



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

All applications received will be considered by the Planning Authority to determine their validity in accordance with Planning and Development Regulations 2001. Any application pending validation listed hereunder, and subsequently declared to be invalid, will be detailed in the DECISIONS SECTION of the Weekly List in a subsequent publication.

WEEKLY PLANNING LISTS

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

Area 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	3339/25
Application Type	Permission
Applicant	Ron and Laura Branagan
Location	9 Harty Avenue, Walkinstown, Dublin 12
Registration Date	05/08/2025
Additional Information	
Proposal:	Change of use from beauty salon to a GP medical clinic comprising 4 surgeries, reception/office , new external signage, revised ground floor layout and associated works.

Area	Area 2 - South Central
Application Number	WEB2847/25
Application Type	Permission
Applicant	Somerton House Ltd.
Location	The Barn House, 44/45, Dolphin's Barn, Dublin 8, D08 KR44
Registration Date	07/08/2025
Additional Information	
Proposal:	Permission is sought by Somerton House Ltd. for the extension and Change of Use on first and attic second floor levels at The Barn House, 44/45 Dolphins Barn, D08 KR44. Permission to include: a 15 sqm extension to first-floor annex plus 68sqm habitable attic accommodation at 2nd floor level. The Change of Use of existing 1st floor level Function Room and 1 bedroom apartment to Tourist Hostel use providing 21 bedspaces in 8no. ensuite bedrooms at first and second floor (attic) levels with associated internal alterations at ground and basement levels providing hostel reception, toilets and kitchen services. Permit associated alterations to facades including the demolition of 4no. chimneys, to provide new shop-front with signage to North-West façade, a 16sqm balcony with bifold door sets at ground floor level and oriel window at 1st floor level to South facade overlooking the Grand Canal, dormer windows and rooflights to North West, South and South East roof slopes. To realign and extend external staircase at rear to first floor level and for all associated site works, landscaping and services.

Area	Area 2 - South Central
Application Number	WEB2852/25
Application Type	Retention Permission
Applicant	MEV Ltd
Location	578 South Circular Road/ Brookfield Road, Dublin 8
Registration Date	08/08/2025
Additional Information	
Proposal:	RETENTION PERMISSION for External Canopy Enclosure to front elevation at 578 South Circular Road/ Brookfield Road, Kilmainham, D8 D08T9D0

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	WEB2831/25
Application Type	Permission
Applicant	David Martyn & Orla McCartney
Location	23, Saint Mary's Crescent, Dublin 12
Registration Date	06/08/2025
Additional Information	
Proposal:	The development will consist of a ground floor rear extension granted permission under application WEB 1626/24, and an attic extension with a new dormer to the rear.

Area	Area 2 - South Central
Application Number	WEB2850/25
Application Type	Permission
Applicant	Andrew and Maedbh Molloy
Location	102 Galtymore Road, Drimnagh, Dublin 12
Registration Date	08/08/2025
Additional Information	
Proposal:	Permission to construct a two-storey extension to the side and rear of existing dwelling house together with all associated site works.

Area	Area 2 - South Central
Application Number	WEB2861/25
Application Type	Permission
Applicant	Andrew and Maedbh Molloy
Location	102, Galtymore Road, Drimnagh, Dublin 12
Registration Date	09/08/2025
Additional Information	
Proposal:	Permission to construct a two-storey extension to the side and rear of existing dwelling house together with all associated site works.

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0294/25
Application Type	Section 5
Decision	Exempt
Decision Date	06/08/2025
Applicant	Danny Golden
Location	7, West Terrace, Inchicore, Dublin 8, D08 W8NR
Additional Information	
Proposal:	EXPP: Extension constructed to rear of property under planning permission 4635/17. The as-built extension varies from the planning drawings by (1) Rear ground floor window and door facing rear pedestrian laneway placed on opposite sides to proposed elevation

(2) First floor narrow en-suite window not constructed (3) First floor en-suite not constructed. It is proposed that these alterations are non-material.

Area	Area 2 - South Central
Application Number	0309/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	05/08/2025
Applicant	Jean McCallig
Location	146, Walkinstown Road, Dublin 12, D12 E3W8
Additional Information	
Proposal:	SHEC: Demolition of existing house + sheds, Construction of a single storey house.

Area	Area 2 - South Central
Application Number	0323/25
Application Type	Section 5
Decision	APPLICATION WITHDRAWN
Decision Date	08/08/2025
Applicant	Gulzaib Afzal
Location	134 Thomas Street West, Dublin 8, D08 T6H9
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Ground floor currently used as hot food takeaway. We are looking for minor internal changes (non structured). (1) New signage, (2) Replacement of current extraction fan, (3) Internal redesign as per attached plans.

Area	Area 2 - South Central
Application Number	WEB2014/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	07/08/2025
Applicant	Sophia Crimmins
Location	110 Benmadigan Road, Dublin 12, D12 HP62, D12
Additional Information	Additional Information Received
Proposal:	RETENTION: The development seeking retention permission consists of the construction of a single-storey extension to the (eastern) side of the main house.

Area	Area 2 - South Central
Application Number	WEB2366/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Siobhan Melvin and Tomas Melvin
Location	105, Jamestown Road, Inchicore, Dublin 8
Additional Information	
Proposal:	Planning permission for the refurbishment, ground and first floor extension to the rear, side and front of a two storey terraced house at number 105 Jamestown Road, inchicore, Dublin 08. The proposed development will consist of the construction of a ground floor extension to the

rear, side and front of 40m² and first floor flat roof and pitched roof extension with rooflights to the rear, side and front of 36 m² to give a total additional area of 76 m² (total existing and proposed house area is 163 m²). The proposed development will also consist of general remedial work to the ground floor layout to include removal of section of rear and side walls to provide for an open plan living/ dining/ kitchen space to the rear with downstairs wc and utility room to the side and home office/bedroom to the front and general remedial work to the first floor layout to include removal of section of side wall to cater for an extra bedroom to the rear and bathroom and extended bedroom to the front of the house. The proposed development will also cater for all associated site, drainage and landscaping works.

Area	Area 2 - South Central
Application Number	WEB2373/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	06/08/2025
Applicant	Real Estate Acquisitions and Sales Limited
Location	42 Marrowbone Lane, Dublin 8, D08 FY6W

Additional Information

Proposal: The proposed development comprises the following: Demolition of all existing light industrial 1-2 storey light industrial buildings on the site (c. 435.73 sq.m) and associated boundary wall and fencing along Marrowbone Lane and Forbes Lane. Construction of a 5-9 storey residential apartment building comprising 51 no. 1 bed apartment units at ground to 8th floor level ranging in size from c.45 sq.m to c. 58 sq.m, and an internal communal amenity space at ground floor level (c. 54.2 sq.m). All apartment units are provided with private open space areas in the form of balconies/ terraces. Pedestrian access to the proposed development will be from Marrowbone Lane. The proposal includes the removal of the existing vehicular access point to the site. All units are intended to provide housing for independent living for older residents (55 years plus). The development proposes c.608 sq.m of communal amenity open space as 2 no landscaped areas, a courtyard space at ground floor level (c. 370.6 sq.m) and a landscaped terrace area at 8th floor roof level (c. 236.96 sq.m). The development also proposes associated secure bicycle (51 spaces for residents and 27 spaces for visitors) and bin storage, an ESB substation, generator room, switch room, sprinkler/break tank room, cleaners store, accessible W/C associated with the internal communal amenity space at ground floor level, hard and soft landscaping and all other associated site works and services above and below ground on an overall site of c. 975 sq.m.

Area	Area 2 - South Central
Application Number	WEB2389/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Building Design Partnership
Location	St. James's Healthcare Campus, St. James's Hospital, Dublin 8

Additional Information

Proposal: The development will consist of: extensions and alterations to the Jonathan Swift Clinic comprising: 1) a 40 sq. m. single storey extension to the north with a 2 metre high louvre plant screen enclosure on the roof; 3) a 75 sq. m. single storey extension within the internal courtyard; 4) enclosure of existing 13.7 sq. m. external terrace on the southern elevation and incorporation into the ground floor; and 5) enclosure of 70 sq. m. of the landscaped courtyard to the east with the Robert Mayne Day Hospital with 2.5 metre (maximum) high fencing.

Area	Area 2 - South Central
Application Number	WEB2392/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Karen Hanratty and John Conlon
Location	42, Greenville Terrace, South Circular Road, Dublin 8

Additional Information

Proposal: Proposed alterations to the existing house to include the conversion of the existing rear extension from 1-storey to 2-storeys. This shall involve the removal of the existing mezzanine floor, area 16.5sqm, and in its place the construction of a new second floor, area 25sqm, to provide a new bedroom and bathroom at first floor level. The dwelling type shall change from a one-bedroom dwelling to a two-bedroom dwelling. The associated proposed alterations shall include a new yard between the original house and the rear extension, area 3sqm, and a green roof at first floor level to the rear, area 5sqm. The green roof area shall be fully enclosed by a permanent privacy screen. In addition, the proposed alterations include the reinstatement of the original recessed entrance porch to the front of the house.

Area	Area 2 - South Central
Application Number	WEB2404/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	08/08/2025
Applicant	Paula Lynch
Location	14, Oblate Drive, Inchicore, Dublin 8, D08 XEW5

Additional Information

Proposal: PERMISSION and RETENTION for widened vehicle access and permission for new pillars to create vehicle access of 2.9m to front

Area	Area 2 - South Central
Application Number	WEB2850/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	08/08/2025
Applicant	Andrew and Maedbh Molloy
Location	102 Galtymore Road, Drimnagh, Dublin 12

Additional Information

Proposal: Permission to construct a two-storey extension to the side and rear of existing dwelling house together with all associated site works.

Area 2
Appeals Notified

None

Area 2 Appeals Decided

Area	Area 2 - South Central
Application Number	WEBLRD6060/25-S3
Appeal Decision	ATTACH CONDITIONS
Appeal Decision Date	@05/08/2025
Applicant	The Iveagh Trust
Location	43-50, Dolphin's Barn Street, Dublin 8

Additional Information

Proposal: Permission for a Large-Scale Residential Development on a site of c.0.358 ha at 43-50 Dolphin's Barn Street, Dublin 8. The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following: The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm. The construction of a 1-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm. All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building. The proposal includes external communal open space areas (c.707 sqm) at ground floor level, and provision of PV panels at roof level. The proposal provides a total of 15 no. car parking spaces (12 no. for residents, 2 no. for the community hub, including 1 no. accessible parking space, and 1 no. car sharing space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development. The proposal includes for alterations and upgrade of the site boundary walls / treatment. The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground. The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

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SECTION 5 EXEMPTIONS

31/25

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Area	Area 2 - South Central
Application Number	0041/25
Application Type	Section 5
Applicant	Padraig McGrath
Location	29-31, The Coombe, Dublin 8, D08 A025 and D08 VE20
Registration Date	05/08/2025
Additional Information	Additional Information Received

Proposal: EXPP: Whether the provision of 5 no. residential apartments at ground floor (29-31, The Coombe, Dublin 8, D08 A025 and D08 VE20) is or is not exempted development.

Area	Area 2 - South Central
Application Number	0348/25
Application Type	Section 5
Applicant	Anne-Marie Pilkington
Location	40, New Ireland Road, Rialto, Dublin 8
Registration Date	08/08/2025
Additional Information	

Proposal: EXPP: External wall insulation to: front and rear elevations in nap finish. The band and arch details will be recreated also in a nap finish.

Area	Area 2 - South Central
Application Number	0344/25
Application Type	Section 5
Applicant	John Anthony Meath
Location	The Church of St. Catherine, Thomas Street, The Liberties, Dublin 8
Registration Date	01/08/2025
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Installation of a carved stone memorial plaque to commemorate the Brabazon family on the exterior of the north facing wall of the chancel of the Church of St. Catherine, Thomas Street, Dublin 8.

*****AMENDMENT TO WEEK 31*****
