

Dublin City Council

(18/08/2025-24/08/2025)

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** 2579/20/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Manish Sharma  
**Location** 15, Moatfield Avenue, Coolock, Dublin 5  
**Registration Date** 20/08/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: Planning permission for a 2 storey 3 bedroom house, attached to the side of terraced house, with single storey pitched roof annex to side and rear, new vehicular access from garden and associated works.

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**Area** Area 5 - North Central  
**Application Number** 3116/25  
**Application Type** Permission  
**Applicant** Eilish Tierney  
**Location** 52 Grange Abbey Grove, Baldoyle, Dublin 13  
**Registration Date** 18/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for A. Removal of substandard single and two srorey extensions to side and replacement with new two storey end of terrace dwelling . B. New porch extension to front of existing dwelling C. New vehicular access to new dwelling with associated off street parking facility and dishing of footpath to accomodate same . D. all associated site works to side and front .

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**Area** Area 5 - North Central  
**Application Number** 3178/25  
**Application Type** Permission  
**Applicant** Mike Baird  
**Location** 70 Kilbarron Road, Coolock, Dublin 5  
**Registration Date** 18/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for A. Two storey end of terrace dwellinghouse B. Widening of existing vehicular access gates and dishing of footpath to accomodate same C. All associated site works .

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**Area** Area 5 - North Central  
**Application Number** 3221/25  
**Application Type** Permission  
**Applicant** Derek Burnett  
**Location** 145 Killester Avenue, Clontarf, Dublin 5  
**Registration Date** 20/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of a mobile coffee trailer with in the grounds of The Ramble Inn and all asociated site works .

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**Area** Area 5 - North Central  
**Application Number** 3359/25  
**Application Type** Permission  
**Applicant** Thomas Fogarty  
**Location** 88 Ferrycarrig Road, Dublin 17, D17 K201  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: Development will consist of a new detached 4 bed 2 storey with attic converted to be built in the side garden of 88 Ferrycarrig Road, Dublin 17. The new dwelling includes an attic dormer to the rear of the new dwelling roof. The new ridge line will be 600mm above existing house ridge line. A new detached building to the rear of the new site to be used for storage/office/gym and all ancilliary works.

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**Area** Area 5 - North Central  
**Application Number** WEB1231/25  
**Application Type** Retention Permission  
**Applicant** Cabernet Properties Limited  
**Location** 24 and 26 Howth Road, Dublin 3  
**Registration Date** 19/08/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: Retention Permission for: 1. the addition of 1 external ground floor door from the ground floor apartment No.3 in the rear return of No.24 and the addition of 1 water tank enclosure located in the rear garden of No 24. 2. the addition of 1 external ground floor door from the ground floor apartment No.3 in the rear return of No.26 and the addition of 1 water tank enclosure located in the rear garden of No 26. 3. all associated site works . At: 24 and 26 Howth Road, Dublin 3, D03 FV44 & D03 N2K7.

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**Area** Area 5 - North Central  
**Application Number** WEB1842/25  
**Application Type** Permission  
**Applicant** Matriciana Ltd.  
**Location** 110 & 114 Howth Road, Dublin 3, D03 KV60 & D03 DE48  
**Registration Date** 21/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: We, Matriciana Ltd., intend to apply for Planning Permission for development at this site: 110 & 114, Howth Road, Clontarf, Dublin 3. The development will consist of: 1. The demolition of 2 no. existing, detached residential dwellings on the subject site, 110, Howth Road, Dublin 3, D03 KV60 (single storey dwelling, 168.7 m2 GFA) and 114, Howth Road, Dublin 3, D03 DE48 (dormer dwelling, 274.5 m2 GFA) plus ancillary outbuildings (47 m2 GFA overall). 2. The construction of a residential development (9,953.66 m2 GFA) consisting of 86 no. apartment units (3 no. studios, 35 no. 1 - bed units, 41 no. 2 - bed units, and 7 no. 3 - bed units) ranging between 4 to 7 storeys in height over basement level. 3. Provision of resident's communal area (38 m2 GFA) at ground floor level. 4. Provision of 1 no. Crèche Facility at ground floor level (75 m2 GFA) with capacity for 20 no. children and associated, secure, open play area (120.8 m2). 5. Provision of 1 no. Café Unit (50 m2 GFA) at ground floor level with associated outdoor seating area. 6. Removal of 2 no. existing vehicular site entrances off Howth Road (R105) and provision of new site access off Howth Road (R105) to serve the development with vehicular, cycling and pedestrian access. 7. The construction of a basement to be accessed off Howth Road (R105) with provision for 46 no. car parking spaces, including accessible and electric vehicle spaces, 2 no. motorcycle parking spaces and 142 no. 'long stay' residential secured bicycle parking spaces.   
  
8. 4 no. surface level car parking spaces (consisting of 2 no. employment parking spaces in connection with the crèche and café and 2 no. additional parking spaces as shared GoCar/ Visitor parking spaces), 1 no. set down area and 1 no. parking space for delivery/ services vehicles. 9. Provision of 142 no. 'long stay' residential secured bicycle parking spaces at basement level together with additional 50 no. visitor bicycle parking spaces in secure locations at surface level throughout the site. 10. All apartments are provided with private terraces / balconies. 11. The scheme provides a total of 3,059.51 m2 of open space, consisting of 2,075.55 m2 of Communal Open Space (44% of overall site area), 467.86 m2 of Public Open Space for community use (10% of overall site area), and 516.1 m2 of communal roof terrace gardens at 4th, 5th and 6th floor level for residents (11% of overall site area). 12. Total non-residential use is 163 m2 (1.6 % of overall development). 13. Provision of 63.6 m2 of Bin Storage, 30 m2 of Storage, 34.2 m2 of CHP Room and 40 m2 of Communications Room (all at basement level). 14. The development will also provide for all associated ancillary site development infrastructure including: public lighting, new watermain connection and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments and all associated site development and excavation works above and below ground necessary to facilitate the development. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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**Area** Area 5 - North Central  
**Application Number** WEB2007/25  
**Application Type** Permission  
**Applicant** Tara McGrath  
**Location** 1 Saint Brigid’s Road, Killester, Dublin 5  
**Registration Date** 19/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: I, Tara McGrath, intend to apply for permission for the development at No. 1 St. Brigid’s Road, Dublin 5. The proposed development will include the following: (i) The construction of 3 no. detached, 3-storey 4-bedroom houses to the rear of the site; (ii) All associated site works including enlarged shared vehicular and pedestrian access, boundary treatments, rear gardens, car parking, landscaping and drainage.

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**Area** Area 5 - North Central  
**Application Number** WEB2941/25  
**Application Type** Permission  
**Applicant** Trustees of St Anne's Golf Club  
**Location** St Anne's Golf Club, North Bull Island Reserve, Dublin  
 5  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: The Trustees of St Anne’s Golf Club are applying for planning permission for works to St Anne’s Golf Course at North Bull Island Reserve, Dollymount, Dublin 5. The development will consist of alterations to the 8th and 9th holes and the practice area; including an extension to and remodelling of the tees and greens for the 8th and 9th holes; and within the practice area a proposed grass tee, tee strip, tee boxes, new greens and bunkers. A Natura Impact Statement (NIS) will be submitted to the planning authority with the application.

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**Area 5   
DOMESTIC**

**Area** Area 5 - North Central  
**Application Number** 3073/25  
**Application Type** Retention Permission  
**Applicant** Grainne and Stephen Tennant  
**Location** Silvermere, 36 Seafield Road West, Clontarf, Dublin 3  
**Registration Date** 21/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Retention permission is sought for amendments made to previously approved front vehicular entrance , application REF : 3473/24 , including recessing of the vehicular entrance away from the pedestrian path .

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**Area** Area 5 - North Central  
**Application Number** 3200/25  
**Application Type** Permission  
**Applicant** Briain & Debbie Fagan  
**Location** 26 Foxfield Park, Raheny, Dublin 5  
**Registration Date** 21/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: For the construction of a single storey extension to the front/side/rear and for planning permission to widen the existing vehicular access existing onto Foxfield Park, Raheny, Dublin 5 with all associated site works, all at 26 Foxfield Park, Raheny, Dublin 5.

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**Area** Area 5 - North Central  
**Application Number** 3209/25  
**Application Type** Retention Permission  
**Applicant** Martina Macken  
**Location** 33A All Saint's Park, Dublin 5, D05 Y884  
**Registration Date** 21/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: Retention planning will consist of changes to approved planning permission 3592/23 . Reducing the size of approved detached building and all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** 3354/25  
**Application Type** Permission  
**Applicant** Sandra Corbett  
**Location** 22, Kilmore Drive, Artane, Dublin 5  
**Registration Date** 19/08/2025  
**Additional Information**   
**Proposal**: Planning Permission sought for proposed widening alteration of existing vehicular access driveway to front garden with associated site development works of dwelling house at 22 Kilmore Drive, Artane, Dublin 5, D05 WK58 for Sandra Corbett.

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**Area** Area 5 - North Central  
**Application Number** 3360/25  
**Application Type** Permission  
**Applicant** Neil Murphy  
**Location** 28, Ennafort Park, Dublin 5  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: For retention of minor alterations to previously approved planning applicaton reg. ref 2855/96 , the retention of a first floor opaque bathroom window at the side and the retention of the widening of the existing vehicular gateway at the front .

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**Area** Area 5 - North Central  
**Application Number** WEB2271/25  
**Application Type** Permission  
**Applicant** Alison Murray & Anthony Merrigan  
**Location** 100, Castle Avenue, (corner of Blackheath Park),  
 Dublin 3, D03 Y400  
**Registration Date** 18/08/2025  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION : Proposed increased widening of the existing pedestrian access to the front of the property for provision of a new combined vehicular and pedestrian access exiting onto Castle Avenue, Clontarf, Dublin 3, D03 Y400. with an additional hard surface driveway zone.

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**Area** Area 5 - North Central  
**Application Number** WEB2907/25  
**Application Type** Permission  
**Applicant** Coralie Lun  
**Location** Graceland 35 Clonturk Park, Dublin 9  
**Registration Date** 18/08/2025  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.

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**Area** Area 5 - North Central  
**Application Number** WEB2911/25  
**Application Type** Permission  
**Applicant** Rachel Keane  
**Location** 2A, Saint Assam's Road West, Raheny, Dublin 5  
**Registration Date** 18/08/2025  
**Additional Information**   
**Proposal**: Planning permission to widen the existing Pedestrian entrance to create a new vehicular entrance to provide for off street parking and facilitate EV charging with the associated kerb dishing.

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**Area** Area 5 - North Central  
**Application Number** WEB2916/25  
**Application Type** Permission  
**Applicant** Darren Hanevy & Orla Doyle  
**Location** 29 Glenaan Road, Whitehall, Dublin 9, D09 HE61  
**Registration Date** 19/08/2025  
**Additional Information**   
**Proposal**: New vehicular entrance and two-storey porch extension to front.

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**Area** Area 5 - North Central  
**Application Number** WEB2917/25  
**Application Type** Permission  
**Applicant** David and Louise O'Sullivan  
**Location** 100, Kincora Road, Clontarf, Dublin 3  
**Registration Date** 20/08/2025  
**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 vehicular access from 2.69m to 3m clear.

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**Area** Area 5 - North Central  
**Application Number** WEB2926/25  
**Application Type** Retention Permission  
**Applicant** Denise Kelleher and Anne Fitzpatrick  
**Location** 68 Collins Park, Beaumont, Dublin 9  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: Retention permission is sought for the existing dormer window to the rear of the existing two storey dwelling along with the conversion of the existing attic space (14.4m.sq.). Retention permission is also sought for the existing single storey garage (14.3m.sq.) in the rear garden of the existing dwelling accessing onto the existing rear lane way at 68 Collins Park, Beaumont, Dublin 9.

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**Area** Area 5 - North Central  
**Application Number** WEB2927/25  
**Application Type** Permission  
**Applicant** Sinéad Ní Mháille  
**Location** 305, Clontarf Road, Dublin 3  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: The demolition of the conservatory and external WC outbuilding and the construction of a single storey extension all to the rear of the existing 3 storey terraced dwelling. The proposed work also includes: the provision of a new dormer window to the rear of the existing pitched roof, existing rooflights to the front and rear to be replaced with larger rooflights, the reconfiguration of windows to the rear, internal modifications, new vehicular entrance and parking to the front garden, new vehicular entrance with extensions and modifications to the existing rear garage, along with all associated landscaping (including revised site levels), boundary treatments, site services and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2935/25  
**Application Type** Permission  
**Applicant** Tara Harris and Robbie Hynes  
**Location** 80 Saint Anne's Avenue, Raheny, Dublin 5, D05T045  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: The development consists of a single storey porch extension to the front and to convert the existing garage to the side to a room and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2947/25  
**Application Type** Permission  
**Applicant** Paul Quinn  
**Location** 17 Ballyshannon Avenue, Kilmore, Dublin 5, D05 EW92  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Alterations and extensions to the existing two-storey end of the terrace house at 17 Ballyshannon Avenue, Kilmore, Dublin 5, D05 EW92 comprising construction of a new single-storey extension to the front, and a new two-storey extension to the rear with 1 no. rooflight, plus attic conversion with new dormer window to the rear, with modifications to the existing internal layouts, modifications to the existing fenestration including removal of the existing chimney and associated site development.

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**Area** Area 5 - North Central  
**Application Number** WEB2950/25  
**Application Type** Permission  
**Applicant** Tomas Foxe  
**Location** 63, Park Lawn, Clontarf, Dublin 3  
**Registration Date** 22/08/2025  
**Additional Information**   
**Proposal**: Conversion of his attic to storage, including a dormer window to the rear, and a velux roooflight to the front all at roof level.

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**Area** Area 5 - North Central  
**Application Number** WEB2951/25  
**Application Type** Retention Permission  
**Applicant** Liam Hutchinson and Hannah Behan  
**Location** 107 Vernon Avenue, Dublin 3  
**Registration Date** 23/08/2025  
**Additional Information**   
**Proposal**: RETENTION of single storey kitchen extension to the rear with ancillary site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2953/25  
**Application Type** Retention Permission  
**Applicant** Amy Farrell  
**Location** 42, Ardcollum Avenue, Dublin 5, D0 Y398  
**Registration Date** 23/08/2025  
**Additional Information**   
**Proposal**: RETENTION: Retention permission is sought by Amy Farrell to retain a flat roof extension (8 Square metres) to the front of an existing detached shed / home gym in the rear garden of an existing property at 42 Ardcollum Avenue, Artane, D05 Y398.

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**Area 5   
Decisions**

**Area** Area 5 - North Central  
**Application Number** 0311/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/08/2025  
**Applicant** James Kearney  
**Location** Rear of 131, 132, 133, Church Road and Fronting  
 Seaview Avenue, East Wall, Dublin 3, D03 KX03  
**Additional Information**   
**Proposal**: SHEC: Demolition of existing single storey shed and construction of two storey dwelling house.

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**Area** Area 5 - North Central  
**Application Number** 0325/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 19/08/2025  
**Applicant** Orlagh Manigo & Ronan Farrell  
**Location** 25 Richmond Road, Drumcondra, Dublin 3, D03 RW31  
**Additional Information**   
**Proposal**: EXPP: The development consists of a single storey extension to the rear of the existing house with an area of 21.7sqm.

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**Area** Area 5 - North Central  
**Application Number** 0328/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/08/2025  
**Applicant** Paula McCarthy  
**Location** Site to the rear of existing dwelling at 19 Hollybrook  
 Road, Clontarf, Dublin 3, D03 YE09  
**Additional Information**   
**Proposal**: SHEC: Planning Permission is sought for the demolition of the existing garden shed and construction of a new detached two storeys one bedroom and office mews dwelling with a pitched roof, to the rear garden of the existing dwelling at 19 Hollybrook Road, Clontarf, Dublin 3, D03YE09 for Paula Mc Carthy. Development to include Pedestrian & vehicular entrance with off-street car port accessible from adjacent laneway ‘Hollybrook Mews’ (between Hollybrook Park & Hollybrook Court Drive); First Floor terrace to the front of the dwelling (facing Hollybrook Mews), 3no. skylights: 1no. to the front West facing roof plane and 2no. to the rear flat roof above the Ground Floor; solar panels to the west and east facing roof planes; along with all associated site and landscaping works.

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**Area** Area 5 - North Central  
**Application Number** 0330/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 19/08/2025  
**Applicant** Sharon Griffin  
**Location** 1 Coolock Drive, Coolock, Dublin 17, D17 N670  
**Additional Information**   
**Proposal**: SHEC: The development consists of the subdivision of the existing house to create a part 2 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** Area 5 - North Central  
**Application Number** 3282/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** Chris and Margaret Hanna  
**Location** 16 Ferrycarrig Avenue, Dublin 17  
**Additional Information**   
**Proposal**: Planning permission for the construction of a single storey extension to the front , with all associated site works .

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**Area** Area 5 - North Central  
**Application Number** 3285/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2025  
**Applicant** Ambasaid Ltd and MKN Investments Ltd  
**Location** Unit 201 , Omni Park Shopping Centre, Swords Road,  
 Santry, Dublin 9 . D09HH61  
**Additional Information**   
**Proposal**: Change of use from approved retail use on existing vacant ground floor unit 201 , permitted under register reference 1508/04 for use as a health centre for the provision of medical and health services and associated signage together with all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** 3289/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Brian and Mary Smith  
**Location** 2 Pinebrook Crescent, Artane, Dublin 5, D05 P6K4  
**Additional Information**   
**Proposal**: The development will consist of opening of a pedestrian access 1.2 metres wide in the existing boundary wall adjacent to the public footpath.

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**Area** Area 5 - North Central  
**Application Number** 3296/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Daniel Kennedy  
**Location** 67A Grange Park Road, Dublin 5, D05F9R9  
**Additional Information**   
**Proposal**: RETENTION : Retention development will consist of a flat roof dormer to the rear of the existing house roof. A canopy and new gate at the side/front of the existing house to be used for storing bikes . Part of existing storage to the side of the existing house to be added internally to existing utility room and all ancillary works .

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**Area** Area 5 - North Central  
**Application Number** 3360/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/08/2025  
**Applicant** Neil Murphy  
**Location** 28, Ennafort Park, Dublin 5  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: For retention of minor alterations to previously approved planning applicaton reg. ref 2855/96 , the retention of a first floor opaque bathroom window at the side and the retention of the widening of the existing vehicular gateway at the front .

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**Area** Area 5 - North Central  
**Application Number** WEB1387/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Independent Site Management Limited  
**Location** 80-82 Philipsburgh Avenue, Fairview, Dublin 3  
**Additional Information** 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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**Area** Area 5 - North Central  
**Application Number** WEB1602/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** Patrick Harvey  
**Location** 78, Briarfield Grove, Kilbarrack, Dublin 5, D05 F656  
**Additional Information** 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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**Area** Area 5 - North Central  
**Application Number** WEB1956/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** St Vincents GAA Club St Vincent's GAA Club  
**Location** Pairc Naomh Uinsionn, Malahide Road, Donnycarney  
 ,Dublin 3, D03YX08  
**Additional Information** 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).

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**Area** Area 5 - North Central  
**Application Number** WEB2496/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** Stefano Crippo  
**Location** 36 Belltree Avenue, Clongriffin, Dublin 13  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with roof windows to front and rear roof, 3 no. gable windows to side to create 2 no. additional bedrooms all with associated ancillary works.

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**Area** Area 5 - North Central  
**Application Number** WEB2497/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 18/08/2025  
**Applicant** John Ryan  
**Location** The Sunnyside, 106 The Stiles Road, Dublin 3  
**Additional Information**   
**Proposal**: Planning permission for non habitable storage attic conversion with hip to gable, dormer to rear and windows to front and associated ancillaries.

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**Area** Area 5 - North Central  
**Application Number** WEB2504/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/08/2025  
**Applicant** Audrey McCabe  
**Location** 14, Foxes Lane, Raheny, Dublin 5  
**Additional Information**   
**Proposal**: Planning permission to raise portion of existing roof line to allow for attic conversion to habitable bedrooms to first floor with new dormer window to front and roof windows to side and rear.

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**Area** Area 5 - North Central  
**Application Number** WEB2505/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 19/08/2025  
**Applicant** William Costello  
**Location** 77, Celtic Park Avenue, Beaumont, Dublin 9  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: Retention & Completion of alterations to front boundary walls, piers and new vehicular access and all associated works.

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**Area** Area 5 - North Central  
**Application Number** WEB2506/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** John Orme  
**Location** 182 Collins Avenue, Beaumont, Dublin 9  
**Additional Information**   
**Proposal**: PERMISSION AND RETENTION: Planning permission is sought for retention of attic conversion for study / storage use, new dormer projecting window to hipped roof to side of house, permission also sought for single storey kitchen extension to rear with internal modifications, also garage conversion with new window to front elevation, previously granted under planning ref no. 4072/23, no valid commencement submission, permission also sought for conversion and extension of existing garage to rear garden for home office and gym use and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2507/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Ciaran Cooke  
**Location** 2, Grange Park View, Raheny, Dublin 5, D05 HR62  
**Additional Information**   
**Proposal**: PERMISSION to open the front boundary wall to create a new vehicular entrance to facilitate off street parking and EV charging with the associated kerb dishing.

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**Area** Area 5 - North Central  
**Application Number** WEB2508/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Brendan & Sylvia De Bruijn  
**Location** 15, Walnut Park, Courtlands, Dublin 9, D09 N9R0  
**Additional Information**   
**Proposal**: PERMISSION A new single storey rear extension with flat roof and roof windows, comprising of a dining area, kitchen, utility room and playroom, remove existing shed and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2515/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/08/2025  
**Applicant** John and Breige Lombard  
**Location** No. 97, The Stiles Road, Clontarf, Dublin 3, D03 A2A8  
**Additional Information**   
**Proposal**: (i) partial demolition of existing single storey element to the side/south of the two-storey dwelling at No. 97 The Stiles Road; (ii) construction of new boundary wall to the front and rear of the dwelling and provision of new access road along the southern site boundary; (iii) construction of 1 no. two-storey three-bedroom, with 2 no. rooflights, detached residential dwelling with front/rear garden areas and 2 no. on curtilage vehicular parking spaces with vehicular access via The Stiles Road and pedestrian access via the unnamed laneway to the rear of The Stiles Road and St. Lawrence Road; (iv) all ancillary works, inclusive of the provision of, landscaping, boundary treatments and SuDS drainage as necessary to facilitate the proposed development.

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**Area** Area 5 - North Central  
**Application Number** WEB2520/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Colin and Anne Marie Clarke  
**Location** 720 Howth Road, Raheny, Dublin 5, D05T678  
**Additional Information**   
**Proposal**: Planning permission is sought for works to existing two-storey detached dwelling at 720 Howth Road, Raheny, Dublin 5, D05 T678 for Colin & Anne Marie Clarke. Works to include: demolition of existing single storey extension to the rear and 2-storey extension to the side along with 2 chimneys; demolition of existing garden cabin to the rear garden; all to give space for construction of part 2-storey part 1-storey extension to rear and to the side; construction of single storey extension with incorporated canopy to the front; introduction of second family entrance to the front; replacement of existing hipped roof with pitched roof with 2 dormers facing front garden; internal alterations; along with one rooflight to front roof pitch, three rooflights to pitched roofs to the rear, four rooflights to flat roofs; alterations to fenestration; all to allow for remodelled 5 bedroom dwelling with open plan kitchen living dining area, separate sitting, playroom, office and attic room. Planning permission is also sought for conversion of garage and part of Ground Floor layout to Granny Flat with separate entrance to the side, construction of garden room to rear garden, widening of existing vehicular entrance and introduction of pedestrian entrance to front boundary wall, along with all associated landscaping and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2521/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Grelis Ltd.  
**Location** Lands at the former Carmelite Convent of the  
 Incarnation, Hampton, Grace Park Road and Griffith  
 Avenue, Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Revisions to Block A of the granted residential development under Reg. Ref. 4105/15 (An Bord Pleanála Ref. PL29N.246430), as extended under Reg. Ref. 4105/15/x1 and as amended under Reg. Ref. 4277/22 and Reg. Ref. WEB2762/24. The revisions proposed are as follows: (a) an increase in the area of the surface level bin store (from 28sq.m to 40sq.m); (b) the provision of a set-back penthouse level (fifth storey) comprising 3 no. one-bedroom apartments for 'older persons'. The additional apartments proposed will be provided in association with Fold, an Approved Housing Body (AHB). Private amenity space to serve each unit will be in the form of a balcony. The revisions will result in an overall increase in apartment units within Block A from 35 no. (as approved under Reg. Ref. WEB2762/24) to 38 no. The proposed development is also inclusive of the provision of roof level solar PV panels, landscaping, drainage and all associated ancillary works necessary to facilitate the development.

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**Area** Area 5 - North Central  
**Application Number** WEB2539/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** Lyndsey Hayden  
**Location** 56, Greencastle Crescent, Dublin 17  
**Additional Information**   
**Proposal**: Planning permission is sought for single storey extension to front of house, Internal modifications consisting of relocating kitchen to front of house with lounge facility to rear, and all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2559/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 19/08/2025  
**Applicant** LYNN & IAN SYNNOTT  
**Location** 50 Mount Prospect Grove, Clontarf, Dublin 3, D03 YP77  
**Additional Information**   
**Proposal**: The development consists of the demolition of an existing single storey extension to the rear and for the construction of a single storey extension to the side and rear of the existing house and for an attic conversion with provision for a dormer roof extension to the rear at attic level and to alter the existing hipped roof profile to a gable wall profile and for a roof window to the front of the existing house and for all associated site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2560/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Colm Bowers and Arlene Hopkins  
**Location** 51, Saint Assam's Avenue, Raheny, Dublin 5  
**Additional Information**   
**Proposal**: Planning permission is sought for: (1) demolition of existing flat roof extension to rear side; (2) proposed new single-storey extension to the rear; (3) proposed new two-storey extension to the rear side, incorporating replacement of existing flat roof with new flat roof over existing storey extension to side, with increase of parapet height by 300mm; (4) conversion of existing garage to habitable use, with proposed new door and window on the ground-floor front (side); and (5) associated internal modifications and site works.

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**Area** Area 5 - North Central  
**Application Number** WEB2588/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 20/08/2025  
**Applicant** Antonio and Paula Forte  
**Location** 31, Shanowen Road, Dublin 9  
**Additional Information**   
**Proposal**: Planning permission is sought for attic conversion for home office with dormer projecting window to rear, raising of gable end roof and 2 no. velux windows to front roof and all associated site works

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**Area** Area 5 - North Central  
**Application Number** WEB2694/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 21/08/2025  
**Applicant** Raya Investments Ltd  
**Location** Island View Court, Kilbarrack, Dublin 5  
**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 5   
Appeals Notified**

**None**

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**Area 5**

**Appeals Decided**

**None**

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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”

(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  
  
  
33/25

(18/08/2025-24/08/2025)

WEEKLY PLANNING LISTS

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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** 0369/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Thomas Fogarty  
**Location** 88 Ferrycarrig Road, Dublin 17, D17 K201  
**Registration Date** 21/08/2025  
**Additional Information**   
**Proposal**: SHEC: 4 Bed 2 Storey ditched house in side garden of 88 Ferrycarrig Road, D17. With new shed to rear plus new vehicular entrance.

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