

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 5   
COMMERCIAL**

**Area** Area 5 - North Central  
**Application Number** 3350/25  
**Application Type** Permission  
**Applicant** Joseph & Helena Galvin  
**Location** Rear 35-37 Howth Road, Clontarf, Dublin 3, D03 PX23 &  
 D03 KT98  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: RETENTION / PERMISSION: Retention for the shed demolition and clearance and the ground footing and foundation works carried out and for permission for the construction of two number 4 bedroom, 2 storey mews with attic bedrooms with dormer balconies facing the railway development with vehicular access from Charlemont Lane and associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1318/25  
**Application Type** Permission  
**Applicant** Little Team Creche  
**Location** 1 Foxfield Grove, Raheny, Dublin 5, D05 X5N2  
**Registration Date** 11/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development consists of the demolition of the existing garage and side extension, and the construction of two two-storey semi-detached houses and one two-storey detached dormer house. The proposal also includes the creation of three separate vehicular access points and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2145/24  
**Application Type** Permission  
**Applicant** The Board of Beaumont Hospital  
**Location** Beaumont Hospital, Beaumont Road, Dublin 9, D09 V2N0  
**Registration Date** 14/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Two number new bike storage units to be located at two separate locations within the Beaumont hospital campus, one to the north-east of the Ashlin Centre and one adjoining an existing surface level car park to the east of the Trim Road entrance. Each bike storage unit will be an enclosed, covered single-storey structure with racks to accommodate 56 no. bikes and additional, dedicated space for parking cargo bikes. The gross development floor area of the new build elements will be 138 sq.m.

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**Area** Area 5 - North Central  
**Application Number** WEB2146/24  
**Application Type** Permission  
**Applicant** The Board of Beaumont Hospital  
**Location** Beaumont Hospital, Beaumont Road, Dublin 9, D09 V2N0  
**Registration Date** 14/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: A proposed single storey extension to the existing multi-storey car park, to include roof-mounted solar photovoltaic panels (1825.7 sq.m) and minor amendments to the existing ground, first, second and third floor levels; and associated works. The car park extension will create an additional 146 no. parking bays, resulting in an overall total of 736 no. parking bays within the multi-storey car park, with new EV charging points being included at first, second, third and fourth floor level. The gross development floor area of the new build elements will be 4188 sq.m.

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**Area** Area 5 - North Central  
**Application Number** WEB2247/25  
**Application Type** Permission  
**Applicant** Geraldine Martin  
**Location** 12 Brookwood Meadow, Dublin, Dublin 5, D05VH72  
**Registration Date** 13/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: a) Widening the vehicular access to 4m to create a shared vehicular entrance. b) Alterations to boundary wall to create a new pedestrian access. c) Demolition of a single storey extension to the side and rear of no 12 Brookwood Meadow. d) Construction of a two storey 3-bedroom detached dwelling with rooflight to the side of no 12 Brookwood Meadow. e) One associated off street parking space and cycling spaces. f) All with ancillary site works including, drainage, and landscaping.

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**Area** Area 5 - North Central  
**Application Number** WEB2882/25  
**Application Type** Permission  
**Applicant** Conor & Eimear O'Farrell  
**Location** 68, Shantalla Road, Beaumont, Dublin 9  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: The removal of the existing attached garage, construction of a new two storey detached dwelling in side garden of existing dwelling, New vehicular site entrance to serve existing house and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2897/25  
**Application Type** Permission  
**Applicant** Brother Michael Fintan Heffernan - a Christian Brother  
**Location** Nos. 53 & 54 Saint David's Park, Dublin 5, D05 C2X6  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: Alterations to the front boundaries of Nos. 53 and 54 to provide two separate vehicular entrances and associated off-street parking spaces, together with dishing of the public footpath to provide access, and all associated site works.

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**Area 5   
DOMESTIC**

**Area** Area 5 - North Central  
**Application Number** 3348/25  
**Application Type** Permission  
**Applicant** Leo & Maria Devlin  
**Location** 12, Kilmore Crescent, Artane, Dublin 5  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: We, Leo & Maria Devlin intend to apply for Planning Permission for Proposed loft conversion including dormer structure with window to rear roof profile, also new window to gable end at loft level and velux roof windows to front roof profile at 12 Kilmore Crescent, Artane, Dublin 5. D05 PP83

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**Area** Area 5 - North Central  
**Application Number** WEB2867/25  
**Application Type** Permission  
**Applicant** Glenn Seagrave  
**Location** 70A, Bunratty Road, Coolock, Dublin 17  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: The development will consist of the provision of Vehicular access and Footpath Dishing, to allow vehicle access to front garden

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**Area** Area 5 - North Central  
**Application Number** WEB2868/25  
**Application Type** Permission  
**Applicant** Daniel Blake  
**Location** 19, Yellow Road, Whitehall, Dublin 9  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: Permission for a new vehicular entrance from front garden onto Yellow Road together with associated works

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**Area** Area 5 - North Central  
**Application Number** WEB2872/25  
**Application Type** Permission  
**Applicant** Matias Sebastian Gonzalez and Daniela Francisca Gutierrez Guzman  
**Location** 615A, Howth Road, Blackbanks, Raheny, Dublin 5  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: The development will consist of a conversion of an existing garage into utility room/ office space; replacement of the flat roof of the existing garage with an apex roof; a construction of a single storey extension to the south of the existing garage comprising of a gym facility, and other associated landscaping and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2873/25  
**Application Type** Permission  
**Applicant** Aoife Coffey  
**Location** 55, Ennafort Road, Dublin 5, D05 XE40  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: a) Demolition of a single storey garage/utility room at the side of dwelling. b) Conversion of attic space to a home office with roof lights to the front. c) A new window to the side at second floor level. d) Construction of a single storey extension to the front and side with roof light. All with ancillary site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2875/25  
**Application Type** Permission  
**Applicant** David and Louise O'Sullivan  
**Location** 100, Kincora Road, Clontarf, Dublin 3  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: Construction of proposed dormer extensions to roof of existing dwelling at side (West) and rear (South), ancillary internal alterations and widening of existing gateway from 2.69m to 3m clear.

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**Area** Area 5 - North Central  
**Application Number** WEB2877/25  
**Application Type** Permission  
**Applicant** Aoife Coffey  
**Location** 55, Ennafort Road, Dublin 5  
**Registration Date** 13/08/2025  
**Additional Information**   
**Proposal**: a) Demolition of a single storey garage/utility room at the side of dwelling. b) Conversion of attic space to a home office with roof lights to the front. c) A new window to the side at second floor level. d) Construction of a single storey extension to the front and side with roof light. All with ancillary site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2889/25  
**Application Type** Permission  
**Applicant** Matias Sebastian Gonzalez and Daniela Francisca Gutierrez Guzman  
**Location** 615A Howth Road, Blackbanks, Raheny, Dublin 5, D05  
 YR52  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: The development will consist of a conversion of an existing garage into utility room/ office space; replacement of the flat roof of the existing garage with an apex roof; a construction of a single storey extension to the south of the existing garage comprising of a gym facility, and other associated landscaping and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2891/25  
**Application Type** Permission  
**Applicant** Michelle and Michael Daly  
**Location** 62, Annadale Drive, Dublin 9  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a dormer window in the main roof to the rear of the property.

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**Area** Area 5 - North Central  
**Application Number** WEB2898/25  
**Application Type** Permission  
**Applicant** Desmond & Meadhbh Hickey  
**Location** 31 Mount Prospect Drive, Dublin 3, D03 WP89  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: 1) The retention and material change of use of a garage shed to habitable space to the rear. 2) The demolition of the existing single storey extension to the rear. 3) Permission to construct a single storey extension approx. 38m2 to the rear of the existing terraced house. 4) Proposed attic conversion approx. 21.7m2, including a dormer to the rear and rooflights. And all associated site development works, both above and below ground.

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**Area** Area 5 - North Central  
**Application Number** WEB2900/25  
**Application Type** Permission  
**Applicant** Thomas & Caroline McNamara  
**Location** 9 Kincora Grove, Clontarf, Dublin 3, D03YR72  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: Works to include conversion of existing attached garage to provide boot & utility rooms along with associated rooflight and elevational changes, construction of bin & bike stores in front garden and widening of existing vehicular entrance. All along with associated landscaping and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2901/25  
**Application Type** Permission  
**Applicant** Mairead & Cathal Kielty  
**Location** 57 Kincora Road, Clontarf, Dublin 3, D03EH66  
**Registration Date** 15/08/2025  
**Additional Information**   
**Proposal**: The development consists of the demolition of the existing two storey side extension and an existing single storey extension to the rear of the existing house and for the construction of a single storey porch to the front and a part two storey extension to the side and rear of the existing house with provision to convert the existing attic to include a dormer roof extension to the rear at attic level and for 3no. roof windows to the front at attic level and to alter and to relocate an existing pedestrian access gate at the side from the rear garden existing onto Kincora Walk and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2904/25  
**Application Type** Permission  
**Applicant** Bruno Costa  
**Location** 23B Mount Olive Grove, Donaghmede, Dublin 5, D05 KH28  
**Registration Date** 17/08/2025  
**Additional Information**   
**Proposal**: Construction of new single storey extension to rear of existing dwelling and all associated site works.

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**Area 5   
Decisions**

**Area** Area 5 - North Central  
**Application Number** 0302/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/08/2025  
**Applicant** Yeria Unlimited  
**Location** 27, Philipsburgh Avenue, Fairview, Dublin 3  
**Additional Information**   
**Proposal**: EXPP: Whether the use of the dwelling currently in use as social care accommodation under Class 14(f) at 27 Philipsburgh Avenue, Fairview, Dublin 3, D03 N9F6, currently providing accommodation to persons with intellectual or physical disability or mental illness, to provide accommodation for persons under age 18 and seeking international protection under Class 14(f), is or is not development and whether development constitutes exempted development or does not constitute exempted development?

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**Area** Area 5 - North Central  
**Application Number** 0304/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 13/08/2025  
**Applicant** Abercorn Horizon Ltd  
**Location** 22,23 and part of 21 Church Street East at corner of  
 Abercorn Road and Church Street East, Dublin 3  
**Additional Information**   
**Proposal**: SHEC: Construction of 9 apartments 6 x 2beds and 3 x 1 bed, caretakers of the, Bin Stove, Cycle parking and plant rooms.

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**Area** Area 5 - North Central  
**Application Number** 0305/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 12/08/2025  
**Applicant** Daniel Cullen and Joanne Fahy  
**Location** 9 Grace Park Grove, Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: EXPP: Ground floor rear extension to the existing house, adding 21.27 sqm to the existing house, and leaving 43.61 sqm of remaining open rear garden area. The extension will have the same 2.7m internal ceiling height as the house and have a flat roof finish. All works will comply with all building regulations, and the building detail will be consistent with the A3 energy rating of the existing house.

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**Area** Area 5 - North Central  
**Application Number** 0342/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 12/08/2025  
**Applicant** Ciara McAuley  
**Location** 39 Charlemont Lane, Dublin 3,, D03 R653  
**Additional Information**   
**Proposal**: SHEC: Demolish wall gate and shed. Construct 3 bedroom, 3 storey mews and all associated site development works.

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**Area** Area 5 - North Central  
**Application Number** 3263/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Edward & Celina McGowan  
**Location** 27 Mount Prospect Grove, Dublin 3, D03 C9V3  
**Additional Information**   
**Proposal**: Development will consist of a proposed new dormer flat roof to the rear of the existing house roof. A new velux to the front of the existing house roof and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** 3264/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Paul Judge  
**Location** 1 Brookfield, Dublin 5, D05 P2H4  
**Additional Information**   
**Proposal**: Retention development will consist of changes to previously approved planning references 3689/23 and 4968/23 . The ground floor only porch to the front of the existing house wasn't built . 1No. window on front elevation at first floor level instead of 2No. windows . Ground floor internal layout of house changed and all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** 3271/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** David and Ciara Ball  
**Location** 50 Hampton Court, Clontarf, Dublin 3, D03PT99  
**Additional Information**   
**Proposal**: RETENTION AND PERMISSION : The development and retention of development consists of 1) a proposed attic conversion to the main roof for storge purposes 2) to remodel the existing main roof hip profile to a gable end roof 3) to provide a zinc clad dormer window to the main roof slope 4) to provide a new stairwell window to the extended gable wall including internal modification works and 5) retention of an existing single storey sitting room extension to the front with alterations to the front entrance and facade including a new pitched roof .

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**Area** Area 5 - North Central  
**Application Number** 3274/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/08/2025  
**Applicant** Mary McKeon  
**Location** 59, Kincora Court, Clontarf, Dublin 3  
**Additional Information**   
**Proposal**: Intend to apply for Planning Pemission for, A. Subdivision of existing two storey end of terrace dwelling into 2 No separate dwelling units, B. All associated site works at No 59 Kincora Court, Clontarf, Dublin 3.

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**Area** Area 5 - North Central  
**Application Number** 3344/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 11/08/2025  
**Applicant** Joseph & Helena Galvin  
**Location** Rear 35-37 Howth Road, Clontarf, Dublin 3, D03 PX23 &  
 D03 KT98  
**Additional Information**   
**Proposal**: RETENTION / PERMISSION: retention for the shed demolition and clearance and the ground footing and foundation works carried out and for permission for the construction of two number 4 bedroom, 2 storey mews with attic bedrooms with dormer balconies facing the railway development with vehicular access from Charlemont Lane and associated site works.

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**Area** Area 5 - North Central  
**Application Number** 4451/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** St. Monica's GAA Club  
**Location** St. Monica's GAA Club, Edenmore Park, Dublin 5  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for A. Two storey extension to side/rear B. All associated site works to side/rear .

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**Area** Area 5 - North Central  
**Application Number** WEB1516/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Geraldine and George Shaw  
**Location** 59, Glenwood Road, Tonlegee, Dublin 5, D05 R2E1  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of: Construction of a new two storey dwelling including single storey elements to the side of the existing dwelling. Relocation of existing vehicular entrance to Tonlagee Drive to facilitate the proposed new dwelling. All associated site, boundary ancillary and landscaping works.

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**Area** Area 5 - North Central  
**Application Number** WEB1524/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Charles Hughes  
**Location** Naomh Treasa, Stiles Court, Clontarf, Dublin 3  
**Additional Information** A.I Article 35 Received  
**Proposal**: The development consists of alterations to the ground floor rear elevation and for minor internal alterations to the existing ground floor plan and for the construction of a first floor extension to the existing house and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1893/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** Blooming Walls Ltd.  
**Location** 13, Main Street, Raheny, Dublin 5  
**Additional Information** Additional Information Received  
**Proposal**: Change of use from retail use to recreational use of two existing rooms and toilet facilities located at rear of existing single storey building, installation of proposed new signage at the east side boundary wall at front of the site and ancillary site works.

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**Area** Area 5 - North Central  
**Application Number** WEB1988/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 15/08/2025  
**Applicant** Enda Flynn  
**Location** 4, Watermill Avenue, Raheny, Dublin 5  
**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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**Area** Area 5 - North Central  
**Application Number** WEB2413/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 11/08/2025  
**Applicant** Desmond O' Dwyer  
**Location** 19 Charlemont Lane, Dublin 3  
**Additional Information**   
**Proposal**: Demolition of existing garage/ shed fronting onto Charlemont Lane and construction of a three storey mews development (4 bed with study) with vehicular access from Charlemont Lane and associated site works at 19 Charlemont Lane, Dublin 3 which is at the rear of 19 Howth Road, Dublin 3, D03 XN47

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**Area** Area 5 - North Central  
**Application Number** WEB2415/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Aine Nic an Riogh  
**Location** Dunluce House, Dunluce Road, Clontarf, Dublin 3, D03  
 V4K0  
**Additional Information**   
**Proposal**: RETENTION : Retention for wooden garden shed and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2416/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** TDL Ltd  
**Location** 88 Brookwood Avenue, Artane, Dublin 5  
**Additional Information**   
**Proposal**: Single storey extension to side of existing apartments. The new extension will consist of a new 1 bedroom apartment. New Bicycle storage and bin storage along with ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB2419/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Daragh & Kionstantina Carroll  
**Location** 15 Belltree Avenue, Clongriffin, Dublin 13, D13 F9Y6  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with 2 no. dormers to front to create 2 additional bedrooms and bathroom. Proposed roof windows to side and rear roof all with associated ancillary works

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**Area** Area 5 - North Central  
**Application Number** WEB2420/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 11/08/2025  
**Applicant** Kevin & Louise O'Reilly  
**Location** 31 Mount Prospect Avenue, Clontarf, Dublin 3, D03 EV20  
**Additional Information**   
**Proposal**: The development will consist of the demolition of an existing rear single storey extension and garage and the erection of a new part two storey and part single storey flat roofed rear extension. Associated ground floor and first floor internal alterations. Erection of a new single storey flat roofed garage to the side. Erection of a pitched roof dormer to the side and a flat roof dormer to the rear of the house and conversion of the existing attic space. Alterations to existing openings to side elevation. Widening of existing vehicular entrance. All associated landscaping, new boundary treatments, drainage, ancillary site works and services.

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**Area** Area 5 - North Central  
**Application Number** WEB2424/25  
**Application Type** Retention Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 12/08/2025  
**Applicant** Templeville Developments Ltd  
**Location** West Wood Club, Clontarf Road, Dublin 3  
**Additional Information**   
**Proposal**: RETENTION PERMISSION/ PERMISSION: Retention permission for the following : (a) change of use of part of the approved creche at ground floor to gymnasium use, (b) change of use of the approved teen gym and fitzone studio at first floor to childcare facility, (c) change of use of the approved health clinic at first floor to childcare facility, (d) change of use of the approved health clinic waiting area at second floor to childcare facility, and planning permission is sought for the change of use of the remaining creche area at ground floor to gymnasium use, including all associated site works

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**Area** Area 5 - North Central  
**Application Number** WEB2436/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 12/08/2025  
**Applicant** Seán & Ruth Snee  
**Location** 7 Saint Assams Drive, Raheny, Dublin 5, D05HD78  
**Additional Information**   
**Proposal**: The development consists of the demolition of an existing single storey extension to the rear of the existing house and for the construction of a single storey extension to the rear of the existing house and for a first floor extension over the existing garage to the side of the existing house with provision for a roof window to the proposed new hipped roof and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2438/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2025  
**Applicant** Kieran Tumulty & Danielle O' Riordan  
**Location** 28 Malahide Road, Marino, Dublin 3, D03 K578  
**Additional Information**   
**Proposal**: Alterations and extensions to the existing two-storey terraced house at 28 Malahide Road, Marino, Dublin 3, D03 K578 comprising of demolition of the existing rear conservatory and construction of a new single-storey flat roof extension to the rear with screened first floor terrace with external garden access stairs, plus modifications to the existing internal layouts, modifications to the existing fenestration and associated site development.

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**Area** Area 5 - North Central  
**Application Number** WEB2450/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 13/08/2025  
**Applicant** LYNN & IAN SYNNOTT  
**Location** 50, Mount Prospect Grove, Dublin 3  
**Additional Information**   
**Proposal**: The development consists of permission to create a vehicular access to the front of 50 Mount Prospect Grove, Clontarf, Dublin D03YP77 exiting onto Mount Prospect Grove and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2453/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Caitriona Molloy and Alexander Bradley  
**Location** 48 St Annes Avenue, Raheny, Dublin 5, D05 T2C1  
**Additional Information**   
**Proposal**: Single-storey extension to front and rear, two-storey extension to side, attic conversion including increase in ridge height to match existing similar property within the terrace, new dormer to rear and rooflight to front, and all associated internal reconfiguration and external site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2456/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 13/08/2025  
**Applicant** Chris Boylan  
**Location** 38 and 38A Ardbeg Drive, Dublin 5  
**Additional Information**   
**Proposal**: The proposed development will consist of: 1) The subdivision of the existing site; 2) The removal of an unauthorised rear garden room; 3) The change of use from ancillary granny flat (c.48.2sq.m), at 38A Ardbeg Drive, to an independent residential unit and internal works to include straightening party wall on ground floor porch (please note, the internal works required to separate the units will result in a slight in increase (c0.4sqm), to the ground floor area of no. 38 Ardbeg Drive); 4) The erection of a first floor and attic pitched roof extension with gable wall to the front, rear and side (c.78.5sq.m, to enable the provision of a 2 bedroom house at 38A Ardbeg Drive), including Façade treatment with new windows to north, south and eastern elevations; 5) The relocation and widening of the existing vehicular entrance serving no. 38 Ardbeg Drive to c.3m width, and the creation of an additional c.3m wide vehicle entrance (off Ardbeg Drive), to serve the proposed residential unit at 38A Ardbeg Drive; 6)The inclusion of 2 no. Rooflights and Solar Panels at roof level; and 7) SUDS drainage, boundary treatment and all associated site works to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB2471/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 14/08/2025  
**Applicant** Eoghan Kenny  
**Location** 20, Grace Park Grove, Grace Park Wood, Dublin 9  
**Additional Information**   
**Proposal**: PERMISSION for attic conversion with dormer and roof window to front to create habitable bedroom with ensuite, roof window to rear roof all with associated ancillary works.

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**Area** Area 5 - North Central  
**Application Number** WEB2487/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 15/08/2025  
**Applicant** Karl McCullagh & Emer Hanratty  
**Location** 50, Bettyglen, Dublin 5  
**Additional Information**   
**Proposal**: The demolition of the existing single-storey ground floor residential extension & the blocking up of 2 no. windows & 1 no. door opening to the south eastern side of the existing dwelling. The addition of a two-storey, 3 bed, detached residential dwelling, on lands to the south eastern side of the existing dwelling. The subdivision of the overall site to accommodate the new detached dwelling (overall site area c. 860 sq metres, site area of new dwelling c. 531 sq metres). The provision of a new vehicular entrance and on-site car parking for the new dwelling, new boundary treatment and foul/SUDs drainage works and associated site works to facilitate the development. Also for the modification of the existing surface water and foul water services to accommodate the new dwelling.

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**Area** Area 5 - North Central  
**Application Number** WEB2862/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2025  
**Applicant** Gertie & Fraser McMullen  
**Location** Site to the rear of 159 Vernon Avenue, Clontarf,  
 Dublin 3  
**Additional Information**   
**Proposal**: Development at this site: Site to the rear of 159 Vernon Avenue, Clontarf, Dublin 3.   
The development will consist of: The construction of a new detached 2-storey three bedroom dwelling with associated private garden space and 2 no. car parking spaces with associated drainage services, plus new electromagnetic gate on shared access driveway off Vernon Avenue and set back from the road.

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**Area** Area 5 - North Central  
**Application Number** WEB2868/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 12/08/2025  
**Applicant** Daniel Blake  
**Location** 19, Yellow Road, Whitehall, Dublin 9  
**Additional Information**   
**Proposal**: Permission for a new vehicular entrance from front garden onto Yellow Road together with associated works

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**Area** Area 5 - North Central  
**Application Number** WEB2872/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 14/08/2025  
**Applicant** Matias Sebastian Gonzalez and Daniela Francisca Gutierrez Guzman  
**Location** 615A, Howth Road, Blackbanks, Raheny, Dublin 5  
**Additional Information**   
**Proposal**: The development will consist of a conversion of an existing garage into utility room/ office space; replacement of the flat roof of the existing garage with an apex roof; a construction of a single storey extension to the south of the existing garage comprising of a gym facility, and other associated landscaping and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2873/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2025  
**Applicant** Aoife Coffey  
**Location** 55, Ennafort Road, Dublin 5, D05 XE40  
**Additional Information**   
**Proposal**: a) Demolition of a single storey garage/utility room at the side of dwelling. b) Conversion of attic space to a home office with roof lights to the front. c) A new window to the side at second floor level. d) Construction of a single storey extension to the front and side with roof light. All with ancillary site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2875/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 13/08/2025  
**Applicant** David and Louise O'Sullivan  
**Location** 100, Kincora Road, Clontarf, Dublin 3  
**Additional Information**   
**Proposal**: Construction of proposed dormer extensions to roof of existing dwelling at side (West) and rear (South), ancillary internal alterations and widening of existing gateway from 2.69m to 3m clear.

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**Area 5   
Appeals Notified**

**Area** Area 5 - North Central  
**Application Number** 3164/25  
**Appeal Type** Written Evidence  
**Applicant** Rory Maginn and Cliodhna O' Carroll  
**Location** 139 The Stiles Road, Clontarf, Dublin 3, D03W6W8  
**Additional Information** 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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**Area 5   
Appeals Decided**

**Area** Area 5 - North Central  
**Application Number** 3045/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 12/08/2025  
**Applicant** Stephanie Molloy & Brian Capper  
**Location** 10 Springdale Road, Dublin 5, D05 PY01  
**Additional Information**   
**Proposal**: The development will consist of changes to planning application approved 3042/24. Changes are the finished floor level of new house to lower by 350mm. The raising of the central element roof height by 700mm from 4.8m approved to 5.5m. The central element of the new dwelling to get wider 700mm at the front & rear. The central element roof profile of the infill house to change from hipped roof to hipped/partial flat with gable walls on both ends. 2no. proposed flat roof dormers to the rear of the new roof and all ancillary works.

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**Area** Area 5 - North Central  
**Application Number** 3517/24  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 11/08/2025  
**Applicant** Garrett Connolly and Christine Lowry  
**Location** 5 Castle Avenue, Clontarf, Dublin 3, D03WD85  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE Planning Permission for a development at the rear of No.5 Castle Avenue, Clontarf, Dublin 3, DO3 WD85, (a protected structure) and fronting onto existing unnamed vehicular access laneway to the rear of the property. The development will consist of the demolition of a single storey domestic garage and the construction of a two storey domestic garage, home gym and home office and for all associated siteworks.

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**Application Number** WEB1249/25  
**Application Type** Permission  
**Applicant** Ronan Clare  
**Location** 353 Griffith Avenue, Whitehall, Dublin 9, D09 XV38  
**Registration Date** 12/02/2025  
**Additional Information**   
**Proposal**: The development will consist of: New front vehicular access with dropped kerb including partial removal of front boundary wall.

**\*\*\*Amendment to Week 32\*\*\***

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

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

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**





Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
32/25

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

WEEKLY PLANNING LISTS

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

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**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 5 - North Central  
**Application Number** 0356/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Conor and Eimear O'Farrell  
**Location** 68, Shantalla Road, Beaumont, Dublin 9  
**Registration Date** 12/08/2025  
**Additional Information**   
**Proposal**: SHEC: The removal of the existing attached garage, construction of a new two storey detached dwelling in side garden of existing dwelling, new vehicular site entrance to serve existing house and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** 0362/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Michael Moran  
**Location** Mount Dillon Business Park/Commercial Yard, Brookville  
 Park, Malahide Road, Artane, Dublin 5  
**Registration Date** 11/08/2025  
**Additional Information**   
**Proposal**: SHEC: Removal/demolition of existing commercial buildings & the construction of residential development of 4No. single/two/ three storey with attic terraced houses with pitched roofs, dormer windows and velux windows to front, side, rear, solar panels, parking spaces to front, SuDS, landscaping / planting, with existing vehicular access & all associated site works.

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**Area** Area 5 - North Central  
**Application Number** 0274/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Maria Chedrese and Renzo Amaya  
**Location** 50A, Millwood Villas, Dublin 5, D05 XN57

**Registration Date** 12/06/2025  
**Additional Information**   
**Proposal**: SHEC: Two storey side extension onto existing house. Ground floor will feature an open plan layout with an accessible w/c kitchen, dining area and living room. 1st floor, one bedroom and multi-purpose room and bathroom and new gate on the side.

**\*\*\*Amendment to Week 24\*\*\***

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
32/25

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 5 - North Central  
**Application Number** 0361/25  
**Application Type** Section 5  
**Applicant** Chloe and Kenneth Hooper  
**Location** 141, Cromcastle Road, Kilmore, Dublin 5  
**Registration Date** 14/08/2025  
**Additional Information**   
**Proposal**: EXPP: Proposal to construct 6m x 4m garden room at end of garden. Garden room to have foundation and plumbing for internal bathroom.

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