

Dublin City Council

(01/09/2025-07/09/2025)

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 1   
COMMERCIAL**

**Area** Area 1 - South East  
**Application Number** 2797/20/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** Andrea Free  
**Location** 31, Orwell Road & Washerwoman's Lane, Rathgar, Dublin  
 6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: Permission for a residential development at this site, area of approximately 0.0694 hectares, 31 Orwell Road & Washerwoman's Lane, Rathgar, Dublin 6. The proposal consists of: the demolition of a 4 bedroom, 2 storey derelict house (total floor area of 192 m2) and the construction of 4 residential units consisting of: 2 no. 3 bedroom two storey semi-detached houses facing Orwell Road and 2 no. 3-bedroom two storey semi-detached houses accessed from Washerwoman's Lane. The proposal includes the permanent closing of vehicular access on Orwell Road and retaining vehicular access on Washerwoman's Lane to include 4 car parking spaces, 8 bicycle spaces and all associated landscaping and infrastructural works.

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**Area** Area 1 - South East  
**Application Number** WEB2998/25  
**Application Type** Retention Permission  
**Applicant** Brooklyn Bars Limited  
**Location** 1 Burgh Quay, Dublin 2  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE:RETENTION:Retention permission sought to retain a single storey covered outdoor dining area to the front of 1 Burgh Quay, Dublin 2 for Brooklyn Bars Limited. 1 Burgh Quay is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** WEB5004/25  
**Application Type** Permission  
**Applicant** David & Mark Radburn  
**Location** 33 Wexford Street, Dublin 2, D02 EC59, 6 Liberty Lane,  
 Dublin 8, D08 PC3F, 6A Liberty Lane, Dublin 8, D08  
 FX66, Dublin 2  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: Application for planning permission for development to consist of the demolition of the existing part single storey building to the rear of the existing 4 storey building (retail use at ground floor – upper floors are vacant) fronting onto Wexford Street, demolition of the existing part single storey, part 3 storey building (retail warehouse & office use) fronting onto Liberty Lane and Pump Alley, the construction of a part single storey, part 4 storey extension to the rear of the existing building fronting onto Wexford Street (retail use at ground floor & residential apartments to uppers floors - 3 no. 2 bedroom apartments), change of use of the upper floors of the existing building from commercial use (last known use) to apartments, associated alterations to the existing building, renovation of same & new timber shopfront, the construction of a new part 3 storey, part 5 storey, part 6 storey (lift & stairwell only) building fronting onto Liberty Lane and Pump Alley to house 14 no. Apartments (6 no. 2 bedroom apartments & 8 no. 1 bedroom apartments) to the upper floors with a service courtyard, common areas & storage spaces to the ground floor to serve the apartments and retail unit, all with associated landscaping, balconies and site development works, all at no. 33 Wexford Street, Dublin 2, D02 EC59 and 6 & 6a Liberty Lane, Dublin 8, D08 PC3F & F08 FX66 by David & Mark Radburn.

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**Area** Area 1 - South East  
**Application Number** WEB5007/25  
**Application Type** Retention Permission  
**Applicant** Waterstones Booksellers Ireland Ltd.  
**Location** Hodges Figgis, 56 - 58, Dawson Street, Dublin 2, D02  
 XE81  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE Retention Permission for: A. Removal of previous Hodges Figgis signage above cornice B. Removal of metal supports for the previous Hodges Figgis signage. C. Installation of temporary Acrylic Hodges Figgis fascia signage. D. Repair and replacement of rotten timber shopfront elements. E. Fascia and window frames painted in RAL6009 Fir Green. Permission for: 1. Existing temporary acrylic Hodges Figgis fascia signage to be removed and replaced with Gold brushed steel lettering, ”HODGES FIGGIS” with building numbers “56-58” in Perpetua Pro and Gold Brushed Steel. 2. New hanging sign to replace existing with like for like, improvement to suspension mounts. 3. New panel sign above the entrance door. 15mm timber fascia panel with wooden beading around the perimeter.4. New led lamp will be installed within soffit of entrance to improve visibility and accessibility of entrance 5. Existing shopfront uplighting (situated on small roof above main shopfront and shop windows) replaced with new led lighting to provide an improved vertical wash of light to the upper façade. All associated works to complete the development. Properties 57-58 Dawson Street are Protected Structures.

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**Area** Area 1 - South East  
**Application Number** WEB5026/25  
**Application Type** Permission  
**Applicant** Colm Heneghan  
**Location** Mellons Shop and Deli, 56 South Lotts Road, Dublin 4,  
 D04 K665  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: Permission is being sought for internal changes to the existing first floor accommodation comprising the alteration of existing stud partitions to existing bedrooms. It is also proposed to convert the existing attic to new home office accommodation, storage and w/c with new dormer roof window to the rear with all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5027/25  
**Application Type** Permission  
**Applicant** Build A Bear Workshop UK  
**Location** 47 Grafton Street, Dublin 2, Co. Dublin, D02 A780  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: New non-illuminated fascia sign with 'Build-A-Bear Workshop; wording in white with blue background.

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**Area** Area 1 - South East  
**Application Number** WEB5035/25  
**Application Type** Permission  
**Applicant** Red Rock Pleasants Street Ltd.  
**Location** Site on lands (c. 0.0744 ha) at 49-51 Pleasants Street  
 (D08 XHF2, D08 VN22 & D08 EF24), Pleasants House (D08  
 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: The development will consist of: A) The demolition of the existing buildings on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) aparthotel (overall height c. 19.1m above ground level to parapet) along with setback at fifth floor level (with a gross floor area proposed of c. 4,040 sqm); B) Construction of 112 no. room aparthotel from basement to fifth floor levels; C) Provision of a reception area with pedestrian access from Pleasants Street); and, D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5041/25  
**Application Type** Permission  
**Applicant** Causeway Group Limited  
**Location** 78 & 80 Northumberland Road, Ballsbridge, Dublin 4  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For planning permission to amalgamate my properties at 78 & 80 Northumberland Road, Ballsbridge, Dublin 4 (protected structures - RPS Ref Numbers 5937 & 5938 respectively), all with associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB5042/25  
**Application Type** Permission  
**Applicant** Trustees of Brookfield Lawn Tennis Club  
**Location** Brookfield Lawn Tennis Club, Palmerston Park,  
 Rathmines Dublin 6  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: The development will consist of alterations to existing vehicular entrance gate on Palmerston Park to form splayed entrance and provide separate pedestrian/ cycle entrance.

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**Area** Area 1 - South East  
**Application Number** WEB5045/25  
**Application Type** Permission  
**Applicant** Planet Keplar Property Limited  
**Location** 81 Terenure Road North, Dublin 6w, D6W TD59  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: We, Planet Keplar Property Limited, intend to apply for permission for development at 81 Terenure Road North, Dublin 6W, D6W TD59. The development will consist of: (i) construction of a 27 sq.m side first-floor extension, (ii) a 22 sq.m glazed canopy over an external seating area with SuDS drainage, (iii) replacement of the existing external stairs and cover, together with all associated site and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB5046/25  
**Application Type** Permission  
**Applicant** PLK Chicken Ireland Limited  
**Location** 11-12 Westmoreland Street, Dublin 2, D02 XE29  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The refurbishment of the existing restaurant premises comprising: 1) the removal of existing internal fit out works (bar area, floor finishes, wall linings, ventilation, air conditioning condensers, loose tables and fixtures, kitchen equipment, lighting, sanitary ware and electrical cables) and a mezzanine structure; 2) the fit out of the interior of the premises including new wall linings, new heating, ventilation and air conditioning ductwork and kitchen extract (using existing openings), replacement air conditioning cassettes with external condensers located within lightwell, new floor finishes, demountable partition walls and ceiling to create larger kitchen area and customer service counter, new commercial kitchen, new track and feature lighting, fire alarm system and small power and data cabling, acoustic ceiling rafts suspended from the ceiling, internal raised stepped seating area along the rear (Prices Lane) wall, banquette seating and seating booths, free-standing drink station and recycling bins, internal signage, digital displays, and digital artwork wallpaper, redecoration of previously decorated walls and exposed ceilings and structure, and new sanitary ware and wall/floor tiles to toilets in basement; 3) the repair and refurbishment of the existing Westmoreland Street shopfront; and 4) the installation of an internally illuminated sign inside the shopfront window, a projecting sign on the Westmoreland Street elevation and the replacement of individual cut letters (sign) on the shopfront

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**Area** Area 1 - South East  
**Application Number** WEB5047/25  
**Application Type** Permission  
**Applicant** Marlin Apartments Ltd  
**Location** No. 8 Whitefriars, Aungier Street, Dublin 2, D02 NY32  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: The development will consist of a change of use from retail (at ground floor level) and office (at first and second floor levels) to all residential use. The new residential use shall comprise two apartments in total as follows, a one-bedroom apartment at ground floor level and a two-bedroom apartment at first and second floor levels, along with internal modifications and minor elevational modifications.

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**Area** Area 1 - South East  
**Application Number** WEB5049/25  
**Application Type** Permission  
**Applicant** Red Rock Donnybrook Ltd.  
**Location** Lands at the Circle K petrol station at the junction  
 of Donnybrook Road and Brookvale Road, Donnybrook,  
 Dublin 4, D04 K3T8  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: The development will consist of: A) The demolition of the existing petrol filling station and associated structures on site (c. 140 sq.m); B) The construction of an aparthotel (gross floor area c. 5,526 sqm) development comprising 7 no. storeys with a setback at sixth floor level [with plant zone above] over basement (overall height c. 24.8m on Donnybrook Road and c. 25.1m on Brookvale Road to top of façade structure); C) Provision of 143 no. aparthotel bedrooms from first to sixth floor levels; D) Provision of a front of house area (with pedestrian access from Donnybrook Road) (c. 54.3 sqm), luggage room (c. 14.7 sqm), staff lounge and office (c. 27.3 sqm), bin store (c. 23.4m), internal cycle store (c. 17.7 sqm) and other ancillary back of house and utility areas at ground floor level; E) Provision of plant and other ancillary facilities at basement, ground and roof levels, including plant rooms at basement level, generator room, communications, switch room and ESB substation at ground floor, with green/blue roof/PV panels, risers, and other plant areas at roof level as well as ancillary landscaping/public realm works; F) Provision of restaurant / take-away unit (c. 138.7 sqm) at ground floor level to the northern elevation of the building with main pedestrian access from Donnybrook Road; G) Provision of a retail/café unit (c. 176.9 sqm) at ground floor level to the southern elevation of the building with main pedestrian access from Donnybrook Road; H) All associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5051/25  
**Application Type** Permission  
**Applicant** Razorlight Limited  
**Location** 9/10 Dawson Street, Dublin 2, D02 YX99  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Dublin City Council-Permission is sought by Razorlight Ltd for permission for development at ground floor level at 9-10 Dawson Street, Dublin 2, a Protected Structure. The development consists of a modification to existing shopfront to include new fascia panels and signage, louvered soffit panels, new and amended entrance door to front of building at ground floor level, and to reinstate removed fascia and soffit panel over entrance door. Permission was previously granted (Web2295/25) for the use of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street as a licensed restaurant. This new signage is to provide identification to the new outlet.

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**Area** Area 1 - South East  
**Application Number** WEB5052/25  
**Application Type** Permission  
**Applicant** Richard Lacey  
**Location** 21A Leeson Park, Dublin 6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Development consisting of the demolition of existing single storey dwelling (in ruin) and the construction of a three storey, 3 bedroomed dwelling, incorporating an external terrace at second floor level, and all associated siteworks.

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**Area** Area 1 - South East  
**Application Number** WEB5055/25  
**Application Type** Permission  
**Applicant** The Marist Educational Authority  
**Location** Catholic University School , 89-92, Leeson Street  
 Lower, Dublin 2  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission is sought by The Marist Educational Authority for modifications to the previously approved proposal [under Dublin City Council Reg.Ref. 5010/22] for the redevelopment of the existing three storey Canteen and Classroom Building in the south/east corner of the campus at Catholic University School [CUS] 89,90,91and 92 Leeson Street Lower, Dublin2. Numbers 89,90,91 + 92 Leeson Street Lower are Protected Structures – Ref numbers 4444, 4445, 4446, 4447 in the DCC Record of Protected Structures. The approved building consisted of a Gym at basement level, with an access tunnel link to the Administration building, and the equivalent of five floors overhead. The new proposal consists of constructing the Gym at ground floor level with the equivalent of four floors overhead. The access tunnel link is removed as is the fifth floor. The parapet height of the proposed building will line with the apex of the gable to the Examination Hall and will be circa 305mm higher than the previously approved building. Accommodation will consist of a Gym with equipment storage rooms at ground floor level, changing rooms at mezzanine and first floor levels, 2No. Classrooms + 2No. Science Rooms at second and third floor levels. Other ancillary spaces, including Toilets, Locker areas and Science Preparation rooms, are to be provided at each level as appropriate. To facilitate means of escape from the new ground floor Gym, escape doors are to be provided at the eastern end to Quinn’s Lane, the western end to Stable Lane, and the northern end to the school yard. A fireman’s entrance is to be provided in the staircase to allow access from Quinn’s Lane. There are no works envisaged to the Examination Hall.

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**Area** Area 1 - South East  
**Application Number** WEB5060/25  
**Application Type** Permission  
**Applicant** Trustees of Brookfield Lawn Tennis Club  
**Location** Brookfield Lawn Tennis Club, Palmerston Park,  
 Rathmines, Dublin 6, D06 EY73  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: The development will consist of alterations to existing vehicular entrance gate on Palmerston Park to form splayed entrance and provide separate pedestrian/ cycle entrance.

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3371/25  
**Application Type** Permission  
**Applicant** Ted McCarthy and Christine Gonzalez  
**Location** 46 Raphoe Road, Crumlin, Dublin 12, D12V4X7  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: Permission to construct a dormer window to the rear roof slope of their existing dwelling.

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**Area** Area 1 - South East  
**Application Number** 3372/25  
**Application Type** Permission  
**Applicant** John and Louise Gibbons  
**Location** 4 Rostrevor Terrace, Orwell Road, Dartry, Dublin 6,  
 D06X4P6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: The development will consist of: Repointing/repair works to brick facade and chimneys.  
Minor refurbishment of roof to include localized repairs to roof slates, flashings and rainwater goods. Re-decoration of existing windows. Removal of single storey modern extension with roof  
terrace to the rear at lower ground floor level. (28sqm) Provision of new single storey extension to the rear at lower ground floor level. (71sqm) Minor modifications to facades. Replacement of garage doors to front with new entrance doors. Replacement of French doors to rear at upper ground floor level of modern side extension with a window. Replacement of single door to rear at upper ground floor level of main house with a window. Replacement of existing modern rooflight and flat roof to single storey entrance hall to front. Minor modifications to internal layouts. Enlargement of existing opening in the rear façade at lower ground floor level. Formation of a new opening between hall and living room at lower ground floor level. Formation of a new opening between hall and utility room at lower ground floor level. Repositioning of door opening to bathroom to rear at lower ground floor level. Blocking up on non-original opening between living  
room and bedroom 01 at lower ground floor level. Formation of a new opening between reception rooms at upper ground floor level. Conversion of a bedroom to a dressing room / ensuite  
at 1st floor level and modifications to layout. Formation of an opening between bedroom and  
dressing room at 1st floor level. Provision of new floor to lower ground floor. Rewiring and replumbing generally throughout. All associated ancillary , conservation, essential maintenance, Iandscaping and site development works.

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**Area** Area 1 - South East  
**Application Number** WEB5001/25  
**Application Type** Permission  
**Applicant** John Corless  
**Location** 41, Heytesbury Lane, Dublin 4  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRCTURE: The development will consist of modifications to previously approved planning permission reference WEB2204/24 to include (a) an additional attic level with west facing dormer window over the approved two storey extension to the rear of the existing dwelling and (b) elevational modifications.

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**Area** Area 1 - South East  
**Application Number** WEB5003/25  
**Application Type** Permission  
**Applicant** Dublin Letting and Management Ltd  
**Location** No. 33, Wellington Road, Dublin 4, D04 C5C6  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : The development will consist of the following works, (a) new bedroom and ensuite bathroom to the front with the kitchen being relocated to the rear including widening of existing rear opening, all at Lower Ground Floor, (b) removal of internal columns and reduction of opening to facilitate new double doors between the two reception rooms at Ground Floor, (c) omission of bathroom to rear and replacement with new bedroom and also a new en-suite bathroom to the front bedroom at First Floor Level (d) also, minor elevational modifications to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB5006/25  
**Application Type** Permission  
**Applicant** NICOLE MOLLOY  
**Location** 43 Dodder View Cottages, Dublin 4, D04 H9P1  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: The development will consist/consists of: 1. Demolition of existing single-storey flat roof extension to the rear. 2. Removal of existing chimney stack. 3. Removal of existing roof section to the rear with proposed replacement flat roof dormer with rooflight on attic level. 4. Proposed two Storey extension with flat roof and rooflight to the rear. 5. Proposed removal of existing pedestrian gate and replaced with new pedestrian gate in new position to south boundary. 6. Proposed amendments to all elevations. 7. Proposed internal reconfigurations and all associated site works.6

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**Area** Area 1 - South East  
**Application Number** WEB5009/25  
**Application Type** Permission  
**Applicant** Natasha and Greig Adams  
**Location** 33 Saint Kevin's Park, Dartry, Dublin 6, D06 PH27  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: Planning permission for development to consist of the demolition of the existing single storey extension to the rear and side of the existing part single storey, part two storey, part three storey dwelling house and the construction of a new single storey extension to the rear and side, construction of a new dormer extension to the rear roof, associated internal and external alterations to the existing dwelling house, the construction of a new single storey detached office / gym structure to the rear garden, widening of the existing vehicular entrance and the installation of new entrance gates, all with associated site works and landscaping at 33 St Kevin's Park, Dartry, Dublin 6, D06 PH27

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**Area** Area 1 - South East  
**Application Number** WEB5014/25  
**Application Type** Permission  
**Applicant** Dublin Letting and Management Ltd  
**Location** No. 33, Wellington Road, Dublin 4, D04 C5C6  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For development at this site: 33 Wellington Road, Dublin 4, D04 C5C6 (Protected Structure). The development will consist of the following works, (a) new bedroom and ensuite bathroom to the front with the kitchen being relocated to the rear including widening of existing rear opening, all at Lower Ground Floor, (b) removal of internal columns and reduction of opening to facilitate new double doors between the two reception rooms at Ground Floor, (c) omission of bathroom to rear and replacement with new bedroom and also a new en-suite bathroom to the front bedroom at First Floor Level (d) also, minor elevational modifications to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB5015/25  
**Application Type** Permission  
**Applicant** John Corless  
**Location** 41 Heytesbury Lane, Dublin 4, D04 V3Y9  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For development at this site: 41 Heytesbury Lane, Dublin 4, D04 V3Y9. This property is within the curtilage of a Protected Structure. The development will consist of modifications to previously approved planning permission reference WEB 2204/24 to include (a) an additional attic level with west facing dormer window over the approved two storey extension to the rear of the existing dwelling and (b) elevational modifications.

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**Area** Area 1 - South East  
**Application Number** WEB5016/25  
**Application Type** Permission  
**Applicant** Frank and Rebecca Mitchell  
**Location** 42H, Palmerston Road, Dublin 6  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: PROECTED STRUCTURE: Planning permission is sought by Frank and Rebecca Mitchell at No. 42H Palmerston Road, Rathmines, Dublin 6 (a Protected Structure RPS No. 6215) (and is a corner site with Cowper Road). The development will consist of: Relocation of the previously granted pedestrian gate reg ref: 4439/22 off Cowper Road in place of the existing vehicular entrance and the existing pedestrian gate is to remain in the existing position which was previously proposed to be blocked under reg ref: 4439/22.

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**Area** Area 1 - South East  
**Application Number** WEB5017/25  
**Application Type** Permission  
**Applicant** Vincent McDonagh  
**Location** 37 Belgrave Road, Ranelagh, Dublin 6, D06 KR22  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL - We, Geoffrey Whelan Architects, (01 4021557, info@gwaarchitects.ie), intend to apply for planning permission for development at this site, At No. 37 Belgrave Road, Dublin 6, D06 KR22, a Protected Structure (Record No. 552), on behalf of Vincent McDonagh & Sharon McElligott. The development will consist of: renovation, refurbishment and extension of the main building, consisting of a site area of 0.0308 ha. Also to include the construction of a new 3 bedroom family dwelling to the rear of the property, facing onto and with independent direct access to Killeen Road. Works to the main building include: (a) Demolition of non-original rear single storey extension and 1 no shed.   
(b) Removal of non-original pebble dash sand and cement render to side and rear elevations and replacement with breathable lime render. (c) Restoration of existing timber sash windows and shutters, replacement of non-original glass panes with Histo-Glass or similar approved conservation glazing and energy upgrade. (d) Repointing and cleaning of brickwork to front façade  
(e) Reinstatement of original window & door openings to rear ground floor kitchen and dining rooms. (f) New ground floor WC & Utility in Entrance Lobby. (g) New first floor extension over existing side return entrance lobby with pitched roof to match existing building, to provide ensuite bathrooms and storage to two bedrooms (h) Provision for two new rooflights over main stairs and one over master bathroom within double pitch roof valley. (i) Removal of non-original windows to side elevation and rooflight over existing bathroom at first floor level facing onto Killeen Road.   
(j) Repair and refurbishment of surviving historic fabric in the house including decorative plasterwork, joinery and staircase. Any other historic plasterwork and joinery that has been previously stripped out is to be replaced with historically accurate plasterwork and joinery. (k) Repair of historically accurate chimney pieces. (l) Various landscaping in rear garden including new garden dividing boundary wall in brick. (m) Various landscaping in front garden including, bin and bike storage structure, creation of car parking bay with electric car charging points and 2.6 m wide vehicular opening onto Killeen Road with cast-iron gates incorporating existing cast-iron railings and granite capping on top of granite stone boundary wall, including dishing of pathway kerb, to the side of the property on Killeen Road. (n) Works will also include the construction of a new two-storey dwelling with set-back second floor roof level, along the rear (west) boundary facing onto Killeen Road, comprising open plan kitchen, living and dining room, WC and Entrance Lobby at ground floor, two bedrooms, bathroom at first floor, and master bedroom with ensuite and set-back roof terrace at second floor, with a dedicated side access. Careful removal of part side boundary wall to accommodate dwelling onto Killeen Road. The development will include all associated site works, landscaping, and boundary treatments. (o) To include repair, refurbishment, renovation and alterations to the existing main building, including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5021/25  
**Application Type** Permission  
**Applicant** Ciaran and Leon Black  
**Location** 9 Harcourt Terrace, Dublin 2, D02 F677  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the removal of a brick garden wall to the rear, construction of a single storey extension to the rear, construction of a single storey shed to the rear, remodelling of the stairs and landing between basement level and entrance level, modification of opes to rear at basement level , breaking out of an ope to rear lower landing level to make connection to extension, modification of ope to side of lower landing level to make connection to extension, installation of ensuite bathroom at second floor level, subdivision of first floor bathroom to rear, refurbishment of sliding sash windows, installation of solar panels to rear aspect of roofs, installation of small rooflight to hidden valley of main roof, other minor modifications as shown on application drawings and landscaping works

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**Area** Area 1 - South East  
**Application Number** WEB5028/25  
**Application Type** Permission  
**Applicant** Hurstgreen Limited  
**Location** Flat 2, 13, Palmerston Park, Rathmines, Dublin 6, D06  
 N578  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of: works at ground floor level only, including demolition of the existing dilapidated ground floor annex serving both Flat 2 and the communal laundry room, and the construction of a new ground floor extension serving Flat 2 with associated works to the adjoining lower ground floor rooms of the main house, a separate new communal laundry room, and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB5032/25  
**Application Type** Retention Permission  
**Applicant** Barbara Keary  
**Location** No. 4 Athlumney Villas, Rear of No. 6 Ranelagh Road,  
 Dublin 6  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : RETENTION PERMISSION for the roof structure, first floor rear balcony, fenestration and boundary detail as constructed with all ancillary works at No. 4 Athlumney Villas located to the rear of No. 6 Ranelagh Rd ( a Protected Structure ).

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**Area** Area 1 - South East  
**Application Number** WEB5033/25  
**Application Type** Retention Permission  
**Applicant** Catherine Lynch  
**Location** 5 Athlumney Villas, Rear of 7 Ranelagh Road, Dulin 6  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: RETENTION: PROTECTED STRUCTURE: For the roof structure, fenestration and boundary detail as constructed with all ancillary works at No. 5 Athlumney Villas, located to the rear of No. 7 Ranelagh Rd. ( a Protected Structure )

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**Area** Area 1 - South East  
**Application Number** WEB5036/25  
**Application Type** Permission  
**Applicant** Nicole Molloy  
**Location** 43 Dodder View Cottages, Dublin 4, D04 H9P1  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: The proposed development will consist of: 1. Demolition of existing single-storey flat roof extension to the rear. 2. Removal of existing chimney stack. 3. Removal of existing roof section to the rear with proposed replacement flat roof dormer with rooflight on attic level. 4. Proposed two Storey extension with flat roof and rooflight to the rear. 5. Proposed removal of existing pedestrian gate and replaced with new pedestrian gate in new position to south boundary. 6. Proposed amendments to all elevations. 7. Proposed internal reconfigurations and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5039/25  
**Application Type** Permission  
**Applicant** Evelyn Kelly  
**Location** 8 Park Lane, Sandymount, Dublin 4, D04PW70  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: Planning Permission to widen the existing vehicular entrance by 440mm to include relocating the existing brick pillar and new sliding gate including any ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB5040/25  
**Application Type** Permission  
**Applicant** Michael Lambert  
**Location** 19 Northbrook Road, Ranelagh, Dublin 6, D06 E367  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Works at 19 Northbrook Road, Ranelagh, Dublin D06 E367, (a Protected Structure), as follows: Internal layout modifications, including: - new door opes between primary front and rear rooms at entry (middle) level and first floor levels and widen existing ope in basement. - New w.c in return at entry (middle) level. - Remove bathroom to reinstate bedroom 3 at upper level. - New ensuite bathroom and dressing area off master bedroom. - New kitchen within basement level. Modifications to rear elevation, as follows:- Enlarge two existing basement window opes and replace each with new French doors.- addition of 4 conservation rooflights on roof of existing return.- New cast metal soil pipe. External works:- Remove non-original boiler store. - New natural stone paving and planting areas including drainage  
 - New low retaining wall in front garden. - Conservation repairs to brickwork and stone on front elevation. - Conservation repairs to front boundary railings.

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**Area** Area 1 - South East  
**Application Number** WEB5053/25  
**Application Type** Permission  
**Applicant** Damian McCabe  
**Location** 87 Templeogue Road, Terenure, Dublin 6W  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Detached two storey rear garden structure and associated land works.

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**Area** Area 1 - South East  
**Application Number** WEB5054/25  
**Application Type** Permission  
**Applicant** Tana Kaplan Gray , and Stuart Gray  
**Location** 21 Coulson Avenue, Rathgar, Dublin 6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Planning permission is sought for construction of 1 No. Dormer window to the rear roof and 1 No. rooflight to the rear roof , permanent access to the attic storage by means of a staircase, and associated ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB5056/25  
**Application Type** Permission  
**Applicant** Adrian O' Connell  
**Location** 12, Cuffe Lane, Dublin 2, D02 W292  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Planning Permission is sought by Adrian O' Connell for: a) The construction of a single storey flat roof extension to the rear of the existing dwelling b) The construction of a new pitched roof single storey porch to the front of the existing dwelling, in the same style and size as adjoining properties, c) Replacement of stone cills to existing window openings, d) All elevational and Internal alterations as per the drawings submitted The proposed works result in an overall increase of the gross floor space from 68 sq.m to 77 sq.m, at 12 Cuffe Lane, Dublin 2, D02 W292.

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**Area** Area 1 - South East  
**Application Number** WEB5058/25  
**Application Type** Permission  
**Applicant** William and Carolyn Aylmer  
**Location** Glenwood, 51 Saint Kevin's Park, Dublin 6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Planning permission is sought by William and Carolyn Aylmer, at Glenwood, 51 St Kevin's Park, Dartry, Dublin 6, for the construction of a ground floor extension to the side and rear of the existing dwelling; a first-floor extension and second-floor/attic dormer extension to the rear of the existing dwelling; with associated internal alterations and demolition of the existing garage to the side and part of the rear of the house to accommodate the proposed extension. The completed extension will provide for a 5-bedroom, 3-storey, detached dwelling. Permission is also sought for the construction of a detached, single-storey pool house in the rear garden, comprising of a swimming pool with changing room, gym and sauna; and all associated site development works necessary to complete the development.

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**Area** Area 1 - South East  
**Application Number** WEB5063/25  
**Application Type** Permission  
**Applicant** Aisling O'Grady  
**Location** 4, Vergemount Park, Dublin 6, D06 E0Y0  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Permission is sought for an extension to a semi-detached dwelling. The development will consist of construction of – two storey side extension with a flat roof, modification to window fenestration to front, minor internal modifications, and associated site works.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0153/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 04/09/2025  
**Applicant** Niamh O Flaherty  
**Location** 22, Kenilworth Road, Dublin 6, D06 KR28  
**Additional Information** Additional Information Received  
**Proposal**: EXPP:PROTECTED STRUCTURE: Replace and repair sash windows by repairing original frames and making replica sashes.

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**Area** Area 1 - South East  
**Application Number** 0345/25  
**Application Type** Section 5  
**Decision** SPLIT DECISION - EXPP  
**Decision Date** 02/09/2025  
**Applicant** Anne Marie Kelly, Paul O'Callaghan  
**Location** 27, Herberton Drive, Dublin 12  
**Additional Information**   
**Proposal**: EXPP: The development includes renovation, internal alterations and 15.5 sqm ground floor extension.

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**Area** Area 1 - South East  
**Application Number** 0350/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 02/09/2025  
**Applicant** Clear Water LTD  
**Location** 60 Baggot Street Lower, Dublin 2  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Summary of works: 1. Stripping and removing existing slates and ridges tiles. 2. Removal of inferior and inappropriate flat roof asphalt roof finish to the existing roof valleys. 3. Removal of old and poorly detailed slate and lead/copper flashing to the chimney and parapet upstands. 4. Subject to investigation, removal of the sub-base under the asphalt finish to expose the original valley base. 5. Subject to investigation to renew completely the original valley boards and supports if found to be rotten or defective. 6. Subject to risk assessment, access and practicality to temporarily lift existing granite capping to provide for renewal of the lead flashing and re-bed the capping. 7. Subject to inspection to remove the existing slate battens and roof felt/lime parging. 8. To provide for repair and preservative treatments of the existing roof joist, joist ends and roof timbers. 9. New breathable roof membrane, with new treated slate battens. 10. New replacement natural stone roof slates and re-used existing ridge tiles. 11. New stepped lead flashing or copper to new refurbished valleys. 12. New lead flashing to parapet and chimney upstands. 13. Repair and reinstatement of the existing dormer roof access.

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**Area** Area 1 - South East  
**Application Number** 0351/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 03/09/2025  
**Applicant** David O' Donnell  
**Location** 6 Merrion View Avenue, Merrion Road, Dublin 4  
**Additional Information**   
**Proposal**: EXPP: 1. Replace bat window to rear and provide roof glazing 1.8m, on same profile as existing roof. 2. Provide roof light to south east face of rear roof, 1m x 800mm. Not visible from front or rear.

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**Area** Area 1 - South East  
**Application Number** 0353/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 01/09/2025  
**Applicant** Brownwood Developments Limited  
**Location** 48, Haddington Road, Ballsbridge, Dublin 4  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The decoration of the front door and surrounds and the timber windows to the front and rear facades, cleaning and painting of metal railings to the front balconies, steps and boundaries, painting the painted render to the basement front, decoration of the interiors throughout, replacement of kitchen cabinets and worktops to existing kitchenettes and the replacement of sanitary ware to existing shower rooms, and the lifting of floorboards in the first and second floor levels in order to lay-in proprietary fire rating mats between joists to improve the fire rating.

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**Area** Area 1 - South East  
**Application Number** 0354/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 04/09/2025  
**Applicant** Dr. Goesta Fischer  
**Location** 36, Wellington Quay, Dublin 2  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Change of use from retail to coffee shop (no seating no hot food). No internal changes to plan form are anticipated, but a planning application and / or another S5 will be submitted for the shop front and interior. This section 5 application is only to determine if the principle of this change of use is exempt.

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**Area** Area 1 - South East  
**Application Number** 0357/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 04/09/2025  
**Applicant** The Gra Printing Studio Ltd  
**Location** 3, Eustace Street, Temple Bar, Dublin 2  
**Additional Information**   
**Proposal**: EXPP: Addition of sit down space (tables and chairs) covering area of 4sqm of space of a total business footprint of 172 sqm (82 ground level and 90sqm basement)

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**Area** Area 1 - South East  
**Application Number** 0358/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 01/09/2025  
**Applicant** Google Ireland Limited  
**Location** Unit 9, Building C, Boland's Mills, Ringsend Road and  
 Barrow Street, Dublin 4  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Installation of glazed balustrade fixed to modern door frame at lower level of centrally located at ground floor level at western elevation of Unit 9 of Building C fronting Grand Canal Basin.

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**Area** Area 1 - South East  
**Application Number** 0360/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 05/09/2025  
**Applicant** Kaiori Creed  
**Location** 27, Victoria Road, Dublin 6  
**Additional Information**   
**Proposal**: EXPP: The extent of the proposed works include: Construction of a 18sqm single-storey rear extension and patio canopy.

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**Area** Area 1 - South East  
**Application Number** 0376/25  
**Application Type** Social Housing Exemption Certificate  
**Decision** Grant Social Housing Exemption Cert  
**Decision Date** 05/09/2025  
**Applicant** Edwina Governey  
**Location** 14 Morehampton Lane, Donnybrook, Dublin 4, D04 Y6W0  
**Additional Information**   
**Proposal**: SHEC: The development which is in the curtilage of a protected structure, will consist of the demolition of the existing dilapidated single-storey garage and the construction of a new three-storey mews dwelling with two car parking spaces involving alterations to the wall onto the lane including provision of pedestrian gate and moving and reducing the existing vehicular access and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3307/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 04/09/2025  
**Applicant** Michael Bannon  
**Location** 19 Elgin Road, Ballsbridge, Dublin 4, D04T2P6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : Change of use of the building lower ground level from office use to a single residential house (Two upper floors currently in single residential use ) to make a single family dwelling (terraced). Raking out and repointing of brickwork to front elevation . The careful removal of 2 existing non original rooflights and replacement with 3 no. new rooflights to inner roof slopes to provide natural light and ventilation . The provision of PV panels to inner roof slopes . Minor internal reconfigurations .

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**Area** Area 1 - South East  
**Application Number** 3316/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/09/2025  
**Applicant** Caroline Donohue  
**Location** 42 Leeson Park, Ranelagh, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : Widened vehicular access and new pedestrian gate to damaged front railings to family dwelling over basement.

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**Area** Area 1 - South East  
**Application Number** WEB1834/25  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 02/09/2025  
**Applicant** Margaret Courtney  
**Location** 36 Leinster Road, Rathmines, Dublin 6, D06 WD98  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE PERMISSION and RETENTION for development at 36 Leinster Road, Rathmines, Dublin 6 a protected structure (PRS No. 4635).For Retention the development will consist of Internal Alterations, comprising of; Replacement of all MEP services to each unit using existing routes, Replacement of existing/previous modern partition walls with new partitions, in the same locations, where damp and signs of rot was present, Relocation of kitchenette in two of the existing units, Introduce breathable insulation lime-based finish to internal face of external walls. Carry out essential repairs to historic lime plaster and lath and plaster finish to internal partitions, For Planning the development will consist of Internal and External Alterations, comprising of; Insertion of new timber frame and sliding sash windows in existing window openings to the front and rear return. Install new door sets to entrance door opening of each unit to replace existing non-historic doors. Re-open door at the basement level and block up the existing door opening. Redecoration of historic staircase and interiors to main entrance hall using suitable breathable paints, Install insulation recycled foam aggregate to sub floor void of lower ground floor/basement level, Re-point externally exposed stone masonry walls of rear elevation and return using traditional lime mortar and Carry out thermal upgrades to internal side of the walls of the rear 1990s extension (non-historic).

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**Area** Area 1 - South East  
**Application Number** WEB2124/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Sean & Una Rapple  
**Location** 44, Brighton Road, Dublin 6, D06 WY49  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The development will consist of (1) Demolition of the existing lean-to extension and the subsequent construction of a new single-storey extension to the rear of the dwelling, comprising a kitchen, utility room and TV room, and enclosing a new courtyard; (2) Inspection and repair of all existing timber sash windows; (3) Repositioning of the existing vehicular entrance within the rear boundary wall, with the replacement of the gate with a new electrically automated one; (4) and all ancillary site works at 44 Brighton Road, Dublin 6, D06 WY49, a Protected Structure, PRS No. 954, within an Architectural Conservation Area.

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**Area** Area 1 - South East  
**Application Number** WEB2334/25  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 04/09/2025  
**Applicant** Gilly Balmer and Ralph McMahon  
**Location** 15 Eglinton Square, Dublin 4, D04 W9Y5  
**Additional Information** Additional Information Received  
**Proposal**: Amendments to Planning Permissions Ref. WEB1683/24 and WEB1384/25, including a new ground-level side staircase for access to the first-floor balcony; a high-level window to the front at ground floor; a Velux window over the utility; a side window at first floor level; and new railings enclosing the balcony.

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**Area** Area 1 - South East  
**Application Number** WEB2596/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2025  
**Applicant** JIG Property Investments Ltd .  
**Location** 7 Harold's Cross Road, Harold's Cross, Dublin 6W  
**Additional Information**   
**Proposal**: Planning permission is sought by JIG Property Investments LTD. at 7 Harolds Cross Road, Harolds Cross, Dublin 6w, Co. Dublin, D6WYH68 for change of use of part lower ground floor (45.5sqm) and part of the ground floor (62sqm) from retail to a hot food takeaway with dining. The proposed development includes internal modifications, erecting of new extract duct, new signage, and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2601/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2025  
**Applicant** Big Mamma Ireland Limited  
**Location** 40/41, Westmoreland Street, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : The development consists of installation of proposed awning and signage to the ground floor entrance door to the West Facade of 40/41 Westmoreland Street, (Record of Protected Structures 8549) in accordance with the lodged plans and documents to include all associated/ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2612/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2025  
**Applicant** Uniball Bars Limited (In Receivership)  
**Location** Lands at Shaws Lane, off Bath Avenue, Dublin 4  
**Additional Information**   
**Proposal**: (i) The demolition of 1 no. existing two-storey office building and 1 no. existing single-storey (with mezzanine level) warehouse building, accessible via Shaw’s Lane; (ii) construction of a residential infill development of 7 no. three-storey flat roofed houses (comprising 2 no. semi-detached three-bedroom units and 5 no. terraced three-bedroom units), each served by rear garden at ground floor level, rear terrace at first floor level, front/rear terraces at second floor level, and 1 no. on-curtilage vehicular parking space accessible via Shaw’s Lane; and (iii) all ancillary works inclusive of soft and hard landscaping, boundary treatments, SuDS drainage, provision of internal access road, bin store, and visitor bicycle parking area, as necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2614/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2025  
**Applicant** HPREF Ireland (Georges Quay and Court) DAC  
**Location** The Railway Arches, George's Quay Plaza, Georges Quay,  
 Dublin 2. The site is located to the north of Townsend  
 Street, adjacent to a pedestrian entrance to George’s  
 Quay Plaza.  
**Additional Information**   
**Proposal**: The development will consist of the construction of a self-contained unit within one railway arch (located to the north of Townsend Street), comprising a gross floor area of c. 63.2 sq.m. The proposed self-contained structure will be used as a multi-purpose / recreation room ancillary to the existing office development at George’s Quay Plaza. The development includes all associated and ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB2619/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Badlands Developments Limited  
**Location** 166A Shelbourne Road, Ballsbridge, Dublin 4, D04 NN88  
**Additional Information**   
**Proposal**: (i) at basement floor level - removal of external and internal walls and construction of new floor level within a revised and reconfigured building footprint; (ii) at ground floor level - removal of northern and western external walls, partial removal of eastern external wall to River Dodder, removal of all internal wall partitions, extension of the internal floor area and provision of a new outdoor terrace along the River Dodder; (iii) removal of existing chimney, elevational alarm panels/glazing/lighting/signage and boundary gate/railings to Shelbourne Road; (iv) construction of a five storey extension of contemporary design and finish atop the existing single-storey building to include amenity roof terrace with swimming pool; and, (v) all ancillary works necessary to facilitate the development inclusive of structural works, new stair/lift cores, ESB substation, elevational planting and drainage works. The resulting six storey over basement level building will accommodate a bar/café at ground floor level, a restaurant at first floor level and a 24 no. bedroom boutique hotel from second to fifth floor level with ancillary plant, staff area, bin store and bicycle parking area at basement level. The application is accompanied by a Natura Impact Statement (NIS).

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**Area** Area 1 - South East  
**Application Number** WEB2623/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Terenure College Rugby Football Club  
**Location** Terenure College Rugby Football Club, Lakelands,  
 Greenlea Grove, Dublin 6W  
**Additional Information**   
**Proposal**: Terenure College Rugby Football Club intend to apply for permission for modifications to planning permission granted under Ref. 3856/24 at Terenure College Rugby Football Club, Lakelands, Greenlea Grove, Dublin 6W. Modifications include a reduction in the size of the permitted extension to the clubhouse as follows: -• Omission of the single storey extension permitted along the northeastern boundary;• Reduction in area and height of the main gym extension to the clubhouse from a double height space to single storey scale;• Provision of club shop within the modified extension; • All associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB2633/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2025  
**Applicant** Klairon Construction Limited  
**Location** 69-71 Morehampton Road, Donnybrook, Dublin 4, D04K2W8  
**Additional Information**   
**Proposal**: CHANGE OF USE at first floor level from office/medical use to residential use, to form a 2 bedroom apartment (138sqm) accessed from existing entrance on Marlborough Road with alterations to existing rear first floor windows consisting of the removal of wall from cill to ground level and the formation of fully glazed doors providing access to a new 43sqm 1st floor terrace formed by enclosing open flat roof with 1.8 metre high opacified glazed screens; and all ancillary site works at 69–71 Morehampton Road, Donnybrook, Dublin 4 D04 K2W8.

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**Area** Area 1 - South East  
**Application Number** WEB2641/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Eoin & Niamh Dennehy & O'Connor  
**Location** 44 Merlyn Road, Ballsbridge, Dublin 4, D04W5P8  
**Additional Information**   
**Proposal**: Partial demolition of single storey garage (27 sqm) and rear extension (9.5 sqm) and construction of a single storey extension (45 sqm) to side and rear with internal alterations, one rear attic dormer and all associated site works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2644/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/09/2025  
**Applicant** PAJC Garville Limited,  
**Location** Rear 58 & 60 Garville Avenue Upper, accessed from  
 Garville Lane Upper, Rathgar, Dublin 6  
**Additional Information**   
**Proposal**: The development will consist of: a) Removal of existing fencing, gates and site clearance; b) Construction of 2 no. 2 storey, 2 bedroomed dwellings; c) Cycle parking & bin storage; & d) All associated site works including all boundary treatments, hard and soft landscaping, associated external alterations and connections to services and utilities.

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**Area** Area 1 - South East  
**Application Number** WEB2647/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Yvette Donlon  
**Location** 4 Cashel Avenue, Dublin 12, D12 X2N7  
**Additional Information**   
**Proposal**: Planning Permission is sought for an Attic conversion & attic extension creating non habitable attic storage space which includes a proposed dormer window to the rear, associated alterations to the Side & Rear elevations and all ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB2648/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Amanda Campbell  
**Location** 62, Lombard Street West, Dublin 8  
**Additional Information**   
**Proposal**: Widening of existing rear ground floor extension by 4m2; replacement of upvc windows with timber sash windows to front elevation; new rear extensions at first and second floor levels; internal alterations and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2650/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2025  
**Applicant** Córas Iompair Éireann  
**Location** North-Eastern side of the Railway Bridge at Bath  
 Avenue, Dublin 4  
**Additional Information**   
**Proposal**: Córas Iompair Éireann (CIE) is applying for planning permission for the replacement of 1 no. existing 6.42m x 3.36m internally illuminated advertising display with 1 no. new 6.08m x 2.88m LED advertising display, and the provision of a new ESB mini pillar to facilitate electrical connection for signage illumination, along with all associated and ancillary works at the north-eastern side of the railway bridge at Bath Avenue, Dublin 4. In the event of planning permission being granted, 1 no. existing trivision advertising display on the southern elevation of Macken Street Railway Bridge, Macken Street, Dublin 2 will be permanently decommissioned and removed. Macken Street Railway Bridge is a protected structure (RPS Ref. 885).

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**Area** Area 1 - South East  
**Application Number** WEB2656/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 04/09/2025  
**Applicant** Michael Whelan  
**Location** 20, Temple Gardens , Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Development, consisting of the relocation of and closing up of an existing vehicular entrance and creation of a new vehicular entrance (c.3.2 metre wide), and associated kerb dishing located at this site: No. 20 Temple Gardens, Rathmines, Dublin 6, D06 NV63, (A Protected Structure, Dublin City Council RPS Ref. 8020).

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**Area** Area 1 - South East  
**Application Number** WEB2658/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Katie Groarke  
**Location** 20 Bannaville, Ranelagh, Dublin 6 (Rear of 11  
 Mountpleasant Avenue Lower, Ranelagh, Dublin 6)  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RETENTION PERMISSION is sought for alterations to a previously approved development (WEB2223/24) for the removal of the in roof winter garden and the alignment of the ridge level with no.21 bannaville, which is a lower ridge level than that granted, as requested in condition 3 of the notification of decision to grant of application WEB2223/24, addition of 2 no. rooflights and altered front door opening.

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**Area** Area 1 - South East  
**Application Number** WEB2659/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** James Aiken  
**Location** Unit 3, The Anchorage, Ringsend Road, Dublin 4,  
 D04X924  
**Additional Information**   
**Proposal**: CHANGE OF USE of an existing ground floor, single-storey, open plan office unit to provide a two-bedroom residential apartment, inclusive of internal alterations and all associated drainage and ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2662/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Donncha O'Donoghue  
**Location** 100 Wilfield Road, Dublin 4  
**Additional Information**   
**Proposal**: Creation of a new vehicular entrance to the front garden of 100 Wilfield Road, Sandymount, Dublin 4 , including the partial removal of the front boundary railings and plinth, provision of new gates and ancillary site works.

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**Area** Area 1 - South East  
**Application Number** WEB2675/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Fran Massey  
**Location** 32A and 32B Windmill Road, Crumlin, Dublin 12  
**Additional Information**   
**Proposal**: Construction of new first floor Extension to rear of existing Houses 32A and 32B Windmill Road and extension of roof height to both houses to accommodate new extension to rear and all associated works

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**Area** Area 1 - South East  
**Application Number** WEB2687/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Peter Lawlor  
**Location** 28 Sundrive Road, Crumlin, Dublin 12, D12 K0W0  
**Additional Information**   
**Proposal**: Single-storey flat-roof rear extension. Conversion of garage into office and storage space, including a new front-facing window. New front door installation.

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**Area** Area 1 - South East  
**Application Number** WEB2972/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** Trinity College Dublin (c/o the Estates and Facilities Directorate, Trinity Cen  
**Location** The Printing House (a Protected Structure - Ref No.  
 2003 and a Recorded Monument - Ref No.: DU018-020508)  
 in New Square Located within the campus of Trinity  
 College Dublin Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development consists of the permission for the continuation of the Temporary Pavilion in New Square, and the continuation of and temporary fit-out works to and change of use of the Printing House, to allow both to operate as exhibition space, as permitted under DCC Reg. Ref.: 4785/22, for a period of eight years. This includes for   
1. Continuation of temporary fit-out works to the Printing House, and a temporary change of use for to allow it to operate as an exhibition space to include:• A temporary fit-out, to the Printing House (360m2), which incorporates exhibition space, storage rooms, office, and WC at ground floor level and associated plant space at basement level. The temporary fit-out works include the installation of demountable reversible steel and concrete structures, metal stud partitions, timber and steel doors, fire curtain, blockwork walls, and associated services including sprinkler system, ventilation, heating, cooling, information technology and electrical systems.• A demountable steel temporary structure (29 sq.m) along the eastern edge of the Printing House to provide an accessible entrance through an existing doorway, involving widening of the door opening. • All other permitted refurbishment works permitted, and agreed under compliance with DCC, under DCC Reg. Ref.: 4785/22 have been implemented.2. The continuation of the in place Temporary Pavilion in New Square which has a gross internal area of c.900m2 comprising of an exhibition space (576m2), retail space (170m2), WCs, staff room, storage, plant area and external landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB2998/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** Brooklyn Bars Limited  
**Location** 1 Burgh Quay, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE:RETENTION:Retention permission sought to retain a single storey covered outdoor dining area to the front of 1 Burgh Quay, Dublin 2 for Brooklyn Bars Limited. 1 Burgh Quay is a Protected Structure.

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**Area** Area 1 - South East  
**Application Number** WEB5001/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** John Corless  
**Location** 41, Heytesbury Lane, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRCTURE: The development will consist of modifications to previously approved planning permission reference WEB2204/24 to include (a) an additional attic level with west facing dormer window over the approved two storey extension to the rear of the existing dwelling and (b) elevational modifications.

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**Area** Area 1 - South East  
**Application Number** WEB5003/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** Dublin Letting and Management Ltd  
**Location** No. 33, Wellington Road, Dublin 4, D04 C5C6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : The development will consist of the following works, (a) new bedroom and ensuite bathroom to the front with the kitchen being relocated to the rear including widening of existing rear opening, all at Lower Ground Floor, (b) removal of internal columns and reduction of opening to facilitate new double doors between the two reception rooms at Ground Floor, (c) omission of bathroom to rear and replacement with new bedroom and also a new en-suite bathroom to the front bedroom at First Floor Level (d) also, minor elevational modifications to the rear.

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**Area** Area 1 - South East  
**Application Number** WEB5006/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2025  
**Applicant** NICOLE MOLLOY  
**Location** 43 Dodder View Cottages, Dublin 4, D04 H9P1  
**Additional Information**   
**Proposal**: The development will consist/consists of: 1. Demolition of existing single-storey flat roof extension to the rear. 2. Removal of existing chimney stack. 3. Removal of existing roof section to the rear with proposed replacement flat roof dormer with rooflight on attic level. 4. Proposed two Storey extension with flat roof and rooflight to the rear. 5. Proposed removal of existing pedestrian gate and replaced with new pedestrian gate in new position to south boundary. 6. Proposed amendments to all elevations. 7. Proposed internal reconfigurations and all associated site works.6

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**Area** Area 1 - South East  
**Application Number** WEB5017/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2025  
**Applicant** Vincent McDonagh  
**Location** 37 Belgrave Road, Ranelagh, Dublin 6, D06 KR22  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL - We, Geoffrey Whelan Architects, (01 4021557, info@gwaarchitects.ie), intend to apply for planning permission for development at this site, At No. 37 Belgrave Road, Dublin 6, D06 KR22, a Protected Structure (Record No. 552), on behalf of Vincent McDonagh & Sharon McElligott. The development will consist of: renovation, refurbishment and extension of the main building, consisting of a site area of 0.0308 ha. Also to include the construction of a new 3 bedroom family dwelling to the rear of the property, facing onto and with independent direct access to Killeen Road. Works to the main building include: (a) Demolition of non-original rear single storey extension and 1 no shed. (b) Removal of non-original pebble dash sand and cement render to side and rear elevations and replacement with breathable lime render. (c) Restoration of existing timber sash windows and shutters, replacement of non-original glass panes with Histo-Glass or similar approved conservation glazing and energy upgrade. (d) Repointing and cleaning of brickwork to front façade. (e) Reinstatement of original window & door openings to rear ground floor kitchen and dining rooms. (f) New ground floor WC & Utility in Entrance Lobby. (g) New first floor extension over existing side return entrance lobby with pitched roof to match existing building, to provide ensuite bathrooms and storage to two bedrooms (h) Provision for two new rooflights over main stairs and one over master bathroom within double pitch roof valley. (i) Removal of non-original windows to side elevation and rooflight over existing bathroom at first floor level facing onto Killeen Road. (j) Repair and refurbishment of surviving historic fabric in the house including decorative plasterwork, joinery and staircase. Any other historic plasterwork and joinery that has been previously stripped out is to be replaced with historically accurate plasterwork and joinery.   
(k) Repair of historically accurate chimney pieces. (l) Various landscaping in rear garden including new garden dividing boundary wall in brick. (m) Various landscaping in front garden including, bin and bike storage structure, creation of car parking bay with electric car charging points and 2.6 m wide vehicular opening onto Killeen Road with cast-iron gates incorporating existing cast-iron railings and granite capping on top of granite stone boundary wall, including dishing of pathway kerb, to the side of the property on Killeen Road. (n) Works will also include the construction of a new two-storey dwelling with set-back second floor roof level, along the rear (west) boundary facing onto Killeen Road, comprising open plan kitchen, living and dining room, WC and Entrance Lobby at ground floor, two bedrooms, bathroom at first floor, and master bedroom with ensuite and set-back roof terrace at second floor, with a dedicated side access. Careful removal of part side boundary wall to accommodate dwelling onto Killeen Road. The development will include all associated site works, landscaping, and boundary treatments. (o) To include repair, refurbishment, renovation and alterations to the existing main building, including all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5027/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** Build A Bear Workshop UK  
**Location** 47 Grafton Street, Dublin 2, Co. Dublin, D02 A780  
**Additional Information**   
**Proposal**: New non-illuminated fascia sign with 'Build-A-Bear Workshop; wording in white with blue background.

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**Area** Area 1 - South East  
**Application Number** WEB5028/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** Hurstgreen Limited  
**Location** Flat 2, 13, Palmerston Park, Rathmines, Dublin 6, D06  
 N578  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of: works at ground floor level only, including demolition of the existing dilapidated ground floor annex serving both Flat 2 and the communal laundry room, and the construction of a new ground floor extension serving Flat 2 with associated works to the adjoining lower ground floor rooms of the main house, a separate new communal laundry room, and all associated site and drainage works.

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**Area** Area 1 - South East  
**Application Number** WEB5032/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** Barbara Keary  
**Location** No. 4 Athlumney Villas, Rear of No. 6 Ranelagh Road,  
 Dublin 6  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : RETENTION PERMISSION for the roof structure, first floor rear balcony, fenestration and boundary detail as constructed with all ancillary works at No. 4 Athlumney Villas located to the rear of No. 6 Ranelagh Rd ( a Protected Structure ).

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**Area** Area 1 - South East  
**Application Number** WEB5033/25  
**Application Type** Retention Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** Catherine Lynch  
**Location** 5 Athlumney Villas, Rear of 7 Ranelagh Road, Dulin 6  
**Additional Information**   
**Proposal**: RETENTION: PROTECTED STRUCTURE: For the roof structure, fenestration and boundary detail as constructed with all ancillary works at No. 5 Athlumney Villas, located to the rear of No. 7 Ranelagh Rd. ( a Protected Structure )

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**Area** Area 1 - South East  
**Application Number** WEB5035/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Red Rock Pleasants Street Ltd.  
**Location** Site on lands (c. 0.0744 ha) at 49-51 Pleasants Street  
 (D08 XHF2, D08 VN22 & D08 EF24), Pleasants House (D08  
 F54N) & 5 Pleasants Lane (D08 HY62), Dublin 8  
**Additional Information**   
**Proposal**: The development will consist of: A) The demolition of the existing buildings on site (c. 973.4 sqm) and the construction of a 6-no. storey (over-basement) aparthotel (overall height c. 19.1m above ground level to parapet) along with setback at fifth floor level (with a gross floor area proposed of c. 4,040 sqm); B) Construction of 112 no. room aparthotel from basement to fifth floor levels; C) Provision of a reception area with pedestrian access from Pleasants Street); and, D) Provision of plant and other ancillary facilities at basement level, refuse storage, switch room, ESB substation utilities and internal bicycle parking areas located at ground floor level, with green/blue roof/PV panels and plant area at roof level and all associated works to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5039/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Evelyn Kelly  
**Location** 8 Park Lane, Sandymount, Dublin 4, D04PW70  
**Additional Information**   
**Proposal**: Planning Permission to widen the existing vehicular entrance by 440mm to include relocating the existing brick pillar and new sliding gate including any ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB5041/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Causeway Group Limited  
**Location** 78 & 80 Northumberland Road, Ballsbridge, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For planning permission to amalgamate my properties at 78 & 80 Northumberland Road, Ballsbridge, Dublin 4 (protected structures - RPS Ref Numbers 5937 & 5938 respectively), all with associated site development works.

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**Area** Area 1 - South East  
**Application Number** WEB5042/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Trustees of Brookfield Lawn Tennis Club  
**Location** Brookfield Lawn Tennis Club, Palmerston Park,  
 Rathmines Dublin 6  
**Additional Information**   
**Proposal**: The development will consist of alterations to existing vehicular entrance gate on Palmerston Park to form splayed entrance and provide separate pedestrian/ cycle entrance.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ2663/25  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 04/09/2025  
**Applicant** Jepview Limited  
**Location** A section of the Grand Canal Dock Quay Wall, Dublin 2,  
 to the eastern side of the Mal House, Grand Canal  
 Quay, Dublin 2 and to the eastern side of Waterways  
 House, Grand Canal Quay, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: (i) conservation works to a section of the top of the quay wall (section measuring c. 90.83 metres in length), to the eastern side of The Malt House building, including the raking out and repointing of the existing stonework; (ii) The provision of a new gate (measuring 2.2 metres in height from ground level) on the eastern side of the Waterways House building, the purpose of which is to secure the quay wall from the northern end of Waterways House down to the railway bridge at the southern end of The Malt House; and (iii) all associated works necessary to facilitate the development. The application relates to a development proposal within the North Lotts and Grand Canal Dock SDZ Planning Scheme Area.

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**Area 1   
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** 3256/25  
**Appeal Type** Written Evidence  
**Applicant** EJJR Ltd  
**Location** 1 Pearse Square, Dublin 2, D02 PC61  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : Planning permission for construction of a new two storey extension to the rear of 1 Pearse Square, Dublin 2. Works will include demolition of the existing single storey extension and alterations to the main building, including modifying a window opening to form a doorway, provision of a new window at high level and associated site works. The new extension is to be clad in brick to match the main building with traditional sash windows, flat roof and single rooflight. Number 1 Pearse Street is a three storey end of terrace house and is a protected structure HIAH registry reference number 500204889.

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**Area** Area 1 - South East  
**Application Number** WEB1284/25  
**Appeal Type** Written Evidence  
**Applicant** Electricity Supply Board ESB  
**Location** St Vincent's University Hospital, Nutley lane, Dublin  
 4 , D04T6F4  
**Additional Information** Additional Information Received  
**Proposal**: The proposed development will consist of the construction of a 110 kV / MV electrical substation and will include the following elements: 1. Site clearance works including removal of: i. Existing vegetation; ii. Taxi rank and associated access road. 2. Construction of: i. a substation compound (c. 495 sq.m,); ii. a 110 kV Gas Insulated Switchgear (GIS) building (c. 265 sq.m.; c. 12m in height); that will include a basement (c. 3m deep); iii 2 no. 110 kV transformers, associated bunds and firewalls (c. 7.8 m in height); iv. All other associated and ancillary site development works including the provision of site services; temporary construction compound and drainage.

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**Area** Area 1 - South East  
**Application Number** WEB1521/25  
**Appeal Type** Written Evidence  
**Applicant** JCDecaux Ireland Limited  
**Location** The junction of Macken Street, and Grand Canal Street  
 Lower, Dublin 2  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: The replacement of 3No. illuminated 6.28m x 3.5m advertising displays with 1No. digital 6.28m x 3.4m advertising display at the junction of Macken Street and Grand Canal Street Lower, Dublin 2 and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** WEB2353/25  
**Appeal Type** Written Evidence  
**Applicant** Mark Murphy  
**Location** 12 Pembroke Cottages, Donnybrook, Dublin 4, D04 R6X5  
**Additional Information**   
**Proposal**: The proposed development will consist of the construction of an attic conversion along with a rear dormer and flat roof.

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**Area** Area 1 - South East  
**Application Number** WEB2368/25  
**Appeal Type** Written Evidence  
**Applicant** Derek Connolly & Antóin Doyle  
**Location** Site on Louis Lane to the rear of No. 11 Leinster  
 Road, Rathmines, Dublin  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Construction of new two-storey detached mews house, including alterations to the existing front boundary wall to create a widened pedestrian access to Louis Lane, a small recessed first floor balcony with screening to the rear, all associated site works, and all ancillary works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2370/25  
**Appeal Type** Written Evidence  
**Applicant** Josip Dujmovic  
**Location** No. 5, Synge Street, Dublin 8, D08 K8H7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development will consist of alterations & attic dormer extension to the existing house to include, • A new rear dormer window to replace two existing rooflights in the non-original pitched roof, •A new staircase from first floor level to the previously converted attic space, • Two new conservation grade rooflight to the front roof slope, •Replacement of the existing non original cement type roof slates with a natural slate roof finish.

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**Area** Area 1 - South East  
**Application Number** WEB2412/25  
**Appeal Type** Written Evidence  
**Applicant** Olympia Real Estate Limited  
**Location** Dublin Castle Suites, 1-3 Parliament Street, Dublin  
 2, D02 AN28 and 81 Dame Street, Dublin 2, D02 VW57  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE / RETENTION : Olympia Real Estate Limited intends to apply for retention planning permission for use of 10 no. apartments as short-term lettings / tourist accommodation at 1-3 Parliament Street, Dublin 2, D02 AN28 and 81 Dame Street, Dublin 2, D02 VW57. There is no prospective development nor internal or external works proposed to the Protected Structures listed under RPS Ref. no. 6321 and 2132.

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** WEB1195/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 03/09/2025  
**Applicant** Brendan Grehan  
**Location** The Hermitage, 22 Strand Road, Dublin 4, D04 F3C5  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the demolition of the existing 2 storey house and garage and the construction of a 2 storey semi-detached dwelling (195.0m2) and single storey garage (58.0m2). The house will comprise of two bedrooms, study, living area and viewing terraces at first floor level, an external stairs to first floor level, boundary wall treatments and all associated site works including pedestrian and vehicular access.

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**Area** Area 1 - South East  
**Application Number** WEB1704/25  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** 01/09/2025  
**Applicant** Old Belvedere Rugby Football Club  
**Location** Old Belvedere Rugby Club , 28A Anglesea Road,  
 Ailesbury Grove, Ballsbridge, Dublin 4, D04 W6Y3  
**Additional Information** Additional Information Received  
**Proposal**: Demolition of 392 m² of the ground floor of the existing building, with associated roofs. The proposal is an extension to the existing clubhouse of 1312m² at ground floor and 124m² at first floor, an addition of 1044m² from the existing. The majority of the existing road layout remains as existing with some parking layouts adjusted. The proposed extension at ground floor provides a new entrance and reception hall with adjoining lounge, an addition to the existing bar area, male/female changing rooms, 3No. indoor padel courts with associated covered walkway. First floor provides a mezzanine seating area with adjoining store/office space. The height of the proposal ranges from 9.5m to 11m above ground level. There are currently 68No. car parking spaces. The proposal provides 68No. car parking spaces and 18No. bike spaces.

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**Area** Area 1 - South East  
**Application Number** WEB1706/25  
**Appeal Decision** APPEAL WITHDRAWN  
**Appeal Decision Date** 01/09/2025  
**Applicant** Old Belvedere Rugby Football Club  
**Location** 28A, Anglesea Road, Ailesbury Grove, Ballsbridge,  
 Dublin 4 , D04W6Y3  
**Additional Information**   
**Proposal**: Demolition of an area of 392 m² at ground floor, including 2No. squash courts and associated changing rooms/store rooms, bar, storage areas and boiler room. Associated roofs to also be demolished.

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WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
35/25

(01/09/2025-07/09/2025)

WEEKLY PLANNING LISTS

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**Area** Area 1 - South East  
**Application Number** 0385/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** David & Mark Radburn  
**Location** 33 Wexford Street, Dublin 2, D02 EC59, 6 Liberty  
 Lane, Dublin 8, D08 PC3F, 6A Liberty Lane, Dublin 8,  
 D08 FX66, D02 EC59  
 **Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: SHEC: Mixed use development comprising one retail unit & 17 Apartments.

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**Area** Area 1 - South East  
**Application Number** 0394/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Vincent McDonagh  
**Location** Grianan, 37 Belgrave Road, Dublin 6, D06 KR22  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: SHEC: Renovation, Refurbishment and extension of the main building. Also to include the construction of a new 3 bedroom family dwelling to the rear of the property, facing onto and with independent direct access to Killeen road.

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
35/25

(01/09/2025-07/09/2025)

WEEKLY PLANNING LISTS

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

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**Area** Area 1 - South East  
**Application Number** 0291/25  
**Application Type** Section 5  
**Applicant** Eircom Limited (t/a eir)  
**Location** The Shipping Office, Lime Street, Sir John Rogerson's  
 Quay, Dublin 2, D02 Y049  
**Registration Date** 03/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: The installation of 8 no. antennas, 2 no. dishes, remote radio units (RRU's), trunking, cabinets, GPS and all other site developments works on the building rooftop to provide for high speed wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 0384/25  
**Application Type** Section 5  
**Applicant** Ciaran Sulivan  
**Location** 21/22 Lower Stephen Street, Dublin 2, D02 KF57  
**Registration Date** 03/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of 4 no. timber sash windows (non-original) with like for like timber replacements. The works would include removal of the 4 existing windows and the installation of 4 no. replacement timber sash windows matching the exact appearance, construction and proportions of those that are replaced in line with DCC's best conservation practice.

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**Area** Area 1 - South East  
**Application Number** 0387/25  
**Application Type** Section 5  
**Applicant** Tracey Solicitors  
**Location** 16/17, St. Andrew's Street, Dublin 2  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: EXPP: Proposal to remove existing recessed entrance doorway from Andrew Street and replace with new semi recessed entrance door way.

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**Area** Area 1 - South East  
**Application Number** 0388/25  
**Application Type** Section 5  
**Applicant** Rev. Leonard Ruddock  
**Location** Church of St. Matthew, Irishtown Road, Dublin, D04  
 C753  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Erection of a new church sign on the foundation of the previous church sign which was removed on an unknown date in the past.

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**Area** Area 1 - South East  
**Application Number** 0389/25  
**Application Type** Section 5  
**Applicant** IPUT PLC  
**Location** 2-4 Wilton Park, Dublin 2  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: EXPP: Installation/Alteration of plant on roof floor level and alterations to permitted plant enclosure screen at 4 Wilton Park which forms part of 2-4 Wilton Park complex.

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**Area** Area 1 - South East  
**Application Number** 0390/25  
**Application Type** Section 5  
**Applicant** Farmer Browns Eatery  
**Location** 170, Rathmines Road Lower, Rathmines, Dublin, 6  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of existing retractable demountable rectangular parasol with a aluminium structure pergola sun breaker at lower ground floor level to front.

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