

Dublin City Council

(28/07/2025-03/08/2025)

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 3   
COMMERCIAL**

**Area** Area 3 - Central  
**Application Number** WEB1880/25  
**Application Type** Permission  
**Applicant** Snackton Limited  
**Location** 35-35A Parkgate Street, Stoneybatter, Dublin 8  
**Registration Date** 01/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2769/25  
**Application Type** Permission  
**Applicant** Keelan Cunningham PRB  
**Location** 94 Rear North Circular Road, Dublin 7  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: New Single Storey detached one bedroom house and associated ancillary works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2778/25  
**Application Type** Permission  
**Applicant** Independent Site Management Limited  
**Location** Ardcairn House, 8A Grangegorman Lower, Arran Quay,  
 Dublin 7, D07 W5F3  
**Registration Date** 30/07/2025  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2780/25  
**Application Type** Permission  
**Applicant** Independent Site Management Limited  
**Location** Dominick Place, 58-64 Dominick Street Upper, Dublin 7,  
 D07 FP46  
**Registration Date** 30/07/2025  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2795/25  
**Application Type** Retention Permission  
**Applicant** Accessorize Stores Ltd  
**Location** 19 Henry Street, Dublin 1  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : RETENTION: New signage fascia panel with back lit individual letters to existing store front at 19 Henry Street, Dublin D01 HF65. The address is listed as a Protected Structure in the Dublin City Development Plan 2022-2028.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2808/25  
**Application Type** Retention Permission  
**Applicant** Phoenix Tower Ireland III Limited  
**Location** Lidl Drimcondra Store, 25/27, Drumcondra Road Upper,  
 Drumcondra, Dublin 9  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: RETENTION: We, Phoenix Tower Ireland III Limited are applying for Retention Permission to retain 17 no. antennas (3 no. 2.1m antennas, 6 no. 2m Antenna, 5 no. 0.5m Antenna, & 3 no. 0.7m Antenna) and 2 no. 0.3m transmission dishes on separate ballast mounted supporting poles together with 3 no. equipment cabinets, radio equipment, cabling and associated site works all located on the rooftop Lidl Drumcondra Store, 25/27 Drumcondra Road Upper, Drumcondra, Dublin 9.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2809/25  
**Application Type** Permission  
**Applicant** Watchtower Bible & Tract Society of Ireland  
**Location** 22/23, Talbot Street, Dublin 1, D01 DW02  
**Registration Date** 01/08/2025  
**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** WEB2812/25  
**Application Type** Permission  
**Applicant** Independent Site Management Limited  
**Location** Dominick Place, 58-64, Dominick Street Upper, Dublin 7  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2813/25  
**Application Type** Permission  
**Applicant** Independent Site Management Limited  
**Location** Ardcairn House, 8A Grangegorman Lower, Arran Quay,  
 Dublin 7, D07HDX3  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2814/25  
**Application Type** Permission  
**Applicant** IARNRÓD ÉIREANN/IRISH RAIL  
**Location** Connolly Railway Station, Connolly Headquarters,  
 Amiens Street, Dublin 1  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Full refurbishment and repair works to the existing Connolly Headquarters Building located adjacent the existing Connolly Railway Station, at Amiens Street, Dublin 1. This is a protected structure. Proposed works include the demolition of an existing small modern extension to the north; installation of a new passenger lift with associated structural alterations; stripping-out of modern alterations to reinstate the former lightwell; reconfiguration of internal layout; general services upgrade throughout; and fabric repairs generally, including roof and external finishes.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 3   
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** 3333/25  
**Application Type** Permission  
**Applicant** Carl Clarke  
**Location** 72 Cabra Road, Dublin 7, D07 A2T9  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: The proposed development will consist of : (1) the construction of a part single-storey, part two-storey extension to the rear of the dwelling, including 1 no. rooflight and 1 no. velux window, (ii) alterations to all elevations including a new bay window to the front, (iii) the provision of an outdoor seating area to the rear, enclosed by a pergola structure, (iv) all associated site works necessary to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 3337/25  
**Application Type** Permission  
**Applicant** Dermot and Mary O'Brian  
**Location** 22 Clonliffe Road, Drumcondra, Dublin 3  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: Demolition of the rear two storey part (including chimney) of the existing house , the construction of single and double storey extensions to the rear , a single storey garden shed and boundary wall works to the rear , internal alterations and all associated site works .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2759/25  
**Application Type** Retention Permission  
**Applicant** Thomas Walsh  
**Location** 28, Saint Mary's Road North, East Wall, Dublin 3  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: RETENTION PERMISSION of modifications to extension at front, side & rear of existing dwelling with internal modifications and associated site works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2760/25  
**Application Type** Retention Permission  
**Applicant** Thomas Walsh  
**Location** 4 Boolavogue Road, East Wall, Dublin 3, D03XK79  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: RETENTION: of 2 storey extension to rear of dwelling with internal modifications (Granted under 3083/07) Retention of modifications to garden room at rear of existing dwelling with internal modifications, boundary revisions and associated site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2764/25  
**Application Type** Permission  
**Applicant** Niall Duffy  
**Location** 9 Whitworth Road, Dublin 9, D09 N5W4  
**Registration Date** 29/07/2025  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2788/25  
**Application Type** Retention Permission  
**Applicant** Helen Murray and Martin Cotter  
**Location** 156 Home Farm Road, Drumcondra, Dublin 9, D09 PX37  
**Registration Date** 30/07/2025  
**Additional Information**   
**Proposal**: RETENTION: alterations to previously granted planning (Reg Ref: WEB1718/24). The alterations consist of an increased roof ridge-height for the two-storey element of the extension.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2793/25  
**Application Type** Permission  
**Applicant** Declan Lynch  
**Location** 34, Fairfield Avenue, East Wall, Dublin 3  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: Single storey flat-roof rear extension to include link to converted rear garage; conversion of garage to habitable use; replacement of garage roof with new pitched roof of increased height and rooflight on south facing slope.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2804/25  
**Application Type** Permission  
**Applicant** Michael Griffin  
**Location** 44, Home Farm Park, Drumcondra, Dublin 9  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: Vehicular Access and Off-Street Parking to front, and all associated works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2806/25  
**Application Type** Permission  
**Applicant** Helen Hynes  
**Location** 400 Griffith Avenue, Drumcondra, Dublin 9, D09R2T3  
**Registration Date** 01/08/2025  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 3   
Strategic Housing Development**

**Area** Area 3 - Central  
**Application Number** SHD0016/20/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Ruirside Developments Limited  
**Location** Rathborne Avenue, Pelletstown, Ashtown, Dublin 15  
**Registration Date** 31/07/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15.

The proposed development will consist of a mixed-use (residential and commercial) scheme, including 725no. dwellings (107no. studio units, 226no. 1-bed units, 376no. 2-bed units and 16no. 3-bed units), a licenced discount foodstore (c. 2,549 sq.m gross floor area), a café/ restaurant unit (c.199 sq. m gross floor area) and a creche facility (c. 724 sq.m gross floor area), ancillary residents amenity space (c. 394 sq. m gross floor area) all accommodated in 6no. blocks ranging in height from 2 to 14 storeys (when viewed from Rathborne Avenue) (1 to 13 storeys at the Canal side) and incorporating an undercroft level beneath all blocks. The site generally slopes upwards from north to south, therefore the ground floor on the southern, canal facing elevation, is approximately one floor higher than the ground floor on the northern elevation. The development comprises as follows (heights taken from Rathborne Avenue); Block 1: 2 to 7 storeys with setbacks at 5th and 6th floors, accommodating c. 2,549 sq.m of licenced discount foodstore at first floor level (with entrance at groundfloor level) and a café (c.199sq.m) and 73no. apartment units. Communal open space for the apartments is located on the roof of the first floor; Block 2: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11th floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 3: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13th floors, accommodating 142no. apartment units; Block 4: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13th floors, accommodating 142no. apartment units; Block 5: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11th floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 6: 5 to 6 storeys with setbacks at 1st and 5th floors, accommodating 88no. apartments and a creche facility at ground floor level (c.724 sq.m total) with associated external play area.

All apartment units provided with individual private balconies, terraces or patios, located on north, south, east and west elevations and communal open spaces. Public open space (c.5,793 sq.m) provided in a central open space and also addressing the canal, which when combined with that permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) delivers an overall public open space linking Rathborne Avenue to the Royal Canal and along the southern boundary of the site fronting the Royal Canal (c. 6,891 sq.m overall total). 5,480 sq. m of communal open space is provided in 5no. separate areas across the development, as courtyards at podium level between Blocks 1 and 2, Blocks 2 and 3, Blocks 4 and 5 and also at Blocks 5 and 6 each with direct access to Royal Canal towpath, and at roof level above the licenced discount foodstore in Block 1. Vehicular access into the site is provided from Royal Canal Way to the East, Rathborne Avenue to the West, and from the internal road network of the remainder of the development already permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) from the north. Pedestrian access from the site onto the Royal Canal towpath. All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including: 352no. car parking spaces at undercroft level to serve the proposed residential and commercial uses. In addition, 67no. on-street car parking spaces including car sharing club spaces, set down/loading areas, electric vehicle charging points, disabled parking, creche parking, visitor and residential car parking. 811no. bicycle parking spaces at surface and undercroft levels including 10no. cargo bike spaces. 13no. Motorbike spaces provided at basement/ undercroft level. Ancillary plant and bin storage at undercroft level. Green roofs and Solar Panels are provided on the roof's of all Blocks.

The proposed development consists of amendments to the southern half of an overall development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) which was on an overall site of 5.26Ha. The permitted development under that previous permission comprises of 296 no dwellings in a mix of duplexes and apartments (166 no.) in 3 buildings ranging in height from 5 to 6 storey's and 130 no. houses ranging in height from 2 to 3 storey's and also a childcare facility overall. 92 houses permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) are located on the northern half of that development proximate to Rathborne Avenue and are unaffected by this proposed SHD development.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016 - 2022 and the Ashtown - Pelletstown Local Area Plan 2014 (as extended) as appropriate. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Council Development Plan 2016 - 2022 and/or the Ashtown - Pelletstown Local Area Plan 2014 (as extended) other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and accompany this application.

The application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.rathborneSHD.com

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 0158/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 29/07/2025  
**Applicant** Festag Limited  
**Location** 64/65, Strand Street Great, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: Whether the use of this established light industrial building, with ground floor in use for religious instruction, at 64/65 Great Strand Street, Dublin 1, to accommodate persons seeking international protection is or is not development and, if development is it  
  
exempted development or not exempted development under class 20F of the planning and Development (Exempted Development)(No.4) under Regulations 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0270/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 28/07/2025  
**Applicant** Siobhan Níc Chumhaill  
**Location** 75 Ellesmere Avenue, Dublin 7, D07 X7F2  
**Additional Information**   
**Proposal**: EXPP: Proposed 2 no. windows at ground floor level in gable wall.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0279/25  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 29/07/2025  
**Applicant** Leapfrog Training Studio Ltd  
**Location** 60-61, Manor Street,Stoneybatter, D07CY53  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: A bifold wall that will facilitate the main room to be subdivided as required. Additional WC and nappy changing facilities. Canvas awning to external play area to provide shelter.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0280/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 29/07/2025  
**Applicant** SDR Property OMC CLG  
**Location** Spencer Dock Apartments, Spencer Dock, North Wall  
 Quay, Dublin 1  
**Additional Information**   
**Proposal**: EXPP: Replace the existing Aluclad glazing with aluminium curtain walling. New aluminium access doors will also be provided at ground level in the staircores. The vertical and horizontal arrangement of the mullions and transoms will remain as existing. The external colour of the glazing will also remain the same as existing. The width of the profiles will reduce from approximately 100mm (existing) to 50mm (proposed). There are no alterations proposed to the cladding or other parts of the external envelope of the building as part of the staircore glazing replacement process.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0282/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 31/07/2025  
**Applicant** Discipulo Developments Limited  
**Location** 42-44, Drumcondra Road Lower, Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: EXPP: The proposed works comprise the removal of an existing non-original modern shopfront, constructed of timber, at ground floor level at 42-44 Lower Drumcondra Road, Dublin 9. The works will involve exposing and reinstating the building's original brick façade. No new works, replacement shopfront installation, or structural alterations are proposed. The objective is to restore the building's original architectural expression and visually reintegrate it with the surrounding historic streetscape within the Architectural Conservation Area. It is submitted that the works constitute maintenance and improvement under Section 4(1)(h) of the Planning and Development Act 2000 (as amended), as they do not materially affect the external appearance so as to render the structure with neighbouring properties, and are conservation-led enhancements that restore rather than alter the streetscape character.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0285/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 31/07/2025  
**Applicant** Kavaria Limited  
**Location** 24 Gardiner Street Upper, Dublin 1  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the change of use from 2 or more dwellings of 24 Gardiner Street Upper, Dublin 1 to use as a single residential dwelling, is or is not development and whether development constitutes exempted development or does not constitute exempted development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 2143/20/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Castle Living Developments Limited  
**Location** Site of c.0.22 ha which forms part of the Castleforbes  
 Business Park, Sheriff Street Upper and East, Road,  
 Dublin 1  
**Additional Information**   
**Proposal**: EXT. OF DURATION:Permission for development on a site of c.0.22 ha which forms part of the Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bound by Sheriff Street Upper to the south, Castleforbes Business Park to the north and east, and East Road to the west. The proposed development consists of the demolition of all existing structures on the site and the construction of a 219 bedroom hotel ranging in height from 6 to 9 storeys (maximum height of c.33.95m) with total gross floor area of c.9,241sq.m (incl. basement). The ground floor includes hotel reception/lobby/check in area, a public bar with seating area, a public restaurant area with seating area, a cafe/work zone, kitchen, staff area, storage areas, lifts and circulation areas, plant, and ancillary office areas. Floors one to eight typically contain, bedrooms, linen and clearing stores, lifts and circulation areas with a gym and wellness centre located on floor one. A proposed basement -1 level contains plant, storage, staff areas, laundry store and staff cycle parking. A service access is provided from Sheriff Street Upper to the east of the site to a dedicated service area. The development also includes for enhanced landscaping and public realm along Sheriff Street Upper and East Road including for visitor cycle parking. The proposed development also includes for the provision of screened plant at roof level; PV panels; green roofs; new ESB substation; associated site servicing (foul and surface water drainage and water supply); and all other associated site development works above and below ground.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 3238/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 28/07/2025  
**Applicant** Ethna and Martin Hickey  
**Location** 45 Park View, Cabra West, Dublin 7, D07X6X9  
**Additional Information**   
**Proposal**: Construction of one storey garden room to rear .

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2257/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2025  
**Applicant** Dublin Zoo  
**Location** Dublin Zoo, Phoenix Park, Dublin 8  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of transforming an existing habitat and sloping woodland landscape into an ecologically rich and varied zone that features iconic fauna and flora of Ireland. The former Tapir House is renovated to feature immersive interpretive experiences, including interior viewing out toward the new Irish Hare Habitat. Double doors lead out onto the meandering pathway that takes visitors through landscapes indicative of important Irish plant communities and in and out of various animal enclosures. A new Irish Hare Enclosure welcomes visitors at the upper-most area of the zone, where visitors look across the habitat from a new viewing deck. Further down the slope, Irish grasslands transition to pine woodlands, and visitors walk beneath an overhead crossing for the native Red Squirrel. At the base of the slope, a new Aviary for birds of prey is situated at the lake edge, where a mix of overland and overwater habitat provides a varied habitat for the Raptor Species. The new 2926m2 Habitat works will include renovation of an existing building, flexible & rigid mesh animal enclosures, new visitor decks, pathways & retaining walls, and new plantings. Associated drainage and ancillary works are also included. The proposed development is within the curtilage of a Protected Structure (RPS No.6757, The Thatched Cottage (former entrance).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2259/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 28/07/2025  
**Applicant** CQ Properties Limited  
**Location** 6, Aughrim Street, Stoneybatter, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of a new detached three storey mews apartment to the rear garden of the existing house. Also a new pedestrian entrance access to side of the existing house with bike and bin storage replacing the single storey garage. Also included are all associated siteworks.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2264/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** Ian and Suzanne Smyth  
**Location** 70, Annamoe Drive, Cabra, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of the construction of a domestic two storey extension to front, side and rear, with alterations to existing dwelling house, (area = 53 m2). Construction includes a bay window, dormer window and covered porch to front, and high level rooflight and obscure glass window to side.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2269/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/07/2025  
**Applicant** Feaghus Fallon  
**Location** 10, Carlingford Road, Botanic, Dublin 9  
**Additional Information**   
**Proposal**: The development will consist of:  
  
The construction of a single-storey, flat-roof rear extension with one skylight.  
  
The construction of a rear dormer.  
  
Minor internal alterations to the existing dwelling.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2282/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 30/07/2025  
**Applicant** Antonio Muscadere  
**Location** 108 Phibsborough Road, Phibsborough, Dublin 7, D07WY46  
**Additional Information**   
**Proposal**: The demolition of existing single storey storage and garage building to the rear and the construction of a three storey extension consisting of 1 no. 1 bed apartment at ground level accessed from Leinster Street North with private terrace and 1 no. 2 bed apartment at first and second floor level with private terraces at both levels and separate access by private stairs from Leinster Street North, with common enclosed refuse store located to rear and ancillary site works all to the rear of 108 Phibsborough Road, Phibsborough, Dublin 7, D07 WY46 and fronting Leinster Street North and side lane for Antonio Muscadere

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2285/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** Aidan McAvinue  
**Location** Rear of no. 36 Ballymun Road, Glasnevin Dublin 9  
**Additional Information**   
**Proposal**: Planning application for permission for construction of a detached single storey domestic garage (c. 74m sq.) including all associated site works with vehicular access from existing private lane on site area of c. 0.038 Ha. all located to the rear of no. 36 Ballymun Road, Glasnevin, Dublin 9.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2288/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** Zirbac DLK Limited  
**Location** Site at the former Royal Oak Public House, Finglas  
 Road & Old Finglas Road, Glasnevin, Dublin 11, D11  
 FX60  
**Additional Information**   
**Proposal**: (i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site; (ii) construction of a residential development within a new part five, part seven and part eight storey apartment building comprising 89 no. apartments (34 no. one-bedroom, 50 no. two-bedroom and 5 no. three-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 2 no. external communal amenity spaces (cumulative area of 682sq.m) at ground and first floor levels; (iii) provision of 44 no. vehicular parking spaces (including 3 no. mobility parking spaces and 22 no. electric charging spaces), 3 no. motorcycle parking spaces, 214 no. bicycle parking spaces, 6 no. cargo bike spaces, bin stores, switch room and ESB substation at ground/undercroft level; (iv) provision of 1 no. new vehicular entrance and 2 no. new pedestrian entrances to the development from Finglas Road; and, (v) all ancillary works including provision of public open space (386sq.m), landscaping, boundary treatments, provision of foul and surface water drainage, blue/green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2289/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** JRL Consulting Ltd.  
**Location** 61 North Circular Road, Cabra East, Dublin 7, D07 W7W2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: PERMISSION: The development will consist of repairs and renovations of the Existing two-storey dwelling(Protected Structure). The works will include 1)Repair and refurbishment of damaged walls, floors, ceilings, and windows at all levels; 2)Relocation of the basement kitchen to the ground floor; 3)Construction of a 2m² WC within Bedroom 1 at basement level ; 4) Change of use the basement storage into a bathroom, including all associated drainage and site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2311/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 29/07/2025  
**Applicant** Keith Murphy  
**Location** 380, Carnlough Road, Dublin 7  
**Additional Information**   
**Proposal**: Planning permission is sought for first floor extension over existing kitchen to rear of house this allowing to increase the size of existing bedroom and all associated site works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2315/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Academy Plaza Hotel Partnership  
**Location** 86-87 Parnell Street, Dublin 1, D01KN77 and D01AK16  
 (relating to the Academy Plaza Hotel, at Nos, 10-14  
 Findlater Place and 83-85 Parnell Street, Dublin 1,  
 D0l X2X0)  
**Additional Information** Additional Information Received  
**Proposal**: Academy Plaza Hotel Partnership is applying for permission for development at Nos. 86-87 Parnell Street, Dublin 1, D01 KN77 and D01 AK16 (relating to the Academy Plaza Hotel, at Nos. 10-14, Findlater Place and Nos. 83-85 Parnell Street, Dublin 1, D0l X2X0).   
  
The development will consist of the demolition of existing structures at Nos. 86 and 87 Parnell Street (547 sqm Gross Floor Area (GFA)) and the construction of a seven storey extension to Parnell Street, comprising:   
  
-36 No. hotel bedrooms at 1st to 6th floor levels (with the associated omission of 6 No. existing hotel bedrooms), associated hotel storage / plant area at basement level and new internal access to existing Academy Plaza Hotel basement level;   
  
-2 No. retail units at ground floor level (c.79.1 sqm GFA and c. 74.43 sqm GFA respectively) including new opening to Strong's Court.   
  
The development will also include: sedum/green roof and plant at roof level; signage at ground floor level; and all associated site excavation and development works above and below ground.  
  
The proposed extension results in an increase in total GFA of c. 1,442.8 sqm (inclusive of c.1289.3 sqm GFA of proposed hotel and c.153.5 sqm GFA of proposed retail) resulting in a hotel building of 13,270.8 sqm (inclusive of permitted hotel floorspace (860 sqm GFA) at 9th floor level (DCC Reg. Ref. 4150/23 refers)).   
  
The proposed extension results in a net increase of 30 No. hotel bedrooms, resulting in a hotel building with 362 No. hotel bedrooms (inclusive of permitted 28 No. hotel bedrooms at 9th floor level (DCC Reg. Ref. 4150/23 refers); the inclusion of retail, retail store, hotel store use at ground and basement levels. The overall extended building (inclusive of permitted (DCC Reg. Ref. 4150/23 refers) extension at 9th floor level will range from five to nine storeys with roof plant, over basement level.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2327/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 30/07/2025  
**Applicant** Sean Holland  
**Location** 84B Shandon Gardens, Phibsborough Dublin 7  
**Additional Information**   
**Proposal**: RETENTION PERMISSION FOR CHANGE OF USE: Planning permission is sought for retention of change of use from commercial storage / office building to gym facility with internal coffee shop for customers, also retention sought for recovery room and sauna with 2no. outdoor ice baths to the side of gym facility and all associated site works

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2329/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Lidl Ireland GmbH  
**Location** 20 to 22 (former Annesley Motors), 22B, 23, 24, 25,  
 and 26, Ballybough Road, Dublin 3 (site currently  
 under construction)  
**Additional Information**   
**Proposal**: Revised window locations to the rear (westerly elevation) of the building. The insertion of an additional window at the south westerly corner of the first floor and in the insertion of a first floor service access door on the westerly (rear) elevation. The erection of a non-illuminated, operator sign on the northern elevation (fronting O’Sullivan Avenue) at first floor of the building. The dimensions of the sign are 1.45m x 1.45m. This is in place of the larger (2.5mx2.5m) illuminated sign which was removed from the previous application by condition 2 of Pa Ref: 1183/25.  
  
All other signage shown on the submitted plans was granted planning permission under Pa Ref: 1183/25. The application is made pursuant to condition 8 of PA Ref: 2656/21 which requires signage is subject to a separate grant of planning permission and includes all associated works to complete the proposed development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2340/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** Bauer Media Outdoor Ireland Limited  
**Location** 199/200, Phibsborough Road, Dublin 7  
**Additional Information**   
**Proposal**: The development consists of: the replacement of the existing externally illuminated 48 sheet advertising sign (3.05m high by 6.09m wide by 200mm deep) at first floor level on the gable of 200 Phibsborough Road, with a single LED digital display sign (2.2m high by 3.28m wide by 100mm deep) which will carry a series of alternating static advertisements (6 per minute). If granted, the permission would be on the basis of decommissioning, in line with the outdoor advertising policy of Dublin City Council, one no. 48 sheet advertising sign located at 33 Charlemont Street, Dublin 2.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2689/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 31/07/2025  
**Applicant** The Board of Governors of the The Rotunda Hospital  
**Location** Rotunda Hospital Campus, Parnell Square, Dublin 1  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE The proposed development comprises a 4-storey over basement maternity hospital building extension (Critical Care Wing, c. 9,946 sq m gross floor area) including: 80no. additional hospital bedrooms, new theatre and ancillary facilities, a new link corridor (Level 02) and connections with the existing Entrance Building and Main Hospital Building (protected structure); and, all ancillary demolition, site development, conservation, and landscaping and boundary works on campus, including: -•Associated refurbishment works within the existing Entrance Building. •Refurbishment of the existing ward space on Level 02 within the Plunkett Cairns Wing, Medical Residence Building and Main Hospital Building (Protected Structures). •Plant at basement of the proposed new Critical Care Wing. •Chimney flues, plant and associated screening at roof level of the proposed new Critical Care Wing and at roof level of the existing Entrance Building. •Demolition of - existing single-storey Outpatient department (c.1,174 sq m GFA), vehicular ramps and tunnel; - existing plant structures, including single-storey plant/waste store, low voltage switch room and defunct water tank, in the central garden area. •Construction of a new single-storey bicycle store to provide an additional 98no. bicycle spaces at surface level.  
  
•Replacement of the existing vehicular access ramps with two new realigned vehicular access ramps to the existing lower-level surface car parks. •Reconfiguration of the existing lower-level surface car parks, including removal of 67no. existing car parking spaces.  
  
•Relocation of the existing waste compactors, from north of the original hospital building (protected structure), to new location in the reconfigured lower-level surface car park area with associated landscape screening. •Relocation of the existing medical waste store to an external storage area, under the proposed new access ramp with associated removal of an existing caged clinical waste store. •Construction of a screened generator and medical gases compound within the northern portion of the site. •Hard & soft landscaping elements to the perimeter of the proposed building and carparks including the creation of a lightwell behind the existing boundary railings. •Minor reconfiguration, removal (c.10m) and making good of the protected boundary railings along the western perimeter of the site.•Replacement of the existing pedestrian and vehicular entrance gates at the northwest perimeter of the site.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2735/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 28/07/2025  
**Applicant** Watchtower Bible & Tract Society of Ireland  
**Location** 22/23 Talbot Street, Dublin 1  
**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** WEB2760/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/07/2025  
**Applicant** Thomas Walsh  
**Location** 4 Boolavogue Road, East Wall, Dublin 3, D03XK79  
**Additional Information**   
**Proposal**: RETENTION: of 2 storey extension to rear of dwelling with internal modifications (Granted under 3083/07) Retention of modifications to garden room at rear of existing dwelling with internal modifications, boundary revisions and associated site works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2769/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 30/07/2025  
**Applicant** Keelan Cunningham PRB  
**Location** 94 Rear North Circular Road, Dublin 7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: New Single Storey detached one bedroom house and associated ancillary works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2778/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/07/2025  
**Applicant** Independent Site Management Limited  
**Location** Ardcairn House, 8A Grangegorman Lower, Arran Quay,  
 Dublin 7, D07 W5F3  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2780/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/07/2025  
**Applicant** Independent Site Management Limited  
**Location** Dominick Place, 58-64 Dominick Street Upper, Dublin 7,  
 D07 FP46  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** WEB2788/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 31/07/2025  
**Applicant** Helen Murray and Martin Cotter  
**Location** 156 Home Farm Road, Drumcondra, Dublin 9, D09 PX37  
**Additional Information**   
**Proposal**: RETENTION: alterations to previously granted planning (Reg Ref: WEB1718/24). The alterations consist of an increased roof ridge-height for the two-storey element of the extension.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 3   
Appeals Notified**

**Area** Area 3 - Central  
**Application Number** WEB2664/24  
**Appeal Type** Written Evidence  
**Applicant** 72 Abbey Street Middle Limited  
**Location** 72 Middle Abbey Street (site with Frontage to North  
 Lotts to rear) Dublin 1  
**Additional Information** Additional Information Received  
**Proposal**: (i) omission of existing recessed mezzanine floor areas atop third floor level and reinstatement of full fourth floor level; (ii) works to external elevations including paint removal and repairing of pointing on Middle Abbey Street elevation; and replacement of sand cement plaster with insulating lime plaster and increasing height of ground level window openings to North Lotts elevation; (iii) removal of existing internal staircases, relocation of entrance door to North Lotts, provision of new internal staircases and reconfiguration of internal floor plans through provision of new wall partitions; (iv) change of use of building from retail (at basement/ground floor level) and retail storage (at all above ground floor levels) to a mixed-use building comprising a commercial retail unit at basement floor level, a café at ground floor level and a tourist accommodation development (comprising 9 no. short-stay apartments) from ground to fourth floor level; and, (v) all ancillary works necessary to facilitate the development.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area 3   
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 3348/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 31/07/2025  
**Applicant** Ard Services Limited  
**Location** Circle K Service Station, Finglas Road, Glasnevin,  
 Dublin 11, D11 WD9H  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of:   
  
(i) modifications to internal layout incorporating a change of use from permitted food preparation and circulation area to retail use which will include for the sale of alcohol for consumption off the premises (i.e. part off-licence use) within the overall permitted retail unit, where the floor area for the part off-licence use is 24.5sqm and is ancillary to the primary retail use;   
  
(ii) an associated increase in the net retail floor area of the permitted retail unit (now totalling 100sqm.);   
  
(iii) the incorporation of 1no. new food offer (25.1sqm. in area) within the permitted retail unit;   
  
(iv) modifications to station forecourt to include the construction of 8no. EV charging spaces, with associated EV chargers, an ESB modular substation, relocation of public lighting columns and new signage;   
  
(v) elevation changes to retail unit incorporating new entrance door and glazing, 2no. new signage displays and the relocation of existing signage;   
  
(vi) the installation of new underground Class 2 By-pass oil/fuel separator; and   
  
(vii) all other associated landscape, boundary treatment, drainage and site development works.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 4237/19  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 29/07/2025  
**Applicant** Lark Finance Limited and SM Blackhorse Limited  
**Location** 353 & 363 Blackhorse Avenue, Dublin 7, which is  
 generally bound by Blackhorse Avenue to the South and  
 Villa Park Road to the west  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: The proposed development will consist of a residential development of 33 no. residential units comprising of: 2 no. 3 storey, 4-bedroom semi-detached houses with balconies to rear elevation of houses at second floor level and 1 no. 4 storey apartment block (ranging from 3 to 4 storeys) consisting of 31 no. apartments (11 no. 1 bedroom units and 20 no. 2 bedroom units) with balconies/terraces to the south east elevation; 2 no. communal roof terraces will be located at fourth floor level; 1 no. ESB substation and switch room; waste storage area; entrance lobbies; 2 no. bicycle parking rooms (each with 28 no. spaces, providing 56 spaces in total); Landscaping; public lighting; boundary treatment; 27 no. surface level car parking spaces; 12 no. surface level bicycle parking spaces; new vehicular access from Villa Park Road; pedestrian access from Villa Park Road and Blackhorse Avenue; and all associated site development and engineering works necessary to facilitate the proposed development. The proposed development would also consist of the demolition of the 2 no. existing single storey detached dwellings and associated outbuildings and sheds.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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.**





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
30/25

(28/07/2025-03/08/2025)

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.

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** Area 3 - Central  
**Application Number** 0158/25  
**Application Type** Section 5  
**Applicant** Festag Limited  
**Location** 64/65, Strand Street Great, Dublin 1  
**Registration Date** 28/07/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: Whether the use of this established light industrial building, with ground floor in use for religious instruction, at 64/65 Great Strand Street, Dublin 1, to accommodate persons seeking international protection is or is not development and, if development is it exempted development or not exempted development under class 20F of the planning and Development (Exempted Development)(No.4) under Regulations 2023.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Area** Area 3 - Central  
**Application Number** 0333/25  
**Application Type** Section 5  
**Applicant** Universal Trading Venture Limited  
**Location** 27, North Lotts, Dublin 1.  
**Registration Date** 28/07/2025  
**Additional Information**   
**Proposal**: EXPP: Use of ground and first floors as an LGBTQ safe haven. The existing basement vaults will remain in storage use. Prior known uses are as a Turkish social club and part of the ground floor was used as a gym.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_