



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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	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 WEB1368/25
Application Type Permission
Applicant Muhammad Khan
Location 19 Talbot Street, North City, Dublin 1, D01 W303
Registration Date 06/08/2025
Additional Information Additional Information Received
Proposal: PROTECTED STRUCTURE: Change of use from general retail to café with takeaway service, with opening hours from 8:00 AM to 8:00 PM, Monday to Sunday

Area Area 3 - Central
Application Number WEB2142/25
Application Type Permission
Applicant The GAA
Location Croke Park, Jones's Road, Dublin 3, D03 PK67
Registration Date 06/08/2025
Additional Information Additional Information Received
Proposal: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for alteration to the existing boundary treatment to the east of the stadium to include raising the wall height to from 1.8m to 2.3m, provision of signage and the relocation of the entrance gate by 10m to the south including an increased gate width from 10m to 16m, at Ardilaun Road together with ancillary works at Croke Park, Jones's Road, Dublin 3, D03 PK67.

Area Area 3 - Central
Application Number WEB2832/25
Application Type Permission
Applicant IARNRÓD ÉIREANN/IRISH RAIL
Location Connolly Railway Station, Connolly Headquarters, Amiens Street, Dublin 1
Registration Date 06/08/2025
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 Area 3 - Central
Application Number WEB2833/25
Application Type Permission
Applicant SIPTU
Location Liberty Hall, 33 Eden Quay, North City, Dublin 1,

D01CX72
06/08/2025

Registration Date

Additional Information

Proposal: SIPTU intends to apply for Permission to affix external facade LED lighting, at Liberty Hall, 33 Eden Quay, North City, Dublin 1, D01 CX72. Liberty Hall is generally bounded by the Old Abbey Street, terraced commercial buildings, VHI House adjoined to the former Scots Presbyterian Church and Church Hall (protected Structure) facing Abbey Street Lower to the north, No. 28-15 Eden Quay to the west (protected Structures), the Custom House (Protected structure) to the east and the River Liffey to the South. The proposed development comprises the installation on the exterior of the building of LED linear strip lighting (approximately 16mm in diameter) in casing on each external facade (4 no.) at each level above the ground floor level of Liberty Hall, thereby forming a series of bands (16 no.) around the exterior of the building. LED strip lighting to be fitted with diffuser lenses.

Area	Area 3 - Central
Application Number	WEB2839/25
Application Type	Permission
Applicant	Keelan Cunningham PRB
Location	Rear 94 North Circular Road, Dublin 7
Registration Date	07/08/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: A new single storey detached 1 bedroom house all with associated ancillary works. The site is within the curtilage of a Protected Structure.

Area	Area 3 - Central
Application Number	WEB2848/25
Application Type	Permission
Applicant	Independent Site Management Limited
Location	Ardcairn House, 8A Grangegorman Lower, Arran Quay, Dublin 7
Registration Date	08/08/2025
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	WEB2857/25
Application Type	Permission
Applicant	Keelan Cunningham PRB
Location	Rear 94 North Circular Road, Dublin 7
Registration Date	08/08/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: A new single storey detached 1 bedroom house all with associated ancillary works. The site is within the curtilage of a Protected Structure.

Area	Area 3 - Central
Application Number	WEB2858/25
Application Type	Permission
Applicant	Damien Garvey & David Cochrane
Location	Site to the rear on NO. 50 Whitworth Road, Dublin 9, which also addresses Claude Road & the laneway to the rear, D09 K8H4
Registration Date	08/08/2025

Additional Information

Proposal: The proposed development will consist of the demolition of the existing rear out-buildings on the site and construction of a new detached 3-storey 3-bed dwelling house, including first and second storey terraces, one number off-street car parking space, one number bicycle parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed new boundary wall and all associated site works.

Area 3
DOMESTIC

Area	Area 3 - Central
Application Number	WEB2837/25
Application Type	Retention Permission
Applicant	Barry Fitzpatrick
Location	54, Newgrange Road, Cabra, Dublin 7, D07 N4X9
Registration Date	06/08/2025

Additional Information

Proposal: RETENTION: Retention Permission for widening of driveway providing vehicular access and all associated site works at 54 Newgrange Road, Cabra, Dublin 7 D07 N4X9

Area	Area 3 - Central
Application Number	WEB2843/25
Application Type	Permission
Applicant	Rachel Mullen
Location	36, Primrose Avenue, Phibsborough, Dublin 7
Registration Date	07/08/2025

Additional Information

Proposal: A proposed single-storey extension to rear at 36, Primrose Ave, Phibsborough Dublin 7, for Rachel Mullen.

Area	Area 3 - Central
Application Number	WEB2860/25
Application Type	Permission
Applicant	Damien Garvey & David Cochrane
Location	NO. 50 Whitworth Road, Dublin 9, which also addresses Claude Road & the laneway to the rear, D09 K8H4
Registration Date	08/08/2025

Additional Information

Proposal: The proposed development will consist of the demolition of the existing rear out-buildings on the site and construction of a new detached 3-storey 3-bed dwelling house, including

first and second storey terraces, one number off-street car parking space, one number bicycle parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed new boundary wall and all associated site works.

Area 3 Decisions

Area	Area 3 - Central
Application Number	0193/25
Application Type	Section 5
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	07/08/2025
Applicant	Forbairt Orga Teoranta Ltd
Location	Clifton Court Hotel, 10 - 11 Eden Quay, Dublin 1
Additional Information	Additional Information Received
Proposal:	EXPP: PROTECTED STRUCTURE: The application relates to the continued use of a building. No works are being proposed. Whether the use of Clifton Court Hotel, Dublin 1, to provide accommodation for displaced persons or persons seeking international protection, constitutes exempted development or does not constitute exempted development?

Area	Area 3 - Central
Application Number	0290/25
Application Type	Section 5
Decision	Exempt
Decision Date	06/08/2025
Applicant	Susan Fitzgerald
Location	33 Bayview Avenue, North Strand, Dublin 3
Additional Information	
Proposal:	EXPP: Construction of a 39 sqm, Single-storey, pitched roof extension to the rear of existing house.

Area	Area 3 - Central
Application Number	0297/25
Application Type	Section 5
Decision	Exempt
Decision Date	06/08/2025
Applicant	Brian and Aileen Keaney
Location	11 Arran Road, Drumcondra, Dublin 9, D09 K3V8
Additional Information	
Proposal:	EXPP: Oriel window on northern/side elevation of existing house. the window will be provided with obscured material to prevent the overlooking of neighbouring house on northern boundary. The size and materials will be in keeping with Section 4(1) (h) Planning and Development act 2000 (As Amended).

Area	Area 3 - Central
Application Number	0299/25
Application Type	Social Housing Exemption Certificate

Decision	Grant Social Housing Exemption Cert
Decision Date	05/08/2025
Applicant	Alex Benson
Location	15, Blessington Lane, Dublin 7, D07 P7Y0
Additional Information	
Proposal:	SHEC: Residential 3 bedroom mews house.

Area	Area 3 - Central
Application Number	4211/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Grangegorman Development Agency
Location	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30

Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: Grangegorman Development Agency intends to apply for permission for development at this site at nos. 23 and 24 Prussia Street and lands to the rear, Stoneybatter, Dublin 7, D07 FW30. The development will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone site to facilitate permitted works within the Grangegorman Strategic Development Zone. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. The proposed temporary link will also include associated drainage, utilities, lighting, CCTV, boundary treatments and all associated site development works. Part of the proposed development site comprises a section of the Grangegorman Strategic Development Zone boundary. A separate, concurrent planning application for permission has therefore been submitted for the portion of the development that is located within the Grangegorman Strategic Development Zone which is subject to the provisions under Section 170 of the Planning and Development Act 2000 (as amended) and which will consist of the partial demolition of the boundary wall (a protected structure, RPS ref, 1674) and remedial works to the wall, including the provision of new entrance pillars, facilitating the temporary link between the Grangegorman Strategic Development Zone and Prussia Street. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area	Area 3 - Central
Application Number	GSDZ4210/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Grangegorman Development Agency
Location	Nos. 23 and 24 Prussia Street and the lands to the rear, Stoneybatter, Dublin 7, D07 FW30

Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE : Grangegorman Development Agency intends to apply for permission for development at this site within the TU Dublin Grangegorman Campus, Grangegorman Lower, Dublin 7, located to the rear of nos. 23 and 24 Prussia Street Stoneybatter, Dublin 7, DO7 FW30. The site is located within the Grangegorman Strategic Development Zone. The development will consist of: the demolition of a section of the Grangegorman Strategic Development Zone boundary wall (a protected structure, RPS ref. 1674) and remedial works, including the provision of new entrance pillars, and the provision of utilities connections to the existing network within the Grangegorman Strategic Development Zone to facilitate the provision of a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between the Grangegorman Strategic Development Zone site and Prussia Street via the adjoining site at nos. 23 and 24 Prussia Street. This temporary link will include 2.5m high manually operated steel security gates at either end and a 2.0m high paladin mesh fence to segregate the temporary haul route from the temporary pedestrian and bicycle link. A separate, concurrent planning application for permission has been lodged for the portion of the development that is located outside of the Strategic Development Zone and will consist of: the demolition of an existing, vacant, 2-storey dwelling at no. 23 Prussia Street (c. 75sqm) and associated remedial works to the northern gable of no. 22 Prussia Street on lands within the applicant's ownership; demolition of the ground floor façade and other remnants of the former dwelling at no. 24 Prussia Street; and general site clearance to provide a temporary construction traffic haul route alongside a temporary pedestrian and bicycle link between Prussia Street and the Grangegorman Strategic Development Zone. A permanent pedestrian and bicycle link to replace the proposed temporary construction traffic haul route and temporary pedestrian and bicycle link will be provided through the site, subject to separate planning permission.

Area	Area 3 - Central
Application Number	WEB2012/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	08/08/2025
Applicant	Michael Murphy
Location	425, North Circular Road, Dublin 7
Additional Information	Additional Information Received

Proposal: The development will consist of Demolition/removal of existing single storey dining room and single storey shed at rear and construction of: 1no. Two-bedroom Apartment within a two-storey unit, associated communal and private areas, boundary treatments and all associated civil/site development works.

Area	Area 3 - Central
Application Number	WEB2364/25
Application Type	Permission
Decision	SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date	06/08/2025
Applicant	Ronan Whelan & Maria Creed
Location	33 Ventry Road, Dublin 7, D07R8R9

Additional Information

Proposal: 1. A single storey ground floor extension to rear of existing dwelling 2. An attic conversion with a raised roof ridge, new roof profile with raised party walls and parapet, dormer type windows to front and rear, and all associated site works.

Area	Area 3 - Central
Application Number	WEB2365/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Paul Staunton & Abby Butler
Location	69 Hardiman Road, Drumcondra, Dublin 9, D09 X9X9

Additional Information

Proposal: The development will consist of: A) The demolition of an existing single storey lean-to porch to the front elevation, B) The construction of a proposed new front entrance canopy with stepped entrance, C) The construction of a new single storey extension to the rear of the existing dwelling at ground floor level, D) The construction of a proposed rooflight to the rear roof slope of the existing dwelling, E) A proposed new window to the front elevation at first floor level, and F) all associated site works and services, including a proposed bin store to the front garden.

Area	Area 3 - Central
Application Number	WEB2381/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	07/08/2025
Applicant	Patrick Goslin & Sons Ltd
Location	52 & 54 Quarry Road, Cabra, Dublin 7

Additional Information

Proposal: 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. All on a site of 0.28Ha at 52 & 54 Quarry Road Cabra, Dublin 7, for Patrick Goslin & Sons Ltd.

Area	Area 3 - Central
Application Number	WEB2384/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Belvedere College SJ
Location	Junior House, Belvedere College SJ, Denmark Street Great, Dublin 1

Additional Information

Proposal: PROTECTED STRUCTURE The development will consist of the installation of a new self-supporting enclosed lift shaft and lift to an existing stairwell (Staircore 01) with associated amendments to stair guardings and basement slab

Area	Area 3 - Central
Application Number	WEB2385/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	06/08/2025
Applicant	Panty Bar

Location 7/8, Pantibar, Capel Street, Dublin 1

Additional Information

Proposal: Remove glass panels in two windows on the west elevation and replace them with bi-fold windows and fixed glass sections.

Area Area 3 - Central

Application Number WEB2388/25

Application Type Permission

Decision REFUSE PERMISSION

Decision Date 07/08/2025

Applicant Priscila Batista

Location 24A First Avenue, North Wall, Dublin 1, D01 E244

Additional Information

Proposal: Temporary change of use, for a period of 5 years, of existing industrial warehouse unit use to gymnasium / training facility use, internal fit-out only.

Area Area 3 - Central

Application Number WEB2405/25

Application Type Retention Permission

Decision REFUSE RETENTION PERMISSION

Decision Date 08/08/2025

Applicant Decathlon sports Ireland

Location Decathlon Store, Ground Floor of the Clery's Building,
18-27 O'Connell Street Lower and Sackville Place,
Dublin 1, D01 P2Y0

Additional Information

Proposal: PROTECTED STRUCTURE : RETENTION: Retention permission is being sought for development at the Decathlon Store at the Ground floor of the Clery's Building 18-27 O'Connell Street lower and Sackville Place, Dublin 1 A Protected Structure reference 6003 The development consists of 3 digital display screens, ultra slim design, crystal UHD 220x90cm, to be kept in a fixed operating mode. One screen is in the southern most window display on the O'Connell Street façade and two screens are in the western window displays on the Sackville Place façade. All screens are located within the window display and directly behind the glazing supported on individual stands.

Area Area 3 - Central

Application Number WEB2447/24

Application Type Permission

Decision GRANT PERMISSION

Decision Date 08/08/2025

Applicant Amberground Limited

Location 62-66 Faussagh Avenue, Cabra, Dublin 7

Additional Information Additional Information Received

Proposal: Planning permission for development at a c. 0.16 ha site located at Nos. 62-66 Faussagh Avenue, Dublin 7, D07 KH60, (formerly 'The Cabra House') and the adjoining unnamed laneway to the rear and to the west, extending to Faussagh Avenue. The development will principally consist of: the demolition of the part-one, part-two storey detached former licenced public house (950 sq m); the construction of a four-storey building (total gross floor area of 2,082sq

m); (comprising a licensed supermarket of 475 sq m at Ground Floor; with 18 No. apartments (13 No. 1-bed units and 5 No. 2-bed units, with balconies or terraces on the north and south elevations). The development will also consist of: private communal open landscaped space at First Floor Level podium over the extended ground floor retail area (320 sq m); circulation spaces; ESB substation and switch room; plant room; waste storage areas; bicycle, cargo bike and motorbike parking; 6 No. resident car parking spaces at the rear accessed via the laneway; sustainable urban drainage systems (including attenuation tank and green roof); boundary treatments, including the provision of a replacement rear gate; associated hard and soft landscaping; all other associated site excavation; infrastructural and site development works above and below ground including changes in level, and associated site servicing (foul and surface water drainage and water supply). The development will also consist of: alterations to the layout of the unnamed laneway to the rear and west including the removal of the existing gate at the entrance; revision to surface layout and road markings. Access to the scheme will be via Faussagh Avenue and the unnamed laneway to the rear.

Area	Area 3 - Central
Application Number	WEB2756/24
Application Type	Permission
Decision	REQUEST AI EXT OF TIME
Decision Date	05/08/2025
Applicant	Joe Simon
Location	4, Berkeley Street, Dublin 7, D07 C2RX
Additional Information	
Proposal:	PROTECTED STRUCTURE: Proposed alterations and change-of-use of an existing disused office storage area to a one bedroom apartment at basement level.

Area	Area 3 - Central
Application Number	WEB2806/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/08/2025
Applicant	Helen Hynes
Location	400 Griffith Avenue, Drumcondra, Dublin 9, D09R2T3
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	Area 3 - Central
Application Number	WEB2813/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	05/08/2025
Applicant	Independent Site Management Limited
Location	Ardcairn House, 8A Grangegorman Lower, Arran Quay, Dublin 7, D07HDX3
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
Decision	APPLICATION DECLARED INVALID
Decision Date	05/08/2025
Applicant	IARNRÓD ÉIREANN/IRISH RAIL
Location	Connolly Railway Station, Connolly Headquarters, Amiens Street, Dublin 1

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	Area 3 - Central
Application Number	WEB2833/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/08/2025
Applicant	SIPTU
Location	Liberty Hall, 33 Eden Quay, North City, Dublin 1, D01CX72

Additional Information

Proposal: SIPTU intends to apply for Permission to affix external facade LED lighting, at Liberty Hall, 33 Eden Quay, North City, Dublin 1, D01 CX72. Liberty Hall is generally bounded by the Old Abbey Street, terraced commercial buildings, VHI House adjoined to the former Scots Presbyterian Church and Church Hall (protected Structure) facing Abbey Street Lower to the north, No. 28-15 Eden Quay to the west (protected Structures), the Custom House (Protected structure) to the east and the River Liffey to the South. The proposed development comprises the installation on the exterior of the building of LED linear strip lighting (approximately 16mm in diameter) in casing on each external facade (4 no.) at each level above the ground floor level of Liberty Hall, thereby forming a series of bands (16 no.) around the exterior of the building. LED strip lighting to be fitted with diffuser lenses.

Area	Area 3 - Central
Application Number	WEB2839/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	07/08/2025
Applicant	Keelan Cunningham PRB
Location	Rear 94 North Circular Road, Dublin 7

Additional Information

Proposal: PROTECTED STRUCTURE: A new single storey detached 1 bedroom house all with associated ancillary works. The site is within the curtilage of a Protected Structure.

Area 3 Appeals Notified

Area	Area 3 - Central
Application Number	WEB2044/25
Appeal Type	Written Evidence
Applicant	Brimwood Unlimited Company
Location	Rear of 34 North Circular Road, Dublin 7, and Fronting O'Devaney Gardens, D08RF3F

Additional Information

Proposal: The development will consist of: (i) the removal of existing boundary wall and vehicular gate fronting mews lane; (ii) the construction of a three-storey four-bedroom mews dwelling, fronting O'Devaney Gardens; (iii) the provision of outdoor terraces/balconies to rear of house at ground and first floor levels and to the front at first floor level; (iv) the provision of 1 no. rooflight; (v) the provision of bin stores and bicycle storage; and (vi) landscaping, boundary treatments, SuDS and foul drainage, and other ancillary works necessary to facilitate the development.

Area	Area 3 - Central
Application Number	WEB2113/24
Appeal Type	Written Evidence
Applicant	SRM Book and Cook Ltd.
Location	60-66, Glasnevin Hill, Dublin 9
Additional Information	Additional Information Received

Proposal: Permission is sought for a mixed-use development on lands at Nos. 60-66 Glasnevin Hill, Dublin 9, (excluding the existing real estate unit located at ground floor level of No. 64 Glasnevin Hill). Consisting of: No. 60 (D09DF30); No. 62a (D09 CC01); No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); No. 62 (D09 PX05); and No. 66 (D09 R882). The proposed development comprises the following (i) the demolition of the existing buildings on the site comprising part single-storey, part two-storey 'Washerwoman' restaurant at No. 60 (D09 DF30) and No. 62a (D09 CC01); 2-bed apartment at No. 62b (D09 X9TR) (located at first floor level above unit Nos. 64 and 66); single-storey childcare unit at No. 62 (D09 PX05); and single-storey pizzeria unit at No. 66 (D09 R882); (ii) the construction of a 5-storey over basement, with lift overrun and stairs above, mixed-use development consisting of the following: (a) Basement level providing bicycle storage (31 no. spaces inclusive of 2 no. cargo bicycle spaces). Access to the basement is provided via a lift from Glasnevin Hill on the northern elevation of the site and an internal residents lift within the building. Ground floor level restaurant to replace the existing Washerwoman restaurant, with pedestrian access provided from Glasnevin Hill. A second pedestrian access from the rear is also proposed serving as an emergency exit and access to bin storage. The restaurant will comprise a seating area, kitchen, dry goods room, cold room, staff changing room, toilets, bin store and store/office. The ground floor level will also accommodate 2 no. apartment lobbies, lift shaft, and refuse storage which will serve the residential units at upper floors. Pedestrian access to the apartments will be provided from Glasnevin Hill. (b) provision of 16 no. apartments, comprising 12 no. one-bed apartments and 4 no. two-bed apartments from 1st to 4th floor levels. Each apartment is provided with an area of private amenity space in the form of a private balcony. Communal open space has been provided at roof level in the form of a 110sq.m terrace area. (iii) The development will also include landscaping; boundary treatments; the

provision of SuDS measures, solar panels and all ancillary works necessary to facilitate the development.

Area 3 Appeals Decided

Area	Area 3 - Central
Application Number	WEB2734/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@06/08/2025
Applicant	Christopher McGeady
Location	13, Kirwan Street, Dublin 7
Additional Information	Additional Information Received

Proposal: Demolish the partially built extension and the lean- to building at the rear of the dwelling and build a 2 storey extension for a ground floor living area, extended kitchen/ dining area and a first floor toilet and shower room on this site at 13 Kirwan Street. All waste water services are to be connected to the existing public mains.

Area	Area 3 - Central
Application Number	3980/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	@31/07//2025
Applicant	Welbritain Property Ltd
Location	Britain Place, Dublin 1, to the rear of Cumberland Street
	North and Parnell Street, Dublin 1
Additional Information	Additional Information Received

Proposal: The development will consist of the construction of a 7-level apartment building with setbacks at the penthouse level to present a 6-level apartment building to the Lane. The development will consist of 17 no. apartments, comprising of 4 studio units, 4 1-bed units, 6 2-bed units and 3 3-bedsunits. Ancillary residential functions including a resident's foyer lounge, resident's meeting rooms, plant area, bin storage and bicycle storage to accommodate 38 no. bicycles are located at ground level. The development resident entrance is accessed directly from Britain Place, with separate entrances for the bicycle and bin stores. The total gross internal area of the development is 1,595msq.

AMENDMENT TO WEEK 31

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	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.



Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

31/25

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

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	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	Area 3 - Central
Application Number	0347/25
Application Type	Social Housing Exemption Certificate
Applicant	Damien Garvey and David Cochrane
Location	The site to the rear of No. 50, Whitworth Road, Dublin 9, which also addresses Claude Road & the laneway to the rear.
Registration Date	08/08/2025

Additional Information

Proposal: SHEC: The proposed development will consist of the demolition of the existing rear out-buildings on the site and construction of a new detached 3-storey 3-bed dwelling house, including first and second storey terraces, one number off-street car parking space, one number bicycle parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed new boundary wall and all associated site works.
