

Dublin City Council

(18/08/2025-24/08/2025)

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** 3172/25  
**Application Type** Permission  
**Applicant** Camden Residential and Commercial Ltd .  
**Location** 68/69 Pleasant's Place, St. Kevins, Dublin 8, D08E208  
**Registration Date** 20/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of (i) the construction of a first floor extension to side and abutting the existing two storey structure known as 68 Pleasants Place , and over the existing single storey structure known as 69 Pleasant's Place , (ii) internal and external alterations to both 68 and 69 Pleasant's Place and reconfiguration to accomodate the proposed development , including providing access from first floor of existing 68 Pleasant's Place into the proposed first floor at 69 Pleasant's Place . (iv) the proposal also includes all associated rooflights , landscaping , boundary treatment , site engineering works necessary to facilitate the development .

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**Area** Area 1 - South East  
**Application Number** 4644/19/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Van Cauwelaert, Monica O'Loughlin and Liz Coman  
**Location** Site to the rear of 19 Grosvenor Road, Rathgar, Dublin  
 6  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: Permission is sought for; a) Construction of 4 No. 3-storey over basement 3-bedroom terrace dwellings each with a floor area of 261.8 sq.m. at the site to rear of 'Rathmore', 19 Grosvenor Road, Rathgar, Dublin 6 with access from Bushes Lane, b) Removal of the existing boundary wall between the rear of the subject site and Bushes Lane, c) Pedestrian and vehicular entrance provided from Bushes Lane to the rear of the site, d) provision of 4 No. car parking spaces and 8 No. bicycle spaces, e) bin storage in stand-alone detached single storey building with a floor area of 14.14 sq.m., f) construction of a new boundary wall between existing dwelling a new site and,g) all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1570/25  
**Application Type** Permission  
**Applicant** Long Real Estate Limited  
**Location** 77-78, Dame Street, Dublin 2 , D02RK60  
**Registration Date** 18/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought for the change of use of the existing property at first, second, third & fourth Floor from former commercial/office to use as a language school. Remedial works the front elevation of building including retention and improvement of the Seiko signage. Repair & upgrade of existing sliding sash windows to fore & replacement of windows to rear with correct timber sliding sash windows. Alteration of internal of layout ground, first, second & third floor to provide for revised bathroom facilities.

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**Area** Area 1 - South East  
**Application Number** WEB1649/25  
**Application Type** Permission  
**Applicant** Gurdwara Guru Nanak Darbar CLG  
**Location** Gurdwara Guru Nanak Darbar, 78 Serpentine Avenue,  
 Dublin 4  
**Registration Date** 18/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Permission for development to existing 2 storey temple of 921.07m2 consisting of internal remodelling and extension to existing ground floor to cater for food hall and reconfigured kitchen with new ancillary changing facilities, toilets and vertical circulation with lift with new entrance lobby with revised and partially extended first floor accommodation to facilitate relocated Prayer Hall with remodelled and extended central roof section with removal of all external asbestos finishes and ductwork with ancillary short term guest accommodation and offices with new partial 2nd floor community room to rear and new plant room of 44.67m2 increasing the total area to 1246.12m2 with a new 2 storey front extension with a Gurdwara Sahib Dome and steeple in gold finish at roof level with remodelled landscaped forecourt to cater for pedestrian access with relocated flag post and 1 no. accessible car parking space and 4 no. bicycle spaces with a new driveway entrance and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1871/25  
**Application Type** Permission  
**Applicant** HCR Apart Limited  
**Location** 92a Harolds Cross Road/St. Clares Avenue,, Dublin 6W  
**Registration Date** 19/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Dublin City Council - We HCR Apart Limited, intend to apply for Planning Permission, for development at the site 92a Harolds Cross Road/St. Clares Avenue, Dublin 6W. The development will consist of proposed amendments to the previously approved application Reg. Ref. 3266/21 consisting of the construction of 3 no. two storey elements, accommodating 6 no. apartment units which comprise of 5 no. one bed units and 1 no. two bed unit. Access to the apartments is gained between the blocks, with first floor access via an external stair. Each apartment to have a recessed front facing southern balcony. Bicycle parking and bin store to be provided. All associated site servicing, landscaping and development works.

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**Area** Area 1 - South East  
**Application Number** WEB2816/24  
**Application Type** Permission  
**Applicant** Dairbhre Developments Limited  
**Location** Lands known as ‘Blackberry Fair’ and part of No. 46  
 Lower Rathmines Road (the rear extension) located to  
 the rear of Nos. 36, 38  
**Registration Date** 20/08/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought by Dairbhre Developments Limited, for a residential development on lands known as ‘Blackberry Fair’ and part of No. 46 LowerRathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6. The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure) to the north; Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Lower Rathmines Road, Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road to the west; and Fortescue Lane and 3 no. dwellings (Bessborough Court) to the east. The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of 16 no. residential units within 2 no. duplex apartment blocks as follows: Block A is 3-storeys in height, consisting of 5 no. 2-bedroom apartment units on the ground floor and 5 no. 3-bedroom duplex units on the upper floors with balconies/terraces to the east and west elevations; Block B is 3-storeys in height, consisting of 1 no. 1-bedroom apartment and 2 no. 2-bedroom apartments on the ground floor, and 2 no. 3-bedroom duplex units and 1 no. 2-bedroom duplex units on the upper floors with balconies/terraces to the south elevations; bin and bicycle stores; landscaping; boundary treatments including works to existing boundary treatments; 1 no. ESB substation (which would be serviced via Fortescue Lane); all associated site infrastructure and engineering works necessary to facilitate the development. Access to the proposal will be located off 1 no. existing access point from Rathmines Road Lower.

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**Area** Area 1 - South East  
**Application Number** WEB2908/25  
**Application Type** Permission  
**Applicant** Phelan Pharmacy Limited  
**Location** 230, Merrion Road, Dublin 4, D04 AW88  
**Registration Date** 18/08/2025  
**Additional Information**   
**Proposal**: The development will consist of the change of use of the existing building from vacant former Bank to Pharmacy at basement and ground floor level (c.358.4m2 overall); the conversion and new extension over existing flat roof (c.126.5m2) to provide 2no. residential units at 1st floor level (1no. one bed, 1 no. two bed) with associated rear balcony; works to front elevation including alterations to fenestration, entrance doors, new stairs to apartments; the provision of new signage comprising non illuminated fascia sign, signage panel (0.9m2) and projecting illuminated LED sign (c.0.9m high) to front elevation and new signage panel (c.6.4m2) to north west elevation; provision of bike and bin store (c.30m2) in rear yard and all associated landscaping, boundary treatment, site clearance and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB2910/25  
**Application Type** Permission  
**Applicant** KW Investment Funds ICAV  
**Location** Stokes Place, St. Stephen's Green South and Harcourt  
 Street, Dublin 2  
**Registration Date** 18/08/2025  
**Additional Information**   
**Proposal**: KW Investment Funds ICAV acting for and on behalf of its sub-fund KW Investment Fund VII Intends to apply for Permission at a site (c. 0.7 Ha) at: Stokes Place, St Stephen’s Green South and Harcourt Street, Dublin 2. The site is generally bounded by Nos. 92-100 St. Stephen's Green (Protected Structures) to the north and east; Harcourt Street to the west; Nos. 87-91 Harcourt Street (Protected Structures) and buildings on Clonmel Street to the south; and Iveagh Gardens (Protected Structure) to the southeast. The proposed development comprising of amendments to An Bord Pleanála Ref. ABP-311618-21 (DCC Reg. Ref 2062/21) consisting of the following: - Reconfiguration and reduction of the basement levels and repositioned vehicular ramp; Revised ground floor layout including additional pedestrian entrance from St. Stephen’s Green with the consolidation of vehicular access from St. Stephen’s Green only, additional office space, provision of a community café (c. 55 sqm) within a retained structure at the rear of the site and change of use from permitted café/restaurant to an event/entertainment space (c. 483sqm); Inclusion of the existing Russell Court Residential Apartment Building within the application site boundary to facilitate the refurbishment of 9 no. existing apartments; Extension of floor plates from first to sixth floor level; Provision of office space at seventh floor; a newly added eighth floor; Revised car and bicycle parking arrangements, with a reduction in car parking and increase in cycle parking now proposed; Alterations to permitted facades and materials; And all associated and ancillary site development works and landscaping alterations inclusive of removal of the permitted sunken garden and provision of new publicly accessible courtyards, hard and soft landscaping and boundary treatments. Overall, the development at Stokes Place arising from this amendment application will result in a nine-storey building over a 1 part 2 floor basement providing office (c. 40,800sqm), event / entertainment (c. 483sqm) and community floorspace (c. 55sqm). In addition, 9no. of the existing Russell Court apartments are to be refurbished as part of these proposals. The development also includes all associated and ancillary landscaping and development works, inclusive of car and cycle parking, boundary treatments, loading bay, bin store and plant rooms.

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**Area** Area 1 - South East  
**Application Number** WEB2915/25  
**Application Type** Permission  
**Applicant** Phoenix Tower Ireland III Limited  
**Location** 2, Grand Parade, Ranelagh, Dublin 6  
**Registration Date** 19/08/2025  
**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** Area 1 - South East  
**Application Number** WEB2922/25  
**Application Type** Permission  
**Applicant** Insignia Investment Ltd  
**Location** The Barn, Riversdale Avenue, Bushy Park Road, Dublin 6  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: The development will consist of alterations to a previously approved development, Dublin City Council Register Reference 2027/21, An Bord Pleanála Reference ABP-311013-21 as amended by planning application DCC 3861/23, which provided for; partial demolition and renovation of ‘The Barn’ as a two bedroom, part single storey, part two storey detached house with apex rooflight; construction of 5 no. three bedroom, three storey terraced houses; construction of 2 no. two bedroom, two storey semi-detached houses; access is from the existing entrance on Riversdale Avenue; 8 no. car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works. The amendments to the previously approved scheme are as follows: 1. Reconfiguration of the kitchen to the rear of house 6 and the provision of additional garden space to the north and associated alterations to elevations.   
  
2. Alterations to House 8, ‘The Barn’, to include additional floor area at ground floor level, the addition of a second storey to the eastern extended part of the house and reconfiguration of internal layouts and associated alterations to elevations, resulting in a part single, part 2 storey 3 bedroom house. 3. Amendments to the associated site development works and landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB2923/25  
**Application Type** Permission  
**Applicant** Scouting Ireland  
**Location** St. Paul's Scout Hall, Mount Argus Road, Dublin 12  
 (within  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: 1. Permission to complete development authorised and commenced under planning permission No. 3514/18 but not completed due to funding delays, including: demolition of an existing single storey extension and construction a new single storey extension. 2. Retention of certain changes to approved design already built, including: omission of triangular fanlight over door to store building, and new steps, ramp layout, railings and gate to entrance court. 3. Permission to vary the remainder of the scout hall extension yet to be completed in certain ways, namely: construction of door to the rear of new extension and installation of solar panels to the rear roof of main building. 4. Associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2928/25  
**Application Type** Permission  
**Applicant** Trinity College Dublin,the Provost,Fellow Foundation Scholars  
**Location** Trinity College Dublin, Trinity Business School,  
 Including Nos. 183-188, Pearse Street Dublin 2  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: RETENTION AND PERMISSION: PROTECTED STRUCTURE: We, Trinity College Dublin (the Provost, Fellow Foundation Scholars and the other members of Board, of the College of the Holy and Undivided Trinity of Queen Elizabeth near Dublin) Intend To Apply For : Permission & Retention Permission For development at this site: known as the Trinity Business School (0.518 ha site approximately), within the campus of Trinity College Dublin, Dublin 2, DO2R590, DO2F6N2. The site is principally bounded by Pearse Street to the north; the existing railway line to the east; existing structures on Pearse Street to the west and the Trinity College campus to the south. The site also includes Nos. 183-188 Pearse Street (incl.) which are Protected Structures RPS Ref No's 6515,6515,6516,6517,6518 & 6520. The development will consist/consists of: permission for amendments to the planning permission granted under Reg.Ref: 3012/15 (3012/15/X1 extended to 18th December 2025).The amendments involve modifications to the permitted layout which originally provided for the demolition of the Simon Perry Building to create an Agora Space. Under the modified proposal the open space adjacent to the Business School will be reduced by 334 sqm to form an enclosed courtyard to the rear of the Simon Perry Building, which building will not be demolished. As part of the amendment application linear planter boxes are proposed along the northern facade of the Simon Perry building in the courtyard to manage existing surface water runoff from the roof of the building. The application includes all associated works to accommodate the proposed changes including relocation of bike racks (28 bicycles spaces) within the courtyard (previously shown on the permitted development adjoining the steps and ramp on the southern elevation). Retention permission is sought for a platform lift to the courtyard, minor elevational changes to the ground floor doors and the reconfiguration of the ramp and steps all on the southern elevation of the Business School.

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**Area** Area 1 - South East  
**Application Number** WEB2933/25  
**Application Type** Permission  
**Applicant** Perfect Pubs 3 Limited T/A The Auld Dubliner  
**Location** The Auld Dubliner, No. 17 Anglesea Street / 24-25  
 Temple Bar, Dublin 2  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Perfect Pubs 3 Limited T/A The Auld Dubliner seek Change of Use from Restaurant / Bar to six ensuite bedroom short term lets to the First floor. The Auld Dubliner, no.17 Anglesea Street / 24-25 Temple Bar, Dublin 2 D02 DX09. (A Protected Structure)

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**Area** Area 1 - South East  
**Application Number** WEB2937/25  
**Application Type** Permission  
**Applicant** GRETL SIEGEL  
**Location** 59 Merrion Square South, Dublin 2  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL USE OF THE SECOND AND THIRD FLOORS OF THE EXISTING BUILDING TO A ONE BEDROOM RESIDENTIAL APARTMENT ON THE SECOND FLOOR AND ONE BEDROOM RESIDENTIAL APARTMENT ON THE THIRD FLOOR ALL ASSOCIATED SITE WORKS. THE BUILDING IS A PROTECTED STRUCTURE UNDER THE DUBLIN CITY DEVELOPMENT PLAN 2022-2028 (RPS REF NO.5157)

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**Area** Area 1 - South East  
**Application Number** WEB2943/25  
**Application Type** Permission  
**Applicant** Perfect Pubs 3 Limited  
**Location** The Auld Dubliner, No. 17 Anglesea Street / 24-25  
 Temple Bar, Dublin 2  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Perfect Pubs 3 Limited T/A The Auld Dubliner seek Change of Use from Restaurant / Bar to six ensuite bedroom short term lets to the First floor. The Auld Dubliner, no.17 Anglesea Street / 24-25 Temple Bar, Dublin 2 D02 DX09. (A Protected Structure)

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**Area** Area 1 - South East  
**Application Number** WEB2945/25  
**Application Type** Permission  
**Applicant** Harrow Homes Limited  
**Location** 42, Crumlin Road, Dublin 12, D12 XF51  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Harrow Homes Limited seeks planning permission for the partial demolition (14m²) of the existing single storey rear garage (67m²) and its change of use, adaptation and alteration to provide a single storey one bedroom flat (50m²) at the rear of 42 Crumlin Road, Dublin 12 (D12 XF51).

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 2652/20/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Jackie McWeeney  
**Location** 2, Belgrave Villas, Dublin 6, D06 A6P9  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: PROTECTED STRUCTURE: The development will consist of the replacement of a section of the existing roadside boundary wall with railings and a pedestrian gate and the reinstatement and enlargement of the existing gates as well as landscaping treatment to the front garden area.

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**Area** Area 1 - South East  
**Application Number** 3356/25  
**Application Type** Permission  
**Applicant** Cian Sayles and Josephine May  
**Location** 26 Leighlin Road, Dublin 12, D12A8PN  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: The construction of a two-storey side and front extension to replace the existing garden structure , incorporating internal modifications at ground and first floor level , a new front porch extension and all associated site works .

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**Area** Area 1 - South East  
**Application Number** WEB2229/25  
**Application Type** Permission  
**Applicant** Shane O'Driscoll  
**Location** 26 Clyde Road, Dublin 4  
**Registration Date** 21/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE & CHANGE OF USE: Works will consist of: change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4007/24). Construction of a part single storey, part two storey extension to the side and rear, including a double height space. Internal alterations to the existing building including: closing up of interconnecting doors with 27 Clyde Road, removal of stud partition walls on all floors, relocation of some door openings, the replacement of the stairs from lower ground floor to upper ground floor, laying a new concrete floor slab to the lower ground floor with insulation and underfloor heating.   
Form two new window openings at upper ground floor level on the North-west facade, replacement of uPVC windows to the rear with new up-and-down timber sash windows, refurbishment of existing sash windows to the front and side of the house, replacement of front door with new door to original detail, the alteration of three windows to form door openings and repointing of the brickwork to the front facade. New mechanical and electrical installation including new electrical and gas meters to the front of the house in accordance with Bord Gais and ESB standards. New bathrooms fit outs. New surface water drainage. Landscaping works including gravel parking area to the front and paved terrace to the rear. Widening of the existing vehicular entrance.

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**Area** Area 1 - South East  
**Application Number** WEB2913/25  
**Application Type** Retention Permission  
**Applicant** Shane Kennedy & Eve Campbell  
**Location** 10, Greenmount Court, Harolds Cross, Dublin 12  
**Registration Date** 19/08/2025  
**Additional Information**   
**Proposal**: RETENTION / PERMISSION: 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** Area 1 - South East  
**Application Number** WEB2914/25  
**Application Type** Retention Permission  
**Applicant** Helen Power and James Grant  
**Location** 337 Clogher Road, Crumlin, Dublin 12, D12WD30  
**Registration Date** 19/08/2025  
**Additional Information**   
**Proposal**: RETENTION:Retention for opening to front boundary to provide vehicular access with piers & gates.

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**Area** Area 1 - South East  
**Application Number** WEB2918/25  
**Application Type** Permission  
**Applicant** James McLaren  
**Location** 8 Vergemount Hall, Clonskeagh Road, Dublin 6  
**Registration Date** 20/08/2025  
**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** WEB2921/25  
**Application Type** Retention Permission  
**Applicant** Helen Power and James Grant  
**Location** 337, Clogher Road, Crumlin, Dublin 12  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: RETENTION: For opening to front boundary to provide vehicular access with piers & gates

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**Area** Area 1 - South East  
**Application Number** WEB2924/25  
**Application Type** Permission  
**Applicant** Eimear Mortell  
**Location** 8, Sion Hill Avenue, Dublin 6W  
**Registration Date** 21/08/2025  
**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** WEB2936/25  
**Application Type** Permission  
**Applicant** Eoin Ryan  
**Location** 98 Clonard Road, Kimmage, Dublin 12, D12 P0A6  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: Provision of a new front vehicular access with a dropped kerb, including removal of the existing front boundary wall, and construction of a single-storey flat-roof extension to the rear and side.

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**Area** Area 1 - South East  
**Application Number** WEB2939/25  
**Application Type** Permission  
**Applicant** Damian McCabe  
**Location** 87 Templeogue Road, Dublin 6w  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Two storey rear garden structure and associated land works.

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**Area** Area 1 - South East  
**Application Number** WEB2942/25  
**Application Type** Permission  
**Applicant** Frank and Rebecca Mitchell  
**Location** 42H, Palmerston Road, Dublin 6  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought by Frank and Rebecca Mitchell at No. 42H Palmerston Road, Rathmines, Dublin 6 (a Protected Structure RPS No. 6215) (and is a corner site with Cowper Road). The development will consist of: Relocation of the previously granted pedestrian gate reg ref: 4439/22 off Cowper Road in place of the existing vehicular entrance and the existing pedestrian gate is to remain in the existing position which was previously proposed to be blocked under reg ref: 4439/22.

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**Area** Area 1 - South East  
**Application Number** WEB2944/25  
**Application Type** Permission  
**Applicant** Damian McCabe  
**Location** 87 Templeogue Road, Terenure, Dublin 6W, D6W FK31  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Two storey rear garden structure and associated land works.

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**Area** Area 1 - South East  
**Application Number** WEB2948/25  
**Application Type** Permission  
**Applicant** Finola Gallagher / Barry Quill  
**Location** 34, Belgrave Square West, Rathmines, Dublin 6  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Finola Gallagher and Barry Quill intend to apply for permission for development at 34 Belgrave Square West, Rathmines, Dublin 6, D06 F6T2 The development will consist of works to the existing end-of-terrace house (PROTECTED STRUCTURE) which currently comprises three-storeys plus attic conversion with a four-storey return to the rear. The proposed works include: the construction of a new extension to the rear of the existing house that is part-single storey, and part three-storey to include a double height space; creation of new opes in the rear external wall of the return; new door ope to the side elevation; removal of non-original internal walls and stairs; replacement of the non-original stairs at the lower ground floor; new internal partitions; new shower room at attic level, new rooflights to the rear of the main house, and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2949/25  
**Application Type** Permission  
**Applicant** Ciara Murray  
**Location** 21 Gilford Drive, Sandymount, Dublin 4, D04 WF61  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Proposed widening of existing vehicular entrance to front garden and all associated site works.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0259/25  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 19/08/2025  
**Applicant** Marlet Property Group Ltd  
**Location** 25, Merrion Square North, Dublin 2, D02 E392  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: Proposal A number of interventions are proposed and these are the subject of this application for a section 5 declaration. These are: Cleaning of the render to upper floors. Cleaning of granite ashlar facing. Cleaning of the step and landing at front door. Cleaning of granite plinth wall at basement area and granite sills. Painting of all windows and frames on all floors. Painting of window reveals on the first, second, third and fourth floors. Painting of façade at basement level. Painting front door. Painting of railings. Painting of downpipes.  
Painting of the first-floor balcony and upper floor balconettes. Refurbishment of brass joinery on front door. Replacement of door hinges to prevent the front door from slamming. Substitution of brass nameplate in place of existing aluminium name plate.

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**Area** Area 1 - South East  
**Application Number** 0308/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 18/08/2025  
**Applicant** Richard Lynch  
**Location** Scoil Iosagain, Aughavannagh Road, Crumlin, Dublin 12  
**Additional Information**   
**Proposal**: EXPP: Use of an existing primary school classroom for an Early Years setting (AM) and after school setting (PM).

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**Area** Area 1 - South East  
**Application Number** 0322/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 19/08/2025  
**Applicant** Whitespace Developments Limited  
**Location** 50 Haddington Road, Ballsbridge, Dublin 4, D04 KT9Y  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The decoration of the front door and surrounds and the two timber windows to the rear façade, cleaning and painting of metal railings to the front balconies, steps and boundaries, painting the painted render to the basement front, decoration of the interiors throughout, replacement of Kitchen cabinets and worktops to existing Kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in the First and Second floor levels in order to lay-in proprietary fire rating mats between joists to improve the Fire Rating.

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**Area** Area 1 - South East  
**Application Number** 0326/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 19/08/2025  
**Applicant** Druid Padel Ltd.  
**Location** Existing Tennis Court at Bushes Lane to the rear of  
 No. 19, Grosvenor Road, Rathgar, Dublin 6  
**Additional Information**   
**Proposal**: EXPP: Subdivision of existing tennis court into 2 no. padel tennis courts.

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**Area** Area 1 - South East  
**Application Number** 0327/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 19/08/2025  
**Applicant** Michael Keegan  
**Location** 35, Leeson Street Upper, Dublin 4, D04 F4A9  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: 12 solar panels on rear south facing roof.

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**Area** Area 1 - South East  
**Application Number** 0331/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/08/2025  
**Applicant** Granville Developments Limited  
**Location** Lands of Haddington Place, (Southwest of Sisters Of  
 Holy Faith Convent) Dublin 4  
**Additional Information**   
**Proposal**: SHEC: The construction of a three- storey facility to provide residential accommodation and care to members of religious orders in need of care, comprising 38 no. ensuite bedrooms on lands to the Rear of Sisters of the Holy Faith, Haddington Place (minor), Dublin 4.

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**Area** Area 1 - South East  
**Application Number** 3287/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** David Rice  
**Location** 7 Brabazon Square, Dublin 8, D08 A2R5  
**Additional Information**   
**Proposal**: Installation of a rooflight on the South-East facing roof pitch and removal of the existing front elevation pebble dashing .

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**Area** Area 1 - South East  
**Application Number** 3351/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/08/2025  
**Applicant** Ted McCarthy and Christine Gonzalez  
**Location** 46 Raphoe Road, Crumlin, Dublin 12, D12V4X7  
**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** 3352/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/08/2025  
**Applicant** Joes Vieria  
**Location** 31-33 Gloucester Street South, Dublin 2  
**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** WEB2053/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Guillaume Didu  
**Location** 60 Hazelbrook Road, Terenure, Dublin 6W  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2491/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** Sean Gibbons and Kerri Sheeran  
**Location** 53, Ringsend Park, Dublin 4  
**Additional Information**   
**Proposal**: The proposed development includes raising of the existing roof to front, fitting of two velux roof windows to front, construction of a two story extension to the rear to accommodate a kitchen at ground level and a bedroom and bathroom on the first floor with all associated internal and external works.

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**Area** Area 1 - South East  
**Application Number** WEB2500/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** Colm & Fina Walsh  
**Location** 7 Ailesbury Park, Ballsbridge Dublin 4  
**Additional Information**   
**Proposal**: The development will consist for creation of vehicular access to front to form new off-street parking within the curtilage of the dwelling incorporating a new gate by modification of existing railings/hedgerow and kerbing and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2502/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** David Leech & Avril Bates  
**Location** 8, Saint John's Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: The development will consist of: the remodelling of the front railings to allow for new vehicular access and off-street parking spaces for two vehicles with EV charging point to the front garden, and associated landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB2511/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Dr. Sheila Byrne  
**Location** Basement of 30 Leeson Street Lower, Saint Kevin's,  
 Dublin 2, D02 DP96  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Minor amendments to previously approved change of use (Planning Ref. 4101/24). The internal alterations will include the infilling of no. 2 existing internal openings, construction of a timber stud wall creating a new store room, the fitting of a new internal door, the omission of a previously approved door, and the installation of a freestanding 1.8m high screen wall.

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**Area** Area 1 - South East  
**Application Number** WEB2512/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Conor & Jade O'Reilly  
**Location** 13, Larkfield Grove, Kimmage, Dublin 6W  
**Additional Information**   
**Proposal**: The development will consist of the following: (a) The construction of a first floor extension over existing ground floor extension to the rear with converted attic space and rear rooflights. (b) The widening of the existing pedestrian access for the creation of a vehicular entrance to the front garden to facilitate off street parking. (c) The development is to include for internal alterations, drainage and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2529/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2025  
**Applicant** Hester Scott  
**Location** Rear of 8 Leeson Park, Dublin 6, D06N6T1  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE Demolition of an existing garage and the construction of a replacement garage with loft above on site to rear of 8 Leeson Park, Dublin 6

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**Area** Area 1 - South East  
**Application Number** WEB2530/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Paul O'Grady  
**Location** 30 Raglan Lane, Dublin 4, D04 A4N8  
**Additional Information**   
**Proposal**: Planning permission for development to consist of the construction of a new rear dormer extension to the existing attic bedroom at second floor level to the rear of the existing part two storey (to the front), part single storey (to the rear) dwelling house along with the relocation of the existing rear roof velux window, addition of new external insulated system to entire existing dwelling, refurbishment of the existing dwelling house, elevational alterations, modification of the existing front boundary wall and gates all with associated site works and landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB2531/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2025  
**Applicant** Maedhbh and BenValla Mlowezi  
**Location** Coach House (Bushes Lane), rear of 76 Kenilworth  
 Square East, Rathgar, Dublin 6, D06 FK63  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For development at this site: Coach house (Bushes Lane), rear of 76 Kenilworth Square East, Rathgar, Dublin D06 FK63, this site is within the curtilage of a Protected Structure. The development will consist of: a) Renovations and alterations to the existing stone Coach house, including fitting new windows in existing openings, forming two new door openings to the rear of the building, and fitting new rooflights and solar PV panels to front, rear and sides of existing pitched roof b) Construction of a new single storey flat roofed extension in courtyard to the side of the existing coach house, construction of a part single storey, part two storey extension with flat roof to the rear of the existing two storey coach house c) Provision of a new vehicular entrance, 3.4m wide with timber gates, in the existing stone boundary wall to Bushes Lane to provide off street parking for one car d) all associated site, landscaping, drainage and ancillary works

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**Area** Area 1 - South East  
**Application Number** WEB2536/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2025  
**Applicant** Esprit Investments Limited  
**Location** 0.461 ha landholding, generally bound by James Place  
 East and Mount Street Upper, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Esprit Investments Limited intend to apply for permission for development at this 0.461 Ha landholding generally bound by James Place East and Mount Street Upper, Dublin 2. The landholding comprises 2 No. physically separated, yet proximate sites (referred to as Plot A and Plot B for the purposes of this Planning Application). Plot A (0.125 Ha), which incorporates No. 50 James Place East (a Protected Structure), is generally bound to the north by Nos. 47-50 Mount Street Upper, to the south by James Place East, to the east by No. 46 James Place East, and to the west by the car park to the rear of No. 51 Mount Street Upper. Plot B (0.336 Ha), which incorporates No. 40 Mount Street Upper (a Protected Structure), is generally bound to the north by Nos. 37-39 and 41-43 Mount Street Upper and Mount Street Upper, to the south by James Place East, to the east by No. 30 Herbert Street and the car park to the rear of No. 36 Mount Street Upper, and to the west by No. 44 James Place East and No. 44 Mount Street Upper. The development will principally consist of: the demolition of the 2 No. storey office building (1,412 sq m) and single storey rear stores (215 sq m) at Nos. 38-43 James Place East, shed (17 sq m) to the rear of No. 40 Mount Street Upper and single storey rear extension (17 sq m) attached to the mews building at No. 50 James Place East; and the construction of a Mixed-Use Development (12,994 sq m) across Plot A and Plot B as follows: Plot A: The construction of a part 1 No. - part 5 No. storey Mixed-Use Development (2,521 sq m). The Mixed-Use Development (including the internal reconfiguration of the existing 2 No. storey mews building at No. 50 James Place East) will comprise 26 No. apartments (2 No. studio units, 14 No. 1 bed units and 10 No. 2 bed units) and office accommodation (140 sq m). Plot B: The construction of a part 1 No. - part 5 No. storey (over basement) Mixed-Use Development (10,473 sq m) comprising office accommodation (9,522 sq m) and a community space (358 sq m). The development will also comprise of the following at No. 40 Mount Street Upper: the provision of a platform lift at the main entrance and associated alterations to the existing railings; elevational changes including the replacement of a window on the rear elevation with double doors; and the provision of a bridge above the existing courtyard. The development will also include: internal footpaths; bicycle parking; bin storage; hard and soft landscaping; balconies / terraces principally facing north and south; boundary treatments including the demolition of part of the existing stone walls; lighting; plant; lift overruns; an ESB substation; green and blue roofs; PV panels; signage; and all other associated site and development works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB2553/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Andrew Farrell  
**Location** 177 Strand Road,, Sandymount, Dublin 4, D04W3K1  
**Additional Information**   
**Proposal**: Construction of 1) a first floor extension (36 sq.M), a dining area, with blinkered balcony and spiral staircase access to garden level, pop out seat window to side towards sea and glazed rooflight to side roof, and 2) a garden room structure (24 sq.M) to rear.

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**Area** Area 1 - South East  
**Application Number** WEB2883/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/08/2025  
**Applicant** Eimear Mortell  
**Location** 8 Sion Hill Avenue, Dublin, 6w, D6W W864  
**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  
**Decision** APPLICATION WITHDRAWN  
**Decision Date** 21/08/2025  
**Applicant** Damian McCabe  
**Location** 87 Templeogue Road, Terenure, Dublin 6W, D6WFK31  
**Additional Information**   
**Proposal**: Two storey rear garden structure and associated land works.

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**Area** Area 1 - South East  
**Application Number** WEB2893/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/08/2025  
**Applicant** Phoenix Tower Ireland III Limited  
**Location** 2, Grand Parade, Ranelagh, Dublin 6  
**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** Area 1 - South East  
**Application Number** WEB2895/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/08/2025  
**Applicant** James McLaren  
**Location** 8 Vergemount Hall, Clonskeagh Road, Dublin 6, D06 TC53  
**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** WEB2903/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 18/08/2025  
**Applicant** Shane Kennedy & Eve Campbell  
**Location** 10, Greenmount Court, Harolds Cross, Dublin 12  
**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** Area 1 - South East  
**Application Number** WEB2914/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 20/08/2025  
**Applicant** Helen Power and James Grant  
**Location** 337 Clogher Road, Crumlin, Dublin 12, D12WD30  
**Additional Information**   
**Proposal**: RETENTION:Retention for opening to front boundary to provide vehicular access with piers & gates.

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**Area** Area 1 - South East  
**Application Number** WEB2933/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/08/2025  
**Applicant** Perfect Pubs 3 Limited T/A The Auld Dubliner  
**Location** The Auld Dubliner, No. 17 Anglesea Street / 24-25  
 Temple Bar, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Perfect Pubs 3 Limited T/A The Auld Dubliner seek Change of Use from Restaurant / Bar to six ensuite bedroom short term lets to the First floor. The Auld Dubliner, no.17 Anglesea Street / 24-25 Temple Bar, Dublin 2 D02 DX09. (A Protected Structure)

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**Area** Area 1 - South East  
**Application Number** WEBLRD6073/25-S3B  
**Application Type** Large Residential Development-3  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** 1 Terenure Land Limited  
**Location** site is 'Carlisle', Kimmage Road West, Dublin 12  
**Additional Information**   
**Proposal**: We, 1 Terenure Land Limited, intend to apply for Planning Permission for a Large-Scale Residential Development (LRD) at this site at 'Carlisle', Kimmage Road West, DUBLIN 12, in the Electoral Division of Kimmage E. The site is located to the south of Captain’s Road, west of Brookfield Green, east of Park Crescent, north and east of Carlisle Health and Fitness Centre / BD Gym (D12 X379) and north of the Nora Dunne Gallery (D12 RP02). The proposal will consist of a residential development (c.14,437 sqm GFA) providing 145 no. Apartments (70 no. 1 beds and 75 no. 2 beds) within 5 no. blocks ranging in height up to 5 storeys. Blocks 4 and 5 are conjoined. A detailed breakdown of each block is as follows: • Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units • Block 2 ranges in height from 3 to 5 storeys and provides 38 no. residential units • Block 3 ranges in height from 3 to 5 storeys and provides 37 no. residential units  
• Block 4 ranges in height from 3 to 4 storeys and provides 22 no. residential units • Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units All residential units will be provided with associated private open spaces, in the form of balconies and terraces, to the north/ south/ east/ west. A creche (c.210 sqm plus external space of c.130 sqm) and community culture and arts space (c.813 sqm) are proposed within Blocks 4 and 5.Vehicular/ pedestrian/ cyclist accesses will be provided from Kimmage Road West, via the existing access route to Carlisle Health and Fitness Centre / BD Gym. This road will be extended into the site. The proposal will include 89 no. car parking spaces, 465 no. cycle parking spaces and 6 no. motorcycle parking spaces at surface and undercroft level (located under Blocks 1, 2 and 3), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development. The development will also include upgrades by Uisce Eireann to the network along Kimmage Road West.

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**Area 1   
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** WEB2168/25  
**Appeal Type** Written Evidence  
**Applicant** Douglas Gleasure  
**Location** 84, Highfield Road, Dublin 6, D06 RF97  
**Additional Information**   
**Proposal**: The development will consist of the construction of a 2 bed 3 person self-contained apartment with own hall door access at first floor level above existing single storey hair salon with pedestrian and cycle access from the public footpath at 84 Highfield Road. This proposal also includes for new external brick finish to the existing four plastered ground floor elevations and redesign of salon front elevation (door and window surrounds), all at 84 Highfield Road, Dublin 6, D06 RF97.

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**Area** Area 1 - South East  
**Application Number** WEB2230/25  
**Appeal Type** Written Evidence  
**Applicant** Paul Sheeran  
**Location** 7, Johnson's Court, Dublin 2, D02 K799  
**Additional Information**   
**Proposal**: (i) Change of use from commercial premises to restaurant/bar with ancillary entertainment use; (ii) demolition of existing staircase and provision of replacement fire exit staircase; (iii) provision of new fire exit/entrance doors; (iv) and all other associated works necessary to facilitate the change of use.

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

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

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 3024/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 22/08/2025  
**Applicant** Mrs Mary McCoubrey  
**Location** 265 and 267 Harold's Cross Road, Harold's Cross,  
 Dublin 6W  
**Additional Information**   
**Proposal**: Planning permission is sought for proposed off street vehicular access to properties at 265 and 267 Harold's Cross Road, Harold's Cross, Dublin 6W.

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**Area** Area 1 - South East  
**Application Number** 3097/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 18/08/2025  
**Applicant** Michael and Eimear O'Doherty  
**Location** Site to the rear of 120 Rathfarnham Road, Terenure,  
 Dublin D6W Y159  
**Additional Information**   
**Proposal**: Permission for development of a 2-storey over part basement maisonette on a 120m2 site to the rear of 120 Rathfarnham Road, Terenure, D6W Y159. Includes redesigned pedestrian and vehicular entrances formed within the existing boundary wall.

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WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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.**





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
33/25

(18/08/2025-24/08/2025)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0153/25  
**Application Type** Section 5  
**Applicant** Niamh O Flaherty  
**Location** 22, Kenilworth Road, Dublin 6, D06 KR28  
**Registration Date** 22/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP:PROTECTED STRUCTURE: Replace and repair sash windows by repairing original frames and making replica sashes.

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**Area** Area 1 - South East  
**Application Number** 0364/25  
**Application Type** Section 5  
**Applicant** Farmer Browns Eatery  
**Location** 170 Rathmines Road Lower, Rathmines, Dublin 6  
**Registration Date** 18/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Proposed replacement of kitchen extractor vent on roof of portacabin to rear. ECO 3 air handling unit on roof of existng kitchen to the rear replacing an existing extractor fan. 3 AHU eliminates odours and reduces noise transmission.

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**Area** Area 1 - South East  
**Application Number** 0367/25  
**Application Type** Section 5  
**Applicant** Colm Healy and Fiona Gormley  
**Location** 32, Ormond Road South, Rathmines, Dublin 6  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The development will consist of the installation of 8 no. solar panels on each of the two rear elevation, south facing side of the double pitch roof of a protected structure. The panels will be affixed using standard methodology.

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