

Dublin City Council

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

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

WEEKLY PLANNING LISTS

**Article 27(2), Planning & Development Regulations 2001 (as amended)**

(a) Under section 34 of the Act, the applications for permission may be granted permission, subject to or without conditions, or refused.

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

**Article 31(g), Planning & Development Regulations 2001 (as amended)**

(a) In deciding a planning application the planning authority, in accordance with section 34(3) of the Act, has had regard to submissions or observations received in accordance with these Regulations”

(b) It is the responsibility of any person wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003 taking account of the preferences outlined by applicants in their applications.

PLANNING INFORMATION SESSIONS

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** DSDZ3347/25  
**Application Type** Permission  
**Applicant** KW PRS ICAV acting for and on behalf of it's subfund KW PRS Fund 8  
**Location** Ground floor retail Unit , North Bank , Castleforbes  
 Road and Sheriff Street Upper, Dublin 1  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: The development will consist of : (i) the provision of an ancillary off-licence sales area of c. 32 sq. m within the retail unit ( ii) minor external alterations to include automatic sliding entrance door , signage , vinyl window coverings and louvered screens to the internal plant room on the eastern ( Castleforbes Road ) elevation and signage and vinyl window coverings to the northern (Sheriff Street Upper ) elevation and (iii) all ancillary site services and site development works . The site relates to a proposed development within and SDZ Planning Scheme Area .

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**Area** Area 3 - Central  
**Application Number** WEB2502/24  
**Application Type** Permission  
**Applicant** Durkan Residential Ltd.  
**Location** Corner of Brunswick Street North and Church Street  
 Upper, Dublin 7  
**Registration Date** 11/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION The development will consist of the following: 1) The demolition of existing walls within the subject site and the construction of a housing development scheme divided into 2 no. apartment blocks (A and B) ranging between 3 - 6 no. storeys in height. 2) The new development comprises 34 no. residential units (each with private balconies/winter gardens/rear gardens): • Block A (6 no. storeys): - Comprises an entrance lobby (c.44.2 sqm - fronting Brunswick Street North), a commercial retail unit (c.114.4 sqm - fronting both Church Street Upper and Brunswick Street North) including a bin store (13 sqm) and circulation space (3.6 sqm), a bike store (28.5 sqm) for a total of 28 no. bicycle parking spaces (including 2 no. cargo spaces), a bin store (19.4 sqm), and a plant room (13.8 sqm) all located at ground floor level, and  
- 28 no. residential units (16 no. 1 bed units & 12 no. 2 bed units). • Block B (3 no. storeys): - 6 no. residential units (3 no. 1 bed units & 3 no. 2 bed units). 3) 2 no. pedestrian access points to residential units, from Brunswick Street North and Church Street and 1 no. public pedestrian access point to the commercial retail unit from the corner of Brunswick Street North. 4) Communal open space in the form of a courtyard area (208.3 sqm) for residential use, including 3 no. separate areas for bicycle parking for a total of 38 no. bicycle parking spaces in the form of a bicycle shelter (30 no. spaces) and 2 no. separate bicycle parking areas (4 no. spaces in each - totalling to 8 no. bicycle parking spaces). 5) The associated site and infrastructural works include provision for surface water drainage services and connections, attenuation proposals, green/blue roofs, landscaping/public realm works, boundary treatment and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB2871/25  
**Application Type** Permission  
**Applicant** SIPTU  
**Location** Liberty Hall, 33 Eden Quay, North City, Dublin 1,  
 D01CX72  
**Registration Date** 12/08/2025  
**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.

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**Area** Area 3 - Central  
**Application Number** WEB2881/25  
**Application Type** Permission  
**Applicant** Sarah and Liam Farrell  
**Location** 60, Ardpatrick Road, Navan Road, Dublin 7  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: The development will consist of demolition of existing single-story extension to rear of existing house, construction of two-story extension to side and rear, and conversion of existing garage to habitable space. The additional accommodation at ground floor level will comprise additional kitchen and dining space, lounge area and home office/ downstairs bedroom. The additional accommodation at first floor level will comprise master bedroom and new family bathroom. New windows are proposed to the rear, facing south- west and to the front, facing north-east. Garage door to be replaced with door and window. Existing first floor north facing window to side to be relocated and enlarged.

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**Area** Area 3 - Central  
**Application Number** WEB2884/25  
**Application Type** Permission  
**Applicant** Mescar Designated Activity Company  
**Location** 124-126, Parnell Street, Dublin 1  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Mescar Designated Activity Company, intend to apply for planning permission for development at this site at 124-126 Parnell Street (a protected structure RPS Ref: 6421), Dublin 1. The proposed development will consist of the provision of internal window guarding in the form of 460mm clear glass panels to a height of 1100mm above finished-floor level and fixed back to the wall either side of the window architrave. The window guarding is proposed at upper floor levels on the southern and northern elevations and relates to 28 no. window openings in total.

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**Area** Area 3 - Central  
**Application Number** WEB2902/25  
**Application Type** Permission  
**Applicant** Solunar Ltd.  
**Location** 14 Arbour Place, a site situated between Arbour Hill  
 and Viking Place to the north and the rear of 17-19  
 Arbour Hill to the east and rear of 59-63 Sitric Road  
 to the south and rear of 3-5 Sitric Place and to the  
 west and side of 12 Arbour Place, Dublin 7  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: The development will consist of a residential development consisting of the demolition of existing sheds and ancillary structures, and the construction of: a) 3 no. four-bedroom 3 storey houses and 2 no. three-bedroom 2 storey houses, forming a terrace primarily fronting Viking Place with one 2 storey house being part of the same terrace but fronting Arbour Place, all with private rear gardens; and b) a part one storey, with screened communal roof terrace over at first floor level, and part three storey apartment block, all consisting of 4 no. one-bedroom apartments and 4 no. two-bedroom apartments, with ground floor communal area including bike shed and bin store; c) ancillary associated site works, all at 14 Arbour Place, a site of 0.10 ha situated between Arbour Place and Viking Place, to the north and rear of 17-19 Arbour Hill, to the east and rear of 59-63 Sitric Road, to the south and rear of 3-5 Sitric Place, and to the west and side of 12 Arbour Place, Dublin 7.

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**Area 3   
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** WEB2190/25  
**Application Type** Permission  
**Applicant** Eric Doyle  
**Location** 63 Russell Avenue, East Wall, Dublin 3, D03 PX71  
**Registration Date** 13/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Demolition of existing single-storey rear extension. Construction of a new part single-storey, part two-storey flat-roof extension to the side, including two front-facing windows at first-floor level; and a new single-storey flat roof extension to the rear.

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**Area** Area 3 - Central  
**Application Number** WEB2870/25  
**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** 12/08/2025  
**Additional Information**   
**Proposal**: The proposed development will consist of the provision of one number off-street car parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed alterations to the existing boundary wall and pedestrian access gates and all associated site works. Note this will result in the loss of one existing on-street parking space.

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**Area** Area 3 - Central  
**Application Number** WEB2890/25  
**Application Type** Permission  
**Applicant** Noel & Teresa Clerkin  
**Location** 16, Botanic Park, Glasnevin, Dublin 9, D09 P9H2  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: The development will consist of A single storey extension to the side of the existing dwelling including alterations to ground floor windows to the front elevation with the introduction of cladding to the front elevation at ground floor level. Along with the adjustment of ground levels in the rear garden area and the introduction of retaining walls to create patio garden area at 16 Botanic Park, Glasnevin, Dublin 9. D09P9H2

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**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 0296/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/08/2025  
**Applicant** Keadarr Limited  
**Location** 172, North Strand Road, and Aldborough Parade,, Dublin  
 1, D01HN36  
**Additional Information**   
**Proposal**: SHEC: Convert, Retain & Extend ex two storey publichouse premises, and additional floors, Total 8 number apartments.

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**Area** Area 3 - Central  
**Application Number** 0307/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2025  
**Applicant** Dublin Simon Community  
**Location** 32/33 Blessington Street, Dublin 7  
**Additional Information**   
**Proposal**: EXPP: Removal of modern interventions in the existing building including sanitary ware, ensuite bathrooms and associated partitions and repair and redecoration of existing walls, floors and ceilings throughout.

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**Area** Area 3 - Central  
**Application Number** 3162/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Michelle Synnott  
**Location** Doreen House, 315/317 Blackhorse Avenue, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for A. Construction of 2 no. apartments in the existing second floor attic space . B. Removal of 2 No. existing dormer windows to front and replacement with 2 No. glazed screens and associated balconies . C. 2 No. dormer extensions to rear . D Reconfiguration of 'velux' roof lights to side E. All associated site works .

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**Area** Area 3 - Central  
**Application Number** 3191/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Patricia Horgan  
**Location** 19 Ventry Park, Cabra, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: For alterations to the existing single storey extension roof from pitched roof to a flat roof form to the rear, the construction of a new single storey extension to the rear, internal alterations and modifications and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3269/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Jane McCarthy  
**Location** 74 Villa Park Gardens, Navan Road, Dublin 7, D07 C58X  
**Additional Information**   
**Proposal**: 1) a single storey rear extension with internal ground floor alterations to provide a kitchen/dining/living area , w.c. and utility room 2)an attic conversion including a change of roof profile from hipped roof to a half-hipped gable-ended profile , a rear dormer roof extension , two rooflights to the front elevation , one rooflight to the rear elevation , a new window to the gable wall and new internal access stairs , 3)a front porch extension . 4) widening the existing vehicular entrance , plus all associated site works .

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**Area** Area 3 - Central  
**Application Number** 3272/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Robert Porter  
**Location** 64 Oxmantown Road, Stoneybatter, Dublin 7, D07N9C9  
**Additional Information**   
**Proposal**: Retain rear single storey conservatory extension to dwelling house.

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**Area** Area 3 - Central  
**Application Number** 3273/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/08/2025  
**Applicant** Sunny Sky Solarium Beauty and Nails Ltd.  
**Location** 298 North Circular Road, Dublin 7, D07X318  
**Additional Information**   
**Proposal**: Change of use from shop to solarium , beauty and grooming use , signage and associated internal alterations to ground floor , including associated site works all on a site area of 89 sq. m .

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**Area** Area 3 - Central  
**Application Number** DSDZ3347/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2025  
**Applicant** KW PRS ICAV acting for and on behalf of it's subfund KW PRS Fund 8  
**Location** Ground floor retail Unit , North Bank , Castleforbes  
 Road and Sheriff Street Upper, Dublin 1  
**Additional Information**   
**Proposal**: The development will consist of : (i) the provision of an ancillary off-licence sales area of c. 32 sq. m within the retail unit ( ii) minor external alterations to include automatic sliding entrance door , signage , vinyl window coverings and louvered screens to the internal plant room on the eastern ( Castleforbes Road ) elevation and signage and vinyl window coverings to the northern (Sheriff Street Upper ) elevation and (iii) all ancillary site services and site development works . The site relates to a proposed development within and SDZ Planning Scheme Area .

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**Area** Area 3 - Central  
**Application Number** WEB1751/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Chris Capital Limited  
**Location** 36, Blessington Street, Dublin 7 , D07X4AY  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE : The development at this Protected Structure (RPS Ref. No. 797) will consist/consists of: • Change of use from a single dwelling to 4 No apartments consisting of 3 x one-bed and 1 x two-bed units; • Minor rear excavations for fire scape stairs; • Removal of later addition stud partitions; • Replacement of basement floor; • New stud partition walls; • Infill of existing door openings; • 6 new door openings in existing Walls; •Repair/replacement of historic architectural features and fabric in accordance with the conservation methodology; • All together with drainage, bin storage, bicycle parking and all ancillary works necessary to facilitate the entire development.

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**Area** Area 3 - Central  
**Application Number** WEB2410/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/08/2025  
**Applicant** Tuath Housing Association  
**Location** Portland Row, Dublin 1, The site has access via  
 Portland Row and is bounded by houses on Portland Row,  
 Dunne Street, North Great Clarence Street and fronts  
 onto Aldborough Place, D01 FV05  
**Additional Information**   
**Proposal**: For permission for development at a site located at Portland Row, Dublin 1, D01 FV05. The site has access via Portland Row and is bounded by houses on Portland Row, Dunne Street, North Great Clarence Street and fronts onto Aldborough Place. The proposed housing development aims to provide a sustainable and vibrant residential community with a total of 49 units across 3 blocks. The development will feature a mix of two-story houses, own-door duplex apartments, and apartment units, catering to diverse housing needs. Additionally, the project will include ample secure and visitor cycle parking facilities, associated site works, and landscaping. These works include the demolition of 2no. existing industrial sheds. Proposed Construction of; Block A comprising of 4no. 3 bed 2-story houses, Block B comprising of 4no. 3 bed 2-story houses and Block C is an apartment building ranging from 3 to 5 storeys, comprising 16no. 3 bed duplex apartments, 16no. 2 bed apartments, 9no. 1 bed apartments as well as a community arts and culture space, bicycle storage, utilities and bin storage. The proposed development also includes public open space, communal open space and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB2426/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Marina Hand  
**Location** 43 Capel Street, Dublin 1, D01 A9N4  
**Additional Information**   
**Proposal**: Re-instatement of the ground floor curtilage of No.43 Capel Steet (from amalgamation with 65 Mary St, D01 P7F8) to allow retail area at basement and ground floor, Change of use from office area to residential at 1st to 3rd floor with new private open space/winter garden over existing ground floor extension to rear with internal modifications and associated site works

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**Area** Area 3 - Central  
**Application Number** WEB2432/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2025  
**Applicant** Neil Kenny  
**Location** 19 Glasnevin Hill, Glasnevin, Dublin 9, D09 E6N6  
**Additional Information**   
**Proposal**: Planning permission is sought for: 1: Attic conversion, to include 4no. velux rooflights to front, and construction of dormer window and velux rooflight to rear. 2: Removal of hip end roof, and gabling side elevation to accommodate same,and associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB2433/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Michael Winston  
**Location** 16, Carlingford Road, Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: The development will consist of, an amendment to previously approved Planning Application by Dublin City Council per ref. WEB2366/24 to demolish existing single-storey rear extension, replaced by new ground and first-floor rear extensions with rooflight above ground level. New first floor side window. Attic conversion for storage with rear dormer. The amendment comprises an increase in floor area of the first-floor rear extension by 4 sq.m.

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**Area** Area 3 - Central  
**Application Number** WEB2439/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Maeve O'Sullivan and John Brennan  
**Location** 83 Glenbeigh Road, Dublin 7, D07F1W1  
**Additional Information**   
**Proposal**: The development will consist of single and two storey extension to rear and side together with dormer extension of attic conversion to rear and garage conversion to side of existing semi-detached two storey dwelling.

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**Area** Area 3 - Central  
**Application Number** WEB2466/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 14/08/2025  
**Applicant** Keadarr Limited  
**Location** 172 North Strand Road and Aldborough Parade, Dublin 1,  
 D01HN36  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: Convert, retain and extend existing two-storey public house premises including accommodation on first floor to residential accommodation with the provision of 2 no. additional floors, as follows:- A. Convert existing ground floor public house premises to 2 no. apartments comprising a two-bed apartment and studio. B. Retain 3 no. 1-bed apartments on first floor. C. Construct 2 no. additional floors to comprise 2 no. 1-bed apartments on second floor and a 3-bed apartment on third floor. Total no. of apartments: 8 The proposed apartments will be provided with amenities and terraces. D. The proposed development will include alterations to elevations, site development works and connection to existing services

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**Area** Area 3 - Central  
**Application Number** WEB2468/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Maire McDonnell  
**Location** 21, Rutland Cottages, Mountjoy, Dublin 1  
**Additional Information**   
**Proposal**: RETENTION: For the retention of works carried out, including the demolition of the original attic structure, the construction of a first-floor dormer-type structure over the full area of the rear roof of the existing house, a first-floor extension to the rear over the existing ground floor rear structure, the raising of the ridge level of the main roof to achieve habitable accommodation height, and all associated works. The retained works accommodate a new stairs, bedroom, bathroom, and storage area at first floor level.

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**Area** Area 3 - Central  
**Application Number** WEB2488/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2025  
**Applicant** Adrian and Michelle Hanna  
**Location** 21 May Street, Drumcondra, Dublin 3, D03A449  
**Additional Information**   
**Proposal**: The proposed development will consist of a single-storey extension to rear of existing dwelling, with rooflights, and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB2524/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2025  
**Applicant** Janette Hurrell  
**Location** 6 Addison Place, Glasnevin, Dublin 9, D09 xxxx  
**Additional Information**   
**Proposal**: The construction of a first floor extension over an existing single-storey industrial unit. The proposed work will include the installation of a new roller shutter on the south-east facing facade, a new stairwell to the proposed L01 extension with a proposed entrance to same on the north east facing elevation at ground floor level to the rear of the property, which will include 2 No. storage room, a WC, and 4 No. new windows on the south east facing elevation at L01.

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**Area** Area 3 - Central  
**Application Number** WEB2860/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2025  
**Applicant** Damien Garvey & David Cochrane  
**Location** NO. 50 Whitworth Road, Dublin 9, which also addresses  
 Claude Road & the laneway to the rear, D09 K8H4  
**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.

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**Area** Area 3 - Central  
**Application Number** WEB2881/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2025  
**Applicant** Sarah and Liam Farrell  
**Location** 60, Ardpatrick Road, Navan Road, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of demolition of existing single-story extension to rear of existing house, construction of two-story extension to side and rear, and conversion of existing garage to habitable space. The additional accommodation at ground floor level will comprise additional kitchen and dining space, lounge area and home office/ downstairs bedroom. The additional accommodation at first floor level will comprise master bedroom and new family bathroom. New windows are proposed to the rear, facing south- west and to the front, facing north-east. Garage door to be replaced with door and window. Existing first floor north facing window to side to be relocated and enlarged.

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**Area 3   
Appeals Notified**

**Area** Area 3 - Central  
**Application Number** WEB2134/25  
**Appeal Type** Written Evidence  
**Applicant** James Stafford  
**Location** 38 Blackhall Place, Stoneybatter, Dublin, D07W8K6  
**Additional Information**   
**Proposal**: The development will consist of, demolition of the existing single storey extension and construction of a new single-story extension, with ground floor level glazed lightwell courtyard with accessible roof garden to first floor level, with provision of privacy screening, defensive planting & raised planters to rear. 2 No. Roof lights with PV solar array to rear roof, internal reconfiguration, and associated site works. Accommodation consists of living-kitchen-dining area, shower room, 1 No. bedroom/study and storage to ground floor level with 2 No. bedrooms, shower room and new access door to roof garden at first floor level.

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**Area 3   
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** 3274/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 11/08/2025  
**Applicant** NWQ Devco Limited  
**Location** CitiGroup Building, 1 North Wall Quay, Dublin 1,  
 D01T8Y1  
**Additional Information**   
**Proposal**: We, NWQ Devco Limited, intend to apply for a 10-year planning permission for development at a site consisting of the CitiGroup Building, 1 North Wall Quay, Dublin 1, DO1 T8Y1. The site is bound by North Wall Quay to the south, Commons Street to the west, Clarion Quay/Alderman Way to the north and an access ramp to the existing basement to the east. The site area is c. 0.88 ha. The proposed development comprises: •Demolition of existing 6 no. storey office building and single-level basement; •Construction of a mixed-use development ranging in height from 9 no. to 17 no. storeys in height (73.4m) over lower ground floor and double basement comprising office accommodation, arts/community/cultural spaces and retail/cafe/restaurant uses; •The development is divided into 4 no. buildings ranging in heights of 12 no. storeys (Block A), 17 no. storeys (Block B), 10 no. storeys (Block C) and 9 no. storeys (Block D);• The overall gross floor area of the development comprises 87,209 sq.m. (excluding double basement of 14,420 sq.m.) including 69,258 sq.m. of office space, 2,371 sq.m. arts/community/cultural uses and 196 sq.m. of retail/café/restaurant space; • Office accommodation is proposed at lower-ground floor to 15th floor with 4 no. double-height office entrance/receptions areas provided at GF level; • 3 no. internal arts/community/cultural spaces are provided in total. 1 no. arts/community/cultural space is provided over lower ground and ground floor level in Block A, 1 no. at 1st floor level with a GF entrance space in Block B and an arts/community/cultural use with viewing deck is provided at 16th floor level in Block B; • External arts/community/cultural space will be provided on the new landscaped park located to the east of the site; •1 no. retail/café/restaurant unit is provided at GF level in Block D; • Outdoor landscaped terraces are provided at 8th, 9th, 10th, 11th, 15th and 16th floor level; • Provision of winter terraces at 4th, 6th and 9th floor level; • Provision of a shared atrium between Block B and Block C; • Green roofs and blue roofs are provided across the scheme; • Provision of a double basement comprising 30 no. car parking spaces, 923 no. bicycle parking spaces, 6 no. motorbike parking spaces and male & female shower and changing facilities at B1 level and plant across B1 & B2 levels; • 2 no. car parking spaces located at street level (32 no. total); •Provision of 2 no. vehicle lifts and 2 no. bike lifts to the basement accessed from Clarion Quay; •The development includes the fill and cover of existing access ramp to existing basement to provide a landscaped park (including external arts/community/cultural space) to the east of the building connecting North Wall Quay with Clarion Quay. The park will include a pedestrian link from North Wall Quay to Clarion Quay •Provision of upgrades to existing public realm within application site including public footpaths along North Wall Quay, Commons Street and Clarion Quay; •All ancillary and associated works to facilitate the development including plant, switch rooms, generators, water tanks, sprinkler plant, ESB substations, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

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**Area** Area 3 - Central  
**Application Number** 3907/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 12/08/2025  
**Applicant** Martin Tynan  
**Location** 1A Carlingford Road, Drumcondra, Dublin 9 , D09P768  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: Permission for widening of existing window opening and replacement of same with new proposed entrance door to reduced coffee shop area including retention of change of use from coffee shop/creperie to chapel of rest and all associated ancillary internal alterations.

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**Area** Area 3 - Central  
**Application Number** WEB1278/25  
**Appeal Decision** AMEND CONDITIONS  
**Appeal Decision Date** 14/08/2025  
**Applicant** Dylan Coughlan & Louise Ward  
**Location** 37 Quarry Road, Cabra East, Dublin 7 , D07T9K5  
**Additional Information**   
**Proposal**: PERMISSION AND RETENTION: The development will consist of : Widening of front vehicular access, retention of single-storey side and rear extension, demolition of front porch and rear utility, new ground-floor rear extension, and alteration of side extension roof from flat to sloped with three rooflights.

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**Area** Area 3 - Central  
**Application Number** WEB2329/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 13/08/2025  
**Applicant** EWD3 Developments Ltd  
**Location** The existing commercial premises Church Road, East  
 Wall, Dublin 3, (bounded by Church Road) D03 XY06  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of the demolition of the existing single storey commercial premises and the construction of a mix-use development four-storey block (ranging from 2-4 storeys with the upper floors set back), with a medical centre at ground level, and 9 no. apartments on the upper floors (comprising of 1 no. studio unit, 4 no. 1-bed/2-person apartments, 1 no. 2-bed/3-person apartment and 3 no. 2-bed/4-person apartments) with balconies to the west and south elevations and a communal open space at third floor level. The proposed development will also provide for pedestrian and cyclist access from Church Road, an emergency exit to the medical centre from Blythe Avenue, associated internal refuse storage and plant areas at ground floor level, 42 no. bicycle parking spaces at ground floor level, associated signage to the northern elevation of the development along Church Road, plant, P.V. solar panels at roof level and all associated site and engineering works necessary to facilitate the development.

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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”

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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  
  
  
32/25

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

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**Area** Area 3 - Central  
**Application Number** 0298/25  
**Application Type** Section 5  
**Applicant** Brimwood Unlimited Company  
**Location** 30, North Circular Road, Cabra East, Dublin 7, D07  
 F5YD  
**Registration Date** 13/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

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**Area** Area 3 - Central  
**Application Number** 0359/25  
**Application Type** Section 5  
**Applicant** JMA Ventures Limited  
**Location** 97, North Circular Road, Dublin 7  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

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