



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(04/08/2025-10/08/2025)

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

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	WEB1834/25
Application Type	Permission
Applicant	Margaret Courtney
Location	36 Leinster Road, Rathmines, Dublin 6, D06 WD98
Registration Date	06/08/2025
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE PERMISSION and RETENTION for development at 36 Leinster Road, Rathmines, Dublin 6 a protected structure (PRS No. 4635). For Retention the development will consist of Internal Alterations, comprising of; Replacement of all MEP services to each unit using existing routes, Replacement of existing/previous modern partition walls with new partitions, in the same locations, where damp and signs of rot was present, Relocation of kitchenette in two of the existing units, Introduce breathable insulation lime-based finish to internal face of external walls. Carry out essential repairs to historic lime plaster and lath and plaster finish to internal partitions, For Planning the development will consist of Internal and External Alterations, comprising of; Insertion of new timber frame and sliding sash windows in existing window openings to the front and rear return. Install new door sets to entrance door opening of each unit to replace existing non-historic doors. Re-open door at the basement level and block up the existing door opening. Redecoration of historic staircase and interiors to main entrance hall using suitable breathable paints, Install insulation recycled foam aggregate to sub floor void of lower ground floor/basement level, Re-point externally exposed stone masonry walls of rear elevation and return using traditional lime mortar and Carry out thermal upgrades to internal side of the walls of the rear 1990s extension (non-historic).

Area	Area 1 - South East
Application Number	WEB2822/25
Application Type	Permission
Applicant	Trinity College Dublin
Location	The Provost's House, The University Of Dublin Trinity College, College Green, Dublin 2, D02CX56
Registration Date	05/08/2025
Additional Information	

Proposal: PROTECTED STRUCTURE - We, Trinity College Dublin (c/o the Estates and Facilities Directorate, Trinity Central, 152 Pease Street, Dublin 2), intend to apply for permission for development to improve universal access at the Provost's House, The University of Dublin Trinity College; a detached five-bay two-storey over basement house, built in 1759, with seven-bay single-storey flanking wings and a curved link corridor to the north connecting into House 1 on Parliament Square (protected structure reference 3240/2006 on the record of protected structures) as follows: • New external door opening centrally to the east elevation of the existing curved link corridor including a new high quality bespoke metal door with glazed sections, a level access threshold and automation as required. • 2no. new internal bespoke demountable ramps with a metal handrail detail and stone tile ramp finish. • New accessible shower room / WC to an existing (15m²) office with new lobby area, including storage, and new level access shower enclosure and WC with timber stud walls, doors on hold open devices and privacy film to existing window. New light fittings. • Door access and automation system controls to 4no. doors. • New permeable granite landscaped path (approximate length 162m, 1.8m width) to existing gravel area, path and raised flower bed area with new edge detail to be formed in either granite kerbs/ metal edging and timber railways sleepers as indicated including associated landscaping works.

Area	Area 1 - South East
Application Number	WEB2834/25
Application Type	Permission
Applicant	Coolebridge Ltd.
Location	No. 1 Ashdale Gardens (Eircode : D6WFC85) & Park House, Ashdale Road (Eircode : D6WR270)
Registration Date	06/08/2025

Additional Information

Proposal: (i) The removal of 2 no. sheds; (ii) change of use and conversion of a part two-storey with attic level and over lower ground floor, former part residential and part creche / Montessori buildings, to use as a family hub. The development will comprise: 10 no. family hub ensuite residential accommodation units (1 no. at lower ground floor, 4 no. at upper ground floor, 4 no. at first floor, and 1 no. at attic level) and accessed from existing vehicular access from Ashdale Road and 2 no. existing pedestrian entrance gates along Ashdale Gardens; (iii) with communal and staff facilities including a manager's office / staff room, a staff room, staff WC, a cleaner's store, a community / meeting room, buggy storage, residents storage room, a communal kitchen, a dining room/playroom, laundry facilities, and a study room; Planning permission is also sought for interior and external works are proposed including: (iv) the provision of a window for the ensuite bathroom at lower ground floor level; (v) the provision of centrally located steps and hallway at lower ground floor, upper ground floor, and first floor levels; and, (vi) minor internal works. The proposal also comprises: (vii) covered cycle parking and Sheffield stand providing for a total of 10 no. bicycle parking spaces, 6 no. car parking spaces (including 1 no. accessible space and 2 no. EV charging spaces), 2 no. natural play areas, a meditation garden, 2 no. bin stores, (viii) and all associated engineering and landscaping works necessary to facilitate the proposed development.

Area	Area 1 - South East
Application Number	WEB2835/25
Application Type	Permission
Applicant	The United States of America
Location	Former Ballsbridge Hotel Site, Ballsbridge, Dublin 4. The application site is bound by Lansdowne Road to the north west and Pembroke Road to the south west
Registration Date	06/08/2025

Additional Information

Proposal: The United States of America, intends to apply for planning permission for a period of 5 years for development at the former Ballsbridge Hotel site, Ballsbridge, Dublin 4. The application site is bound by Lansdowne Road to north west and Pembroke Road to the south west. The proposed development will consist of: - The provision of a temporary surface level car park for staff/service vehicles associated with the Embassy of the United States; - The car park comprises a total of 40 no. spaces (26 no. staff and 14 no. service vehicles) with vehicular access off Lansdowne Road and pedestrian access off Pembroke Road; - The proposal includes lighting, boundary treatments, landscaping and all associated site works.

Area	Area 1 - South East
Application Number	WEB2836/25
Application Type	Permission
Applicant	Eirgo Limited
Location	Foley's Bar, 1 Merrion Row, Dublin 2

Registration Date

06/08/2025

Additional Information

Proposal: The development will consist of: (i) Replacement of existing, non-original shop front with new painted hardwood shop front, stone plinth and restoration of historic signage; (ii) Replacement of non-original PVC windows at upper floors (first, second and third) with traditional hardwood vertical sliding sash windows with thin double-glazed units; (iii) Tinting of non-original Flemish bond brick to the third-floor façade. (iv) Replacement of concrete paving to footpath with native granite stone.

Area

Area 1 - South East

Application Number

WEB2853/25

Application Type

Permission

Applicant

Trinity College University of Dublin

Location

3, Grand Canal Quay, Dublin 2, D02 WC65

Registration Date

08/08/2025

Additional Information

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

Area

Area 1 - South East

Application Number

WEBPWSDZ1571/25

Application Type

Permission

Applicant

Pembroke Beach DAC

Location

Former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4

Registration Date

06/08/2025

Additional Information

Additional Information Received

Proposal: Pembroke Beach DAC intends to apply for permission for development for a 228 No. bedroom Hotel development (referred to as Phase 2B) (including a café, licenced bar / restaurant, business centre and ancillary elements) on this site of 15.06ha including lands known as the former Irish Glass Bottle & Fabrizia Sites, Poolbeg West, Dublin 4, focused primarily on a net site area of 0.211ha (identified as within the 'A1 Lands') in the Poolbeg West Strategic Development Zone (SDZ) Planning Scheme (April 2019) (as amended). The overall site is bounded to the: north-west by Sean Moore Road; north-east by South Bank Road; south-east by Dublin Port lands and Dublin Bay; and south-west by Sean Moore Park. The overall site subsumes the 4.3ha site of the 'Infrastructure Permission' (Reg. Ref. PWSDZ3270/19) for which Dublin City Council issued a Notification of Final Decision (10-year Permission) on 28 January 2020, permitting streets, transportation, water services and utilities' infrastructure; public realm and public amenity spaces (including the Village Green and Dog Park); and temporary landscaping of a school site, to

facilitate Phase 1 development as provided for under the Poolbeg West SDZ Planning Scheme (2019) (as amended) as approved by An Bord Pleanála. The proposed Phase 2B Hotel Scheme development will consist of: • Construction of a 228 No. bedroom Hotel development ('Block Q') (10,593 sq m GFA (excluding basement)) comprising a 20 No. storey landmark tower (with set-back storey at Sixteenth Floor Level 16) over two levels of basement (2,054 sq m), to provide: Hotel and ancillary uses, café, licenced bar / restaurant and ancillary spaces, business centre; and ancillary back-of-house facilities / spaces (including ESB Substation and associated ancillary rooms, bin store, laundry store, staff changing rooms, staff canteen, staff office and sprinkler tank and associated spaces). • Provision of 8 No. car parking spaces (including 1 No. accessible car parking spaces) and 1 No. service vehicle delivery bay at Basement Level -01, provision of 24 No. secure long-stay bicycle parking spaces for staff at Basement Level -01, and provision of 16 No. new short-stay bicycle parking spaces at surface level for visitors and provision of 1 No. new cargo bicycle parking space at surface level to service the proposed Hotel. • Amendment of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24): • In those external landscaped areas at Ground Floor Level in the immediate curtilage of the proposed Phase 2B Hotel Scheme site (including 'Gabbard Street' and 'South Bank Link Street') (within the focused site area) to facilitate amendments to permitted layouts, including the omission of 1 No. permitted EV-charging car parking space, the relocation of 1 No. accessible car parking space and 1 No. EV-charging car parking space, the relocation of 20 No. permitted short-stay bicycle parking spaces; provision of 1 No. new loading / pick-up/drop-off bay; addition of an access point on South Bank Link Street for proposed ESB substation, materials, urban tree locations and landscaping; • At substructure level to facilitate connections for vehicular movements, pedestrian movements and services between the permitted and proposed substructures. Accessing and servicing of the proposed Phase 2B Hotel Scheme development will be by way of 'Gabbard Street' (previously permitted under the Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24) and the Phase A Commercial Scheme (Reg. Ref. PWSDZ3798/24) and also by the permitted vehicular ramp on 'Ouzel Street' to / from the basement of the permitted Phase 2 Residential Scheme (Reg. Ref. PWSDZ3700/24). This Application will be accompanied by a Natura Impact Statement (NIS).

Area 1 DOMESTIC

Area	Area 1 - South East
Application Number	3343/25
Application Type	Retention Permission
Applicant	Eugene Hillery
Location	9 Albany Road, Ranelagh, Dublin 6
Registration Date	07/08/2025
Additional Information	
Proposal:	RETENTION: Retention permission for the retention of an electric vehicle charging arm installed in the front garden.

Area	Area 1 - South East
Application Number	WEB1462/25
Application Type	Permission
Applicant	Yongheng Xu & Di Zhang
Location	34A Nutley Avenue, Ballsbridge, Dublin 4, D04 N2X6
Registration Date	05/08/2025
Additional Information	Additional Information Received

Proposal: Permission is sought for replacement of existing roof to create new two storey house with new roof, 2 storey side and rear extension, relocation of existing vehicular access, and associated site works.

Area Area 1 - South East
Application Number WEB2097/25
Application Type Permission
Applicant Barbara Kernan
Location 20 Hope Street, Dublin 04, D04 ER80
Registration Date 05/08/2025
Additional Information Additional Information Received

Proposal: The development will consist of demolition of existing chimney and dormer window and the construction of a new single-storey extension, dormer window and first floor extension over existing ground floor extension all to the rear of the house and associated site works.

Area Area 1 - South East
Application Number WEB2124/25
Application Type Permission
Applicant Sean & Una Rapple
Location 44, Brighton Road, Dublin 6, D06 WY49
Registration Date 08/08/2025
Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: The development will consist of (1) Demolition of the existing lean-to extension and the subsequent construction of a new single-storey extension to the rear of the dwelling, comprising a kitchen, utility room and TV room, and enclosing a new courtyard; (2) Inspection and repair of all existing timber sash windows; (3) Repositioning of the existing vehicular entrance within the rear boundary wall, with the replacement of the gate with a new electrically automated one; (4) and all ancillary site works at 44 Brighton Road, Dublin 6, D06 WY49, a Protected Structure, PRS No. 954, within an Architectural Conservation Area.

Area Area 1 - South East
Application Number WEB2334/25
Application Type Permission
Applicant Gilly Balmer and Ralph McMahon
Location 15 Eglinton Square, Dublin 4, D04 W9Y5
Registration Date 08/08/2025
Additional Information Additional Information Received

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.

Area Area 1 - South East
Application Number WEB2820/25
Application Type Permission
Applicant Gemma & Kevin Barrett
Location 27, Brighton Avenue, Dublin 6

Registration Date 05/08/2025

Additional Information

Proposal: Permission is sought for an amendment to the previously granted planning application WEB1511/25. The development will consist of the construction of a higher section of flat roof in the centre of the permitted single storey extension. The proposed parapet will align with the existing eaves level and it is proposed to have high level windows on 2 sides. This proposal is in lieu of Condition 3 of the granted application WEB1511/25. This flat roof will feature as a double height space at ground floor level and there will be no habitable first floor in the extension to the rear of the original house. Permission is also sought for an additional 3 sqm to the first floor side extension to the front.

Area Area 1 - South East
Application Number WEB2823/25
Application Type Permission
Applicant Aoife and Andrew Moran
Location 398, Harold's Cross Road, Dublin 6w
Registration Date 05/08/2025

Additional Information

Proposal: The development will consist of the construction of a single storey mono pitched roof side extension to the existing house and all associated site works

Area Area 1 - South East
Application Number WEB2827/25
Application Type Permission
Applicant Carla & Hugh Crerar & Higgins
Location 8, Raphoe Road, Crumlin, Dublin 12
Registration Date 06/08/2025

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.

Area Area 1 - South East
Application Number WEB2829/25
Application Type Permission
Applicant Caoimhe & Cathal Funge
Location 54 Priory Road, Dublin 6w
Registration Date 06/08/2025

Additional Information

Proposal: The development will consist of the erection of a fully serviced 1st floor extension to the side and rear of existing dwelling all associated ancillary site works required.

Area Area 1 - South East
Application Number WEB2830/25
Application Type Permission
Applicant Lea McCarthy
Location 98 Wilfield Road, Sandymount, Dublin 4

Registration Date 06/08/2025

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.

Area Area 1 - South East
Application Number WEB2838/25
Application Type Permission
Applicant Gemma & Kevin Barrett
Location 27, Brighton Avenue, Rathgar, Dublin 6
Registration Date 07/08/2025

Additional Information

Proposal: We, Gemma & Kevin Barrett intend to apply for permission for development at No. 27 Brighton Avenue, Dublin 6, D06 DX76. Permission is sought for an amendment to the previously granted planning application WEB1511/25. The development will consist of the construction of a higher section of flat roof in the centre of the permitted single storey extension. The proposed parapet will align with the existing eaves level and it is proposed to have high level windows on 2 sides. This proposal is in lieu of Condition 3 of the granted application WEB1511/25. This flat roof will feature as a double height space at ground floor level and there will be no habitable first floor in the extension to the rear of the original house. Permission is also sought for an additional 3 sqm to the first floor side extension to the front.

Area Area 1 - South East
Application Number WEB2851/25
Application Type Permission
Applicant Geoff Moore
Location 20, Ormond Road South, Dublin 6, D06 A2C3
Registration Date 08/08/2025

Additional Information

Proposal: PROTECTED STRUCTURE: The construction of a free-standing garden room to the rear of 20 Ormond Road South, a protected structure - RPS No.6104.

**Area 1
Decisions**

Area Area 1 - South East
Application Number 0291/25
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 06/08/2025
Applicant Eircom Limited (t/a eir)
Location The Shipping Office, Lime Street, Sir John Rogerson's Quay, Dublin 2, D02 Y049

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The installation of 8 no. antennas, 2 no. dishes,

remote radio units (RRU's), trunking, cabinets, GPS and all other site developments works on the building rooftop to provide for high speed wireless data and broadband services.

Area	Area 1 - South East
Application Number	0300/25
Application Type	Section 5
Decision	Exempt
Decision Date	07/08/2025
Applicant	The University of Dublin Trinity College
Location	Old Library, Library Square, The University of Dublin Trinity College, College Green, Dublin 2, D02 PN40

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Section 5 Exempted Development Permission for Opening-Up Works to Protected Structure (RPS 2004.) known as the Old Library / Long Room, Trinity College Dublin, Dublin 2. These works include selective opening of discreet areas of the historic floor and panelling to better understand the construction techniques, how structural loads are transferred, how internal linings are assembled, and how previously observed stresses in the structure and fabric may be addressed.

Area	Area 1 - South East
Application Number	0315/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	05/08/2025
Applicant	David and Peter Keenahan
Location	Site to side of 5 Church Avenue, Irishtown, Dublin 4

Additional Information

Proposal: SHEC: Construction of one new, three bedroom, house of the site at the side of 5 Church Avenue, Irishtown, Dublin 4.

Area	Area 1 - South East
Application Number	3039/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Gheorghe Dulgheru
Location	42 Dolphin Road, Dublin 12, D12XD68
Additional Information	A.I Article 35 Received

Proposal: The development consists of amendments to previously approved development of an end of terrace two storey house at the side of the existing dwelling, Reg. Ref. 3620/22, to include alterations to the elevations and fenestration, re-alignment of the gable roof of the existing house and all associated site works.

Area	Area 1 - South East
Application Number	3197/25
Application Type	Permission

Decision GRANT PERMISSION
Decision Date 07/08/2025
Applicant Jackie and Eddie Moloney
Location 40 Park Avenue, Sandymount, Dublin 4
Additional Information Additional Information Received
Proposal: The development will consist of the restoration and repair of the existing front facade, including reinstating front chimney and original floor levels and the installation of a new timber sash windows and front door to original openings. It will consist of a full internal refurbishment of the existing house and new double pitch slate roof to the front. It will also consist of the construction of a new two storey extension with a flat roof with rooflights to the rear of the house, inclusive of all ancillary works.

Area Area 1 - South East
Application Number 3256/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 07/08/2025
Applicant EJJR Ltd
Location 1 Pearse Square, Dublin 2, D02 PC61
Additional Information
Proposal: PROTECTED STRUCTURE: Planning permission for construction of a new two storey extension to the rear of 1 Pearse Square, Dublin 2. Works will include demolition of the existing single storey extension and alterations to the main building, including modifying a window opening to form a doorway, provision of a new window at high level and associated site works. The new extension is to be clad in brick to match the main building with traditional sash windows, flat roof and single rooflight. Number 1 Pearse Street is a three storey end of terrace house and is a protected structure HIAH registry reference number 500204889.

Area Area 1 - South East
Application Number WEB1912/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 07/08/2025
Applicant Giovanna Bosis
Location 63 Parnell Road, Dublin 12, D12 DX39
Additional Information Additional Information Received
Proposal: Planning permission for a ground floor extension to the side (east) and front (north) and porch extension to the front (north) of a two storey terraced house at number 63 Parnell Road, Harold Cross, Drimnagh, Dublin 12. The proposed development will consist of the demolition of an existing single storey shed to the side and construction of a new single storey extension to the side and porch extension to the front to give a total extended area of 27 m2 (Total area is 108 m2). The proposed flat roof extension will house additional living space including bedroom and lounge area to the side with rooflight above and wc and entrance porch to the front and all other associated site works.

Area Area 1 - South East
Application Number WEB2339/25
Application Type Permission

Decision GRANT PERMISSION
Decision Date 05/08/2025
Applicant Brian Williams
Location 11, Pleasants Street, Dublin 8, D08 N6C4
Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of the non-original 2 storey rear extension and remains of the rear single storey lean-to store and, internally, the removal of non-original items including the ground floor shower room and all non-original wall and ceiling panelling. New construction will include new and/or enlarged openings in the rear return with new windows/doors, a new lower entrance door, external vent grilles to the front and rear and, internally, a new insulated ground floor slab, breathable insulation to the area under the main entrance steps, a new large opening between the main reception rooms upstairs, the insertion of a new ensuite and bathroom downstairs, a new WC upstairs and the placing of a new fitted kitchen in the rear reception room upstairs. A new permanent attic hatch and ladder will also be installed in the ceiling of the rear return. Internal refurbishment work will include re-plumbing/re-wiring throughout and the refurbishment of retained floorboards, internal plasterwork and internal joinery items. External refurbishment work will include replacing non-original external render (front and rear) with lime render, re-roofing of the main house and return, refurbishment of the main entrance door, surround and sash windows and the replacement of non-original rainwater goods to the rear. Externally, work to the front garden will include the refurbishment of the front railings and entrance steps, construction of a new bin store and the insertion of a meter pier and 2 utility meters. Work to the back garden will include the construction of a new patio area to the side of the return, a new external first floor landing and external stairs to the rear of the return and the construction of a new freestanding garden room at the back of the back garden with a patio area in front. Works will also include redecoration throughout, landscaping and all associated site works.

Area Area 1 - South East
Application Number WEB2345/25
Application Type Retention Permission
Decision GRANT RETENTION PERMISSION
Decision Date 05/08/2025
Applicant Sawbridge Ltd
Location Unit 53, Swan Shopping Centre, Rathmines Road Lower, Dublin 6

Additional Information
Proposal: RETENTION: Retention Planning Permission for a retail kiosk Unit 53, area circa 15.9 sqm, by the staircase near the Southern entrance to the shopping centre.

Area Area 1 - South East
Application Number WEB2347/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 05/08/2025
Applicant St. Agnes Property Limited
Location Captains Place, Saint Agnes Avenue, Crumlin, Dublin 12
Additional Information

Proposal: Permission for modifications to Permission 2125/21. All details for the Construction of 2 no. infill residential buildings of 4 storeys in height each accommodating 8 no. 1 bedroom Independent Living Units (total 16 units) with associated balconies/ winter gardens including 2 separate Garden rooms shall remain the same. We are seeking to adjust the location of each block

to a more central location to improve circulation around each block and minimise disturbance to existing residents and allow for adjustments to associated site works and services.

Area	Area 1 - South East
Application Number	WEB2353/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	05/08/2025
Applicant	Mark Murphy
Location	12 Pembroke Cottages, Donnybrook, Dublin 4, D04 R6X5
Additional Information	
Proposal:	The proposed development will consist of the construction of an attic conversion along with a rear dormer and flat roof.

Area	Area 1 - South East
Application Number	WEB2356/25
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	05/08/2025
Applicant	M&R Khaya Investment Group Ltd.
Location	78 Old County Road, Crumlin, Dublin 12, D12 F789
Additional Information	
Proposal:	RETENTION: The development will consist of retention permission for 1) single storey 39.4sqm extension at rear of the dwelling including renovation & proposed bathroom, living/dining room, laundry etc. , 2) retention permission for a wood frame awning (3.2m wide x1.65m depthx2.4mheight) erected at GF rear extension of the dwelling and all associated site works.

Area	Area 1 - South East
Application Number	WEB2360/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Peter Walsh & Sharon O'Byrne
Location	17 Sunbury Park, Dublin 6, D06YW01
Additional Information	
Proposal:	The development will consist of; demolition of single storey kitchen extension to rear, removal of bay window to side, construction of a new single storey flat roof extension to side and rear (47.7 sq.m), extension to the existing single storey pitched roof rear extension (6.9 sq.m), two new windows to side (south east) elevation, modifications to windows on front (north east) elevation, external insulation to existing walls (where shown on drawings), internal modifications, landscaping and all associated site works.

Area	Area 1 - South East
Application Number	WEB2362/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025

Applicant Chiffdale Unlimited
Location 12, Herbert Street, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: Permission or development at this site: 12 Herbert Street, Dublin 2, D02 X240, a Protected Structure (RPS Ref.No. 3740). The development will consist of: (i) Repair the roof; (ii) Restore the historic timber windows; (iii) Relocate existing electrical fire detection and burglar alarm panel from entrance hall to lower ground floor and restore finishes to entrance hall; (iv) Conservation and alterations to existing front railings including alteration of existing gate and the addition of a new iron stair to lower ground floor; (v) Repoint the brickwork; (vi) Internal decoration including the upgrade of existing sanitaryware and kitchen units; (vii) Alteration to plan at third floor level. The site is within a conservation area.

Area Area 1 - South East
Application Number WEB2368/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 06/08/2025
Applicant Derek Connolly & Antóin Doyle
Location Site on Louis Lane to the rear of No. 11 Leinster Road, Rathmines, Dublin

Additional Information

Proposal: PROTECTED STRUCTURE: Construction of new two-storey detached mews house, including alterations to the existing front boundary wall to create a widened pedestrian access to Louis Lane, a small recessed first floor balcony with screening to the rear, all associated site works, and all ancillary works necessary to facilitate the development.

Area Area 1 - South East
Application Number WEB2369/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 06/08/2025
Applicant Marita and Mark Gilmartin
Location 23, Garville Avenue, Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of: i) The removal of the existing non-original garage and storage building, to the back of the rear garden, as per previously approved in application Reg. Ref. 3068/25. ii) The construction of a two-storey garden building consisting of a domestic garage at ground floor with a home office at mezzanine level. iii) Proposed amendments to existing vehicular entrance and boundary wall fronting onto Garville Drive to create a wider vehicular entrance. iv) All associated, landscaping, & ancillary site works required to carry out the development.

Area Area 1 - South East
Application Number WEB2370/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 06/08/2025
Applicant Josip Dujmovic

Location No. 5, Synge Street, Dublin 8, D08 K8H7

Additional Information

Proposal: PROTECTED STRUCTURE: The proposed development will consist of alterations & attic dormer extension to the existing house to include, • A new rear dormer window to replace two existing rooflights in the non-original pitched roof, • A new staircase from first floor level to the previously converted attic space, • Two new conservation grade rooflight to the front roof slope, • Replacement of the existing non original cement type roof slates with a natural slate roof finish.

Area Area 1 - South East

Application Number WEB2375/25

Application Type Permission

Decision GRANT PERMISSION

Decision Date 06/08/2025

Applicant Ben Mulligan

Location 198 Kimmage Road West, Kimmage, Dublin 12, D12CA33

Additional Information

Proposal: Construction of a single-storey extension to the rear of the existing dwelling, comprising a new kitchen, utility, living and dining area; demolition of the existing north and west walls to facilitate the extension; modification of the existing roof structure to a flat roof with a hip to allow for new glazing to the west; The widening of the existing vehicular entrance including modification to the front boundary wall, together with all associated site development works.

Area Area 1 - South East

Application Number WEB2379/25

Application Type Permission

Decision GRANT PERMISSION

Decision Date 05/08/2025

Applicant Christopher Thompson-Walsh

Location 12C Effra Road, Rathmines, Dublin 6

Additional Information

Proposal: The development will consist of modifications to front elevation, single storey side extension, two storey rear extension, installation of external insulation, garden storage to front garden and all associated site works.

Area Area 1 - South East

Application Number WEB2380/25

Application Type Permission

Decision GRANT PERMISSION

Decision Date 06/08/2025

Applicant Heather Leeson

Location 103, Moyne Road, Ranelagh Dublin 6

Additional Information

Proposal: PROTECTED STRUCTURE: For a development at this site 103 Moyne Road, Ranelagh, Dublin 6, D06 X3P0, a Protected Structure (Ref: 5784) The development will consist of A single storey, flat roofed garden room, for storage and multi-purpose space, Landscaping and all ancillary works to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2386/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Secret Seasonings Ltd.
Location	6-7, Duke Lane Upper, 6-7 Lemon Street, Dublin 2, D02 F651

Additional Information

Proposal: PERMISSION The development consists of: (i) roof top bar and covered terrace area at the third-floor level comprising seating area and bar; (ii) new lobby at third floor level to provide access to fire escape staircase; and (iii) all associated site and infrastructural works, including foul and surface water drainage, landscaping, plant areas, and lighting necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2387/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Danielle Meates
Location	4 Old County Glen, Crumlin, Dublin 12

Additional Information

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.

Area	Area 1 - South East
Application Number	WEB2394/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/08/2025
Applicant	HILARY GODSON
Location	18 Morehampton Road, Donnybrook, Dublin 4

Additional Information

Proposal: PROTECTED STRUCTURE: Hilary Godson intends to apply for planning permission for development at 18 Morehampton Road, Donnybrook, Dublin 4, D04 P2N5, (a Protected Structure - RPS no. 5303). The development will consist of new ancillary accommodation (36 sqm) in the rear garden for the enjoyment of the main house, associated conservation works, drainage works, and site works.

Area	Area 1 - South East
Application Number	WEB2412/25
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	08/08/2025
Applicant	Olympia Real Estate Limited
Location	Dublin Castle Suites, 1-3 Parliament Street, Dublin

Additional Information

Proposal: PROTECTED STRUCTURE / RETENTION : Olympia Real Estate Limited intends to apply for retention planning permission for use of 10 no. apartments as short-term lettings / tourist accommodation at 1-3 Parliament Street, Dublin 2, D02 AN28 and 81 Dame Street, Dublin 2, D02 VW57. There is no prospective development nor internal or external works proposed to the Protected Structures listed under RPS Ref. no. 6321 and 2132.

Area	Area 1 - South East
Application Number	WEB2414/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/08/2025
Applicant	Conor & Elaine Duggan & Hill
Location	27 Moyne Road, Ranelagh, Dublin 6, D06Y0E1

Additional Information

Proposal: PROTECTED STRUCTURE: (RPS no. 5712) The development will consist of (i) Removal of the existing rooflights to the rear elevation at attic level (ii) Construction of new dormer window to rear elevation (iii) Relocation of the existing door within primary bedroom. (iv) Partial infill of existing internal door open to proposed family bathroom (v) Construction of new internal wall partition and internal alterations to facilitate proposed family bathroom. (vi) All associated ancillary, conservation, and site development works.

Area	Area 1 - South East
Application Number	WEB2498/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Bernard Barron
Location	Star Of The Sea B.N.S, Leahy's Terrace, Sandymount, Dublin 4, D04XW14

Additional Information

Proposal: Urgent alterations to the front façade of the school to provide an additional external door to facilitate the safe and secure use of the school spaces by children with additional needs.

Area	Area 1 - South East
Application Number	WEB2543/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/08/2025
Applicant	Waterstones Booksellers Ireland Ltd.
Location	Hodges Figgis, 56-58 Dawson Street, Dublin 2, D02 XE81

Additional Information

Proposal: PERMISSION AND RETENTION PERMISSION: PROTECTED STRUCTURE: Retention Permission for: A. Removal of previous Hodges Figgis signage above cornice B. Removal of metal supports for the previous Hodges Figgis signage. C. Installation of temporary Acrylic Hodges Figgis fascia signage. D. Repair and replacement of rotten timber shopfront elements. E. Fascia and window frames painted in RAL6009 Fir Green. Permission for: 1. Existing

temporary acrylic Hodges Figgis fascia signage to be removed and replaced with Gold brushed steel lettering, "HODGES FIGGIS" with building numbers "56-58" in Perpetua Pro and Gold Brushed Steel. 2. New hanging sign to replace existing with like for like, improvement to suspension mounts. 3. New panel sign above the entrance door. 15mm timber fascia panel with wooden beading around the perimeter. 4. New led lamp will be installed within soffit of entrance to improve visibility and accessibility of entrance 5. Existing shopfront uplighting (situated on small roof above main shopfront and shop windows) replaced with new led lighting to provide an improved vertical wash of light to the upper façade. All associated works to complete the development. Properties 57-58 Dawson Street are Protected Structures.

Area	Area 1 - South East
Application Number	WEB2681/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/08/2025
Applicant	Helen Power and James Grant
Location	337, Clogher Road, Crumlin, Dublin 12
Additional Information	
Proposal:	RETENTION: For opening to front boundary to provide vehicular access with piers & gates.

Area	Area 1 - South East
Application Number	WEB2805/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/08/2025
Applicant	Lea McCarthy
Location	98, Wilfield Road, Sandymount, Dublin 4
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.

Area	Area 1 - South East
Application Number	WEB2818/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/08/2025
Applicant	Carla Crerar & Hugh Higgins
Location	8 Raphoe Road, Dublin 12, D12XV12
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.

Area	Area 1 - South East
Application Number	WEB2820/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	06/08/2025
Applicant	Gemma & Kevin Barrett
Location	27, Brighton Avenue, Dublin 6

Additional Information

Proposal: Permission is sought for an amendment to the previously granted planning application WEB1511/25. The development will consist of the construction of a higher section of flat roof in the centre of the permitted single storey extension. The proposed parapet will align with the existing eaves level and it is proposed to have high level windows on 2 sides. This proposal is in lieu of Condition 3 of the granted application WEB1511/25. This flat roof will feature as a double height space at ground floor level and there will be no habitable first floor in the extension to the rear of the original house. Permission is also sought for an additional 3 sqm to the first floor side extension to the front.

Area	Area 1 - South East
Application Number	WEB2851/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/08/2025
Applicant	Geoff Moore
Location	20, Ormond Road South, Dublin 6, D06 A2C3

Additional Information

Proposal: PROTECTED STRUCTURE: The construction of a free-standing garden room to the rear of 20 Ormond Road South, a protected structure - RPS No.6104.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	WEB1704/25
Appeal Type	Written Evidence
Applicant	Old Belvedere Rugby Football Club
Location	Old Belvedere Rugby Club , 28A Anglesea Road, Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3

Additional Information Additional Information Received

Proposal: Demolition of 392 m² of the ground floor of the existing building, with associated roofs. The proposal is an extension to the existing clubhouse of 1312m² at ground floor and 124m² at first floor, an addition of 1044m² from the existing. The majority of the existing road layout remains as existing with some parking layouts adjusted. The proposed extension at ground floor provides a new entrance and reception hall with adjoining lounge, an addition to the existing bar area, male/female changing rooms, 3No. indoor padel courts with associated covered walkway. First floor provides a mezzanine seating area with adjoining store/office space. The height of the proposal ranges from 9.5m to 11m above ground level. There are currently 68No. car parking spaces. The proposal provides 68No. car parking spaces and 18No. bike spaces.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	3560/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	07/08/2025
Applicant	Red Rock Pleasants Street Ltd.
Location	49-51 Pleasants Street, Pleasants House & 5 Pleasants Lane, Dublin 8

Additional Information

Proposal: Planning permission for development at a site on lands (c. 0.0745 ha) at 49-51 Pleasants Street (D08 XHF2, D08 VN22, D08 EF24), Pleasants House (D08 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8. The development will consist of: A) The demolition of the existing buildings on site (973.4 sq. m) and the construction of a 6-no. storey (over-basement) tourist hostel (overall height c. 19.65m with a plant enclosure screen above to 21.125m) above ground level to parapet along with setback at fifth floor level (with a gross floor area proposed of c. 3,970 sq. m; B) Provision of a reception area (with pedestrian access from Pleasants Street) with ancillary café/bar/restaurant/co-working use (c. 227 sq.m) and kitchen/group dining space (c. 21sq. m) at ground floor level, and other ancillary amenities including a cinema, guest laundry room, plant rooms, storage rooms, and staff facilities at basement level; (with a gym for guest use is located at first floor level); C) Provision of 85 no. guest rooms in a mixture of accessible, twin, family, 4 no., 6 no., 8 no., 10 no., and 12 no. person bedrooms across the upper 5 no. floors; and D) Provision of dedicated, secure cycle parking storage (20 no. spaces), refuse storage, switch room, ESB substation, utilities located to the rear of the ground floor layout, with green/blue roof/PV panels at roof level and all associated works to facilitate the development.

Area	Area 1 - South East
Application Number	WEB1187/25
Appeal Decision	GRANT RETENTION PERMISSION
Appeal Decision Date	@05/08/2025
Applicant	Bambino Merrio Ltd
Location	18, Merrion Street Upper, Dublin 2, D02 X064

Additional Information

Proposal: PROTECTED STRUCTURE / RETENTION : permission for retention of 4 high dining tables, located on a private landing to the front of Bambino Pizza at No. 18 Merrion Street Upper, Dublin 2 - D02 X064. A Protected Structure.

Area	Area 1 - South East
Application Number	WEB1260/25
Appeal Decision	REFUSE PERMISSION
Appeal Decision Date	07/08/2025
Applicant	Esprit Investment Limited
Location	At a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the, Molyneux Home Site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are, bounded to the north-east by Leeson Street Upper, to the south

Additional Information

Proposal: PROTECTED STRUCTURE: Esprit Investment Limited intend to apply for permission for development at a 0.0756 Ha site at Leeson Street Upper, Dublin 4, Co. Dublin. The site forms part of the Molyneux Home site, Leeson Park, Dublin 6 which is a designated Protected Structure. The lands are bounded to the north-east by Lesson Street Upper, to the south-east by No. 18 Leeson Street Upper, to the south and south-west by Molyneux Home and to the north-west by the Romanian Orthodox Church, Leeson Park. The development will principally consist of: the construction of 1 No. single storey, two bedroom dwelling (103 sq m), hard and soft landscaping; boundary treatments; and all other associated site services and development works above and below ground.

Area	Area 1 - South East
Application Number	WEB2300/24
Appeal Decision	AMEND CONDITIONS
Appeal Decision Date	@05/08/2025
Applicant	Bridget Freyne and Richard Bowen
Location	24, Charleville Road, Rathmines, Dublin 6
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE PERMISSION The development will consist of opening up of spine wall at first floor level to hall to form new family kitchen, additional door opening to wall to first floor sitting room, existing ground floor opening in rear wall enlarged, creation of internal window in ground floor spine wall to sitting room, all existing windows to be retained and restored and existing glass to be replaced with double glazing, and the construction of new roof light on front slope of rear roof to master bedroom, internal partition walls in master bedroom, new bathroom in existing rear return, rear return rooms at ground and first floor level as well as two ground floor rear rooms to be replastered in insulating breathable plaster, external West gable wall rendered in insulating breathable render, and a new first floor rear external access deck to existing two-story semi-detached PROTECTED STRUCTURE and associated hard and soft landscaping.

Area	Area 1 - South East
Application Number	WEB1190/25
Appeal Decision	REFUSE RETENTION PERMISSION
Appeal Decision Date	@31/07/2025
Applicant	Brian Sugrue
Location	Rear of 20 Victoria Road, Terenure, Dublin 6, D06 DR02
Additional Information	

Proposal: RETENTION: Retention of the use of the existing structure to the Rear of No. 20 Victoria Road, Terenure, D06 DR02, as a habitable accommodation.

*** AMENDMENT TO WEEK 31***

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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

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



Dublin City Council

SECTION 5 EXEMPTIONS

31/25

(04/08/2025-10/08/2025)

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

Area Area 1 - South East
Application Number 0292/25
Application Type Section 5
Applicant Nick Courtney
Location 202, Rathmines Road Lower, Rathmines, Dublin 6, D06 YT71
Registration Date 06/08/2025

Additional Information Additional Information Received

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.

Area Area 1 - South East
Application Number 0345/25
Application Type Section 5
Applicant Anne Marie Kelly, Paul O'Callaghan
Location 27, Herberton Drive, Dublin 12
Registration Date 06/08/2025

Additional Information

Proposal: EXPP: The development includes renovation, internal alterations and 15.5 sqm ground floor extension.

Area Area 1 - South East
Application Number 0349/25
Application Type Section 5
Applicant Leo Delaney
Location Flat 2, 51, Moyne Road, Ranelagh, Dublin 6
Registration Date 08/08/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: 1. Retain current internal layout with no structural changes. 2. Replace and upgrade plumbing and electrical systems. 3. Install new kitchen doors and appliances. 4. Replace flooring and redecorate.
