

Dublin City Council

(11/08/2025-17/08/2025)

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** 3349/25  
**Application Type** Permission  
**Applicant** Mohamad Mobtouche  
**Location** The Granary Building , Megan's Coffee shop, Temple Bar  
 , Temple Lane, 8 Cecilia Street, Dublin 2  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: The development will consist of two aluminium exterior electric signs 2.00 m above ground/path level at the corner of both west and north elevations of The Granary Building , Megan's Coffee shop , Temple Bar , one at Temple Lane with the second one at 8 Cecilia Street.

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**Area** Area 1 - South East  
**Application Number** 3352/25  
**Application Type** Permission  
**Applicant** Joes Vieria  
**Location** 31-33 Gloucester Street South, Dublin 2  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: Planning permission / change of use from retail unit to a ground floor sports gym.

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**Area** Area 1 - South East  
**Application Number** WEB1985/25  
**Application Type** Permission  
**Applicant** Walthill Properties Limited  
**Location** 2, Newbridge Avenue, Sandymount, Dublin 4  
**Registration Date** 13/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Construction of a 3 bedroom detached flat roof two storey mews house, alterations to boundary walls, landscaping, drainage works and ancillary and associated site works all as previously approved under Plan No, 2481/19

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**Area** Area 1 - South East  
**Application Number** WEB2864/25  
**Application Type** Permission  
**Applicant** Patagonia Europe Cooperatief  
**Location** 24-26 Exchequer Street, Dublin 2, D02 X996  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: The development will consist of the provision of a pair of decorative metal security gates at the entrance of the shop.

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**Area** Area 1 - South East  
**Application Number** WEB2874/25  
**Application Type** Permission  
**Applicant** Panacea Ventures Limited  
**Location** 38, Lansdowne Road, Dublin 4, D04V992  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE. CHANGE OF USE. Dublin City Council. Panacea Ventures Limited, intends to apply for Planning Permission For a development at No 38 Lansdowne Road, Dublin 4, D04 V992, A Protected Structure Ref no: 4290. The development consists of: Change of use from 2 residential units (basement separate apartment) to 1 residential unit (single house) Replacement of casement 4 windows to front elevation with double glazed sliding sash windows. Replacement of 2 modern double doors at basement level with new traditional style, double glazed units. Clean, repair and repoint brickwork and stonework to front elevation. Formation of new internal opening between front and rear reception rooms at ground floor level. Encase fireplace to ground floor rear room to facilitate fitted kitchen. Reinstatement of internal stairs to basement. Construction of new conservatory and plant room beneath. Amended internal layout to basement. Encase fireplace to first floor large rear bedroom to facilitate fitted wardrobe units. Amended layout to master ensuite. Provision of new internal bathroom at 2nd floor level. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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**Area** Area 1 - South East  
**Application Number** WEB2876/25  
**Application Type** Permission  
**Applicant** The Irish College of General Practitioners  
**Location** 15 Hogan Place, Dublin 2, D02 DK23  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: We, the Irish College of General Practitioners, intend to apply for planning permission for: (i) the installation of the external signage on the front street façade, (ii) and access to the existing terrace on the second floor at the rear of the building, for previously granted building (ref. 3827/01, 2118/04) at 15 Hogan Place, Dublin 2, D02DK23. The proposed sign will have a brushed stainless-steel finish with a 5mm opal diffuser to allow for halo effect (rear) illumination, and the sign size is 5750mm in length x 624mm in height x 70mm in depth. The proposed sign will be fixed to the brick façade at the second floor level above the window heads.

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**Area** Area 1 - South East  
**Application Number** WEB2878/25  
**Application Type** Permission  
**Applicant** DE GERMAN DONER LTD  
**Location** 8/9 Wexford Street, Dublin 2  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: The development will consist of (permission for) revision of condition 2 of Planning Reference No. 4882/22 that will allow for an element of takeaway, at ground floor level only.

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**Area** Area 1 - South East  
**Application Number** WEB2880/25  
**Application Type** Permission  
**Applicant** The Irish College of General Practitioners  
**Location** 15 Hogan Place, Dublin 2, D02 DK23  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: We, the Irish College of General Practitioners, intend to apply for planning permission for: (i) the installation of the external signage on the front street façade, (ii) and access to the existing terrace on the second floor at the rear of the building, for previously granted building (ref. 3827/01, 2118/04) at 15 Hogan Place, Dublin 2, D02DK23. The proposed sign will have a brushed stainless-steel finish with a 5mm opal diffuser to allow for halo effect (rear) illumination, and the sign size is 5750mm in length x 624mm in height x 70mm in depth. The proposed sign will be fixed to the brick façade at the second floor level above the window heads.

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**Area** Area 1 - South East  
**Application Number** WEB2893/25  
**Application Type** Permission  
**Applicant** Phoenix Tower Ireland III Limited  
**Location** 2, Grand Parade, Ranelagh, Dublin 6  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development will consist of the installation of telecommunications equipment including No. 6 rooftop ballast mounted antennae, No. 2 ballast mounted dishes, remote radio units (RRU’s), GPS, site lamp, cable tray, handrail, cabinets and all associated site development works on the building rooftop of protected structure (RPS 3280) to provide for high-speed wireless data and broadband services.

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3346/25  
**Application Type** Permission  
**Applicant** Robert Ffrench O'Carroll and Stephanie Menzies  
**Location** 17 Herbert Park, Dublin 4  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : The development consists of the demolition of a late 20th century extension to the rear , reconfiguration of ground floor wall openings to accomodate construction of a new open plan rear extension layout , enclosing a small garden space , extension includes a new rear hall with guest toilet , utility , leading to the flat roofed kitchen , pitched hip roofed living and dining space overlooking the rear garden , full width of the site . Celestory windows above the east boundary wall to the Orchard laneway , along the side of the house . Roof lights to kitchen , living area , with solar panels on the pitch roofed return , rear facing dormer and roof light to the attic floor , associated alterations to the garden wall facing the laneway . Repointing of the cement joints to the facades and re-tiling of the red clay tile roof and all associated site and ancillary works .

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**Area** Area 1 - South East  
**Application Number** 3351/25  
**Application Type** Permission  
**Applicant** Ted McCarthy and Christine Gonzalez  
**Location** 46 Raphoe Road, Crumlin, Dublin 12, D12V4X7  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: Permission to construct a dormer window to the rear roof slope of their existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 3353/25  
**Application Type** Permission  
**Applicant** Brian and Marina Devitt  
**Location** 172 Merrion Road, Dublin 4, D04FF29  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: The development will consist of amendments to the granted planning application ref no. 3226/24 , which includes the demolition of an existing red brick chimney to the rear , the widening of the permitted glazing to rear extension , the alteration of permitted door and wall openings , the construction of a new pantry extension within rear courtyard , the provision of new rooflights to the rear , the reinstatment of glazing to the roof over the first floor conservatory , the widening of the permitted garage to the rear of the house , the widening of the existing vehicular side entrance gate and all associated internal refurbishment , services and site works .

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**Area** Area 1 - South East  
**Application Number** WEB1576/25  
**Application Type** Permission  
**Applicant** Niveen El Far  
**Location** 17 Estate Avenue, Merrion, Dublin 4, D04E1T9  
**Registration Date** 15/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: For planning permission development at 17 Estate Avenue, Merrion, Dublin 4, D04E1T9 - a Protected Structure (RPS no. 2666). The development will consist of (i) removal of existing internal walls to rear of building (ii) removal of existing non historic dormer window to side (iii) construction of new dormer windows within existing non-historic rear extension (iv) reconfiguration of first floor layout and construction of new internal partitions (v) installation of new Velux rooflight to non-historic pitched roof on the rear elevation (vi) associated landscaping and all ancillary works necessary to facilitate development.

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**Area** Area 1 - South East  
**Application Number** WEB2369/25  
**Application Type** Permission  
**Applicant** Marita and Mark Gilmartin  
**Location** 23, Garville Avenue, Dublin 6  
**Registration Date** 15/08/2025  
**Additional Information** Additional Information Received  
**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.

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**Area** Area 1 - South East  
**Application Number** WEB2859/25  
**Application Type** Permission  
**Applicant** Hazel Dooley  
**Location** 33, Marlborough Road, Donnybrook, Dublin 4  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: New front railings c/w stone plinths, with vehicular and pedestrian gates, a domestic bin enclosure and new landscaping and for repointing the front façade, all to the front of an existing three-storey terraced house.

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**Area** Area 1 - South East  
**Application Number** WEB2879/25  
**Application Type** Permission  
**Applicant** Geoff Moore  
**Location** 20, Ormond Road South, Dublin 6, D06 A2C3  
**Registration Date** 13/08/2025  
**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

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**Area** Area 1 - South East  
**Application Number** WEB2883/25  
**Application Type** Permission  
**Applicant** Eimear Mortell  
**Location** 8 Sion Hill Avenue, Dublin, 6w, D6W W864  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: New flat roofed 6.5 sq.m. first floor extension (ensuite / dressing area) to side (north-east) of existing two storey semi-detached house.

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**Area** Area 1 - South East  
**Application Number** WEB2886/25  
**Application Type** Permission  
**Applicant** Damian McCabe  
**Location** 87 Templeogue Road, Terenure, Dublin 6W, D6WFK31  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: Two storey rear garden structure and associated land works.

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**Area** Area 1 - South East  
**Application Number** WEB2888/25  
**Application Type** Retention Permission  
**Applicant** Nicola Carroll  
**Location** 104 Pembroke Cottages, Donnybrook, Dublin 4  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: RETENTION: Retention of internal Mezzanine attic storage space & access stairs & all associated ancillary site works . Previously approved Planning Ref. No. 2787/21

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**Area** Area 1 - South East  
**Application Number** WEB2894/25  
**Application Type** Permission  
**Applicant** Yvette Fitzgerald  
**Location** 62, Stannaway Road, Kimmage, Dublin 12  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: Planning permission is sort for a single storey kitchen extension to rear of house, also a first floor 2 storey extension to rear for additional bedroom with internal modifications made and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2895/25  
**Application Type** Permission  
**Applicant** James McLaren  
**Location** 8 Vergemount Hall, Clonskeagh Road, Dublin 6, D06 TC53  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: The development will consist of the construction of a new ground floor, single storey extension of 43 SQM to the side of the property, providing a total of 3 bedrooms. Additional alterations to the property will include; provision of solar panels and roof lights to the rear/south elevation, alterations to existing window/door openings, addition of 2 no. decorative copper air vents to the roof, provision of 2 no. car parking spaces & other ancillary works to site. The use of the former office building was changed to residential under article 10(6)(e) of the Planning and Development Regulations, 2001.

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**Area** Area 1 - South East  
**Application Number** WEB2899/25  
**Application Type** Permission  
**Applicant** Dr. Emma Cashman, Dr. Peter McMahon  
**Location** 28 Cowper Road, Rathmines, Dublin 6, D06N2W6  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: (i) demolition of existing single-storey rear extension; (ii) construction of replacement single-storey rear extension with 2 no. rooflights and, (iii) all ancillary works including internal layout revisions, landscaping, and revised hard-standing, as necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2903/25  
**Application Type** Permission  
**Applicant** Shane Kennedy & Eve Campbell  
**Location** 10, Greenmount Court, Harolds Cross, Dublin 12  
**Registration Date** 16/08/2025  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: The development will consist/consists of RETENTION PERMISSION for changes to works previously approved under reg. ref. WEB2558-24. The changes are to retain the increase in height of the 2 storey rear wall of the rear extension and the associated flat roof over and PLANNING PERMISSION to reduce the height of the ‘as constructed’ 2 storey side walls of the extension by 900mm and to construct a pitched tiled roof along each side of the extension to tie in with the as-constructed flat roof, Installation of a roof light on the flat roof to provide light to the internal landing area & a skytube rooflight to provide light to the internal bathroom.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0012/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 11/08/2025  
**Applicant** Nadia Reinhardt  
**Location** 12-13 Eustace Street, Dublin 2  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: Current use as a DCEDIY International Protection Centre for women and children.

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**Area** Area 1 - South East  
**Application Number** 0301/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 11/08/2025  
**Applicant** Siobhan Ni Bhriain  
**Location** 56, Belgrave Square, Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: I- Repair of failing flat plaster ceilings to first floor front bedroom (decorative plaster work to be retained). - 2 Installation of Calcium silicate insulating board to 1st floor rear return bedroom (no decorative plaster exists) List of plans, drawings etc. sub.

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**Area** Area 1 - South East  
**Application Number** 0303/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 14/08/2025  
**Applicant** Brian McMahon  
**Location** 18, Lower Baggot Street, Apt 13, Dublin 2, D02 WP98  
**Additional Information**   
**Proposal**: EXPP: Replacement of existing glass balcony guarding to Penthouse Level with perforated corten guarding (no change in height). Note: Only 650mm of the guarding is visible on an elevation plane. Replacement of existing glass canopy to Penthouse Level with perforated corten canopy (no change in size).

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**Area** Area 1 - South East  
**Application Number** 0310/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 14/08/2025  
**Applicant** Irish Rugby Football Union  
**Location** 16-18 Havelock Square, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: EXPP: Removal of redundant chimney stacks to Nos 16-18 Havelock Square.

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**Area** Area 1 - South East  
**Application Number** 0317/25  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 15/08/2025  
**Applicant** Grant Thornton  
**Location** 1 Clyde Road, Ballsbridge, Dublin 4, D04 N243  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: PROPOSED SCOPE OF WORKS Generally the proposed works comprise maintenance, repair, remedial and improvement works to the following elements of the existing building fabric to ensure that the character of the building is retained and protected:• Repairs to roof slates, flashings, chimney stacks along with cast iron rainwater goods, • Restoration works to original timber sliding sash windows and doors, • Localised repointing works to brickwork facades, brickwork repair and render repairs, Repainting of original cast iron railings, • Interior repair work to address water ingress along with general cleaning, redecoration works and maintenance works to M&E services.

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**Area** Area 1 - South East  
**Application Number** 0324/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/08/2025  
**Applicant** Best Brick Limited, Paddy McGrath and Kevin Codd  
**Location** Rear of 19-21 Leeson Park, Dublin 6  
**Additional Information**   
**Proposal**: SHEC: Three 3 bed terraced houses.

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**Area** Area 1 - South East  
**Application Number** 3270/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Stripe Payments Europe Limited  
**Location** 1 Wilton Park, Wilton Terrace, Dublin 2, D02 FX04  
**Additional Information**   
**Proposal**: The development will principally consist of 1 no external illuminated sign to the existing facade of the existing office building permitted under (ABP Ref. PL.29S.246828 , DCC REG REF 2051/16 , granted on the 17 Th October 2016 ). Signage (24.7 Sq m ) is proposed at level 6 to the South -East elevation , visible from Wilton Terrace .

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**Area** Area 1 - South East  
**Application Number** 3309/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2025  
**Applicant** Brian and Marina Devitt  
**Location** 172, Merrion Road, Dublin 4  
**Additional Information**   
**Proposal**: The development wil consist of amendments to the granted planning application ref no. 3326/24, which includes the demolition of an existing red brick chimney to the rear, the widening of the permited glazing to rear extension, the alteration of permited door and wall openings, the construction of a new pantry extension within the rear courtyard, the provision of new rooflights to the rear, the re-instatemnent of glazing to the roof over the first floor conservatory, the widening of the permitled garage to the rear of the house, the widening of the existing vehicular side entrance gate, and all associated internal refurbishment, services and site works

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**Area** Area 1 - South East  
**Application Number** 3343/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2025  
**Applicant** Eugene Hillery  
**Location** 9 Albany Road, Ranelagh, Dublin 6  
**Additional Information**   
**Proposal**: RETENTION : Retention permission for the retention of an electric vehicle charging arm installed in the front garden .

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**Area** Area 1 - South East  
**Application Number** 3349/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2025  
**Applicant** Mohamad Mobtouche  
**Location** The Granary Building , Megan's Coffee shop, Temple Bar  
 , Temple Lane, 8 Cecilia Street, Dublin 2  
**Additional Information**   
**Proposal**: The development will consist of two aluminium exterior electric signs 2.00 m above ground/path level at the corner of both west and north elevations of The Granary Building , Megan's Coffee shop , Temple Bar , one at Temple Lane with the second one at 8 Cecilia Street.

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**Area** Area 1 - South East  
**Application Number** WEB1132/25  
**Application Type** Retention Permission  
**Decision** REQUEST AI EXT OF TIME  
**Decision Date** 13/08/2025  
**Applicant** Caretta Properties Unlimited Company  
**Location** 8, Fitzwilliam Street Upper, Dublin 2, D02 E033  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE / RETENTION : Retention of the use of the premises as Medical and Related Consultants and of alterations to the interior and exterior areas of the property comprising: 1) external metal stairs, glass balustrade and platform lift from street level to basement level to the front of the building 2) modifications to two storey return at rear consisting of blocking up some opes at basement and ground floor level; 3) a single storey timber clad extension to return at rear accommodating plant and equipment; 4) plant and ductwork installed to the rear of building; 5) replacement of windows and some external doors; 6) localised repairs of front and rear façades; 7) repairs to main roof; 8) amendments to the internal layout to suit fire safety and tenant requirements including partition walls at basement level to form treatment rooms and laboratories, a new toilet layout and the re-instatement of opening between two rooms at ground floor level, partition walls and alterations to opening between two rooms at first floor level to form a scan room, partition walls opening in an internal wall and blocking up of existing door at second floor level to form a bathroom, and repositioning of an existing partition wall in the front room at third floor level; 9) upgrades to existing mechanical and electrical installations; 10) replacement of existing internal. joinery and fittings and refurbishment of existing shutters, linings and front door; and 11) general repair and refurbishment works including decoration and upgrading of finishes and floor coverings over existing.

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**Area** Area 1 - South East  
**Application Number** WEB1724/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Philip O'Callaghan  
**Location** 40 Leeson Street Lower, Dublin 2, D02 W449  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: a) Change of use from office building (two units), with apartment at third floor, to a residential building consisting of two separate dwellings, one at basement level and the other one comprising the rest of the upper floors (ground to third floor).   
b) Demolition of non-original shed and lean-to porch in front basement area with reinstatement of wall, alterations to existing steps and provision of new balustrade. c) Creation of a new opening at rear hall-level terrace (approx. 5sqm) to partially restore historic lightwell to basement.  
  
d) Minor alterations to include installation of 2 no. WCs and kitchens, relocation of non-original partitions and reinstatement of double doors at first floor. e) Insertion of new window in previously blocked-up original opening at basement floor.

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**Area** Area 1 - South East  
**Application Number** WEB1996/25  
**Application Type** Permission  
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION  
**Decision Date** 14/08/2025  
**Applicant** Drury Leisure Investments Limited  
**Location** Brooks Hotel, 59/62 Drury Street, Dublin 2, and at  
 Pink Restaurant, 34-35 William Street South, Dubl  
**Additional Information** Additional Information Received  
**Proposal**: Drury Leisure Investments Limited intends to apply for planning permission for development at this site comprising "Brooks Hotel", 59/62 Drury Street, Dublin 2 (D02 TV06), and the "Pink Restaurant", 34-35 William Street South, Dublin 2 (D02 DT05). The site is within the South City Retail Quarter Architectural Conservation Area (ACA). The application site adjoins the protected structures Nos. 1 (RPS Ref. 4063) and No 2. (RPS Ref. 4064) Johnson's Place and opposes the protected structure at the former Mercer Hospital (RPS Ref. 5074). It is further noted that a large proportion of the buildings on South William Street are protected structures. The proposed development will comprise: • The extension of the sixth floor (top floor) of Brooks Hotel (59/62 Drury Street) to accommodate 5 additional hotel bedrooms. • Refurbishment and extension of the existing building at no. 34 - 35 William Street South, to accommodate a change of use from office and restaurant use to hotel with café/restaurant, along with an additional floor for residential use. The development will comprise: o Cafe/ restaurant area at ground floor area along with hotel reception and ancillary facilities at ground and basement level. o Hotel providing a total of 40 no. bedrooms (all en-suite), along with all ancillary facilities/ plant associated with the hotel provided at ground to fifth floor. New sixth floor extension to provide a two-bedroom apartment with associated private amenity space. o All internal and external alterations to enable the redevelopment of the building and to provide access to the internal courtyard. • Provision of signage along the William Street South elevation. • All associated site development works, works to basement, plant areas, landscaping, waste management areas, and services provision. The planning application 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 (9.00a.m.- 4.30p.m.) or on their website www.dublincity.ie.   
A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions or may refuse to grant permission.

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**Area** Area 1 - South East  
**Application Number** WEB2422/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Louise Jones  
**Location** 31, Mountpleasant Terrace, Rathmines, Dublin D06 HT62  
**Additional Information**   
**Proposal**: PERMISSION The development will consist of; construction of a new single storey, flat roof extension to the rear of the existing house (21.18 sq.m); 2 new window openings at ground floor on the side (south) elevation; infill of the lightwell at first floor level (2.56 sq.m); internal modifications; and all associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB2423/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Diarmaid Frain & Maria Joyce  
**Location** 149 Greenlea Road,, Terenure, Dublin 6w, D6W F254  
**Additional Information**   
**Proposal**: The development will consist of: a) The widening of the existing vehicular access on Greenlea Road to the front of the property. b) The provision of minor fenestration revisions to the rear and side of the property along with a roof light to the side of the main house roof, along with all ancillary and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2425/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Dr Margaret Hannan  
**Location** 1 Pembroke Park, Donnybrook, Dublin 4, D04 HD74  
**Additional Information**   
**Proposal**: Permission is sought by Dr Margaret Hannan for the following works; New gateway to provide vehicular access and provision of 1 no. off street parking space and electric car charging point from Pembroke Park including alterations to existing railings and plinth wall to the front garden and associated site works at No.1 Pembroke Park, Donnybrook, Dublin 4, D04HD74 which is a semi detached house.

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**Area** Area 1 - South East  
**Application Number** WEB2427/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/08/2025  
**Applicant** South William Clinic Ltd  
**Location** 19, Terenure Place, Terenure, Dublin 6w  
**Additional Information**   
**Proposal**: For development at this site: 19 Terenure Place, Terenure, Dublin 6W, Co. Dublin, D6W F867 The development consists of:The material change of use of an existing unit (22.3 sq.m) from Office (Former Estate Agent) (NO: 19) to Medical Use (Clinic), comprising a Retail Area (7.8 sq.m) and an Aesthetic & Medical Centre (14.5 sq.m). The development includes: Installation of external signage (3 sq.m) Internal layout modifications and alterations. Demolition of a non-original dividing wall between two units 17 - 19. Reinstatement of the original single entrance doorway to form one combined unit (total 84 sq.m) All associated site development and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2428/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Ethna Winter  
**Location** 47 Haddington Road, Ballsbridge, Dublin 4, D04 R2E2  
**Additional Information**   
**Proposal**: Demolition of single storey extension to the rear, Erection of two storey extension to the rear comprising shed and living accomodation , internal alterations , screen at first floor, alterations to windows at rear ( main ) elevation of existing building at ground and first floor and ancillary related works

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**Area** Area 1 - South East  
**Application Number** WEB2431/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Rodney O'Rourke  
**Location** 1 Vergemount Park, Clonskeagh, Dublin 6, D06 YY29  
**Additional Information**   
**Proposal**: Single storey low pitched roof domestic Garden Room Shed at rear garden ancillary to house.

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**Area** Area 1 - South East  
**Application Number** WEB2434/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/08/2025  
**Applicant** Martin O'Connor  
**Location** 90 Leeson Street Upper, Dublin 4, D04 Y2N5  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of the provision of stabilisation works to original boundary wall to the rear between 90 and 91 Leeson Street Upper (also a Protected Structure ref 4542), the provision of new rear single-storey lower ground floor extension with balcony over and new associated railings, steps and retaining walls all in place of existing rear balcony and associated canopy, railings, steps and retaining walls, the provision of new rear garden canopy and paving, the provision of new permeable front driveway finish, and the provision of new wider front vehicle entrance gates with new pillars to replace existing gates and posts, all to an existing two-storey over basement mid-terrace dwelling at 90 Leeson Street Upper, Dublin 4, D04 Y2N5, a Protected Structure (ref 4541).

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**Area** Area 1 - South East  
**Application Number** WEB2440/25  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2025  
**Applicant** Karen Baily  
**Location** 4, Gilford Terrace , Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: RETENTION : Planning permission is being sought for retention of single storey extension (22sq.M) to rear of existing single storey terraced dwelling

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**Area** Area 1 - South East  
**Application Number** WEB2443/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Allied Irish Bank Plc  
**Location** AIB Bank, 7/12 Dame Street, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Allied Irish Bank PLC, intend to apply for permission for remedial works to a Recorded Protected Structure (RPS Ref. No.2099 under the Dublin City Development Plan 2022-2028) at this site: AIB, 7-12 Dame Street, Dublin 2, Co. Dublin. The application relates to: (i) Internal alteration works to accommodate new protected lobbies to existing stairs and fire upgrades to existing screens and doors, removal of non-original walls, upgrade of existing ground floor mezzanine to 60-minute fire rating and formation of new fire escape opening in original fabric. (ii) Fire safety upgrade works to fire detection & alarm, lighting and small power to the Basement Floor, Ground Floor, Ground Mezzanine Floor, First Floor, First Mezzanine Floor, Second Floor, and Third Floor. (iii) External alteration works to the Dame Lane Elevation to accommodate a new fire escape exit door.

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**Area** Area 1 - South East  
**Application Number** WEB2444/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Veronica Cody  
**Location** 13, Moyne Road, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTECTED STRUCTURE: The development will consist of •Alterations to existing single storey extension to rear consisting of increase in height to provide new insulated pitched roof with rooflight •Single storey extension to rear of existing dwelling •All associated alterations to rear elevation, internal alterations, site, drainage, landscaping and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2445/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Eleanor Chambers and Seamus Griffin  
**Location** 44 Nutley Park, Donnybrook, Dublin 4  
**Additional Information**   
**Proposal**: Demolition of existing single storey extensions; construction of new single and two storey extensions; attic conversion to habitable use with 2No. dormer windows to the rear; provision of rooflights, internal alterations and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2451/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Amanda Brady  
**Location** 38 Mountpleasant Avenue Upper, Dublin D06C4E4  
**Additional Information**   
**Proposal**: Conversion of existing attic room to an attic bedroom with dormer to the rear & related internal alterations.

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**Area** Area 1 - South East  
**Application Number** WEB2454/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Claire Geary  
**Location** 27, Marlborough Road, Donnybrook, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE. The development will consist of: the demolition of two garden sheds to the rear of the house, enlarging the existing window opening to the ground floor rear elevation, forming new openings in the ground floor return west facing wall, blocking up the ground floor return north elevation window and blocking up one first floor return north elevation window, demolishing the boundary wall to the laneway to the north of the property and reusing the stone from this wall in the construction of a new one and a half storey pitched roofed home office and gym, the construction of a new single storey flat roofed extension to the rear of the house, the remodelling of the existing ground floor to provide a new utility room, bedroom and ensuite and all ancillary landscaping works.

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**Area** Area 1 - South East  
**Application Number** WEB2458/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Ard Services Limited  
**Location** Circle K , 20/21 Westmoreland Street, Dublin 2 ,  
 D02X677  
**Additional Information**   
**Proposal**: Planning permission is sought for 5no. flagpole holders on eastern and northern elevations of the building.

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**Area** Area 1 - South East  
**Application Number** WEB2459/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Office Holdings Limited  
**Location** No. 7, Grafton Street, Dublin 2 & No. 8, Grafton  
 Street, Dublin 2.  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: Retention permission is sought for development which consisted of an existing opening at the ground floor of the two units allowing the two sales areas of Nos. 7 and 8 to trade as a single unit. Planning Permission is sought for development that will consist of: (1) the addition of a further opening between the sales areas of Nos. 7 and 8. (2) the change of use of the ground floor of Unit No.8 (which is vacant) from its former use as a shop selling health food products to a shop selling shoes and other ancillary items. (3) various works to both shop fronts and new signage including operator, back lit signs on both fascias and "Grafton Street" applied directly to No. 7's fascia board. (4) Access and egress for the public will be via the front doors in both properties. The properties are located in an Architectural Conservation Area.

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**Area** Area 1 - South East  
**Application Number** WEB2460/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2025  
**Applicant** Aedifica Ireland Ltd  
**Location** Site at 'Captain’s Place', Armagh Road, Crumlin,  
 Dublin 12  
**Additional Information**   
**Proposal**: We, Aedifica Ireland Ltd., intend to apply for Planning Permission at this site at “Captain’s Place”, Armagh Road, Crumlin, Dublin 12, in the Electoral Division of Kimmage E. The site is located to the south of Armagh Road Medical Centre (D12 F6C5), southeast of Rosary College (D12 R726). The “Captain’s Place” Fold Housing Development is located to the east, south and west of the site. The proposal will consist of a nursing home development (c. 7,876.9sqm GFA) of 5 storeys in height, and comprising the following:• 151 no. en-suite bedrooms.• Ancillary facilities including lobbies, kitchen, laundry rooms, offices, stores, meeting rooms, staff rooms, communal areas, staff and admin facilities, as well as clinical support spaces and services areas.• A fully landscaped open amenity space for residents as part of the development in the form of secure internal courtyard.• Services areas including generator enclosure, staff bicycle storage, and gardener’s workshop. Provision of a PV panel array on the flat roof along with rooftop plant and rooftop ventilation system. • Erection of a totem sign (c.2.90sqm) and visitor bicycle parking at the main entrance.• The proposed development will also incorporate all the associated amenities, accesses, boundary treatments, waste management and plant areas, ESB substation & switch room and all associated site development and services works to enable its delivery.

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**Area** Area 1 - South East  
**Application Number** WEB2463/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** M&R Khaya Investment Ltd.  
**Location** 100, Kilfenora Road, Kimmage, Dublin 12  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: The development will consist of Retention permission for a single storey flat roof extension(17.4m2) annex to the rear of the existing two-storey dwelling, the extension comprising a laundry / Storage and WC room and all associated works.

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**Area** Area 1 - South East  
**Application Number** WEB2464/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** James & Cathy Graham  
**Location** 251, Sundrive Road, Dublin 12  
**Additional Information**   
**Proposal**: Planning Permission to demolish an existing substandard shelter and replace it with a Sunroom to the rear of the existing dwelling to include associated internal modifications and site works at 251 Sundrive Road, Crumlin D12 XD45

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**Area** Area 1 - South East  
**Application Number** WEB2470/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Maurice & Barbara Hannon  
**Location** Rear of 23, Richmond Street South, Dublin 2  
**Additional Information**   
**Proposal**: Alterations to existing façade fronting Richmond Place South, to the rear of terraced property at no. 23 Richmond Street South, to include two new window opes and new render finish and all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2473/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Enda McNicholas and Niamh Graham  
**Location** 133, Templeogue Road, Dublin 6w  
**Additional Information**   
**Proposal**: a) new flat-roof dormer window to rear roof slope of existing dwelling, to facilitate attic conversion, b) new window to side gable wall of existing dwelling, at attic level, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2480/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/08/2025  
**Applicant** Daniel McQuillan  
**Location** 17, Mount Drummond Square, Harolds Cross, Dublin 6,  
 D06 K7P2  
**Additional Information**   
**Proposal**: PERMISSION Demolition of existing rear single storey extension, new two storey extension to front and side, single storey rear extension, ancillary site works, new vehicular entrance to front driveway with dishing to front public footpath.

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**Area** Area 1 - South East  
**Application Number** WEB2482/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2025  
**Applicant** Stephen & Sinead Markey O’Hare  
**Location** 42, Clonard Road, Dublin 12  
**Additional Information**   
**Proposal**: The development consists of a new vehicular driveway and entrance with gates, dishing of the public footpath and kerb, alterations to the front boundary wall, new pier and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2485/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2025  
**Applicant** Thomas Biggs  
**Location** 28, Saint Agnes Park, Crumlin, Dublin 12  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with dormer to side to accommodate stairs to allow access to attic an non habitable storage space with roof windows to front and rear roof all with associated ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB2526/24  
**Application Type** Outline Permission  
**Decision** REFUSE OUTLINE PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Bernard McCormack  
**Location** 6 and 7 Parker Hill, Rathmines, Dublin 6  
**Additional Information** A.I Article 35 Received  
**Proposal**: OUTLINE PERMISSION is sought to construct a pair of semi-detached 3 storey dwellings and to demolish an existing shed on site. The proposed development will consist of kitchen, living, dining, Bathroom, office and drive-through access to the rear on the ground floor for each unit; Size: (Unit A 51 sqm) (Unit B 60 sqm). For unit A the first floor consists of 2 bedrooms with balcony access and a shower room (41.7sqm). For unit B the first floor consists of 2 bedrooms with balcony access and a shower room (56.3sqm). The second floor of unit A consists of 2 bedrooms with balcony accesses and a shower room (38.9 sqm). The second floor of unit B consists of 2 bedrooms with balcony accesses and a shower room (55.6sqm) Permission is also sought to connect to the mains water and sewage systems on site, construct boundary treatment walls and all associated site works at this site.

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**Area** Area 1 - South East  
**Application Number** WEB2876/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2025  
**Applicant** The Irish College of General Practitioners  
**Location** 15 Hogan Place, Dublin 2, D02 DK23  
**Additional Information**   
**Proposal**: We, the Irish College of General Practitioners, intend to apply for planning permission for: (i) the installation of the external signage on the front street façade, (ii) and access to the existing terrace on the second floor at the rear of the building, for previously granted building (ref. 3827/01, 2118/04) at 15 Hogan Place, Dublin 2, D02DK23. The proposed sign will have a brushed stainless-steel finish with a 5mm opal diffuser to allow for halo effect (rear) illumination, and the sign size is 5750mm in length x 624mm in height x 70mm in depth. The proposed sign will be fixed to the brick façade at the second floor level above the window heads.

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**Area** Area 1 - South East  
**Application Number** WEB2878/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2025  
**Applicant** DE GERMAN DONER LTD  
**Location** 8/9 Wexford Street, Dublin 2  
**Additional Information**   
**Proposal**: The development will consist of (permission for) revision of condition 2 of Planning Reference No. 4882/22 that will allow for an element of takeaway, at ground floor level only.

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**Area 1**

**Appeals Notified**

**None**

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**Area 1  
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3976/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 11/08/2025  
**Applicant** Paula Cunniffe and Barry Ryan  
**Location** 46 O'Connell Gardens, Bath Avenue, Sandymount, Dublin  
 4, D04EP03  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of the demolition and removal of a single storey extension to the rear of the dwelling; insertion of new vehicular access gates beside the existing pedestrian gate on the front boundary; construction of a single storey porch to the front elevation; construction of a part single-storey, part two-storey extension to the rear of the dwelling; remodelling of existing ground and first floor accommodation and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2683/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 12/08/2025  
**Applicant** Breda Clifford  
**Location** 1, Donnybrook Close, Donnybrook, Dublin 4  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of: 1. Demolition of existing single-storey front porch, rear sunroom and single-storey storeroom extension, and detached single-storey shed to the rear. 2. Removal of existing rooflights and proposed replacement rooflight layout to the rear. 3. Proposed infill construction of ground floor porch and extension above at first-floor level, including associated roof amendments. 4. Proposed timber cladding to the first-floor bay window. 5. Proposed construction of single-storey flat roof extension to the side (Northwest) and rear, incorporating new rooflights and proposed covered terrace area. 6. Proposed application of new sand and cement render to all external elevations of the dwelling. 7. Proposed installation of a new side & front boundary Fence/Wall with Electric Gate System with reduction in size of vehicular access. 8. Proposed amendments to all elevations. 9. Proposed internal reconfigurations and all associated site works.

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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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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
32/25

(11/08/2025-17/08/2025)

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**Area** Area 1 - South East  
**Application Number** 0352/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Rory McGuigan  
**Location** Rear of No.58 Lansdowne Road, Ballsbridge, Dublin 4  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: SHEC: Removal of an existing single storey shed structure and the provision of 2 no. three-storey over basement semi-detached houses with balconies to the rear and roof terraces to the front.

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**Area** Area 1 - South East  
**Application Number** 0315/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** David and Peter Keenahan  
**Location** Site to side of 5 Church Avenue, Irishtown, Dublin 4  
**Registration Date** 18/07/2025  
**Additional Information**   
**Proposal**: SHEC: Construction of one new, three bedroom, house of the site at the side of 5 Church Avenue, Irishtown, Dublin 4.

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

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AI-generated content may be incorrect.

Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
32/25

(11/08/2025-17/08/2025)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0350/25  
**Application Type** Section 5  
**Applicant** Clear Water LTD  
**Location** 60 Baggot Street Lower, Dublin 2  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Summary of works: 1. Stripping and removing existing slates and ridges tiles. 2.Removal of inferior and inappropriate flat roof asphalt roof finish to the existing roof valleys. 3. Removal of old and poorly detailed slate and lead/copper flashing to the chimney and parapet upstands. 4.Subject to investigation, removal of the sub-base under the asphalt finish to expose the original valley base. 5.Subject to investigation to renew completely the original valley boards and supports if found to be rotten or defective. 6.Subject to risk assessment, access and practicality to temporarily lift existing granite capping to provide for renewal of the lead flashing and re-bed the capping. 7. Subject to inspection to remove the existing slate battens and roof felt/lime parging. 8. To provide for repair and preservative treatments of the existing roof joist, joist ends and roof timbers.9. New breathable roof membrane, with new treated slate battens.10. New replacement natural stone roof slates and re-used existing ridge tiles. 11. New stepped lead flashing or copper to new refurbished valleys. 12. New lead flashing to parapet and chimney upstands. 13. Repair and reinstatement of the existing dormer roof access.

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**Area** Area 1 - South East  
**Application Number** 0351/25  
**Application Type** Section 5  
**Applicant** David O' Donnell  
**Location** 6 Merrion View Avenue, Merrion Road, Dublin 4  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: EXPP: 1. Replace bat window to rear and provide roof glazing 1.8m, on same profile as existing roof. 2. Provide roof light to south east face of rear roof, 1m x 800mm. Not visible from front or rear.

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**Area** Area 1 - South East  
**Application Number** 0353/25  
**Application Type** Section 5  
**Applicant** Brownwood Developments Limited  
**Location** 48, Haddington Road, Ballsbridge, Dublin 4  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The decoration of the front door and surrounds and the timber windows to the front and rear facades, cleaning and painting of metal railings to the front balconies, steps and boundaries, painting the painted render to the basement front, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to existing kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in the first and second floor levels in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

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**Area** Area 1 - South East  
**Application Number** 0354/25  
**Application Type** Section 5  
**Applicant** Dr. Goesta Fischer  
**Location** 36, Wellington Quay, Dublin 2  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Change of use from retail to coffee shop (no seating no hot food). No internal changes to plan form are anticipated, but a planning application and / or another S5 will be submitted for the shop front and interior. This section 5 application is only to determine if the principle of this change of use is exempt.

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**Area** Area 1 - South East  
**Application Number** 0357/25  
**Application Type** Section 5  
**Applicant** The Gra Printing Studio Ltd  
**Location** 3, Eustace Street, Temple Bar, Dublin 2  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: EXPP: Addition of sit down space (tables and chairs) covering area of 4sqm of space of a total business footprint of 172 sqm (82 ground level and 90sqm basement)

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**Area** Area 1 - South East  
**Application Number** 0358/25  
**Application Type** Section 5  
**Applicant** Google Ireland Limited  
**Location** Unit 9, Building C, Boland's Mills, Ringsend Road and  
 Barrow Street, Dublin 4  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Installation of glazed balustrade fixed to modern door frame at lower level of centrally located at ground floor level at western elevation of Unit 9 of Building C fronting Grand Canal Basin.

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**Area** Area 1 - South East  
**Application Number** 0360/25  
**Application Type** Section 5  
**Applicant** Kaiori Creed  
**Location** 27, Victoria Road, Dublin 6  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: EXPP: The extent of the proposed works include: Construction of a 18sqm single-storey rear extension and patio canopy.

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**Area** Area 1 - South East  
**Application Number** 0363/25  
**Application Type** Section 5  
**Applicant** Rocketside Limited  
**Location** 8, Castlewood Place, Rathmines, Dublin 6  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: EXPP: The proposed works consist of only modifications and upgrade works to the interior of the existing building. Works shall primarily affect the interior of the buildings, with no external works proposed. The exterior shall remain the same. The interior of the existing building shall be renovated, with minor structural changes to the common area to the front of the ground floor, the room to the front of the first floor, doors, the balconies along the first and second floors, and the walls and staircase on the ground, first and second floors.

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