



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Dublin City Council

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

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

## WEEKLY PLANNING LISTS

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

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

(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 5 COMMERCIAL

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1387/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Independent Site Management Limited
<b>Location</b>	80-82 Philipsburgh Avenue, Fairview, Dublin 3
<b>Registration Date</b>	23/07/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** The proposed development will consist of the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens. the development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The Planning Authority should please note that this is not an amendment application to the original permitted independent living application submitted to Dublin City Council application dated 06.04.2023 reference 5176/22 and subsequent An Bord Pleanála grant dated 02.01.2024 reference ABP-316593-23, which is now under construction. This is a wholly separate and independent application for new telecommunication infrastructure.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1602/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Patrick Harvey
<b>Location</b>	78, Briarfield Grove, Kilbarrack, Dublin 5, D05 F656
<b>Registration Date</b>	22/07/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Construction of new detached two storey four bedroom house with habitable room to roof space and associated site works including soakway and alterations to site boundary to provide new vehicular entrance to proposed dwelling.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1956/25
<b>Application Type</b>	Permission
<b>Applicant</b>	St Vincents GAA Club St Vincent's GAA Club
<b>Location</b>	Pairc Naomh Uinsionn, Malahide Road, Donnycarney ,Dublin 3, D03YX08
<b>Registration Date</b>	23/07/2025
<b>Additional Information</b>	Additional Information Received

**Proposal:** Works to our club house and grounds, comprising of an upgraded disability access ramp and access steps. The provision of an external hatch and a new coffee preparation area to an existing Store/Kitchenette and a new external access door and new internal storage area to part of an existing office on the ground floor and the provision of an outdoor coffee seating area , partly covered with a retractable awning and sundry surface water drainage, surfacing , landscape works all adjacent to the existing front entrance (East Façade).

**Area** Area 5 - North Central  
**Application Number** WEB2694/24  
**Application Type** Permission  
**Applicant** Raya Investments Ltd  
**Location** Island View Court, Kilbarrack, Dublin 5  
**Registration Date** 25/07/2025  
**Additional Information** Additional Information Received

**Proposal:** Raya Investments Ltd. is applying for planning permission for the demolition of the existing 337sqm two-storey residential building, currently containing 8 apartments, along with the demolition of the existing 38sqm refuse and bike store. The proposal includes the construction of 20 no. apartments (9 one-bed units and 11 two-bed units) in a new 1,581sqm, four-storey building. Private balconies will be provided at the ground and first floors, facing east, while enclosed courtyards / private balcony spaces will be located at third floor level facing east, west, and south. The scheme includes 14 car parking spaces, an enclosed bike storage area with 44 bicycle spaces, and refuse storage, all with associated works at Island View Court, Kilbarrack Road, Raheny, Dublin 5.

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**Area** Area 5 - North Central  
**Application Number** WEB2708/25  
**Application Type** Permission  
**Applicant** Conor O'Farrell  
**Location** 68, Shantalla Road, Beaumont, Dublin 9, D09DV20  
**Registration Date** 22/07/2025  
**Additional Information**

**Proposal:** The development will consist of the removal of the existing attached garage, construction of a new two storey detached dwelling in side garden of existing dwelling, new site entrance to serve existing house and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2712/25  
**Application Type** Permission  
**Applicant** Kaduna Company Ltd  
**Location** 175 & 177 Howth Road, Killester, Dublin 3  
**Registration Date** 22/07/2025  
**Additional Information**

**Proposal:** The development consists of: (A) Retention of amalgamation of units 175 & 177 Howth Road at ground floor level. (B) Change of use of 177 Howth Road from retail use to doctors' surgery at ground floor level (C) Material alterations to ground floor level of both units (D) upgrade shop frontages with accompanying signage and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2739/25  
**Application Type** Permission  
**Applicant** Sharon Griffin  
**Location** 1, Coolock Drive, Dublin 17  
**Registration Date** 24/07/2025  
**Additional Information**

**Proposal:** The development consists of the subdivision of the existing house to create a part 2

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storey 3-bedroom house to include a single story extension to the side and front of the existing house with provision to alter the existing vehicular access exiting on Coolock Drive and for all associated site works.

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## Area 5 DOMESTIC

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3323/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Anne Marie Madden & Grzegorz Gralak
<b>Location</b>	92, All Saints Road, Dublin 5
<b>Registration Date</b>	21/07/2025

**Additional Information**

**Proposal:** Planning permission for the construction of ) a first floor extension on top of an existing ground floor extension to the rear, 2) an attic conversion with a dormer window to the rear and a raised ridge level to the front/rear, with all associated site works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3328/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Hamdi Isufaj
<b>Location</b>	62 Cooleen Avenue , Dublin 9, D09W6E8
<b>Registration Date</b>	24/07/2025

**Additional Information**

**Proposal:** Development will consist of demolishing existing garage to rear of existing house and boundary wall and building a proposed ground floor only extension to the rear of the existing house . A new gable wall to the side of the existing house with a new window at attic level . A new window at ground floor level on existing side wall . A new flat roof dormer to the rear of the existing house roof . A proposed ground floor only extension to the front of the existing house and all ancillary works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1988/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Enda Flynn
<b>Location</b>	4, Watermill Avenue, Raheny, Dublin 5
<b>Registration Date</b>	22/07/2025

**Additional Information** Additional Information Received

**Proposal:** The development will consist of the widening an existing front pedestrian gate to allow vehicle access for off-street vehicle/ car parking, with all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2703/25
<b>Application Type</b>	Permission

**Applicant** Bernadette Hone  
**Location** 36, Seapark Drive, Dublin 3, D03 V8Y7  
**Registration Date** 21/07/2025

**Additional Information**

**Proposal:** Develop a 40sqm single storey Garden Room accommodating home office and home gym facilities. Permission to allow for demolition of existing garage, new gated access to service lane, connections to foul and surface water sewers, rebuilding sections of boundary walls with no.'s 34 and 38 to a height of 2.2m and associated site works and services

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**Area** Area 5 - North Central  
**Application Number** WEB2705/25  
**Application Type** Permission  
**Applicant** Patrick O'Rourke / Dorothy Soye  
**Location** 160 Castle Avenue, Clontarf, Dublin 3  
**Registration Date** 21/07/2025

**Additional Information**

**Proposal:** The development will consist of an extension and refurbishment of the existing single storey detached bungalow. It will include a single storey flat roof extension to the rear with rooflight. It will include an extension at first floor comprising of a new roof and dormers to provide bedrooms at the new first floor level. There will be 1 no. dormer to the rear and 3 no. dormers to the front. The development will also include the demolition of the existing chimney stacks at either end of the existing bungalow. The existing structure will be externally insulated with a new smooth render finish. The development will also include all associated landscaping, drainage, and ancillary works and services.

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**Area** Area 5 - North Central  
**Application Number** WEB2706/25  
**Application Type** Permission  
**Applicant** Breda Cashe  
**Location** 9 Seaview Avenue North, Clontarf, Dublin 3, Dublin 3, D03 PY70  
**Registration Date** 21/07/2025

**Additional Information**

**Proposal:** The development consists of (1) Alterations to the existing house, including relocation of the entrance door and new bay window with flat roof to the front elevation. New windows and doors, roof re-tiled, 7.No velux type rooflights and external insulation to walls. (3) Provision of new single storey extension with flat roofs, 2.No chimneys and 2.No rooflights, along with a covered Veranda to the rear of the existing single storey pitched roof dwelling. (4) A new single storey Studio/Home Office structure with a monopitch roof and 2.No rooflights along the rear laneway boundary, with a new entrance door to the laneway. (5) Alterations to the existing Garage, main door widened, walls externally insulated, roof re-tiled and 1.No Velux type rooflight fitted. (6) New timber fences of various height along western boundary and in the front garden. (7) Demolitions to include chimney stack, pitched roof of extension to rear, and rear boundary wall to laneway, along with all civil, drainage and landscaping works associated with the development.

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**Area** Area 5 - North Central  
**Application Number** WEB2707/25  
**Application Type** Permission

**Applicant** Maria Byrne and Sinead Bunyan  
**Location** 148, Grace Park Road, Grace Park, Dublin 9  
**Registration Date** 22/07/2025

**Additional Information**

**Proposal:** Maria Byrne & Sinead Bunyan seek permission for; a) conversion & subdivision of existing garage into a plant room & utility room; b) partial demolition of a single-storey extension and the subsequent construction of a new part-single & part-double storey flat roof extension to the rear and side of the existing house including 4no. new rooflights; c) associated alterations to existing elevations; d) removal of existing chimney to rear of existing pitched roof; e) and associated site works at no. 148 Grace Park Road, Grace Park, Dublin 9, D09 R9V4.

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**Area** Area 5 - North Central  
**Application Number** WEB2715/25  
**Application Type** Permission  
**Applicant** Manish sharma and Rincy Vadakkinattu Varghese  
**Location** 15 Moatfield Avenue, Coolock, Dublin 5, D05 W7R6  
**Registration Date** 23/07/2025

**Additional Information**

**Proposal:** This development includes the demolition of the existing side extension. The construction of a new front porch. The construction of a wrap-around extension to the side and rear of the existing dwelling. The side extension features an apex roof. The rear incorporates both flat and apex roof elements. This extension creates space for an interior layout comprising a new kitchen-dining area, lounge, and three additional bedrooms with en-suite bathrooms at ground floor level, and conversion of the extension's attic space at first floor level. Also, the widening of the pedestrian entrance at the front to accommodate a new vehicular entrance and repair of the pedestrian entrance to the side garden, plus all associated internal and external works.

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**Area** Area 5 - North Central  
**Application Number** WEB2720/25  
**Application Type** Permission  
**Applicant** Seán Og & Siobhán Devaney  
**Location** 25 Walnut Court, Courtlands, Dublin 9, D09 E7N5  
**Registration Date** 23/07/2025

**Additional Information**

**Proposal:** Conversion of attic space with raised gable to minihip, velux to front and dormer to rear. Conversion of garage space, rear extension internal alterations and elevational alterations to the front, widening of existing vehicular access with dished kerbs to front.

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**Area** Area 5 - North Central  
**Application Number** WEB2731/25  
**Application Type** Permission  
**Applicant** Eilis O'Brien and Brian McDonagh  
**Location** 22, Saint Lawrence Road, Clontarf Dublin 3  
**Registration Date** 24/07/2025

**Additional Information**

**Proposal:** PROTECTED STRUCTURE : For development at this site 22 St Lawrence Road, Clontarf, Dublin 3, D03 F865, a protected structure (RPS Ref. No. 7601).

The development will consist of the construction of a new vehicular entrance and driveway to allow for the installation of an EV charging point, and all associated site works, within the curtilage of 22 St Lawrence Road.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2732/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Orlagh Manigo & Ronan Farrell
<b>Location</b>	25 Richmond Road, Drumcondra, Dublin 3
<b>Registration Date</b>	24/07/2025
<b>Additional Information</b>	

**Proposal:** The development consists of the conversion of the attic space with provision for a dormer window to the rear of the existing house with provision for 2 x roof windows to the front at attic level and for all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2733/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Bernadette Hone
<b>Location</b>	36, Seapark Drive, Clontarf, Dublin 3
<b>Registration Date</b>	24/07/2025
<b>Additional Information</b>	

**Proposal:** Planning Permission is sought by Bernadette Hone at 36 Seapark Drive, Clontarf, D03 V8Y7 to develop a 40sqm single storey Garden Room in the rear garden accommodating home office and home gym facilities. Permission to allow for the demolition of an existing garage, new gated access to service lane, connections to foul and surface water sewers, rebuilding sections of boundary walls with no.'s 34 and 38 to a height of 2.2m and associated site works and services

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2734/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Pat & Bernie Millar
<b>Location</b>	45 St. Lawrence Road, Clontarf, Dublin 3, D03 EH24
<b>Registration Date</b>	24/07/2025
<b>Additional Information</b>	

**Proposal:** PROTECTED STRUCTURE: The development consists of the refurbishment of the existing two storey semi-detached house, and rear return including: (i) Demolitions and alterations including the partial raising of the ceiling and provision of new partitions to the lower ground floor rear return to relocate the kitchen/dining area, and provide a new utility room and shower room; partial opening up of the underside of the first flight of stairs; (ii) Raising the flat roof (and to include a new flat rooflight) over the existing store and boiler room to the lower ground floor rear return, to become part of the new kitchen space; (iii) Changes to the windows and doors to side and rear facades of the ground floor rear return including: Replacement of two existing windows, alteration of two window and door openings, removal of five window and door openings (including clerestorey to the rear hallway) and provision of four new window & door openings (iv) Internal alterations to the first floor rear return to remove the hot press and storage cupboard, and provide a new bathroom layout; (v) Demolitions and Internal alterations to the first floor to allow a new layout for the en suite and new interventions to provide built in wardrobes serving the master bedroom; and

including the insertion of a new glazed door to the existing arch on the first floor landing; (vi) Internal repairs, new finishes and fittings including tiling to the front hallway; (vii) Repair and repointing of existing brickwork and provision of new stone plinth to the rear return facades; (viii) Thermal upgrading of the house to include - Internal wall Insulation to the rear return at ground and first floors; Insulating the existing suspended timber floor to the main house; Removal of existing concrete floor and provision of new insulated concrete floor to the ground floor rear return; New insulation and ventilation to the main and rear return roofs; (ix) Rewiring of the electrical system and installation of solar panels to the southern roof pitches of the rear returns; (x) Upgrading the mechanical installation including providing new underfloor heating to the ground floor rear return; (xi) New hard and soft landscaping to the front, side and rear including new retaining walls to planter beds, stone paving and gravel finishes; (xii) All associated site-works, ancillary drainage and site development works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2743/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Clare Roebuck
<b>Location</b>	43 Belgrove Road, Clontarf, Dublin 3, D03 PR90
<b>Registration Date</b>	24/07/2025
<b>Additional Information</b>	

**Proposal:** Planning permission is sought for the provision of a new vehicular entrance and all associated site works from Belgrove Road to 43 Belgrove Road, Clontarf, Dublin 3, D03 PR90 for Clare Roebuck.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2750/25
<b>Application Type</b>	Permission
<b>Applicant</b>	Seán Og & Siobhán Devaney
<b>Location</b>	25, Walnut Court, Courtlands, Dublin 9
<b>Registration Date</b>	25/07/2025
<b>Additional Information</b>	

**Proposal:** Conversion of attic space with raised gable to minihip, velux to front and dormer to rear, Conversion of garage space, rear extension internal alterations and elevational alterations to the front, widening of existing vehicular access with dished kerbs to front

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## Area 5 Decisions

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0209/25
<b>Application Type</b>	Section 5
<b>Decision</b>	Exempt
<b>Decision Date</b>	21/07/2025
<b>Applicant</b>	Noelia Martinez
<b>Location</b>	61, Philipsburgh Terrace, Clontarf West, Dublin 3, D02 C3N0

**Additional Information** Additional Information Received

**Proposal:** EXPP: External wall insulation to - Front and rear elevations in nap finish.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3034/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Siobhan McNickle
<b>Location</b>	60, Glencloy Road, Whitehall, Dublin 9, D09 XF74
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission is sought for the construction of a single storey extension to the front and side of the existing two storey semi-detached dwelling.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3164/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/07/2025
<b>Applicant</b>	Rory Maginn and Clíodhna O' Carroll
<b>Location</b>	139 The Stiles Road, Clontarf, Dublin 3, D03W6W8
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of 1) the demolition of the existing single storey garage to the side of the house , the existing chimney to the side of the house , the existing single story extension to the rear of the house and the existing single storey rear garden shed 2) the removal of the existing first floor landing window to stairs in the side gable wall and replacement of same with a repositioned first floor landing window of similar area to the stairs in the side gable wall but with a more vertical rectangular shape 3) The construction of a new part single storey , part two storey extension to the side of the house and a new single storey extension to the rear of the house . 4) A proposed new single storey recreational and home office garden room in the rear garden. 5) The formation of a new pedestrian entrance in the existing rear boundary wall from the rear garden to the rear laneway 6) Widening the vehicular entrance at the front of the house and 7) all ancillary site, drainage and landscaping works .

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3225/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	21/07/2025
<b>Applicant</b>	Hannah Kelly
<b>Location</b>	12 Nanikin Avenue, Dublin 5
<b>Additional Information</b>	

**Proposal:** Planning permission for the construction of

1. a single storey extension to the front,
2. a first floor extension on top of the existing single storey extension to the side,
3. a single storey extension to the rear,
4. an attic conversion with a raised main ridge level and a dormer window to the rear,

5. SUDs drainage with a soakaway to the rear garden with all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3226/25
<b>Application Type</b>	Retention Permission
<b>Decision</b>	REFUSE RETENTION PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Liffeyfield Ltd
<b>Location</b>	The Bonnington Hotel (Formerly The Regency) Swords Road, Drumcondra, Dublin 9

**Additional Information**

**Proposal:** RETENTION PERMISSION: Permission for the retention of triangular two sided 2380mm high, 3580mm wide display board, advertising events in hotel, mounted on 250mm high trailer carriage mounted located on grass verge fronting hotel on Swords Road at The Bonnington Hotel, Swords Road, Dublin 9

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3236/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Stephen Sharp
<b>Location</b>	9 Westpark, Dublin 5, D05 C6F5

**Additional Information**

**Proposal:** Development will consist of a proposed ground and first floor extension to the front of the existing house. A proposed first floor extension to the side of the existing house supported off new columns and beams at ground level with new gable wall extending the roof profile across. A proposed new first floor extension to the rear of the existing house. A new window in new side wall for existing bathroom at first floor level. A proposed new flat roof dormer to the rear of the existing house roof and ancillary works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1158/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/07/2025
<b>Applicant</b>	Sinéad Dunne and Ciaran Costello
<b>Location</b>	65, Shelmartin Avenue, Dublin 3, D03 P9C0

**Additional Information**

**Proposal:** The construction of a new extension and new bay window to the rear of main house, a new porch to the front and side of main house, a first floor window on north gable, external insulation on existing house, new north boundary at front and all associated ancillary works including demolition as necessary to facilitate new construction.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1207/25

<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Diarmaid Ryan
<b>Location</b>	36, Watermill Park, Raheny, Dublin 5, D05 F439
<b>Additional Information</b>	Additional Information Received

**Proposal:** Permission to widen existing Pedestrian entrance to create a new vehicular entrance to facilitate off street parking and EV charging with associated kerb dishing.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1454/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	21/07/2025
<b>Applicant</b>	Darragh Walsh
<b>Location</b>	28, Brookwood Crescent, Artane, Dublin 5, D05 FX22
<b>Additional Information</b>	Additional Information Received

**Proposal:** The construction of a boundary wall and wall pier in order to create new vehicular access and a new boundary wall. Other works to include the installation of a gravel ground surface.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB1561/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	25/07/2025
<b>Applicant</b>	Gerry Leigh
<b>Location</b>	89 Chanel Road, Artane, Dublin 5, D05 A6Y2
<b>Additional Information</b>	Additional Information Received

**Proposal:** The development will consist of: 1. Demolition of the existing rear ground floor conservatory 2. Demolition of the existing rear ground floor masonry shed 3. Two storey extension to the rear of the house consisting of - Ground floor extension to the rear of the house circa. 68m<sup>2</sup> - First floor extension to the rear of the house circa. 8m<sup>2</sup> 4. Attic level dormer roof extension to the rear of the house 5. Attic level gable roof extension to side of the house 6. Single storey entry porch to the front of the house circa 5m<sup>2</sup> 7. All ancillary site and enabling works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2175/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Brendan Cope & Aileen O'C Cope & O'Connor
<b>Location</b>	117, Killester Park, Dublin 5
<b>Additional Information</b>	

**Proposal:** The development will consist of (a) an increase in the width of the new dormer window at first floor level to the rear, granted permission under planning reference WEB1812/23. (b) the repositioning and increase in the width of the vehicular entrance to the front from 2.5metres to 3.5metres. (c) associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2177/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION AND RETENTION PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Hazel Doyle
<b>Location</b>	54 Ashbrook, Howth Road, Clontarf, Dublin 3, D03 X8PS
<b>Additional Information</b>	
<b>Proposal:</b>	PERMISSION & RETENTION: Retention Permission for widened vehicle access to front and raised fences to rear garden and Planning Permission for recladding of existing conservatory to first floor at rear and dormer to rear to facilitate attic conversion to non-habitable storage space.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2182/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Michele Goss and David Keogh
<b>Location</b>	14 Celtic Park Road, Beaumont, Dublin 9, D09 C995
<b>Additional Information</b>	
<b>Proposal:</b>	Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable, new access stairs, 3no. roof windows to the front and flat roof dormer to the rear.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2202/25
<b>Application Type</b>	Permission
<b>Decision</b>	GRANT PERMISSION
<b>Decision Date</b>	23/07/2025
<b>Applicant</b>	Charles & Susan Day
<b>Location</b>	221, Clontarf Road, Dublin 3
<b>Additional Information</b>	
<b>Proposal:</b>	Permission for demolition of existing single storey extension to rear (30 sqm), and erection of a new two storey extension to rear (O/A 82 sqm), as well as general minor internal alterations and refurbishment of the existing dwelling, replacement of existing windows, new garden wall to rear and all associated site works all at 221 Clontarf Road, Clontarf, Dublin 3, D03K5Y3. Permission will replace the existing granted Planning Permission Reg. Ref. 4750/19 and incorporate changes as required under Conditions No. 3 and 4 of the aforementioned permission.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2216/25
<b>Application Type</b>	Permission
<b>Decision</b>	ADDITIONAL INFORMATION
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Martin Ryall

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**Location** 1 Edges Corner, Fairview, Dublin 3

**Additional Information**

**Proposal:** New infill development, over 3 storey 1 bed studio, dwelling, removal of existing concrete boundary walls, new pedestrian front access, and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2217/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/07/2025  
**Applicant** Jacob & Aoife Long  
**Location** 103, Kincora Avenue, Dublin 3

**Additional Information**

**Proposal:** The development will consist of demolitions, alterations and extensions to an existing two storey semi-detached dwelling to increase floor area from 184 Sq.M. to 230.7 Sq.M., comprising of demolition of an existing (former) garage and covered side passage, boiler chimney, single storey rear extension and first floor annex over passageway. Provision of a new two storey extension to side with continued pitched roof over with attic conversion complete with a dormer window to the rear and dormer style roof to the side of the dwelling, two storey tiered extension to the rear with flat roof over along with internal alterations and a 29.3 Sq.M. back garden room and shed with mono-pitch roof, alterations to the front garden to include planting and paved areas along with all necessary and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2219/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/07/2025  
**Applicant** Billy McCartney  
**Location** 43, Malahide Road, Artane, Dublin 5

**Additional Information**

**Proposal:** 1/ Change of use of existing ground floor office / veterinary practice to domestic dwelling. 2/ Construction of upper storey bedroom extension to side of existing 1st floor apartment. 3/ Construction of home gymnasium / home office to rear garden of existing property, and all associates site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2234/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 21/07/2025  
**Applicant** Tara Carr and Rohan Butler  
**Location** 22 VERNON AVENUE, CLONTARF, DUBLIN 3

**Additional Information**

**Proposal:** We, Tara Carr and Rohan Butler intend to apply for Planning Permission for a rear 2-storey extension, alterations to front and rear elevation and a new front vehicular entrance at 22 Vernon Avenue, Clontarf, Dublin, D03 DD54..

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2236/25
<b>Application Type</b>	Permission
<b>Decision</b>	REFUSE PERMISSION
<b>Decision Date</b>	25/07/2025
<b>Applicant</b>	Ben Marsh
<b>Location</b>	82, Annadale Crescent, Drumcondra, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	Provision of a new vehicular entrance at the front of the property with new dropped kerb onto Annadale Crescent.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2328/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Bruno Costa
<b>Location</b>	23B Mount Olive Grove, Donaghmede, Dublin 5, D05 KH28
<b>Additional Information</b>	
<b>Proposal:</b>	Construction of new single storey extension to rear of existing dwelling and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2599/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION WITHDRAWN
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Clive and Matina Murray
<b>Location</b>	201, Collins Avenue, Whitehall, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	Planning permission is sought for 1/ Demolition of existing outhouses, and single storey kitchen extension to rear. 2/ Construction of new two storey family/living/bedroom extension to side. 3/ Construction of new single storey living/family room extension to front. 4/ Construction of new two storey kitchen/dining/bedroom extension to rear and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2689/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	21/07/2025
<b>Applicant</b>	Darren Hanevy & Orla Doyle
<b>Location</b>	29, Glanaan Road, Whitehall, Dublin 9
<b>Additional Information</b>	
<b>Proposal:</b>	New vehicular entrance and two-storey Porch extension to front.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2700/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Shaun Fay & Fatima Abdala
<b>Location</b>	185A Charlemont, Griffith Avenue, Dublin 9

**Additional Information**

**Proposal:** Development of 1no. semi-detached part single storey to rear, part 2-storey, 2 bed dwelling located on a site adjacent to 185 Charlemont, Griffith Avenue, Dublin 9, D09 A2X8. This application is an amendment to the previously granted application 3806/21 where 2 dwellings were granted permission. This application is solely for 185A. A separate application is to be submitted for 185B. The proposed new dwelling is to be independent of the existing dwelling at 185 but connected to the proposed 185B. Works include the provision of covered bin/bike storage to the side of new dwelling and 1 no. car-parking spaces on shared surface as well as widening the widening of existing vehicular access along with all landscaping and ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2701/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Hannah Fay & David Howard
<b>Location</b>	185B, Charlemont, Griffith Avenue, Dublin 9

**Additional Information**

**Proposal:** For the development of 1no. semi-detached part single storey to rear, part 2-storey, 2 bed dwelling located on a site adjacent to 185 Charlemont, Griffith Avenue, Dublin 9, D09 A2X8. This application is an amendment to the previously granted application 3806/21 where 2 dwellings were granted permission. This application is solely for 185B. A separate application is to be submitted for 185A. The proposed new dwelling is to be independent of the existing dwelling at 185 but connected to the proposed 185A. Works include the provision of covered bin/bike storage to the side of new dwelling and 1 no. car-parking spaces on shared surface as well as the widening of existing vehicular access along with all landscaping and ancillary works necessary to facilitate the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2703/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	22/07/2025
<b>Applicant</b>	Bernadette Hone
<b>Location</b>	36, Seapark Drive, Dublin 3, D03 V8Y7

**Additional Information**

**Proposal:** Develop a 40sqm single storey Garden Room accommodating home office and home gym facilities. Permission to allow for demolition of existing garage, new gated access to service lane, connections to foul and surface water sewers, rebuilding sections of boundary walls with no.'s 34 and 38 to a height of 2.2m and associated site works and services

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2706/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Breda Cashe
<b>Location</b>	9 Seaview Avenue North, Clontarf, Dublin 3, Dublin 3, D03 PY70

#### **Additional Information**

**Proposal:** The development consists of (1) Alterations to the existing house, including relocation of the entrance door and new bay window with flat roof to the front elevation. New windows and doors, roof re-tiled, 7.No velux type rooflights and external insulation to walls. (3) Provision of new single storey extension with flat roofs, 2.No chimneys and 2.No rooflights, along with a covered Veranda to the rear of the existing single storey pitched roof dwelling. (4) A new single storey Studio/Home Office structure with a monopitch roof and 2.No rooflights along the rear laneway boundary, with a new entrance door to the laneway. (5) Alterations to the existing Garage, main door widened, walls externally insulated, roof re-tiled and 1.No Velux type rooflight fitted. (6) New timber fences of various height along western boundary and in the front garden. (7) Demolitions to include chimney stack, pitched roof of extension to rear, and rear boundary wall to laneway, along with all civil, drainage and landscaping works associated with the development.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2707/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Maria Byrne and Sinead Bunyan
<b>Location</b>	148, Grace Park Road, Grace Park, Dublin 9

#### **Additional Information**

**Proposal:** Maria Byrne & Sinead Bunyan seek permission for; a) conversion & subdivision of existing garage into a plant room & utility room; b) partial demolition of a single-storey extension and the subsequent construction of a new part-single & part-double storey flat roof extension to the rear and side of the existing house including 4no. new rooflights; c) associated alterations to existing elevations; d) removal of existing chimney to rear of existing pitched roof; e) and associated site works at no. 148 Grace Park Road, Grace Park, Dublin 9, D09 R9V4.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2708/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Conor O'Farrell
<b>Location</b>	68, Shantalla Road, Beaumont, Dublin 9, D09DV20

#### **Additional Information**

**Proposal:** The development will consist of the removal of the existing attached garage, construction of a new two storey detached dwelling in side garden of existing dwelling, new site entrance to serve existing house and all associated site works.

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2712/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	24/07/2025
<b>Applicant</b>	Kaduna Company Ltd
<b>Location</b>	175 & 177 Howth Road, Killester, Dublin 3

**Additional Information**

**Proposal:** The development consists of: (A) Retention of amalgamation of units 175 & 177 Howth Road at ground floor level. (B) Change of use of 177 Howth Road from retail use to doctors' surgery at ground floor level (C) Material alterations to ground floor level of both units (D) upgrade shop frontages with accompanying signage and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2720/25
<b>Application Type</b>	Permission
<b>Decision</b>	APPLICATION DECLARED INVALID
<b>Decision Date</b>	25/07/2025
<b>Applicant</b>	Seán Og & Siobhán Devaney
<b>Location</b>	25 Walnut Court, Courtlands, Dublin 9, D09 E7N5

**Additional Information**

**Proposal:** Conversion of attic space with raised gable to minihip, velux to front and dormer to rear. Conversion of garage space, rear extension internal alterations and elevational alterations to the front, widening of existing vehicular access with dished kerbs to front.

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## Area 5 Appeals Notified

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2012/25
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Viorel Iaus
<b>Location</b>	6, Shanowen Avenue, Santry, Dublin 9

**Additional Information**

**Proposal:** RETENTION: The development consists of: Retention of (1) tarmac finish to front driveway, (2) altered barbecue structure to rear garden, (chimney removed, pipe flue used), (3) 4.02m vehicle entrance width.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2702/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Raja Mukherji and Rachel McBride
<b>Location</b>	25, Shanowen Drive, Santry, Dublin 9, D09 C592

**Additional Information**

**Proposal:** Demolish existing single storey garage at side and single storey extensions at side and rear and construct, two storey extension to side, single and two storey extensions to rear. Continuation of existing attic conversion, with new window to rear at attic level and new velux roof window to front, and all associated site works.

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## Area 5 Appeals Decided

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	3021/25
<b>Appeal Decision</b>	GRANT PERMISSION & RETENTION PERMISSION
<b>Appeal Decision Date</b>	@24/07/2025
<b>Applicant</b>	Tony Drummond & Roisin Ryan
<b>Location</b>	11, Saint Brigid's Crescent, Dublin 5
<b>Additional Information</b>	

**Proposal:** RETENTION AND PERMISSION : Retention permission for the construction of a single storey extension to the front / side / rear of the existing dwelling, 2) planning permission to change the existing pitched roof over the single storey extension to the front side / rear to a flat roof, 3) planning permission for the construction of a first floor extension on top of the existing garage / single storey extension to the front / side / rear, 4) planning permission to widen an existing vehicular access exiting onto Saint Brigid's Crescent, Dublin 5, with all associated site works, all at 11 Saint Brigid's Crescent, Dublin 5.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	WEB2020/24
<b>Appeal Type</b>	Written Evidence
<b>Applicant</b>	Michael Moran
<b>Location</b>	1A Brookville Park, Artane, Dublin 5
<b>Additional Information</b>	Additional Information Received

**Proposal:** Planning permission sought for demolition of existing house & construction of 4No. three storey semi detached houses, pitched roofs, dormer windows to front, velux windows, new vehicular access /parking spaces, landscaping and all associated site works.

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

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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.**

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

29/25

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

## WEEKLY PLANNING LISTS

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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.

<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0306/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	Kevin Daly
<b>Location</b>	1, Kincora Avenue, Clontarf, Dublin 3
<b>Registration Date</b>	21/07/2025

**Additional Information**

**Proposal:** SHEC: Construction of detached single storey dwelling(151m2) to the rear of the existing house, with vehicular access from Kincora Avenue, New boundary wall, Solar Panels and all associated site works.

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<b>Area</b>	Area 5 - North Central
<b>Application Number</b>	0311/25
<b>Application Type</b>	Social Housing Exemption Certificate
<b>Applicant</b>	James Kearney
<b>Location</b>	Rear of 131, 132, 133, Church Road and Fronting Seaview Avenue, East Wall, Dublin 3, D03 KX03
<b>Registration Date</b>	23/07/2025

**Additional Information**

**Proposal:** SHEC: Demolition of existing single storey shed and construction of two storey dwelling house.

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