



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(21/07/2025-27/07/2025)

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.

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PLANNING INFORMATION SESSIONS

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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	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 3 COMMERCIAL

Area Area 3 - Central
Application Number WEB2713/25
Application Type Permission
Applicant Pat Wigglesworth & Dan Lucy Ltd
Location 5,6,7, and 8 Henrietta Lane, rear of 5,6,7, and 8 Henrietta Street, Dublin 1
Registration Date 22/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE: For development at this site at 5, 6, 7 and 8 Henrietta Lane, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure at 5, 6, 7 and 8 Henrietta Street, Dublin 1. The development will consist of the construction of a terrace of seven new mews houses, situated to the rear of the Protected Structures at 5, 6, 7 and 8 Henrietta Street, Dublin 1 and facing onto Henrietta Lane. The development will involve the clearance of existing single storey walls situated on the lands. Each house is arranged over three storeys and includes private external terraces on the upper levels of each house. The total site area of the development is 946msq.

Area Area 3 - Central
Application Number WEB2722/25
Application Type Retention Permission
Applicant Dublin Central Mission CLG
Location Dublin Central Mission, 9C Abbey Street Lower, Dublin 1
Registration Date 23/07/2025

Additional Information

Proposal: PROTECTED STRUCTURE RETENTION PERMISSION: We Dublin Central Mission intend to apply for Retention Permission for development at this site; the Dublin Central Mission, 9C Lower Abbey Street, Dublin 1; a protected structure as listed in the Dublin City Development Plan 2022 - 2028 (RPS Ref No. 3). The development for which retention permission is sought comprises of partial completion of works approved under planning permission (Reg. Ref 2419/20, Grant Order No. P4417, dated November 4th 2020) as follows; Removal of the former 'minor hall' facility (85 sq.m) at first floor level of No. 7 Sackville Place from the Dublin Central Mission with associated revision to the subject site boundary; Demolition of the associated first floor link bridge (5 sq.m) between the former 'minor hall facility' at first floor level of No. 7 Sackville Place and 9C Lower Abbey Street; Associated works including making good of the rear wall at first floor level of the protected structure. The area of works subject to the application for retention planning permission is 90 sq. m.

Area Area 3 - Central
Application Number WEB2724/25
Application Type Retention Permission
Applicant Hazelwood Walk Holdings Limited
Location 102 Dorset Street Upper, Dublin 1, D01 X0C5
Registration Date 23/07/2025

Additional Information

Proposal: RETENTION: Planning Permission is being sought by Hazelwood Walk Holdings Limited for the retention of the change of use from phone shop to barber shop at the ground floor

and basement level with the alteration to the signage to the front of 102 Dorset Street Upper, Dublin 1.

Area	Area 3 - Central
Application Number	WEB2735/25
Application Type	Permission
Applicant	Watchtower Bible & Tract Society of Ireland
Location	22/23 Talbot Street, Dublin 1
Registration Date	24/07/2025
Additional Information	
Proposal:	Forming new openings for fire escape doors on side elevation and internal layout modifications relating to previous consent 4550/23

Area	Area 3 - Central
Application Number	WEB2736/25
Application Type	Permission
Applicant	Sofia Arkelid
Location	133B North Strand Road, Dublin 3, D03 D4V0
Registration Date	24/07/2025
Additional Information	
Proposal:	The development will consist of the demolition of a section of the roof on the existing single-storey dwelling to allow for an additional floor level with a pitched roof profile, new fenestration and all associated site works.

Area	Area 3 - Central
Application Number	WEB2737/25
Application Type	Permission
Applicant	James Kearney
Location	Rear of 131, 132, 133 Church Road and fronting Seaview Avenue, East Wall, Dublin 3
Registration Date	24/07/2025
Additional Information	
Proposal:	The development will consist of the demolition of existing single storey shed, the construction of two storey dwelling comprising of living room, kitchen and dining area with ancillary utility room and WC at ground floor and two bedrooms with shared bathroom at first floor. The external works include one car parking space, replacement of existing wall with railings and associated landscaping works to front garden and dishing to existing footpath.

Area	Area 3 - Central
Application Number	WEB2744/25
Application Type	Retention Permission
Applicant	Bingchen Liu
Location	78, Marlborough Street, North City, Dublin 1
Registration Date	25/07/2025
Additional Information	
Proposal:	PROTECTED STRUCTURE, CHANGE OF USE, RETENTION & PERMISSION : The development will consist of 1) retention permission for 'Change of use' the existing Ground Floor

Retail unit to a One-Bed residential unit; 2) retention permission for 'Change of use' the existing Basement from Storage to Studio unit and all associated works; 3) planning permission to Demolish the shutter door and Repair the existing shop front to improve the quality of the property (Protected Structure) 4) planning permission to Replace the front entrance steel door to six panel timber front door and all associated works.

Area	Area 3 - Central
Application Number	WEB2746/25
Application Type	Retention Permission
Applicant	David Holmes
Location	31A Brunswick Street North, Dublin 7, D07 RW97
Registration Date	25/07/2025

Additional Information

Proposal: RETENTION: Retention of change of use from previous storage garage to commercial kitchen facility with modification to internal layout & south elevation with insertion of pedestrian door, & retain internal vehicle parking and ancillary site works

Area	Area 3 - Central
Application Number	3162/25
Application Type	Permission
Applicant	Michelle Synnott
Location	Doreen House, 315/317 Blackhorse Avenue, Dublin 7
Registration Date	18/07/2025

Additional Information

Proposal: Planning permission for A. Construction of 2 no. apartments in the existing second floor attic space. B. Removal of 2 No. existing dormer windows to front and replacement with 2 No. glazed screens and associated balconies. C. 2 No. dormer extensions to rear. D Reconfiguration of 'velux' roof lights to side E. All associated site works.

*****AMENDMENT TO WEEK 29*****

Area 3 DOMESTIC

Area	Area 3 - Central
Application Number	3330/25
Application Type	Permission
Applicant	Triona Ni Dhuibhir and Ecardo Baader
Location	34 Inver Road, Cabra, Dublin 7, D07 A2Y4
Registration Date	25/07/2025

Additional Information

Proposal: The development will consist of a dormer to the rear roof of the of the existing dwelling. The proposed dormer will be compliant with the current development plan standards in terms of size and materials proposed, not exceeding the ridgeline of the house, with its sides being appropriately located away from the adjacent properties and leaving a significant portion of of the existing roof visible.

Area	Area 3 - Central
Application Number	WEB2709/25
Application Type	Permission
Applicant	Maria Conroy & Ger Harvey
Location	24, Bantry Road, Drumcondra, Dublin 9
Registration Date	22/07/2025

Additional Information

Proposal: The development will consist/consists of the demolition of existing garage to the side, the construction of a two-story extension to the side, insertion of dormer window to the front, and roof lights to the front and rear, removal of chimney, and a single storey part conversion, part extension to the rear, internal modifications, alterations and all associated site works.

Area	Area 3 - Central
Application Number	WEB2718/25
Application Type	Permission
Applicant	Brendan and Lisa Keane
Location	37 Lambay Road, Drumcondra, Dublin 9
Registration Date	23/07/2025

Additional Information

Proposal: The demolition of the existing front and rear extensions and the construction of a single-storey flat-roofed front extension and a single-storey pitched-roof rear extension and ancillary works at No. 37 Lambay Road, Drumcondra, D09CH04.

Area	Area 3 - Central
Application Number	WEB2742/25
Application Type	Permission
Applicant	Cormac Cashman & Adam Hannon
Location	17 Geraldine Street, Phibsboro, Dublin 7, D07 F59T
Registration Date	24/07/2025

Additional Information

Proposal: Renovations and extensions to the existing part single-storey, part two-storey, terraced house, comprising demolition & replacement of two-storey rear return and ancillary single-storey utility and sheds to the rear of the existing house, construction of a new part two-storey, part single-storey rear extension with 3no. rooflights, the partial alteration of the roof profile to the rear of the existing house, general modifications to create a wheelchair-accessible house including modification of front garden to provide new ramp access & bin storage, modification of levels to the new rear extension with new ramp access, installation of 1no. wheelchair lift in new rear extension from ground to first-floor level and associated modifications to the existing house including fenestration alterations, site development including 2no. landscaped courtyards and alteration of rear boundary wall to facilitate new accessible laneway access.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0261/25

Application Type	Section 5
Decision	Not Exemption
Decision Date	21/07/2025
Applicant	Claudio Rea
Location	11, Church Square, East Wall, Dublin 3, D03N964

Additional Information

Proposal: EXPP: I purchased this house in July 2024. There used to be a shed in the garden but was ruined this has been removed. The proposed development consists of the installation of a single- storey garden shed at the rear of the property. The structure will have a total floor area of approx. 8m² and will be constructed primarily from composite and timber. The shed will be positioned entirely to the rear of the house. The garden is currently approx. 21m² of free space. The back of the proposed shed will be facing the back of the neighbour's extension. One wall of the proposed shed will be next an existing wall, which is in my garden, but it is the external wall of my neighbour's sitting room. Neither the back of the proposed shed or the side of the proposed shed will be attached to my neighbour's wall by means of screws or similar. The height of the proposed shed will not exceed 2.5m. It will be used for personal storage and laundry room. No residential occupation or public access. No part of the shed will extend beyond the rear building line of the house, and the shed will not interfere with the privacy or amenity of the adjoining properties.

Area	Area 3 - Central
Application Number	0265/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	25/07/2025
Applicant	Patrick Goslin & Sons Ltd
Location	52 QUARRY ROAD, D07 FPD0 & 54 QUARRY ROAD D07 VF84, Cabra, Dublin, D07 VF84

Additional Information

Proposal: SHEC: Planning permission is sought for the construction of 2no. 2-storey 2-bedroom dwellings to form part of a terrace of houses that will be integrated into an already approved residential development (reg ref 3852/24, containing 21 no. apartments and 8 no. houses). All with associated site works and an increase of the semi-private open space by 11.2sqm.

Area	Area 3 - Central
Application Number	0268/25
Application Type	Section 5
Decision	Exempt
Decision Date	24/07/2025
Applicant	Adapic & Co. Ltd.
Location	102-103, Amiens Street, North Wall, Dublin 1

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works consist of repairs to damaged brick boundary wall and railing, which are currently in unstable condition following accidental collision with a vehicle in August 2024.

Area	Area 3 - Central
Application Number	4300/24
Application Type	Permission
Decision	WITHDRAWN ARTICLE 33 (NO SUB)
Decision Date	21/07/2025
Applicant	Mountview Estates Ltd
Location	Rear of 58 North Circular Road, Dublin 7

Additional Information

Proposal: PERMISSION for the demolition of the concrete block wall at the end of the rear garden onto O'Devaney Gardens and the construction of a two storey flat-roofed storeroom including vehicular access opening onto O'Devaney Gardens and all ancillary works at rear 58 North Circular Road, Dublin 7.

Area	Area 3 - Central
Application Number	WEB2163/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	21/07/2025
Applicant	Patrick Henry & Lorenzo Andreozzi
Location	4, Orchard Terrace, Dublin 7, D07 N6Y3

Additional Information

Proposal: Single and two storey extension together with dormer extension of attic conversion all to rear of existing terraced two storey dwelling.

Area	Area 3 - Central
Application Number	WEB2181/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	22/07/2025
Applicant	WZJ Ireland Limited
Location	4, Earl Street North, Dublin 1

Additional Information

Proposal: Conversion of existing offices at first to third floors to four one-bed apartments and construction of six one-bed apartments from second to fifth floor with balconies at fourth and fifth floor and roof garden above fifth floor with open-sided light shaft, and extension of kitchen flue to rear to above proposed roof level

Area	Area 3 - Central
Application Number	WEB2190/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	23/07/2025
Applicant	Eric Doyle
Location	63 Russell Avenue, East Wall, Dublin 3, D03 PX71

Additional Information

Proposal: Demolition of existing single-storey rear extension. Construction of a new part single-storey, part two-storey flat-roof extension to the side, including two front-facing windows at first-floor level; and a new single-storey flat roof extension to the rear.

Area	Area 3 - Central
Application Number	WEB2197/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/07/2025
Applicant	The GAA
Location	Croke Park, Jones's Road, Dublin 3

Additional Information

Proposal: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for the addition of a new supplementary floodlighting rig (2000lux) above the existing control room suite & scoreboard all with associated works at the hill end (Northwest) of Croke Park, Jones's Road, Dublin 3, D03 P6K7.

Area	Area 3 - Central
Application Number	WEB2205/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	23/07/2025
Applicant	Dermot Martin
Location	73 North Strand Road, Dublin 3

Additional Information

Proposal: a) Change of use from office (commercial) use to residential use at first and second floors and access corridor at ground floor level to provide 1no 2-bedroom apartment over an existing shop unit. b) A Single Storey Extension to rear at second floor level with a balcony to provide private amenity space. c) Internal alterations and ancillary site works.

Area	Area 3 - Central
Application Number	WEB2221/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/07/2025
Applicant	K&T Forbairt Developments Limited
Location	69, Cabra Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE (RPS Ref. No. 1087): Works which include: (i) minor alterations to existing rear return at lower ground floor level, to facilitate access to proposed extension; (ii) construction of a single-storey flat/green roofed extension to the rear of the dwelling; and (iii) all ancillary works, including provision of new courtyard and associated landscaping, as necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2223/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/07/2025
Applicant	Mater Misericordiae Children's University Hospital (MMCUH)

Location

59 Eccles Street, Phibsborough, Dublin 7, D07 E2NT

Additional Information

Proposal: The development, located to the rear of no 59 Eccles Street (a Protected Structure - NIAH Ref 50070468), and just off St Joseph's Parade, consists of the proposed replacement of the existing corrugated metal sliding vehicular gates with a pair of metal gates with timber infill. The proposal also includes the reopening of the original pedestrian gate (currently blocked up) and the installation of a new single metal gate with timber infill, metal cladding to the non-original concrete head above the gates and ancillary site works.

Area

Area 3 - Central

Application Number

WEB2231/25

Application Type

Permission

Decision

ADDITIONAL INFORMATION

Decision Date

24/07/2025

Applicant

Dublin Central GP Limited

Location42 O'Connell Street Upper and O'Connell Hall, 41
O'Connell Street Upper and Moore Lane, Dublin 1**Additional Information**

Proposal: PROTECTED STRUCTURE: The proposed development comprises the adaptive change of use from former hotel to a private members club, with associated repair and conservation works of existing masonry, external and internal joinery, plasterwork and features of significance; including: External works at No.42 O'Connell Street Upper: Temporary access to facilitate works via existing openings through to No.41 O'Connell Street Upper; Permanent repair of the main roof, chimneys, parapets, rooflights and rainwater goods; Front façade structural and brick masonry repair and re-wigging; Rear façade structural repair and replacement of render; and, Perforation of northern gable for opening to connect with the stair/life core. Internal works at No.42 O'Connell Street Upper: Investigative works, including removal of contemporary suspended ceilings at ground floor, removal of non-original, non-load bearing blockwork and partitions, and removal of filled voids at basement; Removal of concrete basement slab; Joinery repair, including main and secondary staircases, wainscoting, fenestration and entrance door; Repair and/or restraint of flat, decorative and vulnerable plasterwork; Cleaning and repair of entrance level flooring; Repair of existing drainage systems where necessary; Removal of sanitaryware and associated pipework at basement level; Provision of new services including heating, lighting, electrical and sanitary facilities; Provision of new fitted bars; and, Application of decorative finishes throughout. Works at the Link Building (located between the existing town house and multi-purpose hall): Careful removal of existing timber roof light truss and sarking boards for reuse within new link building structure; Careful retention of existing basement vault, eastern and southern basement walls; Demolition of remaining link building fabric; Upgrade waterproofing to existing buildings and boundary walls; Minor excavation to the basement to allow for new escape stair; and, Addition of stair/lift core structure to connect the Link with O'Connell Hall. External works at O'Connell Hall: Repair and refurbishment of the roof, all four elevations including the windows. Internal works at O'Connell Hall: Removal of non-original, non-load bearing blockwork and partitions; Removal of concrete slab at ground level; Joinery repair, including staircases, stage structure, wall panelling, floor boards and fenestration; Propping of decorative ceiling and roof light to facilitate repair works; and, Introduction of structural interventions, mechanical and electrical services and fire safety interventions. 41 O'Connell Street Upper: New stair core extension over 5 levels (including basement) connecting to the northern elevation of No. 42 O'Connell Street House projecting into the site at 41 O'Connell Street Upper; Application of temporary mural artwork to the proposed stair core elevations; and, ESB Substation fronting Moore Lane. Moore Lane: Temporary layby/loading bay along Moore Lane to the rear of 42/41 O'Connell Street / O'Connell Hall on the western side of

the lane. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

Area	Area 3 - Central
Application Number	WEB2240/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	24/07/2025
Applicant	Echowood Limited
Location	133-136, Capel Street, Dublin 1, D01 YK09

Additional Information

Proposal: PROTECTED STRUCTURE: Echowood Limited intend to apply for Planning Permission for Change of Use for the ground floor and basement levels at 134 Capel Street, D01 YK09 and 136 Capel Street D01 T2C9 (commercial to restaurant), properties listed wholly or in part as Protected Structures (Ref Numbers: 1214 & 1216) in the Dublin City Council Development Plan 2022-2028. The development will consist of: Alterations to the ground floor and basement levels of 134 and 136 Capel Street for the change of use from commercial to two separate restaurant premises including; the demolition of internal modern partitions, modern display-stand fittings and modern wall panelling both units; the retention and protection with suitable covering of original flooring, cornicing and other features to No.134; replacement basement access stair (for compliant arrangement) to No. 134. Alterations to the Capel Street (east) elevation of both units: the rerouting/ removal of any unnecessary electrical wiring; the removal of modern fascia to the shopfront of No.136; replacement fascia to No. 136; repair and refurbishment of any original shopfront fabric; and the installation of restaurant signage at street level to No. 134. Alterations to the North Elevation of No.134 including: the reinstatement of an existing opening (window) and demolition of approx.2 sq/m area of wall to provide a 'take-away' hatch in connection to the proposed restaurant premises and the adjoining rear hotel, accessed through No. 133 Capel Street (Permitted hotel development 4554/23). Renovation to the ground floor and basement levels of both units to include the insertion of new sanitary and kitchen facilities.

Area	Area 3 - Central
Application Number	WEB2692/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	21/07/2025
Applicant	Dublin Central Mission CLG
Location	Dublin Central Mission, 9C Lower Abbey Street, Dublin 1, D01 A3C4

Additional Information

Proposal: RETENTION / PROTECTED STRUCTURE: We Dublin Central Mission intend to apply for Retention Permission for development at this site; the Dublin Central Mission, 9C Lower Abbey Street, Dublin 1; a protected structure as listed in the Dublin City Development Plan 2022 - 2028 (RPS Ref No. 3). The development for which retention permission is sought comprises of partial completion of works approved under planning permission (Reg. Ref 2419/20, Grant Order No. P4417, dated November 4th 2020) as follows; Removal of the former 'minor hall' facility (85 sq.m) at first floor level of No. 7 Sackville Place from the Dublin Central Mission with associated revision to the subject site boundary; Demolition of the associated first floor link bridge (5 sq.m) between

the former 'minor hall facility' at first floor level of No. 7 Sackville Place and 9C Lower Abbey Street; Associated works including making good of the rear wall at first floor level of the protected structure. The area of works subject to the application for retention planning permission is 90 sq. m.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	3189/25
Appeal Type	Written Evidence
Applicant	Liacondar Limited
Location	The Bernard Shaw, Cross Guns Bridge, Drumcondra, Dublin 9, D09XW44

Additional Information

Proposal: RETENTION : The development consists of 1) The mural on the gable wall visible from Whitworth Road 2) The alteration of the window on the facade of the property facing Prospect Road 3) The placing of street furniture including 3 covered picnic benches , 9 open picnic benches , planters , board signs and umbrellas facing Prospect Road 4) The erection of 13 windbreaker screens with associated signage placed along the boundary facing Prospect Road and Whitworth Road .

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	WEB2397/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@21/07/2025
Applicant	Iosif Gabor
Location	296C, North Circular Road, Phibsborough, Dublin 7
Additional Information	A.I Article 35 Received

Proposal: PERMISSION The development will consist of the erection of 2m high glazed screens to the front of the existing permitted ground floor unit.

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Dublin City Council

SECTION 5 EXEMPTIONS

29/25

(21/07/2025-27/07/2025)

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Area	Area 3 - Central
Application Number	0307/25
Application Type	Section 5
Applicant	Dublin Simon Community
Location	32/33 Blessington Street, Dublin 7
Registration Date	22/07/2025

Additional Information

Proposal: EXPP: Removal of modern interventions in the existing building including sanitary ware, ensuite bathrooms and associated partitions and repair and redecoration of existing walls, floors and ceilings throughout.

Area	Area 3 - Central
Application Number	0314/25
Application Type	Section 5
Applicant	Dale Entertainments Ltd T/A Pulse College
Location	Block E, Unit2, Smithfield Market, Dublin 7, D07 VHV5
Registration Date	24/07/2025

Additional Information

Proposal: EXPP: We apply for external signage to be applied to glass work on our external courtyard at the above address. This will be in the form of die cut vinyl applied to glass panels as per attached graphic visual.
