidence  
**Applicant** Perfect Stripe Ltd.  
**Location** 6 & 7, St. Stephen's Green, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: PERMISSION & RETENTION:   
  
a) Permission for: External seating area to front (south) of building 10sqm with chairs, tables, un-branded wind-breaks, within curtilage of site abutting public footpath.   
  
b) Retention Permission for:   
  
(i) Change of use of (a) basement from retail to offices [410sqm] (b) ground floor from retail/ storage to office [385sqm] and café [185sqm] and   
  
c) first floor from retail with ancillary accommodation to offices and ancillary accommodation [600sqm];   
  
(ii) Minor internal alterations to non-original partitions;   
  
(iii) Replacement of fascia sign consisting individual cut out built-up brass letter on existing stone fascia.

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**Area** Area 1 - South East  
**Application Number** WEB2729/24  
**Appeal Type** Written Evidence  
**Applicant** Ventaway Limited  
**Location** Site bound by City Quay to the north, Moss Street to  
 the west & Gloucester Street South to the south,  
 Dublin 2. The site includes 1-4 City Quay (D02 PC03),  
 5 City Quay and 23-25 Moss Street (D02 F854)  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: The proposed development comprises:  
  
- Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);  
  
- Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;  
  
- The arts centre is contained at ground and lower ground floor levels;   
  
- The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;  
  
- The double basement provides for 11 car parking spaces, 314 bicycle spaces, and 3 motorcycle parking spaces. 16 short stay bicycle spaces are provided at ground floor level along the western site boundary;  
  
- The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices;   
  
All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure.   
  
An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

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**Area** Area 1 - South East  
**Application Number** WEBLRD6063/25-S3  
**Appeal Type** Written Evidence  
**Applicant** Harley Issuer Designated Activity Company  
**Location** Former Paper Mills site, Clonskeagh Road, Clonskeagh,  
 Dublin 6, and adjoining properties No. 59, 61, 63, 65,  
 73, 85, 87, 89, 95, 97, 99, 101 and 103 Clonskeagh  
 Road, Dublin 6  
**Additional Information**   
**Proposal**: We, Harley Issuer Designated Activity Company, intend to apply for a seven year planning permission for a Large-scale Residential Development (LRD) comprising a purpose-built student accommodation and residential development at the former Paper Mills site, Clonskeagh Road, Clonskeagh, Dublin 6, and adjoining properties No. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103, Clonskeagh Road, Dublin 6. The application boundary also includes a portion of lands to the south of Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6, north of the River Dodder immediately west of and including Clonskeagh Bridge for flood alleviation works, part of the adjacent Dodder Weir and River, and lands on Clonskeagh Road for utility connections and site entrances. The application site is bound by the River Dodder to the east and south, by Clonskeagh Bridge to the south-west, and by Clonskeagh Road and the rear boundaries of properties fronting onto Clonskeagh Road to the west and north.  
  
The proposed development comprises the following:  
  
• Site clearance and demolition of extensions to rear of Nos. 85, 87, 89, 93, 95, 97, 99, and 101 Clonskeagh Road, and the side and rear extension of No. 103 Clonskeagh Road. All other buildings previously on the application site were demolished under Reg. Ref.: 2620/14, as amended by Reg. Ref.: 2308/16 / ABP Ref.: PL29S.247062 and Reg. Ref.: 3159/17 / ABP Ref.: 300024-17;  
• Construction of a purpose-built student accommodation (PBSA) and residential development in 5 no. blocks (Blocks 1-5) ranging from part 1 to part 7 no. storeys in height above a lower ground level, and extension and renovation of 14 no. existing residential dwellings at Clonskeagh Road;  
  
• The proposed development includes 439 no. PBSA bedspaces in Blocks 2-5 (including 133 no. studios and 306 no. bedspaces in 40 no. clusters, comprising 4 no. 6 bed clusters, 6 no. 7 bed clusters, and 30 no. 8 bed clusters); and 16 no. residential apartments in Block 1 (including 1 no. studio, 4 no. 1 beds, and 11 no. 2 bed apartments). The PBSA includes ancillary student amenities at lower ground and upper ground levels, including a reception, lounge, gym, yoga studio, games room, cinema room, dining room, laundry, office, study and meeting rooms. All PBSA clusters are served by a communal living / kitchen / dining room. The development also includes floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses within Block 1, and café use within Block 2;  
  
• Block 1, which fronts onto Clonskeagh Road to the west of the site, comprises 16 no. residential apartments (1 no. studio, 4 no. 1 beds, and 11 no. 2 beds), in a part 1 to part 4 storey building, above lower ground level. An external communal roof terrace is proposed at 3rd floor level on the northern, western and southern elevations. Floorspace for Class 10 (community/arts) and/or Class 11 (cultural) uses (with a Gross Floor Area (GFA) of 604 sq.m) is located at lower and upper ground floor level. Balconies are provided on the eastern and western elevations. A double ESB substation and switchrooms are located at upper ground floor level and a plant area is proposed at roof level;  
  
• Block 2, to the north-east of the site, comprises 103 no. purpose-built student bedspaces (including 1 no. 6 bed cluster, 3 no. 7 bed clusters, and 4 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 6 storey building, above lower ground level. Ancillary internal student amenities are provided at upper and lower ground levels. Café use is also provided at upper ground level. A plant area is proposed at upper ground level and at roof level;  
  
• Block 3, to the east of the site, comprises 121 no. purpose-built student bedspaces, (including 1 no. 6 bed cluster, 1 no. 7 bed cluster, and 8 no. 8 bed clusters, and 44 no. studios), in a part 3 to part 7 storey building, above lower ground level. Ancillary internal student amenities are provided at lower ground level. A plant area is proposed at upper ground floor level and at roof level;  
  
• Block 4, to the south-east of the site, comprises 90 no. purpose-built student bedspaces (including 2 no. 6 bed clusters, 2 no. 7 bed clusters, and 8 no. 8 bed clusters), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;  
  
• Block 5, to the south of the site, comprises 125 no. purpose-built student bedspaces (including 10 no. 8 bed clusters, and 45 no. studios), in a part 5 to part 6 storey building, above lower ground level. A plant area is proposed at roof level;  
  
• The lower ground level also contains car and cycle parking, and ancillary facilities including plant rooms, waste storage areas and block cores. A total of 33 no. car parking spaces are provided (14 no. student accommodation spaces, 16 no. residential spaces, 2 no. community/arts/cultural use spaces, and 1 no. car share space), and 2 no. motorcycle spaces. A total of 575 no. cycle parking spaces are provided, including 472 no. secure cycle parking spaces (440 no. student accommodation spaces, 28 no. residential spaces, and 4 no. community/cultural use spaces) located at lower ground level, and 103 no. short stay visitor cycle parking spaces (88 no. student accommodation spaces, 8 no. residential spaces, and 7 no. community/arts/cultural use spaces) provided at surface level;  
  
• The development also includes the extension and renovation of the 14 no. existing residential dwellings at Nos. 59, 61, 63, 65, 73, 85, 87, 89, 93, 95, 97, 99, 101 and 103 Clonskeagh Road, including lower / ground and ground / first floor rear extensions and roof terraces at 1st floor level on the eastern elevations of Nos. 99, 101 and 103 Clonskeagh Road, (providing 1 no. 1 bed, 9 no. 2 beds, and 4 no. 3 bed houses), associated external and internal alterations, alteration to front and rear private open space, including bin shelters fronting Clonskeagh Road, and a bin store structure adjoining No. 65 Clonskeagh Road;  
  
• The proposed development will also provide communal open space for the PBSA and the residential apartments, outdoor space for the community/arts/cultural use, hard and soft landscaping, boundary treatments, and a biodiversity corridor along the River Dodder along the full length of the eastern site boundary;  
  
• The proposal includes 2 no. vehicular and pedestrian / cycle entrances from Clonskeagh Road (a vehicular access to the podium level and a ramped cycle access to the lower ground level to the north of the site, and a vehicular ramped access to the lower ground level to the southern part of the site), and associated public realm works (which includes alterations to the existing footpaths / public road, internal vehicular and pedestrian routes, boundary treatments, and utility connections);  
  
• The development also provides for flood defence and alleviation works, including flood walls along the eastern site boundary, a catchment trench fronting Clonskeagh Road to the west of Block 1, flood defence wall to replace the existing railing to the western side of Clonskeagh Bridge, and flood defence wall and embankment to the south of Farmer Brown's Public House, Clonskeagh House, 68 Clonskeagh Road, Dublin 6. The proposal includes for lowering of the sluice gates and provision of grade control structures to the Smurfit Weir along the eastern boundary of the site to provide for improved fish passage; and  
  
• All associated site development and infrastructural works, including foul and surface water drainage, including attenuation storage, PV panels at roof level, provision of utilities, and lighting.  
  
A Natura Impact Statement (NIS) has been prepared for the development and accompanies the planning application.  
  
The planning application, together with the Natura Impact Statement (NIS), may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, during its public opening hours (9.00am - 4:30pm).   
  
The application may also be inspected online at the following website set up by the applicant: www.papermillslrd.ie

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** WEB1149/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 30/07/2025  
**Applicant** Colin Daly  
**Location** Lansdowne Lane, to the east of No. 10/10A Lansdowne  
 Terrace, and west of No 1 Berkley Mews,, Shelbourne  
 Road, Ballsbridge,, Dublin, 4  
**Additional Information**   
**Proposal**: The development will consist of the demolition of an existing single storey shed, alteration to the existing boundary wall and the construction of a two storey dwelling with a courtyard to the west and a first floor terrace to the south and axillary site works.

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**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** Additional Information Received   
**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).

**\*\*\*Amendment to Week 30\*\*\***

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**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 .

**\*\*\*Amendment to Week 30\*\*\***

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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

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**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.**





Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
30/25

(28/07/2025-03/08/2025)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0331/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Granville Developments Limited  
**Location** Lands of Haddington Place, (Southwest of Sisters Of  
 Holy Faith Convent) Dublin 4  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: SHEC: The construction of a three- storey facility to provide residential accommodation and care to members of religious orders in need of care, comprising 38 no. ensuite bedrooms on lands to the Rear of Sisters of the Holy Faith, Haddington Place (minor), Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 0335/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Spencer Homes Ltd  
**Location** Development at and to the rear of 76 Leinster Road Rathmines, Dublin 6  
**Registration Date** 25/07/2025  
**Additional Information**   
**Proposal**: SHEC: 2 no. three bedroom houses.

**\*\*\*Amendment to Week 30\*\*\***

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
30/25

(28/07/2025-03/08/2025)

WEEKLY PLANNING LISTS

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

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**Area** Area 1 - South East  
**Application Number** 0259/25  
**Application Type** Section 5  
**Applicant** Marlet Property Group Ltd  
**Location** 25, Merrion Square North, Dublin 2, D02 E392  
**Registration Date** 30/07/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE:  
  
Proposal:   
  
A number of interventions are proposed and these are the subject of this application for a section 5 declaration. These are:  
  
Cleaning of the render to upper floors.  
  
Cleaning of granite ashlar facing.  
  
Cleaning of the step and landing at front door.  
  
Cleaning of granite plinth wall at basement area and granite sills.  
  
Painting of all windows and frames on all floors.  
  
Painting of window reveals on the first, second, third and fourth floors.  
  
Painting of façade at basement level.  
  
Painting front door.  
  
Painting of railings.  
  
Painting of downpipes.  
  
Painting of the first-floor balcony and upper floor balconettes.  
  
Refurbishment of brass joinery on front door.  
  
Replacement of door hinges to prevent the front door from slamming.  
  
Substitution of brass nameplate in place of existing aluminium name plate.

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**Area** Area 1 - South East  
**Application Number** 0327/25  
**Application Type** Section 5  
**Applicant** Michael Keegan  
**Location** 35, Leeson Street Upper, Dublin 4, D04 F4A9  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: 12 solar panels on rear south facing roof.

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**Area** Area 1 - South East  
**Application Number** 0334/25  
**Application Type** Section 5  
**Applicant** Topzen Ltd  
**Location** 21 Sandymount Avenue, Ballsbridge, Dublin 4  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: EXPP: Single storey detached flat roof garden shed structure for domestic storage use incidental to dwelling house.

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**Area** Area 1 - South East  
**Application Number** 0337/25  
**Application Type** Section 5  
**Applicant** Google Ireland Limited  
**Location** Google Docks, Bolands Mills, Barrow Street, Dublin 4  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: EXPP: Installation of landscape planters and climbers affixed to Google Docks building at west side of Barrow Street, Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 0339/25  
**Application Type** Section 5  
**Applicant** Hugh and Dervala O'Brien  
**Location** 34, Villiers Road, Dublin 6  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: EXPP: The construction of a new 39 sqm single storey flat roof rear extension with associated rooflights, together with the refurbishment of the existing rear garden room.

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