

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 2
COMMERCIAL**

**Area** Area 2 - South Central
**Application Number** 3357/25
**Application Type** Permission
**Applicant** Tesco Ireland Limited
**Location** The ground floor retail units, Block B, Reuben Street,
 Herberton Street and James's Walk Rialto, Dublin 8
**Registration Date** 21/08/2025
**Additional Information**
**Proposal**: The development will consist of: i) the amalgamation of the ground floor retail units to provide for a single retail unit (c.575 sq.m GFA) including an ancillary alcohol sales area (c.32 sq.m) ; (ii) minor external alterations to the elevations to include automatic sliding entrance door, signage, vinyl window coverings and louvered screens to the internal plant room on the Reuben Street (front) elevation; signage to the James's Walk (side) elevation; and louvered screens to the internal plant room on the Herberton Street (side) elevation; and (iii) all ancillary site services and site development works. The development will also consist of the provision of a loading bay on James's Walk.

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**Area** Area 2 - South Central
**Application Number** WEB2912/25
**Application Type** Retention Permission
**Applicant** Nathan Mulvaney
**Location** 5A, Rafters Road, Drimnagh, Dublin 12
**Registration Date** 18/08/2025
**Additional Information**
**Proposal**: RETENTION PERMISSION: for 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** WEB2309/25
**Application Type** Permission
**Applicant** Samantha Meenaghan
**Location** 99, Mourne Road, Drimnagh, Dublin 12, D12 H2VW
**Registration Date** 22/08/2025
**Additional Information** Additional Information Received
**Proposal**: The development will consist of: Provision of a new dropped kerb to the front of the property to facilitate vehicular access.

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**Area** Area 2 - South Central
**Application Number** WEB2925/25
**Application Type** Permission
**Applicant** Bao Qiang Ren
**Location** 117 Walkinstown Road, Walkinstown, Dublin 12
**Registration Date** 21/08/2025
**Additional Information**
**Proposal**: Conversion of attic into a 44.6m² two bedroom dormer and shared toilet by extending the ridge line and the provision of a dormer window to the front and rear. Three Velux roof lights to the front. Single story 2.3m² front sitting room extension and 1.2m² front porch with a zinc roof. Remove 8m² mono-pitch roof over the existing rear extension and replace with a hipped roof.

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**Area** Area 2 - South Central
**Application Number** WEB2929/25
**Application Type** Permission
**Applicant** Paula Lynch
**Location** 14 Oblate Drive, Inchicore, Dublin 8, D08 XEW5
**Registration Date** 21/08/2025
**Additional Information**
**Proposal**: RETENTION / PERMISSION: retention permission for widened vehicle access and permission for new pillars to create vehicle access of 2.9m to front and parking for one off street vehicle.

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**Area** Area 2 - South Central
**Application Number** WEB2940/25
**Application Type** Retention Permission
**Applicant** Robert Mitchell
**Location** 19 Oblate Drive, Inchicore, Dublin 8
**Registration Date** 22/08/2025
**Additional Information**
**Proposal**: RETENTION: permission for retention of vehicular entrance to front of property at 19 Oblate Drive, Inchicore, Dublin 8

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**Area** Area 2 - South Central
**Application Number** WEB2952/25
**Application Type** Permission
**Applicant** Lucyna Jakubowska and Dariusz-Pawel Jakubowski
**Location** 92 GALTYMORE ROAD, DRIMNAGH, DUBLIN 12, D12Y684
**Registration Date** 23/08/2025
**Additional Information**
**Proposal**: PLANNING PERMISSION SOUGHT FOR FIRST FLOOR EXTENSION ON EXISTING GROUND FLOOR EXTENSION TO REAR AT 92 GALTYMORE ROAD, DRIMNAGH, DUBLIN 12, D12 Y684.

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**Area 2
Decisions**

**Area** Area 2 - South Central
**Application Number** 0312/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 20/08/2025
**Applicant** Iarnrod Eireann
**Location** Inchicore Railway Works, Inchicore, Dublin 8, D08 K6Y3
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Running Shed Staff Accommodation & Staff Welfare Facility. The current Running Shed Accommodation & Staff Welfare Facility wile removed as part of the planned new DART+ South West project which has received consent via Railway Order & is part of the DART Expansion Project (DEP). The DEP is a critical element of National Infrastructure included in Project Ireland 2040 and the National Development Plan 2017 to 2028 which have prioritised the sequencing of investment in DART Expansion Its expressed focus is to deliver additional passenger capacity and services as early as possible through maximising the use of existing rail infrastructure with targeted improvement works. This Proposed Building will be located within the existing Inchicore Railway Works which has remained in railway operations for almost 180 years. The proposed Staff Building is located adjacent to the Existing Running shed Locomotive maintenance facility. Refer to Building A-Proposed Location submitted with this letter.
Proposal Inchicore Works Running Shed (Fleet Maintenance) Building within Inchicore Railway Works. The proposed Building will provide support Accommodation & Staff Welfare facilities for the Existing The proposed Accommodation building is to replace existing Running Shed (Fleet Maintenance) Railway Track to increase capacity of the DART+ SW Project. The proposed building will be a 2 storey facility of approximately 650 M² floor area in total & approximately 7.5 Metres in height. The Proposed Location is approximately 44 Metres from the Northern Boundary of the Railway Works. The Proposed Building is approximately 74 Metres from the nearest structure/Building recorded on the DCC Record of Protected Structures.

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**Area** Area 2 - South Central
**Application Number** 0313/25
**Application Type** Section 5
**Decision** ADDITIONAL INFORMATION
**Decision Date** 20/08/2025
**Applicant** Iarnrod Eireann
**Location** Inchicore Railway Works, Inchicore, Dublin 8, D08 K6Y3
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Iarnród Éireann is seeking a Section 5 declaration of Exemption for Inchicore Works Running Shed (Fleet Maintenance) Shunter Drivers; the shunter Drivers facilitate Locomotive movements within the existing Locomotive Maintenance facility. The current Shunter Drivers welfare Facility will have to be removed as part of the planned new DART+ SouthWest project which is part of the DART Expansion Project (DEP). This Building will be located within the existing Inchicore Railway Works which has remained in railway operations for almost 180 years. Proposal. As Part of the Railway Order Decision for the DART+ South West Project (ABP 316119-23) provision was made in the Grant for the careful removal & proposed re-use within Inchicore Works of the existing Signal Box (RPS 8866). This is noted in Schedule 9 of the decision which states: Cultural Heritage 'The demolition of the Signal Box (Record of Protected Structures Number 8866) and removal of the boundary wall of coursed limestone rubble (Record of Protected Structures Number 8744) at the Inchicore Works which are both Protected Structures are required so as to facilitate the proposed project and cannot be mitigated. They are to be recorded by means of Photographs and written description prior to removal. By reference to the conditions hereby attached, the relocation and reconstruction of the Signal Box shall be secured as part of the Project, The new end of the wall is to be repaired in accordance with a method statement to be prepared by a qualified conservation specialist.' The recording 8 careful removal of the Signal Box will be undertaken as part of the DART+ South West Project. The Signal Box is proposed to be rebuilt as a part of the proposed Inchicore Works Running Shed (Fleet Maintenance) Shunter Drivers welfare building within the Railway Works; thus, ensuring a sustainable, continued Railway related use. This Section 5 submission relates to that reuse & new use.

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**Area** Area 2 - South Central
**Application Number** 0316/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 20/08/2025
**Applicant** Iarnrod Eireann
**Location** Iarnrod Eireann, Inchicore Railway Works, Inchicore,
 Dublin 8
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Construction of a facility for the Overhead Electrification Maintenance Department for the new DART + SW Electrified line which is part of the DART Expansion Project (DEP). The building will provide support and staff welfare facilities for the IE Overhead Electrification Maintenance team within Inchicore Railway Works. The DEP is a critical element of National Infrastructure included in Project Ireland 2040 and the National Development Plan 2017 to 2028 which have prioritised the sequencing of investment in DART Expansion. Its expressed focus is to deliver additional passenger capacity and services as early as possible through maximising the use of existing rail infrastructure with targeted improvement works. The proposed building will be a 2-storey facility of approximately 985 M2 total floor area and approximately 7.5 metres in height. It is located approximately30 metres from the Southern Boundary of the Railway Works and approximately 95 metres from the Jamestown Road entrance to the Railway Works. The existing uses on the adjacent Jamestown Road are predominantly light industrial storage/distribution units. It is Iarnród Eireann’s view that the proposed use of this Electrification Maintenance support facility fails within the intent of Class 23 of the Planning Acts and is exempted development. A similar Electrification Maintenance facility was the subject of a previous Section 5 submission for a site in the Railway sidings at Fairview Dublin 3 in mid-2019. Application No: 0132/19 and received a Declaration of exemption.

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**Area** Area 2 - South Central
**Application Number** 0318/25
**Application Type** Section 5
**Decision** ADDITIONAL INFORMATION
**Decision Date** 18/08/2025
**Applicant** John Fahy
**Location** Unit 3C Citylink Business Park, Dublin 12, D12 HW62
**Additional Information**
**Proposal**: EXPP: Existing office and storage facility will be converted into temporary accommodation for international protection applicants at the above address. The works will be carried out by the same company and to exactly the same specification as the unit at Block A Citylink business park (application ref = 0062/25)

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**Area** Area 2 - South Central
**Application Number** 0319/25
**Application Type** Section 5
**Decision** ADDITIONAL INFORMATION
**Decision Date** 18/08/2025
**Applicant** The Board of Governors of St. Patricks Hospital
**Location** Saint Patrick's University Hospital, James Street,
 Dublin 8
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of 18 no. aluminium framed windows at first floor level with new traditionally detailed timber framed multi-pane sash windows (9 over 9) with slimline double-glazing.

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**Area** Area 2 - South Central
**Application Number** 0320/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 18/08/2025
**Applicant** Eithne Donnelly
**Location** 36, Clarence Mangan Road, Dublin 8, D08 C6C5
**Additional Information**
**Proposal**: EXPP: Proposed external insulation to front & rear elevations, including new windows, replacement/rebuilding of existing single storey lean- to shed to rear elevation, internal alterations.

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**Area** Area 2 - South Central
**Application Number** 0321/25
**Application Type** Section 5
**Decision** SPLIT DECISION - EXPP
**Decision Date** 19/08/2025
**Applicant** The Office of Public Works
**Location** The Guild Building, Junction of Cork Street and Ardee
 Street, Dublin 8, D08 XH90
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: The development will consist of Alterations to previous approved permission for The Guild Building, The General Register Office will look to occupy part of the guild building, as part of this change there will be minor internal alterations to a portion of the second floor, including adjustments to desk layout and internal arrangements to accommodate operational needs. A small number of members of the public will access the second floor by appointment on Tuesdays. The GRO will not function as a public office - but rather an office to which members of the public will have access to on appointment. No external works or changes to the structure are proposed.

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**Area** Area 2 - South Central
**Application Number** 0336/25
**Application Type** Section 5
**Decision** APPLICATION WITHDRAWN
**Decision Date** 18/08/2025
**Applicant** Shiva Investments (Ireland) Limited
**Location** 5, Echlin Street, Dublin 8, D08 H009
**Additional Information**
**Proposal**: EXPP: The development will consist of the reinstatement of the first and second floor apartments at no. 5 Echlin Street, Dublin 8.

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**Area** Area 2 - South Central
**Application Number** 0344/25
**Application Type** Section 5
**Decision** Not Exemption
**Decision Date** 20/08/2025
**Applicant** John Anthony Meath
**Location** The Church of St. Catherine, Thomas Street, The
 Liberties, Dublin 8
**Additional Information**
**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.

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**Area** Area 2 - South Central
**Application Number** WEB2475/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 18/08/2025
**Applicant** HSE Estates Office
**Location** Bru Chaoimhin, Cork Street, The Liberties, Dublin 8
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: We, HSE Estates Office, intend to apply for planning permission for development at this site: Bru Chaoimhin, Cork St., The Liberties, Dublin 8, a Protected Structure (RPS No. 2053). The development will consist of: (1) the restoration and repair of existing timber framed sliding sash windows, (2) the replacement of existing steel, aluminium and upvc casement windows with new timber framed sliding sash windows, and (3) and associated works to the elevations.

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**Area** Area 2 - South Central
**Application Number** WEB2483/25
**Application Type** Permission
**Decision** REFUSE PERMISSION
**Decision Date** 18/08/2025
**Applicant** Jonathan McCormick
**Location** land at side of 31 Rueben Avenue and rear of 29,
 Church Avenue South, Dublin 8
**Additional Information**
**Proposal**: The development will consist of demolition of the existing single storey garages and construction of a new two storey, two bedroom dwelling, and associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2514/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 20/08/2025
**Applicant** National College of Art and Design
**Location** 109, Thomas Street, Usher's Quay, Dublin 8
**Additional Information**
**Proposal**: PROTECTED STRUCTURE : (a) single storey extension to the rear, (b) elevational changes to Thomas Street comprising new glazing to the central gateway (c) internal alterations to ground and first floors and (d) all associated site works at 109 Thomas St (within the curtilage of NCAD campus, Protected Structure, RPS ref: 8175), Usher's Quay, Dublin 8

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**Area** Area 2 - South Central
**Application Number** WEB2892/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 18/08/2025
**Applicant** Nathan Mulvaney
**Location** 5a Rafters Road, Drimnagh, Dublin 12
**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** Area 2 - South Central
**Application Number** WEBLRD6083/25-S3
**Application Type** Large Residential Development-3
**Decision** GRANT PERMISSION
**Decision Date** 20/08/2025
**Applicant** Malclose Limited
**Location** Gowan House, Carriglea Business Park, Naas Road,
 Dublin 12 D12 RCC4
**Additional Information**
**Proposal**: Permission for development comprising an amendment to the permitted Large-Scale Residential Development (LRD) as granted under DCC Reg. Ref. LRD6034/23-S3 (ABP Ref: LH29S.319121), principally comprising student accommodation at a c. 0.962 Ha site at Gowan House, Carriglea Business Park, Naas Road, Dublin 12, D12 RCC4. The development proposes the utilisation of the permitted student accommodation bedspaces as tourist/visitor accommodation outside academic term time only, which requires the modification of Condition No. 2 of the parent permission. The application may also be inspected online at the following website set up by the applicant: www.gowanhouselrdamendment.ie.

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**Area 2
Appeals Notified**

**Area** Area 2 - South Central
**Application Number** 4392/24
**Appeal Type** Written Evidence
**Applicant** Michael Kelly
**Location** Site adjoining Blackhorse Inn, Goldenbridge Walk,
 Inchicore, Dublin 8
**Additional Information** Clarification of Add. Information Recd.
**Proposal**: Permission for the development of new recreational Sports Facility and Wellness Centre to include erection of 2 no roofed padel courts and associated lighting, single storey changing facilities, toilets, ancillary café and office, replacement of the existing access gate with new access gate, bicycle parking, and all associated site works at site adjoining Blackhorse Inn at Goldenbridge Walk, Inchicore, Dublin 8.

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**Area 2
Appeals Decided**

**Area** Area 2 - South Central
**Application Number** 4029/24
**Appeal Decision** REFUSE PERMISSION
**Appeal Decision Date** 21/08/2025
**Applicant** Welthomas Property Ltd
**Location** Site at Thomas Street, including No. 144 Thomas Street
 (the site is bounded by No. 143 Thomas Street, and
 Marshalsea Lane to the east and No's 151-156 Thomas
 Street to the west), Dublin 8
**Additional Information**
**Proposal**: The proposed development comprises site clearance works, including the demolition of all existing buildings /structures on site, including the existing boundary wall and gates along the Thomas Street frontage, and the construction of a new Part 3-; Part 4-; Part 6- and Part 7- storey Aparthotel building over basement level with a total Gross Floor Area (GIA) of 6,790 sq.m together with the formation of a new vehicular access ramp (with integrated bicycle lane) off Thomas Street leading to basement level. The basement level will accommodate 16 no. cycle parking spaces; staff changing-rooms/showers; a service yard and ancillary plant and storage rooms; waste/refuse storage; ancillary gym for hotel guests and ancillary kitchen. Ground floor level will accommodate a reception area (222.9 sq.m) and café (156.6 sq.m) accessed off Thomas Street, and an ESB sub-station and switchroom. Aparthotel rooms / suites are provided at first to fifth floor level (93 no. self-contained/self-catering units). At sixth floor level, a public bar / event space (257.5 sq.m) with south facing roof terrace is provided. Other site works include the provision of hard and soft landscaping measures to ancillary amenity spaces. The proposed building incorporates sustainable drainage measures that includes green roofs and underground attenuation tank. Screened plant is provided at rooftop level.

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

33/25

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

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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** Area 2 - South Central
**Application Number** 0365/25
**Application Type** Social Housing Exemption Certificate
**Applicant** Harrow Homes Limited
**Location** 42, Crumlin Road, Dublin 12, D12 XF51
**Registration Date** 19/08/2025
**Additional Information**
**Proposal**: SHEC: The partial demolition of the existing garage 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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Dublin City Council

SECTION 5 EXEMPTIONS

33/25

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

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.

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**Area** Area 2 - South Central
**Application Number** 0368/25
**Application Type** Section 5
**Applicant** Coolebridge Limited
**Location** 157 Emmet Road, Inchicore, Dublin 8, D08 P239
**Registration Date** 20/08/2025
**Additional Information**
**Proposal**: EXPP: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

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