

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

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**Area 2
COMMERCIAL**

**Area** Area 2 - South Central
**Application Number** 2226/20/X1
**Application Type** Extension of Duration of Permission
**Applicant** Dirk Ippen
**Location** Site bounded by, Wesley Place, And Rear Of 11-13,
 Clanbrassil Street Upper, Dublin 8
**Registration Date** 13/08/2025
**Additional Information**
**Proposal**: EXT. OF DURATION: Planning permission is sought for the development of a 92.7 sq.m, 1 no. 2-bedroom town house dwelling located over 3 floors with balcony area at 3rd floor level. The development will also see the relocation of the existing attenuation tank and revisions and modifications to the drainage layout. The proposed development will provide no new car parking spaces.

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**Area** Area 2 - South Central
**Application Number** 4793/19/X1
**Application Type** Extension of Duration of Permission
**Applicant** Aoife Tuomey
**Location** 6, Rowserstown Lane, (a.k.a HIgh Rd),, Kilmainham,
 Dublin, D08AA45
**Registration Date** 14/08/2025
**Additional Information**
**Proposal**: EXT. OF DURATION : Works include the demolition of the remaining walls of a derelict, terraced house and a rear boundary wall and the construction of a dual fronted,4 storey, terraced, apartment building consisting of 3 no. apartments. Apartment 1 (area 46m2) and Apartment 2 (area 59m2) are 1 bedroom apts located at ground and first floor level with own door access from the pedestrian Rowserstown Lane. Apartment 3 (area 97m2) is a 3 bedroom apt at second and third floor levels with own door access from the Kilmainham lane side. Private amenity space is provided as follows: Apt. 1 has a south facing terrace at ground level, Apt. 2 has a south facing balcony at first floor, both facing Rowserstown lane and Apt. 3 has private access to a roof garden. A green roof finish is proposed for the roof of the building. Bin storage for each apartment and 5 no. bicycle parking spaces in total to be provided within the property boundary. Associated siteworks, including the construction of a retaining wall to support the land bank to the rear of the property and upgrade works to the drainage system, are to be carried out.

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**Area** Area 2 - South Central
**Application Number** WEB2256/25
**Application Type** Permission
**Applicant** Meath Assets Trading Ltd.
**Location** 67-70 Meath Street, Dublin 8, D08 YCK4
**Registration Date** 15/08/2025
**Additional Information** Additional Information Received
**Proposal**: Conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first-floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of the existing second-floor roof terrace. An extra floor will be added on top of the existing three-storey building with a new lift shaft. The development will comprise four one bed apartments; six two bed apartments & one two bed duplex apartment, totalling eleven residential units, along with internal alterations and all associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2869/25
**Application Type** Permission
**Applicant** Somerton House Ltd.
**Location** The Barn House, 44/45 Dolphin's Barn, Dublin 8
**Registration Date** 12/08/2025
**Additional Information**
**Proposal**: Dublin City Council: 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.

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**Area** Area 2 - South Central
**Application Number** WEB2892/25
**Application Type** Retention Permission
**Applicant** Nathan Mulvaney
**Location** 5a Rafters Road, Drimnagh, Dublin 12
**Registration Date** 15/08/2025
**Additional Information**
**Proposal**: Minor alterations to previously approved permission no: 3829/23 (the erection of two single storey semi-detached houses and associated works) at site at 5a Rafters Road, Drimnagh, Dublin 12, as follows: - minor layout changes. - minor elevational changes including plaster finish rather than brick on the front elevations. - New rooflights over living and bathroom areas. - Revised front boundary treatment (railings).

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**Area 2
DOMESTIC**

**Area** Area 2 - South Central
**Application Number** WEB1522/25
**Application Type** Permission
**Applicant** Mark Pemberton
**Location** 23, Cromwellsfort Road, Walkinstown, Dublin 12
**Registration Date** 14/08/2025
**Additional Information** Additional Information Received
**Proposal**: The development will consist of a two storey rear extension; attic conversion with new dormer to front, three new roof lights to the rear of main roof, demolition and rebuilding of a single-storey side extension including two new rooflights; widening of existing vehicular entrance; extending and enlarging existing single storey shed to rear to create boat and car storage with access from rear laneway; including all related façade modifications, drainage, and ancillary site works

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**Area** Area 2 - South Central
**Application Number** WEB2887/25
**Application Type** Permission
**Applicant** Tadhg Kearney & Aoife Dunne
**Location** 2, Hamilton Street, Saint Catherine's, Dublin 8
**Registration Date** 14/08/2025
**Additional Information**
**Proposal**: Two-storey flat-roof rear extension with two rooflights, to provide an extended kitchen/living area at ground floor level and a new bedroom at first floor level.

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**Area** Area 2 - South Central
**Application Number** WEB2896/25
**Application Type** Permission
**Applicant** Martin & Clare McElhinney,
**Location** 324, Ballyfermot Road, Ballyfermot, Dublin 10
**Registration Date** 15/08/2025
**Additional Information**
**Proposal**: RETENTION AND PERMISSION: Retention Planning Permission for existing Extended Hallway and Permission for proposed Vehicular Access Gateway and Driveway to front of 324 Ballyfermot Road, Ballyfermot, Dublin 10

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**Area 2
Decisions**

**Area** Area 2 - South Central
**Application Number** 3280/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 15/08/2025
**Applicant** John and Lindsey Malone
**Location** 85 Drimnagh Road, Drimnagh, Dublin 12
**Additional Information**
**Proposal**: The development will consist of a first floor side extension over newly granted ground floor side extension under planning reference 3101/25 and all associated site works .

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**Area** Area 2 - South Central
**Application Number** 4364/19/X1
**Application Type** Extension of Duration of Permission
**Decision** GRANT EXT. OF DURATION OF PERMISSION
**Decision Date** 12/08/2025
**Applicant** Hentive Limited
**Location** Thomas Moore Road, Walkinstown, Dublin 12
**Additional Information**
**Proposal**: Site bounded and accessed by both Walkinstown Road and Balfe Road, comprising of Balfe Road Industrial Estate (2-4 Balfe Road), Walkinstown Road Surface Car Park and lands and industrial building (5 Walkinstown Road) to the rear of houses on Walkinstown Road and Thomas Moore Road, Walkinstown, Dublin 12 The development will consist of:- 1.) The demolition of all existing buildings on site; 2.) The construction of a mixed use commercial and residential development in 6 no. blocks accommodating 2 no. commercial units, a communal meeting space and 70 no. residential units comprising 29 no. 1 bed units (apartments), 30 no. 2 bed units (apartments), 5 no. 3 bed units (townhouses) and 6 no.4 bed units (townhouses); 3.) the proposed blocks consist of the following: -Block 1: part 3-storey / part 5-storey (3-storey plus two setback levels) mixed-use block fronting onto Walkinstown Road accommodating 2 no. ground floor retail/non-retail services unit addressing Walkinstown Road, ground floor communal meeting area, and 26 no. apartments comprising of 13 no. 1 bed units and 13 no. 2 bed units with associated balconies/terraces; - Block 2: part 3-storey/part 4-storey (3-storey plus setback level) residential block fronting onto Balfe Road accommodating 25 no. apartments comprising 12 no. 1 bed units and 13 no. 2 bed units with associated balconies/terraces;- Block 3: 2-storey plus attic level residential block fronting onto the central communal amenity area accommodating 5 no. 3 bed townhouses; - Block 4: 2-storey residential block accommodating 4 no. apartments comprising 2 no. 1 bed units and 2 no. 2 bed units with associated balconies /terraces; - Block 5: 2-storey residential block accommodating 4 no. apartments comprising 2 no 1 bed units and 2 no. 2 bed units with associated balconies/terraces; - Block 6: 2-storey plus attic level residential block at the southern end of the site accommodating 6 no.4 bed townhouses; 4.) Vehicular access from Walkinstown Road and realignment/widening of existing public laneway off Walkinstown Road including removal of existing boundary wall along the laneway; 5.) internal access road and 38 no. car parking spaces; 6.) associated signage, bicycle parking, refuse stores, landscaping, boundary treatments, and all site development works and services.

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**Area** Area 2 - South Central
**Application Number** SHD0029/20/X1
**Application Type** Extension of Duration of Permission
**Decision** GRANT EXT. OF DURATION OF PERMISSION
**Decision Date** 13/08/2025
**Applicant** Kinvara Star Property 1 Limited
**Location** Former Steelworks Site, 32A,32B,33, 34 & 35, James's
 Street and site off Basin View, Dublin 8
 (ABP-308871-20)
**Additional Information**
**Proposal**: EXT. OF DURATION: We, Cherry Core Ltd. and Jasmine Perfection Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at the Former Steelworks Site at 32A, 32B, 33, 34 & 35 James Street, and a Site off Basin View (629sqm), Dublin 8 (D08 V1W9, D08 W7R6, D08 K5N0, D08 Y656, D08 T0H7 and D08 C2N7). The development will consist of: (i) Demolition of the existing 3-4 storey corrugated iron industrial buildings (currently used as a surface carpark) and 2 storey dilapidated commercial buildings on site (comprising c. 3,300sq.m); (ii) construction of 189 no. Build-to-Rent apartments (comprising 151 no. one-bed apartments, 34 no. two-bed apartments and 4 no. three-bed apartments) in 3 no. three to eight storey blocks. The development will be served by 232sq.m of communal residential amenities/facilities, including a communal lounge, multi-functional space, a concierge, a central pedestrian/cycle entrance and a delivery storage area fronting James Street; 1,457sq.m. of communal open space, including a 75sqm roof terrace and 3 no. landscaped courtyards; 257 no. bicycle spaces (218 no. resident spaces in a secure bicycle storage area and 39 no. visitor spaces at ground floor level); and 4 no. car parking spaces (including 1 no. limited mobility space, 1 no. drop-off/set-down space and 2 no. Go-Car spaces) accessible from Basin View; (iii) improvement works to existing boundary walls; and (iv) Associated site and infrastructural works are also proposed which include; foul and surface water drainage; attenuation tanks; landscaping; plant areas; ESB substations; and all associated site development works.

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**Area** Area 2 - South Central
**Application Number** WEB2430/25
**Application Type** Retention Permission
**Decision** GRANT RETENTION PERMISSION
**Decision Date** 12/08/2025
**Applicant** Michael Coyne
**Location** 25, Fingal Street, Dublin 8, D08Y2Y6
**Additional Information**
**Proposal**: RETENTION : The development will consist of the retention of the existing footprint and the construction of a single storey dormer extension to the rear (second-floor level) , providing additional floor space.

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**Area** Area 2 - South Central
**Application Number** WEB2441/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 13/08/2025
**Applicant** Stuart Stein
**Location** 29 Herberton Park, Rialto, Dublin 8, D08 VEF2
**Additional Information**
**Proposal**: Demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2624/24
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 15/08/2025
**Applicant** Shenqing Shi & Fangmei Xue
**Location** 193, Emmet Road, Inchicore, Dublin 8, D08 H1K8
**Additional Information** Additional Information Received
**Proposal**: The development will consist of 1) Removal of existing single storey extension (11.34m2) and an existing detached single storey house (22.15m2) at rear of dwelling. 2) Provision of a single storey (30.6m2) extension to rear of dwelling.

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**Area** Area 2 - South Central
**Application Number** WEB2781/24
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 13/08/2025
**Applicant** The Land Development Agency
**Location** 1-3 Thomas Court, Dublin 8; at the rear of 10-13
 Thomas Street West, Dublin 8 with vehicular access, to
 Rainsford Street to the south;a vacant site between 13
 &17 Thomas Street West, Dublin 8; and a, surface car
 park to the rear of 17 to 25 Thomas Street
**Additional Information** Additional Information Received
**Proposal**: PROTECTED STRUCTURE. The Land Development Agency intends to apply for permission for development comprising enabling works pending redevelopment at a site of c. 0.65 ha that comprises No. 1-3 Thomas Court, Dublin 8; a former cash & carry building at the rear of Nos. 10-13 Thomas Street West, Dublin 8 (D08 VH9W) with vehicular access to Rainsford Street to the south (The Digital Hub building at Nos. 10-13 Thomas Street West, Dublin 8, D08 PX8H, is a Protected Structure (RPS No. 8149) located outside the Application site); a vacant site between Nos. 13 and 17 Thomas Street West, Dublin 8; and a surface car park to the rear of Nos. 17 to 25 Thomas Street West, Dublin 8 with existing access from Thomas Court to the west. (Nos. 19 and 22 Thomas Street are Protected Structures RPS Nos. 8150 and 8151, respectively.) The application site adjoins structures abutting Vat House 7, Crane Street, Dublin 8 (Protected Structure, RPS no. 2071), and adjoins No. 28 Thomas Street West (“Arthur’s Pub”), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152). The development will consist of the demolition of: a part-single, part-two storey former cash & carry building to the rear of Nos. 10-13 Thomas Street West, Dublin 8, D08 VH9W, with vehicular access to Rainsford Street to the south (c. 2,939 sq m); a two storey structure (over part cellar) vacant building at Nos. 1-3 Thomas Court, Dublin 8 (c. 476 sq m) and making good of the southern elevation of the adjoining No. 28 Thomas Street West (“Arthur’s Pub”), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152); and selected boundary walls. The development will also consist of interim development pending the future regeneration of the site to include: the use of an area of c. 350 sq m at Thomas Court as a tree and plant nursery and as an apiary; the erection of hoardings with graphics between No. 13 and No. 17 Thomas Street West, at Nos. 1-3 Thomas Court; and at Rainsford Street at the southern boundary of the former cash & carry building. The development will also consist of the provision of: a redesigned and repositioned vehicular entrance and gate at Thomas Court; boundary treatments; hard and soft landscaping; and all site development works above and below ground, including decommissioning, diversion and replacement of piped services.

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**Area** Area 2 - South Central
**Application Number** WEB2847/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 11/08/2025
**Applicant** Somerton House Ltd.
**Location** The Barn House, 44/45, Dolphin's Barn, Dublin 8, D08
 KR44
**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.

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**Area 2**

 **Appeals Notified**

**None**

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**Area 2**

**Appeals Decided**

**None**

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Dublin City Council

SECTION 5 EXEMPTIONS

32/25

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

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**Area** Area 2 - South Central
**Application Number** 0355/25
**Application Type** Section 5
**Applicant** Eimear Flynn & Gavin Leeson
**Location** 98, Brandon Road, Drimnagh, Dublin 12
**Registration Date** 12/08/2025
**Additional Information**
**Proposal**: EXPP: 1. External cladding or insulation (the wrap). External Cladding/Insulation 100mm EPS insulation board mechanically fixed to the external elevations of the building. External render to be an acrylic render with a 3mm aggregate, colour to match the existing wall finishes as far as possible. Brickwork to porch will not be altered. 2. Demolition of 2 sheds to rear of house. 3. Construction of ground floor extension to rear of house, of size 4m x 4m, to the rear of the house.

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