



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(15/09/2025-21/09/2025)

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	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area 1 COMMERCIAL

Area	Area 1 - South East
Application Number	3394/25
Application Type	Permission
Applicant	CWTC Multi Family ICAV
Location	Site at the former Player Wills site , South Circular Road , St. Catherines's Avenue and Donore Avenue , Dublin 8
Registration Date	19/09/2025

Additional Information

Proposal: The proposed development consists of amendments to the permitted basement under Block PW2 only as permitted under ABP0308197-20 (DCC REF : SHD 0031/20). The proposed amendments include : Omission of permitted basement -2 level and consolidation of parking , cycle parking plant and servicing areas into an enlarged basement -1 level . This consolidation includes for removal of previously permitted 81 no. car parking spaces identified for adjacent future development lands (and permitted storage) and 10 no. car parking spaces for the permitted development. This results in a single basement minus one level of c.7234 sqm which will include 880 no. cycle parking spaces, 148 no. car parking spaces, (138 resident spaces including 13 accessible spaces and 10 car-club spaces). Plant areas, waste stores, access cores to apartments above, resident storage areas and scooter parking. The proposed amendments relate to the permitted basement under Block PW2 only and no amendments are proposed to any permitted above ground elements of Block PW2 or elements of the wider permitted scheme including Block PW1 which relates to the former Player Wills factory (Protected Structure, RPS 8796).

Area	Area 1 - South East
Application Number	WEB5140/25
Application Type	Permission
Applicant	SKC Nominees ULC
Location	Harcourt Square, Harcourt Street and Charlotte Way, Dublin 2, D02W3F9
Registration Date	15/09/2025

Additional Information

Proposal: PROTECTED STRUCTURE Signage on the external elevations of the building comprising: the installation of a company sign at second floor level over the main building entrance facing Harcourt Street consisting of individually mounted internally illuminated steel framed letters and logo and the installation of a company sign at fourth floor level on the Charlotte Way elevation consisting of individually mounted internally illuminated steel framed letters and logo.

Area	Area 1 - South East
Application Number	WEB5143/25
Application Type	Permission
Applicant	Matuory Ltd
Location	25 Suffolk Street, Dublin 2, D02 F656
Registration Date	15/09/2025

Additional Information

Proposal: Matuory Ltd is applying for planning permission for a material change of use of an existing 543sqm unit (465 sqm site) from retail use to restaurant use, associated material

alterations together with minor elevation alterations to the north (front) elevation signage. All at ground and basement levels in 25 Suffolk St, Dublin, D02 F656.

Area	Area 1 - South East
Application Number	WEB5150/25
Application Type	Permission
Applicant	Paul Ffrench O'Carroll
Location	37 Leeson Street Upper, Dublin 4
Registration Date	16/09/2025
Additional Information	
Proposal:	PROTECTED STRUCTURE: The change of use of the existing rear garage building into a habitable residential dwelling.

Area	Area 1 - South East
Application Number	WEB5154/25
Application Type	Permission
Applicant	Peter Dalton
Location	28 Dartmouth Walk, Dublin 6 (to the rear of 28 Dartmouth Square North, Dublin 6, D06TW14
Registration Date	16/09/2025
Additional Information	
Proposal:	PROTECTED STRUCTURE The development will consist of the demolition of existing vehicular access gate including the single-storey block-work section of wall, roller shutter and roof and the construction of a 4 Bedroom 3 Storey over basement residential mews house accessed from Dartmouth Walk. The development will include the provision of 1 no. off - street car-parking space, bin store and all associated site and drainage works at 28 Dartmouth Walk (to the rear of 28 Dartmouth Square North – A Protected Structure).

Area	Area 1 - South East
Application Number	WEB5166/25
Application Type	Retention Permission
Applicant	DE GERMAN DONER LTD
Location	8/9, Wexford Street, Dublin 2
Registration Date	17/09/2025
Additional Information	
Proposal:	RETENTION PERMISSION: We, De German Doner Ltd, intend to apply for retention permission for development at this site, no. 8/9 Wexford Street, Dublin 2. The development will consist of (permission for) revision of condition 2 of Planning Reference No. 4882/22 that will allow for an element of takeaway, at ground floor level only.

Area	Area 1 - South East
Application Number	WEB5167/25
Application Type	Permission
Applicant	Flaxview Limited
Location	188, Cranford Lodge, Stillorgan Road, Dublin 4
Registration Date	17/09/2025
Additional Information	

Proposal: Flaxview Limited intend to apply for permission for development at this c. 0.07 ha site, Cranford Lodge, No. 188 Stillorgan Road, Dublin 4. The development will consist of a change of use of the habitable house to a childcare facility. The proposed development includes the demolition of c. 17.2 sq m of the existing house and construction of an extension of c. 138 sqm extension to the south of the property to facilitate use as a childcare facility, bringing the total proposed floor area to 183.6 sq m. The development will include the provision of internal circulation areas and all ancillary staff and childcare facilities and staff offices; plant; green roof; boundary treatments and landscaping; signage; ancillary play area and all associated site works above and below ground.

Area	Area 1 - South East
Application Number	WEB5181/25
Application Type	Permission
Applicant	Matuory Ltd
Location	25 Suffolk Street, Dublin 2, Dublin, D02 F656
Registration Date	19/09/2025
Additional Information	

Proposal: Matuory Ltd is applying for planning permission for a material change of use of an existing 543sqm unit (465 sqm site) from retail use to restaurant use, associated material alterations together with minor elevation alterations to the north (front) elevation signage. All at ground and basement levels in 25 Suffolk St, Dublin, D02 F656.

Area 1

DOMESTIC

Area	Area 1 - South East
Application Number	3382/25
Application Type	Permission
Applicant	Laura Chen
Location	51 Northumberland Road, Ballsbridge, Dublin 4
Registration Date	15/09/2025
Additional Information	

Proposal: PROTECTED STRUCTURE: A proposed two storey gable extension containing gym at lower ground floor and office and new kitchen at upper ground floor with new door openings from existing house on both levels, for internal alterations as follows to remove wall and form lobby and form bathroom at lower ground floor to provide new granny flat, for internal alterations to first floor and second floor to add new en suite bathrooms and plant room, block up existing doorways and convert existing two second floor adjacent bathrooms into one; for external works to rear garden to form new rear garden wall and vehicular entrance and to reinstate back garden with new lawn, planting and gravel, as well as parking to the rear; for the removal of the existing sand cement render to the rear and gable walls and replacement with insulated lime render and to add insulation to the existing roofs; and for the replacement of the single glazing to the existing windows with double glazed units and new velux conservation rooflight.

Area	Area 1 - South East
Application Number	3385/25
Application Type	Permission
Applicant	Brian and Clodagh Synott

Location 5 Greenlea Avenue, Dublin 6W, D6WRY82
Registration Date 16/09/2025

Additional Information

Proposal: Development will consist of a new Dutch hip gable wall to the side of the existing house with a new window at attic level . A new flat roof dormer to the rear of the existing house roof . 1 No. velux window to the front of the existing house roof and all ancillary works .

Area Area 1 - South East
Application Number WEB1162/25
Application Type Permission
Applicant Emer Battelle
Location 77, Waterloo Road, Dublin 4, D04 T9T3
Registration Date 18/09/2025

Additional Information Additional Information Received

Proposal: PROTECTED STRUCTURE: for development consisting of a part 3 storey, part 2 storey rear extension to form extended lwr ground floor living accommodation, new bedroom + WC to ground floor level and new bedroom to first floor landing level; alterations to rear landing arch window sill to form access to new extension; new 2.7 & 3m internal openings in existing walls to lwr ground floor; alterations to rear window cill at ground level to access proposed void; new stud wall to form boots, pantry and shower rooms to lwr ground floor; new staircase to lwr ground floor; replacement of conc. slab with new insulated slab to lwr ground floor; removal of kitchen to ground floor; removal of ducting to main reception room; replacement of existing casement windows with sash windows to front and rear elevations; reinstatement of original double door width between reception rooms to ground floor; replacement internal doors to ground and first floor; refurbishment of existing ensuite & bathroom to first floor including new conservation rooflights to main roof; replacement of conc. pebbledash render to rear elevation with lime render; extended front terrace to lwr ground floor and all associated site works.

Area Area 1 - South East
Application Number WEB5139/25
Application Type Permission
Applicant Michael Coughlin
Location 46 Saul Road, Dublin 12, Co.Dublin, D12 H6H9
Registration Date 15/09/2025

Additional Information

Proposal: The erection of a ground floor extension (gross internal area 22.3sqm approximately) to front and side of existing dwelling, to comprise new lobby, home office area, shower room, and den area and ancillary site works.

Area Area 1 - South East
Application Number WEB5144/25
Application Type Permission
Applicant Niamh & David O Grady
Location 13 Dartry Park, Dartry, Dublin 6
Registration Date 15/09/2025

Additional Information

Proposal: The proposed development will consist of; a) Demolition of existing stores and boiler house to the sides of existing dwelling, b) Demolition of existing first floor glazed extension to the

rear, c) Demolition of existing chimneys to the rear, d) Proposed single storey flat roof extension to the rear with 2no. rooflights, e) Proposed single storey flat roof canopy to the front & side, f) Proposed external wall insulation to the existing dwelling, g) Widening of existing dormer structure to rear of existing attic, h) alterations to existing front rear & side elevations, i) Widening of existing entrance gate to 4m and all associated site works.

Area	Area 1 - South East
Application Number	WEB5147/25
Application Type	Permission
Applicant	Eddie & Jackie Moloney
Location	40 Park Avenue, Sandymount, Dublin 4
Registration Date	15/09/2025

Additional Information

Proposal: The development will consist of taking down and rebuilding the front façade (south) and Side (west) gable wall to match the original design and the adjoining neighbour. The works are being carried out to make the building structurally safe and to address compromised and defective bricks. The house is on the Dublin City Council Derelict Sites Register (No. DS1263) .

Area	Area 1 - South East
Application Number	WEB5160/25
Application Type	Permission
Applicant	Michael Coughlin
Location	46 Saul Road, Dublin 12, D12H6H9
Registration Date	16/09/2025

Additional Information

Proposal: The erection of a ground floor extension (gross internal area 22.3sqm approximately) to front and side of existing dwelling, to comprise new lobby, home office area, shower room, and den area and ancillary site works.

Area	Area 1 - South East
Application Number	WEB5174/25
Application Type	Permission
Applicant	Jackie and Eddie Moloney
Location	40, Park Avenue, Sandymount, Dublin 4
Registration Date	18/09/2025

Additional Information

Proposal: We, Jackie and Eddie Moloney, intend to apply for planning permission for development at No.40 Park Avenue, Dublin 4. The house is on the Dublin City Council Derelict Site Register (No. DS1263). The development will consist of taking down and rebuilding the front façade (south) and Side (west) gable wall to match original design and the adjoining neighbour. The works are being carried out to make the building structurally safe and to address compromised and defective bricks.

Area	Area 1 - South East
Application Number	WEB5177/25
Application Type	Permission
Applicant	Corrina Murray & Duncan Browne

Location 79, Marlborough Road, Donnybrook, Dublin 4
Registration Date 18/09/2025

Additional Information

Proposal: PROTECTED STRUCTURE: A) Cleaning of the existing granite and brick facades, granite entrance steps and granite sills; repointing of existing front elevation to include localised repairs, repointing of entrance steps and repointing and relaunching of chimney stacks in lime mortar; B) Re-rendering of the rear sand cement facade with lime based render; C) Proposed refurbishment of all existing timber sash windows throughout, and replacement of 4 no. existing uPVC windows with 3 no. new timber sash windows and 1 no. slim casement window matching original window details, with slim-line double glazing units; D) Replacement of existing modern uPVC sliding doors with timber glazed folding doors; E) Proposed cleaning, localised repair and redecoration works to existing wrought and cast-iron guardings and balustrades to entrance steps, and to cast-iron window guardings to front elevation; F) Localised repair works to the existing roof, to include the replacement of the existing modern rooflights with new conservation grade rooflights and replacement of existing rainwater goods to rear with new cast iron gutters and downpipes; G) All ancillary works.

Area Area 1 - South East
Application Number WEB5178/25
Application Type Permission
Applicant Tom & Crionna Creagh
Location 73 Heytesbury Lane, Ballsbridge, Dublin 4
Registration Date 18/09/2025
Additional Information

Proposal: The development with consist of – A first-floor flat roof extension over an existing single storey roof terrace to front of the dwelling.

Area Area 1 - South East
Application Number WEB5183/25
Application Type Permission
Applicant Orla Brennan
Location 39 Oakley Road, Dublin 6, Dublin, D06 RD93
Registration Date 19/09/2025
Additional Information

Proposal: PROTECTED STRUCTURE: Proposed external alterations to include, alterations to existing opes to rear at ground and first floor level, replacement of all non-original windows and doors, alterations including new roof to existing rear extension, internal alterations including provision of new partitions, new opes, replacement of sanitary ware and kitchen fittings, and general refurbishment to include all associated conservation and ancillary site works including creation of new vehicular access to an existing end of terrace two storey dwelling which is a protected structure

Area Area 1 - South East
Application Number WEB5184/25
Application Type Permission
Applicant Joan Farrelly
Location 347 Kildare Road, Drimnagh, Dublin 12, D12 E89Y
Registration Date 19/09/2025

Additional Information

Proposal: The development will consist of the construction of a one and two storey extension to rear with 1 no. rooflight to the rear of the main roof and 3 no. rooflights to the rear of the ground floor extension, internal modifications and all associated site works.

Area	Area 1 - South East
Application Number	WEB5189/25
Application Type	Permission
Applicant	CIARAN BOLGER & CATHERINE MORAN
Location	5 Leahy's Terrace, Sandymount, Dublin 4
Registration Date	19/09/2025

Additional Information

Proposal: The development will consist of the provision of a new vehicular entrance to the front of the property, including alterations to the existing footpath and kerb, and the alteration of sections of the existing railings, together with all associated site works, to provide off-street parking within the existing property boundary.

Area 1 Decisions

Area	Area 1 - South East
Application Number	0275/25
Application Type	Section 5
Decision	Exempt
Decision Date	17/09/2025
Applicant	Siobhan O'Callaghan & Brian Rushe
Location	72, Marlborough Road, Donnybrook, Dublin 4
Additional Information	Additional Information Received

Proposal: EXPP: PROTECTED STRUCTURE: Repairs to the first floor return shower room floor, replacement of sanitaryware to the two return shower rooms, local repairs to the front parapet and valley linings to prevent water ingress, repairs to plasterwork under the front entrance steps, the replacement of the front lower ground floor doorset and the redecoration of previously painted surfaces inside and out.

Area	Area 1 - South East
Application Number	0373/25
Application Type	Section 5
Decision	ADDITIONAL INFORMATION
Decision Date	17/09/2025
Applicant	Wayne Roby & Una Folye
Location	8, Mountpleasant Parade, Dublin 6, D06 YK75
Additional Information	

Proposal: EXPP: Single storey extension to rear of existing building.

Area	Area 1 - South East
Application Number	0381/25
Application Type	Section 5

Decision	Exempt
Decision Date	17/09/2025
Applicant	Golden Jubilee Trust c/o Ray Doyle
Location	84, Merrion Square South, Dublin 2, D02 T882
Additional Information	
Proposal:	EXPP: PROTECTED STRUCTURE: Refurbishment of chimney stacks above roof level, Carryout out necessary repairs. Remove failed flunching and remove pots. Raking out and repointing in a lush tapped Joint. Reset pots and re-flaunch in lime mortar. Matching clay rain- vent caps to unused flues on refitted chimney pots.

Area	Area 1 - South East
Application Number	3172/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	Camden Residential and Commercial Ltd .
Location	68/69 Pleasant's Place, St. Kevins, Dublin 8, D08E208
Additional Information	Additional Information Received
Proposal:	The development will consist of (i) the construction of a first floor extension to side and abutting the existing two storey structure known as 68 Pleasants Place , and over the existing single storey structure known as 69 Pleasant's Place , (ii) internal and external alterations to both 68 and 69 Pleasant's Place and reconfiguration to accomodate the proposed development , including providing access from first floor of existing 68 Pleasant's Place into the proposed first floor at 69 Pleasant's Place . (iv) the proposal also includes all associated rooflights , landscaping , boundary treatment , site engineering works necessary to facilitate the development .

Area	Area 1 - South East
Application Number	3326/25
Application Type	Retention Permission
Decision	GRANT RETENTION PERMISSION
Decision Date	16/09/2025
Applicant	Deirdre Murphy and Tom Fahey
Location	41 St. John's Road, Dublin 4, D04PN79
Additional Information	
Proposal:	RETENTION : The retention of a ground floor lightwell for an exempted rear single storey extension to the existing dwelling , all associated and ancillary works .

Area	Area 1 - South East
Application Number	WEB1871/25
Application Type	Permission
Decision	REFUSE PERMISSION
Decision Date	15/09/2025
Applicant	HCR Apart Limited
Location	92a Harolds Cross Road/St. Clares Avenue,, Dublin 6W
Additional Information	Additional Information Received
Proposal:	Dublin City Council - We HCR Apart Limited, intend to apply for Planning Permission, for development at the site 92a Harolds Cross Road/St. Clares Avenue, Dublin 6W. The development will consist of proposed amendments to the previously approved application Reg.

Ref. 3266/21 consisting of the construction of 3 no. two storey elements, accommodating 6 no. apartment units which comprise of 5 no. one bed units and 1 no. two bed unit. Access to the apartments is gained between the blocks, with first floor access via an external stair. Each apartment to have a recessed front facing southern balcony. Bicycle parking and bin store to be provided. All associated site servicing, landscaping and development works.

Area	Area 1 - South East
Application Number	WEB2229/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	Shane O'Driscoll
Location	26 Clyde Road, Dublin 4
Additional Information	Additional Information Received

Proposal: PROTECTED STRUCTURE & CHANGE OF USE: Works will consist of: change of use of the building from office use to a single residential house (as previously granted under Reg. Ref: 4007/24). Construction of a part single storey, part two storey extension to the side and rear, including a double height space. Internal alterations to the existing building including: closing up of interconnecting doors with 27 Clyde Road, removal of stud partition walls on all floors, relocation of some door openings, the replacement of the stairs from lower ground floor to upper ground floor, laying a new concrete floor slab to the lower ground floor with insulation and underfloor heating. Form two new window openings at upper ground floor level on the North-west facade, replacement of uPVC windows to the rear with new up-and-down timber sash windows, refurbishment of existing sash windows to the front and side of the house, replacement of front door with new door to original detail, the alteration of three windows to form door openings and repointing of the brickwork to the front facade. New mechanical and electrical installation including new electrical and gas meters to the front of the house in accordance with Bord Gais and ESB standards. New bathrooms fit outs. New surface water drainage. Landscaping works including gravel parking area to the front and paved terrace to the rear. Widening of the existing vehicular entrance.

Area	Area 1 - South East
Application Number	WEB2480/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	19/09/2025
Applicant	Daniel McQuillan
Location	17, Mount Drummond Square, Harolds Cross, Dublin 6, D06 K7P2
Additional Information	Additional Information Received

Proposal: PERMISSION Demolition of existing rear single storey extension, new two storey extension to front and side, single storey rear extension, ancillary site works, new vehicular entrance to front driveway with dishing to front public footpath.

Area	Area 1 - South East
Application Number	WEB2513/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/09/2025

Applicant Patrick and Gretta Sheeran
Location 11 Larkfield Grove, Kimmage, Dublin 6W, D6WVW77
Additional Information Additional Information Received
Proposal: (a) The construction of a two storey extension to the rear with converted attic space with rear rooflights. (b) The widening of the existing pedestrian access for the creation of a vehicular entrance to the front garden to facilitate off street parking. (c) The development is to include for internal alterations, drainage and all associated site works.

Area Area 1 - South East
Application Number WEB2711/25
Application Type Permission
Decision GRANT PERMISSION
Decision Date 15/09/2025
Applicant BORDOAK LTD
Location 134/135, Baggot Street Lower, Dublin 2
Additional Information
Proposal: The development will consist of the construction of a third floor office extension to the rear of the existing building on the existing rear roof terrace area to provide an additional 46 m2 of office area and all associated site works

Area Area 1 - South East
Application Number WEB2714/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/09/2025
Applicant Kevin Dooner
Location 25 Lower Mount Pleasant Avenue and the corner of Richmond Hill, Dublin 6, D06 X392
Additional Information
Proposal: The demolition of an unused derelict building and the construction of a new three-storey apartment building. The proposed layout includes: ground floor - two studio apartments; first floor - one three-bedroom apartment; second floor - one three-bedroom apartment. Each apartment will be provided with bicycle and refuse storage. The main entrance will remain in its existing location on Lower Mount Pleasant Avenue, accessed through a landscaped courtyard.

Area Area 1 - South East
Application Number WEB2721/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 15/09/2025
Applicant Eatilicious Ltd
Location Rear of 22 Baggot Street Upper, Dublin 4
Additional Information
Proposal: PERMISSION & RETENTION; PROTECTED STRUCTURE ;1. The Retention of: a. Retractable awnings, roof fixtures and outdoor dining area; b. Ancillary storage container to restaurant; c. Perimeter timber screen, 2.4m in height, to the rear of the property to the north/west boundary with the neighbouring property, No. 20 Baggot Street Upper, and on the north/east boundary with Eastmoreland Lane (temporary permission previously granted, ref: 2164/21 &

3605/20); d. Ancillary waste area to restaurant, screening bins to Eastmoreland Lane (associated with permission ref: 2646/20). 2. Permission for: a. upgrade of roof fixtures including new retractable awning to match existing, new lean-to and new fixed roof; b. upgrade of the perimeter timber screen, capped and painted, with existing angle removed on the north/east boundary with Eastmoreland Lane; c. Upgrade of ancillary waste area to restaurant, replacing temporary timber screen with new solid brick wall; d. All associated site works to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2728/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	COLIN KIRWAN AND SIOBHAN WATERS
Location	250 Merrion Road, Dublin 4, D04 N8H7

Additional Information

Proposal: Demolition of existing single storey extension to the rear and the proposed two storey and single storey extension to the rear of the existing house. The proposal also includes the replacement of a dilapidated roof structure to match the ridge height and finish of existing roof. The proposal also includes a new pedestrian entrance gate to the front, new sash windows and front door to the front and all associated internal modifications and site ancillary works to the site to facilitate the works.

Area	Area 1 - South East
Application Number	WEB2738/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/09/2025
Applicant	Irish Jewish Museum (Charity)
Location	The Irish Jewish Museum, 3, 4, 5 Walworth Road, Portabello, Dublin 8, D08 TD29

Additional Information

Proposal: For development at this site 3,4 &5 Walworth Road, Portobello, Dublin 8. The development will consist/consists of : the upgrading and refurbishing of the existing museum at 3,4 Walworth Road and the amalgamation of 3,4 Walworth Road with no.5 Walworth Road. The works will include demolition of derelict house at no.5 Walworth Road and the construction of new two storey building and new basement under no.5 Walworth Road extending under part of the site at the rear of 3 , 4 & 5 Walworth Road to accommodate storage and research space. New part single storey and two storey extension to the rear of the buildings for exhibition and congregation space, improved toilets, circulation with new stairs, lift and reception area. Reinstatement of the front and part rear facades and roof of no.5 Walworth Road to match existing and all necessary works to entrance from Walworth Road and rear garden with cycle spaces for staff and public and rear access route from Kingsland Parade including all associated site services and landscaping works. An Appropriate Assessment screening report has been carried out and accompanies this application.

Area	Area 1 - South East
Application Number	WEB2741/25
Application Type	Permission

Decision	ADDITIONAL INFORMATION
Decision Date	17/09/2025
Applicant	Ghandi Nawaf Mallak
Location	10 Camden Street Upper, Dublin 2, D02 H304
Additional Information	

Proposal: The following:- (i) flat roof with roof light, extension to the rear of residential accommodation at first and second floor to create a four bed duplex unit with screened balcony at first floor level to the rear, (over existing restaurant) and (ii) all associated site works.

Area	Area 1 - South East
Application Number	WEB2747/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	18/09/2025
Applicant	HPREF Ireland (Georges Quay and Court) DAC
Location	Georges Court, 54-62 Townsend Street, Dublin 2
Additional Information	

Proposal: We, HPREF Ireland (Georges Quay and Court) DAC, intend to apply for planning permission for development at George's Court, 54–62 Townsend Street, Dublin 2. The application site is bound by Townsend Street to the south, Prince's Street South to the east and Gloucester Street South to the north. The proposed development will consist of the provision of 138 no. photovoltaic (PV) panels, with a total area of approximately 296 sqm, at roof level of the existing building, and all associated site and development works.

Area	Area 1 - South East
Application Number	WEB2748/25
Application Type	Retention Permission
Decision	REFUSE RETENTION PERMISSION
Decision Date	18/09/2025
Applicant	Coolebridge Limited
Location	Rear of Nos. 94 / 96 Rathmines Road Lower, Rathmines, Dublin 6
Additional Information	

Proposal: PROTECTED STRUCTURE / RETENTION: (i) retention of existing ancillary garden office room (15sqm) with; (ii) permission to upgrade external finishing from corrugated steel to timber cladding and relocate garden office room to the southeast corner of the shared rear garden to replace the existing shed approved for demolition under Reg. Ref. WEB2626/24. (iii) Permission is also sought for new gravel path and rear boundary hedge, and; (iv) all ancillary works necessary to facilitate the proposal. The properties are Protected Structures.

Area	Area 1 - South East
Application Number	WEB2753/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	17/09/2025
Applicant	Dublin Letting and Management Ltd
Location	33 Heytesbury Lane, Ballsbridge, Dublin 4, D04 K6H0
Additional Information	

Proposal: PROTECTED STRUCTURE: The development will consist of (a), a single storey extension to the front and rear (b), internal layout changes and external modifications including windows and application of external insulation, (c), new front facing dormer window to attic level (d), new boundary wall to rear to facilitate separation of mews from main house at 33 Wellington Road (protected structure).

Area Area 1 - South East
Application Number WEB2754/25
Application Type Permission
Decision ADDITIONAL INFORMATION
Decision Date 17/09/2025
Applicant Hugh Millar
Location 15 Mount Street Lower, Dublin 2

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the following alterations to a Protected Structure. (1) Change of Use of all floors from office use to guest house accommodation for a total of 12 No. bedrooms including accessible bedroom/ ensuite (2) Associated interior works to include new finishes, new drainage, electrical services (3) New exterior steps to the rear lightwell and associated landscaping (4) Upgrade fire safety measures to include an AOV over the stairs and fire safety lobbies internally.

Area Area 1 - South East
Application Number WEB2756/25
Application Type Permission
Decision SPLIT DECISION(PERMISSION & REFUSAL)
Decision Date 19/09/2025
Applicant Niamh + Perry Sammon
Location 12 Tower Avenue, Rathgar, Dublin 6, D06 RH97

Additional Information

Proposal: Demolition of non-original extension to rear, construction of proposed single and two storey extension to rear, replacement of existing rooflights to original roof and new rooflight to existing return roof, new solar panels, proposed single storey garden room structure to rear of garden, new boundary wall treatment, modifications to opes and elevational treatment and all necessary associated site works and services.

Area Area 1 - South East
Application Number WEB2757/25
Application Type Permission
Decision REFUSE PERMISSION
Decision Date 19/09/2025
Applicant Granville Developments Limited
Location Lands to the rear of Sisters Of The Holy Faith, Haddington Place (minor), Dublin 4

Additional Information

Proposal: (i) Construction of a three-storey facility for the provision of residential accommodation and care to members of religious orders in need of care and will comprise 38 no. bedrooms with en-suites (4 no. bedrooms at ground floor level, 17 no. bedrooms at first floor level and 17 no. bedrooms at second floor level) , communal facilities at ground floor including communal living

areas, kitchens, chapel, library, reception/lounge, bin store, plant room, laundry room, stores, WC, and office; provision of outdoor communal open space (239.9 sq.m.) to the rear; (iii) provision of bike parking to the rear; (iv) provision of pedestrian only access off Haddington Place; and, (v) landscaping, SUDS drainage, boundary treatments and all ancillary works necessary to facilitate the development.

Area	Area 1 - South East
Application Number	WEB2762/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	19/09/2025
Applicant	Seamus MacCrosain
Location	3, 5, 7, 9 Rathmines Road Upper, Rathmines, Dublin 6, D06 K1W3

Additional Information

Proposal: The development will consist of the proposed Change of Use to the Existing First Floor Level Office Unit (250sqm), to provide a Yoga/Pilates Studio (DCC land use class: Indoor Sports facility) at 3, 5, 7, 9 Rathmines Rd Upper, Rathmines, Dublin 6, D06 K1W3, a 5-storey terraced, mixed-use building.

Area	Area 1 - South East
Application Number	WEB2816/24
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	Dairbhre Developments Limited
Location	Lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38

Additional Information Clarification of Add. Information Recd.

Proposal: PROTECTED STRUCTURE: Planning permission is sought by Dairbhre Developments Limited, for a residential development on lands known as 'Blackberry Fair' and part of No. 46 Lower Rathmines Road (the rear extension) located to the rear of Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road, Dublin 6. The site is bounded by No. 34 Lower Rathmines Road (a Protected Structure) to the north; Mary Immaculate Refuge of Sinners Church to the south (a Protected Structure); Lower Rathmines Road, Nos. 36, 38, 40, 42, 44 (a Protected Structure) and No. 46 Lower Rathmines Road to the west; and Fortescue Lane and 3 no. dwellings (Bessborough Court) to the east. The proposed development will consist of the demolition of a one-storey extension to the rear of no. 46 Lower Rathmines Road and an existing two-storey structure known as the Old Coach House and the construction of 16 no. residential units within 2 no. duplex apartment blocks as follows: Block A is 3-storeys in height, consisting of 5 no. 2-bedroom apartment units on the ground floor and 5 no. 3-bedroom duplex units on the upper floors with balconies/terraces to the east and west elevations; Block B is 3-storeys in height, consisting of 1 no. 1-bedroom apartment and 2 no. 2-bedroom apartments on the ground floor, and 2 no. 3-bedroom duplex units and 1 no. 2-bedroom duplex units on the upper floors with balconies/terraces to the south elevations; bin and bicycle stores; landscaping; boundary treatments including works to existing boundary treatments; 1 no. ESB substation (which would be serviced via Fortescue Lane); all associated site infrastructure and engineering works necessary to facilitate the development. Access to the proposal will be located off 1 no. existing access point from Rathmines Road Lower.

Area	Area 1 - South East
Application Number	WEB5121/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/09/2025
Applicant	Razorlight Limited
Location	9-10, Dawson Street, Dublin 2

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 internally illuminated 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.

Area	Area 1 - South East
Application Number	WEB5134/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/09/2025
Applicant	Ciaran Bolger and Catherine Moran
Location	5, Leahy's Terrace, Dublin 4

Additional Information

Proposal: The development will consist of alterations to existing footpath and kerb to front of property including railings to allow for off street parking within existing property boundary

Area	Area 1 - South East
Application Number	WEB5135/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/09/2025
Applicant	Peter Dalton
Location	28, Dartmouth Walk, Dublin 6 (to the rear of 28 Dartmouth Square North, Ranelagh, Dublin 6, D06 TW14 - a Protected Structure)

Additional Information

Proposal: PROTECTED STRUCTURE: The development will consist of the demolition of existing vehicular access gate including the single-storey block-work section of wall, roller shutter and roof and the construction of a 4 Bedroom 3 Storey over basement residential mews house accessed from Dartmouth Walk. The development will include the provision of 1 no. off - street car-parking space, bin store and all associated site and drainage works at 28 Dartmouth Walk (to the rear of 28 Dartmouth Square North – A Protected Structure).

Area	Area 1 - South East
Application Number	WEB5139/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/09/2025
Applicant	Michael Coughlin
Location	46 Saul Road, Dublin 12, Co.Dublin, D12 H6H9
Additional Information	
Proposal: The erection of a ground floor extension (gross internal area 22.3sqm approximately) to front and side of existing dwelling, to comprise new lobby, home office area, shower room, and den area and ancillary site works.	

Area	Area 1 - South East
Application Number	WEB5140/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/09/2025
Applicant	SKC Nominees ULC
Location	Harcourt Square, Harcourt Street and Charlotte Way, Dublin 2, D02W3F9
Additional Information	
Proposal: PROTECTED STRUCTURE Signage on the external elevations of the building comprising: the installation of a company sign at second floor level over the main building entrance facing Harcourt Street consisting of individually mounted internally illuminated steel framed letters and logo and the installation of a company sign at fourth floor level on the Charlotte Way elevation consisting of individually mounted internally illuminated steel framed letters and logo.	

Area	Area 1 - South East
Application Number	WEB5143/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/09/2025
Applicant	Matuory Ltd
Location	25 Suffolk Street, Dublin 2, D02 F656
Additional Information	
Proposal: Matuory Ltd is applying for planning permission for a material change of use of an existing 543sqm unit (465 sqm site) from retail use to restaurant use, associated material alterations together with minor elevation alterations to the north (front) elevation signage. All at ground and basement levels in 25 Suffolk St, Dublin, D02 F656.	

Area	Area 1 - South East
Application Number	WEB5144/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/09/2025
Applicant	Niamh & David O Grady
Location	13 Dartry Park, Dartry, Dublin 6
Additional Information	

Proposal: The proposed development will consist of; a) Demolition of existing stores and boiler house to the sides of existing dwelling, b) Demolition of existing first floor glazed extension to the rear, c) Demolition of existing chimneys to the rear, d) Proposed single storey flat roof extension to the rear with 2no. rooflights, e) Proposed single storey flat roof canopy to the front & side, f) Proposed external wall insulation to the existing dwelling, g) Widening of existing dormer structure to rear of existing attic, h) alterations to existing front rear & side elevations, i) Widening of existing entrance gate to 4m and all associated site works.

Area	Area 1 - South East
Application Number	WEB5147/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	17/09/2025
Applicant	Eddie & Jackie Moloney
Location	40 Park Avenue, Sandymount, Dublin 4
Additional Information	

Proposal: The development will consist of taking down and rebuilding the front façade (south) and Side (west) gable wall to match the original design and the adjoining neighbour. The works are being carried out to make the building structurally safe and to address compromised and defective bricks. The house is on the Dublin City Council Derelict Sites Register (No. DS1263) .

Area	Area 1 - South East
Application Number	WEB5150/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	18/09/2025
Applicant	Paul Ffrench O'Carroll
Location	37 Leeson Street Upper, Dublin 4
Additional Information	

Proposal: PROTECTED STRUCTURE: The change of use of the existing rear garage building into a habitable residential dwelling.

Area	Area 1 - South East
Application Number	WEB5167/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	19/09/2025
Applicant	Flaxview Limited
Location	188, Cranford Lodge, Stillorgan Road, Dublin 4
Additional Information	

Proposal: Flaxview Limited intend to apply for permission for development at this c. 0.07 ha site, Cranford Lodge, No. 188 Stillorgan Road, Dublin 4. The development will consist of a change of use of the habitable house to a childcare facility. The proposed development includes the demolition of c. 17.2 sq m of the existing house and construction of an extension of c. 138 sqm extension to the south of the property to facilitate use as a childcare facility, bringing the total proposed floor area to 183.6 sq m. The development will include the provision of internal circulation areas and all ancillary staff and childcare facilities and staff offices; plant; green roof; boundary

treatments and landscaping; signage; ancillary play area and all associated site works above and below ground.

Area 1 Appeals Notified

Area	Area 1 - South East
Application Number	WEB2053/25
Appeal Type	Written Evidence
Applicant	Guillaume Didu
Location	60 Hazelbrook Road, Terenure, Dublin 6W
Additional Information	Additional Information Received

Proposal: The development will consist of the construction of an extension to the side at first floor level over the existing garage, a two-storey extension to the rear and for alterations to the roof of the existing house to form a gable to the rear to allow the existing attic area to be used for non-habitable storage purposes only and all associated ancillary development works above and below ground at my 2-storey semi-detached dwelling.

Area	Area 1 - South East
Application Number	WEB2548/25
Appeal Type	Leave to Appeal
Applicant	Carl Murphy & Sinead Murphy
Location	10 Parkview Place, Ringsend, Dublin 4, D04 V2T3
Additional Information	

Proposal: Two-storey flat-roof rear extension to provide additional living space and one new bedroom at first-floor level.

Area	Area 1 - South East
Application Number	WEBLRD6073/25-S3B
Appeal Type	Written Evidence
Applicant	1 Terenure Land Limited
Location	site is 'Carlisle', Kimmage Road West, Dublin 12
Additional Information	

Proposal: We, 1 Terenure Land Limited, intend to apply for Planning Permission for a Large-Scale Residential Development (LRD) at this site at 'Carlisle', Kimmage Road West, DUBLIN 12, in the Electoral Division of Kimmage E. The site is located to the south of Captain's Road, west of Brookfield Green, east of Park Crescent, north and east of Carlisle Health and Fitness Centre / BD Gym (D12 X379) and north of the Nora Dunne Gallery (D12 RP02). The proposal will consist of a residential development (c.14,437 sqm GFA) providing 145 no. Apartments (70 no. 1 beds and 75 no. 2 beds) within 5 no. blocks ranging in height up to 5 storeys. Blocks 4 and 5 are conjoined. A detailed breakdown of each block is as follows • Block 1 ranges in height from 3 to 4 storeys and provides 30 no. residential units • Block 2 ranges in height from 3 to 5 storeys and provides 38 no. residential units • Block 3 ranges in height from 3 to 5 storeys and provides 37 no. residential units • Block 4 ranges in height from 3 to 4 storeys and provides 22 no. residential units • Block 5 ranges in height from 3 to 4 storeys and provides 18 no. residential units. All residential units will be provided with associated private open spaces, in the form of balconies and terraces, to the north/ south/ east/ west. A creche (c.210 sqm plus external space of c.130 sqm) and community culture and arts space (c.813 sqm) are proposed within Blocks 4 and 5. Vehicular/ pedestrian/ cyclist

accesses will be provided from Kimmage Road West, via the existing access route to Carlisle Health and Fitness Centre / BD Gym. This road will be extended into the site. The proposal will include 89 no. car parking spaces, 465 no. cycle parking spaces and 6 no. motorcycle parking spaces at surface and undercroft level (located under Blocks 1, 2 and 3), public and communal open spaces, roof gardens, landscaping, boundary treatments, plant areas, waste management areas, and services provision (including ESB substations) and all associated works required to enable this development. The development will also include upgrades by Uisce Eireann to the network along Kimmage Road West.

Area 1 Appeals Decided

Area	Area 1 - South East
Application Number	0093/25
Appeal Decision	SECTION 5 - EXEMPT
Appeal Decision Date	16/09/2025
Applicant	Mount Street Residents Group
Location	33-41 Mount Street Lower, Dublin 2
Additional Information	Additional Information Received
Proposal:	EXPP: A question arises as to whether a temporary change of use from office use to accommodate or support displaced persons seeking international protection and associated works is development and is or is not exempted development.

Area	Area 1 - South East
Application Number	4222/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	17/09/2025
Applicant	Colleen Feeley
Location	Site to the rear of 26 Highfield Road, Rathgar, Dublin 6 D06 A7Y8, a Protected Structure sharing, a corner with Oaklands Drive
Additional Information	Additional Information Received
Proposal:	PROTECTED STRUCTURE : Permission for development at the site to the rear of 26 Highfield Road, Rathgar, Dublin 6, D06 A7Y8, a Protected Structure sharing a corner with Oaklands Drive. The development will consist of the construction of 1 no. new detached, part single storey part two storey, 3 bedroom domestic dwelling house within the curtilage of a Protected Structure, with 1 no. car parking space, pedestrian and vehicular access across the existing grass verge to Oaklands Drive and all associated site works, to include a new connection to the public foul sewer serving Oaklands Drive.

Area	Area 1 - South East
Application Number	WEB2171/24
Appeal Decision	GRANT PERMISSION
Appeal Decision Date	12/09/2025
Applicant	Granbrind Terenure Limited
Location	Terenure Synagogue, 32A Rathfarnham Road, Rathfarnham, Dublin 6W

Additional Information Additional Information Received

Proposal: Development at this site (c. 0.54Ha), at: Terenure Synagogue, No. 32A Rathfarnham Road, Rathfarnham, Dublin 6W On lands generally bounded by Rathfarnham Road (R114) to the west, Greenmount Lawns to the east, No. 32 Rathfarnham Road and Beachlawn Mews to the north, No. 34 Rathfarnham Road and Wasdale Park to the south. The proposed development will consist of 66no. apartment units accommodated within 3no. apartment blocks (Blocks A, B and C) ranging from 3-6 storeys in height over basement comprising 26no. 1-bedroom units and 40no. 2-bedroom units, each provided with a private balcony/terrace, a 1 storey ancillary residential amenity building (c. 59.0sqm); associated and ancillary site development, landscaping and boundary treatment works, including demolition of the existing buildings on site (c. 1,156sqm), communal and private open space, 43no. car parking spaces (including 40no. located at basement level and 3no. at surface level), 3no. motorcycle parking spaces at basement level, residential and visitor bicycle parking spaces located at surface level. Relocation of existing site entrance to provide vehicular, cyclist and pedestrian access at Rathfarnham Road (R114) to serve the proposed development.

*****Amendment to Week 37*****

WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.

The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.

All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

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

Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.



Dublin City Council

SECTION 5 EXEMPTIONS

37/25

(15/09/2025-21/09/2025)

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Area	Contact Number	Meeting Location
Central Area South Central Area South East Area North West Area North Central Area	2222932 2225200 2225127 2225727 222 8870	Civic Offices, Wood Quay, Dublin 8.

Area Area 1 - South East
Application Number 0339/25
Application Type Section 5
Applicant Hugh and Derval O'Brien
Location 34, Villiers Road, Dublin 6
Registration Date 16/09/2025
Additional Information Additional Information Received
Proposal: EXPP: The construction of a new 39 sqm single storey flat roof rear extension with associated rooflights, together with the refurbishment of the existing rear garden room.

Area Area 1 - South East
Application Number 0403/25
Application Type Section 5
Applicant Padraig Francis
Location 1, Maxwell Road, Rathmines, Dublin 6, D06 Y1T2
Registration Date 15/09/2025
Additional Information
Proposal: EXPP: Installation of timber bike shed. Installation of timber bin shelter.

Area Area 1 - South East
Application Number 0405/25
Application Type Section 5
Applicant Brother Baghin Limited
Location Leeson Street House, 48-49, Leeson Street Lower, Dublin 2
Registration Date 16/09/2025
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: Whether the use of the residential dwellings at Leeson Street House, 48-49 Leeson Street Lower, Dublin 2, D02W682, to provide accommodation for persons seeking international protection, is or is not development, and whether development constitutes exempt development or does not constitute exempt development?

Area Area 1 - South East
Application Number 0406/25
Application Type Section 5
Applicant Pramit and Catherine Ghose
Location 11, St. Mary's Road, Ballsbridge, Dublin 4
Registration Date 16/09/2025
Additional Information
Proposal: EXPP: PROTECTED STRUCTURE: a. Removal of redundant fittings and fixtures. b. Refurbishment of historic ironwork railings and gate. c. Refurbishment of historic cast iron rainwater goods. d. Reinstatement of historic limestone stoop. e. Reinstatement of historic brick

pointing. f. Reconditioning of historic timber sash windows. g. Replacement of existing pvc windows with traditional style timber sash windows. h. Reconditioning of historic entrance door. i. Replacement of existing bathroom fittings. j. Insertion of new door opening to bathroom.

Area	Area 1 - South East
Application Number	0407/25
Application Type	Section 5
Applicant	Alan Massey
Location	The Lodge, Mount Jerome Cemetery, Harold's Cross, Dublin 6W
Registration Date	17/09/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: The works are for improvements to facilitate the continuing use of the lodge as a family home which include certain re-ordering of the interior is proposed. It is further proposed to undertake an energy refit in accordance with the accompanying building upgrade specification prepared which includes the installation of solar pv panels and the upgrading of the fenestration. List of works: 1. Subdivide rear bedroom. 2. Change living room to master bedroom. 3. Remove spiral stairs and light wells. 4. Fit new straight stairs. 5. Fit glazed lightwell to floor over. 6. Remove rear bedrooms and form new kitchen dining room. 7. Alter ceiling profile and fit rooflights over. 8. Remove front lobby, spiral stairs and kitchen dining. 9. Form new entrance lobby and storage closets. 10. Fit glazed panel in floor for lightwell to basement. 11. Remove spiral stairs and form new straight stairs. 12. Form void in floor corner. 13. Replace existing windows and doors of extension with triple-glazed Aluclad windows. 14. Retain timber windows in the original lodge. 15. Reain existing entrance door. 16. Insulation slabs are to be placed on top of existing tiled floor and covered with a laminate wooden floor. 17. Wall mounted radiators will be installed in the two new proposed bedrooms. 18. Remove existing ceiling. 19. Form new ceiling to revised profile. 20. Install breathable insulation within roof and ensure adequate ventilation. 21. Install air to water heat pump and heating system. 22. Install neat recovery ventilation system. 23. Ensure that externally fitted equipment is to the rear. 24. Ensure that there are no new penetrations of external wall and roof of the original lodge.

Area	Area 1 - South East
Application Number	0410/25
Application Type	Section 5
Applicant	Dr. Goesta Fischer
Location	36 Wellington Quay, Dublin 2
Registration Date	19/09/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Repair of shopfront comprising removal of inappropriate plastic signage and stallriser, selective paint removal, careful timber splicing and repairs in Accoya or matching timber, repainting in historically appropriate colours, removal of cement screed and reinstatement of matching quarry tiles, replacement of lead flashing.
