

Dublin City Council

(25/08/2025-31/08/2025)

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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



**Area 2
COMMERCIAL**

**Area** Area 2 - South Central
**Application Number** WEB2122/25
**Application Type** Permission
**Applicant** Orbitiz Ltd.
**Location** 105, 107, 109, Emmet Road, Dublin 8
**Registration Date** 28/08/2025
**Additional Information** Additional Information Received
**Proposal**: Planning permission is sought by Orbitiz Ltd. for a mixed-use residential & commercial development on land measuring approximately 0.053ha hectares at 105, 107, 109 Emmet Road, Dublin 8. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west. The development will consist of: i) demolition of a) 2 no. existing 2-3 storey derelict buildings at no.’s 105 & 107 Emmet Road, and b) 1 no. 2-3 storey existing residential building at 109 Emmet Road; ii) construction of a 3-5 storey mixed-use semi-detached development comprising of 16 no. residential units over 5-storeys, (9 no. 1-bedroom, and 7 no. 2-bedroom units), and 1 no. commercial unit at ground floor level, all with balconies to east or south; iii) construction of detached single storey bin store to north of site at lower ground floor level; iv) boundary treatments; v) provision of bicycle parking; vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 2 - South Central
**Application Number** WEB2678/24
**Application Type** Permission
**Applicant** Health Service Executive
**Location** Curlew Road Health Centre (D12 KF85), Mother McAuley
 Day Care Centre (D12 C432) and Alzheimer's Society of
 Ireland (D12 XE62) at Curlew Road, Dublin 12
**Registration Date** 28/08/2025
**Additional Information** Additional Information Received
**Proposal**: The development will consist of:-The demolition of all existing structures on site (known as HSE Health Centre, Mother McAuley Centre and Alzheimer’s Society of Ireland);-The construction of a new 1-3 storey building (for the following uses Primary Care Centre(HSE), Creche and Day Care Centre (Mother McAuley Centre) and Day Care Centre(Alzheimer’s Society of Ireland) with a total gross internal area of c. 4,041 sq.m and associated landscaped courtyards and roof terraces;-Provision of signage to the Primary Care Centre, Alzheimer’s Society of Ireland and Mother McAuley Centre, and site wayfinding signage;-Provision of a new public space at the south-east and south-west corner of the site with direct access to the Primary Care Centre and Creche entrances and associated landscaping and hardscaping;-Provision of a relocated vehicular access onto Curlew Road with gate at the western site boundary, and the addition of a gates to the existing vehicular entrance to the eastern boundary;-Provision of a new consolidated car park providing 55nr. car parking spaces, 3nr. van spaces for the Mother McAuley Centre and Alzheimer’s Society of Ireland and 2 No. set down areas;-Provision of 3nr. motorcycle parking spaces and 18nr. sheltered bicycle parking and 18nr uncovered bicycle parking spaces to serve the proposed development;-Partial demolition of sections of the existing north boundary wall;
-All associated and incidental site development and infrastructural works including site clearance, incidental works/removal of existing boundary wall/railings, new boundary treatments and gates, pedestrian footpaths, plant and pv panels at roof level, green roof areas, removal of trees, bin stores, substation / switchroom and all associated landscaping and hardscaping.

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**Area** Area 2 - South Central
**Application Number** WEB2968/25
**Application Type** Permission
**Applicant** Aonghus McCarthy
**Location** Ridge House , 1 Conyngham Road, Dublin 8, D08 W8VW
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Permission for alterations to the front façade of the existing building at Ridge House, 1 Conyngham Road, Dublin 8, which is a Protected Structure (RPS No 2033). The proposed alterations consist of the careful removal of all unoriginal sand/cement render and restoration and repair works, including the restoration of original the brickwork and pointing to the front façade; the reinstatement of the original ground floor window; and the replacement of signage, together with all associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2969/25
**Application Type** Permission
**Applicant** Focus Housing Association CLG
**Location** 28-34 Braithwaite Street & 63-66 Pimlico, Dublin 8
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: Permission is sought by Focus Housing Association CLG for development at Nos. 28-34 Braithwaite Street and Nos. 63-66 Pimlico, Dublin 8 (bounded by No. 35 Braithwaite Street to the east and north, Nos. 61 and 62 Pimlico to the north, Braithwaite Street/Poole Street Playground to the west, and by St. Margaret’s Avenue and St. John’s Avenue to the south). The development will consist of the construction of a residential development of 49 no. apartments set over two blocks (connected at ground floor level) ranging from 1-6 storeys in height and consisting of 10 no. studios, 9 no. 1 bed units, 11 no. 2 bed (3-person) units and 19 no. 2 bed (4-person) units, with all apartments provided with private balconies/terraces to north, south, east and west elevations; bin store, plant room, maintenance and store rooms; 1 no. ESB substation; 107 no. bicycle parking spaces (79 no. spaces within bicycle stores at ground floor level and 28 no. spaces within communal courtyard; landscaping including recreational, exercise and play equipment; lighting; boundary treatments; upgrades to existing footpaths with new pedestrian gate to St. Margaret’s Avenue (emergency access/egress only); heat pumps and PV panels at roof level; and all associated engineering and site works necessary to facilitate the development.

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**Area** Area 2 - South Central
**Application Number** WEB2970/25
**Application Type** Permission
**Applicant** Maroon Properties Limited
**Location** Bow Bridge Business Centre, Bow Bridge, Kilmainham,
 Dublin 8
**Registration Date** 27/08/2025
**Additional Information**
**Proposal**: CHANGE OF USE: Maroon Properties Limited intend to apply for planning permission for a development at Bow Bridge Business Centre, Bow Bridge, Kilmainham, Dublin 8, D08 K2NP. The development will include the change of use of an existing 4 storey office block to sheltered accommodation for homeless persons, inclusive of all ancillary site services and minor changes to existing elevations.

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**Area** Area 2 - South Central
**Application Number** WEB2984/25
**Application Type** Permission
**Applicant** Blaze Rapid Slice Limited
**Location** 134 Thomas Street West, Dublin 8, D08 T6H9
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Planning permission for the installation of a new shopfront, including signage and an illuminated overhead light, at the existing ground floor takeaway premises (a Protected Structure, RPS Ref. No. 8795).

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**Area 2
DOMESTIC**

**Area** Area 2 - South Central
**Application Number** 3364/25
**Application Type** Retention Permission
**Applicant** Paul Byrne
**Location** 145 Cromwellsfort Road, Walkinstown, Dublin 12
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: RETENTION : The development will consist of retention permission for the as constructed single storey rear extension and all associated site works .

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**Area** Area 2 - South Central
**Application Number** WEB2309/25
**Application Type** Permission
**Applicant** Samantha Meenaghan
**Location** 99, Mourne Road, Drimnagh, Dublin 12, D12 H2VW
**Registration Date** 29/08/2025
**Additional Information** A.I Article 35 Received
**Proposal**: The development will consist of: Provision of a new dropped kerb to the front of the property to facilitate vehicular access.

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**Area** Area 2 - South Central
**Application Number** WEB2957/25
**Application Type** Permission
**Applicant** Phil Markey
**Location** 119, New Ireland Road, Rialto, Dublin 8
**Registration Date** 25/08/2025
**Additional Information**
**Proposal**: I, Phil Markey, seek planning permission for the refurbishment, first floor extension to the rear, extension of existing roof to the front and side and change of this existing roof form from hipped roof to a gable pitched roof with a part dormer attic conversion to the rear, new vehicular access to the front of a two storey semi detached house at number 119 New Ireland Road, Rialto, Dublin 08. The proposed development will consist of the construction of a full and partial width flat roof first floor extension to the rear of 20m2 and a part dormer attic conversion to the rear of 27m2, to give a total additional area of 47 m2 (total existing and proposed house area is 154 m2). The proposed development will also consist of general remedial work to the first floor layout to include removal of rear wall to provide for an extension to existing rear bedroom, a new bedroom to the rear and two new bathrooms with new stairs to dormer attic with two new roof lights over stairs at roof level, two new rooflights over existing ground floor extension on the south eastern boundary, new canopy to existing rear extension and two new windows to gable elevation at first and second floor at stairwell location. The proposed development will also provide a part dormer attic conversion with rear roof light to the rear existing roof pitch and an extension of the existing roof form to the front and side from hipped roof to a gable pitched roof, vehicular access including removal of part of the front boundary wall and dished kerb accessed from the road and all associated site, drainage and landscaping works.

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**Area** Area 2 - South Central
**Application Number** WEB2960/25
**Application Type** Permission
**Applicant** Jason Blood
**Location** 98, Mangerton Road, Drimnagh, Dublin 12
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

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**Area** Area 2 - South Central
**Application Number** WEB2986/25
**Application Type** Retention Permission
**Applicant** Paul Kavanagh
**Location** 26, Slievemore Road, Drimnagh, Dublin 12
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: RETENTION PERMISSION: FOR VEHICULAR ENTRANCE TO OFF STREET CAR PARKING TO FRONT GARDEN AND ALL ASSOCIATED SITE WORKS.

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**Area 2
Decisions**

**Area** Area 2 - South Central
**Application Number** 0041/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 26/08/2025
**Applicant** Padraig McGrath
**Location** 29-31, The Coombe, Dublin 8, D08 A025 and D08 VE20
**Additional Information** Additional Information Received
**Proposal**: EXPP: Whether the provision of 5 no. residential apartments at ground floor (29-31, The Coombe, Dublin 8, D08 A025 and D08 VE20) is or is not exempted development.

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**Area** Area 2 - South Central
**Application Number** 0329/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 25/08/2025
**Applicant** Frances Deare
**Location** 112, Rialto Cottages, Rialto, Dublin 8
**Additional Information**
**Proposal**: EXPP: Fitting external insulation to front facade.

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**Area** Area 2 - South Central
**Application Number** 0338/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 28/08/2025
**Applicant** Iseult Rafferty
**Location** 50, Goldenbridge Avenue, Inchicore, Dublin 8, D08 P0E8
**Additional Information**
**Proposal**: EXPP: The proposed works consist of the insertion of an opening to the front of the house, to accommodate a front elevation window.

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**Area** Area 2 - South Central
**Application Number** 3291/25
**Application Type** Retention Permission
**Decision** GRANT RETENTION PERMISSION
**Decision Date** 26/08/2025
**Applicant** Board Of Management of St. Louise de Marillac National School
**Location** St. Louise de Marillac Senior Primary School, Drumfinn
 Road, Dublin 10
**Additional Information**
**Proposal**: Retention : Retention permission which is sought for existing temporary accomodation comprised of 3 no. detached single storey prefabricated classroom buildings .

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**Area** Area 2 - South Central
**Application Number** WEB1826/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 26/08/2025
**Applicant** Eamonn & Aileen Leahy
**Location** 46, Belgrove Lawn, Dublin 20, D20 NP80
**Additional Information** Additional Information Received
**Proposal**: The development will consist of full planning permission for the following to the existing semi-detached two storey house with adjoining single storey side domestic garage with single storey extension to rear:Permission to part demolish existing adjoining side & rear extension. Permission requested to redesign and extend to the rear with a single storey extension, addition of a single storey porch to the front elevation with roof-lights over roof on proposed works. Maintain connection to existing drainage and allow new connection for proposed house and all ancillary site works.

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**Area** Area 2 - South Central
**Application Number** WEB2144/25
**Application Type** Permission
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION
**Decision Date** 27/08/2025
**Applicant** Hentive Limited
**Location** On Lands At 5 Walkinstown Road, Dublin 12
**Additional Information** Additional Information Received
**Proposal**: The development will consist of the construction of a terrace of 3 no. single storey townhouses consisting of 2 no. 1-bed dwellings and 1 no. 2-bed dwelling and all associated landscaping, site works and services.

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**Area** Area 2 - South Central
**Application Number** WEB2226/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Electricity Supply Board (ESB)
**Location** a c. 1.7 ha site located within the ESB Inchicore
 substation site, specifically lands south of Kylemore
 Way and northwest of the existing ESB Substation,
 Kylemore Way, Dublin 8, D08 E398 and to the immediate
 west of the Kylemore BESS, Kylemore Road, Dubli
**Additional Information** Additional Information Received
**Proposal**: The proposed development will consist of a battery energy storage system (BESS) located within a fenced compound and will (subject to detailed design, commercial and technical considerations) comprise of 1. Up to 60 no. battery energy storage enclosures, split across 6 no. bays, each bay contains 2 no. rows of 5 no. enclosures. Each bay is on a concrete plinth of width c. 6.5 m and a maximum length of c. 47 m. Each battery enclosure will incorporate battery packs as well as power electronics, battery management systems, cooling units and fire suppression systems. 2. 6 No. Medium Voltage (MV) Skids , twin Inverter Skids (c. 12.8m x 6m x 2.4m) and associated bunds and fire walls. 3. Control building (c. 222 sq.m). 4. Ancillary plant and equipment comprising of a) A firefighting water tank (c. 9.75m high) and pumphouse (c. 17 sq.m) b) 2 no. Auxiliary Transformers (c. 2m x 2m x 2m) and associated bunds and fire walls c) 3 no. spare parts stores (20ft containers) (c. 15 sq.m each) d) 2 no. backup diesel generator plinths (c. 28.7 sq.m each) e) HV compound including 2 no. Grid step-up transformers (c. 5.7m x 3.3m x 2.8m and c. 6.6m x 5.5m x 5.1m), associated bunds and fire walls, and all other associated equipment including prefabricated electrical control room (c. 51 sq.m), linking with an underground cable and f) An underground fire water retention tank and underground attenuation tank. 5. Operation and Maintenance site offices including welfare facilities (c. 27.9 sq.m) 6. All service connections including electrical, potable water and connections to surface water drains 7. 1 no. lightning monopole (c. 18m high) and 8. All other ancillary site clearance and development works including provision of areas of hardstanding, internal access roads lighting and CCTV, laydown area, fencing and access gates (c. 3.5m in height), car parking; and connections to site services and networks.
Planning permission is being sought for a duration of 10-years.

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**Area** Area 2 - South Central
**Application Number** WEB2561/25
**Application Type** Retention Permission
**Decision** GRANT RETENTION PERMISSION
**Decision Date** 26/08/2025
**Applicant** LEO MCCARTHY
**Location** 1A, Devoy Road, Inchicore, Dublin 8, D08 K2V1
**Additional Information**
**Proposal**: RETENTION: The retention of alterations to previously approved planning application, Reg Ref No. 4766/06 for a new two storey end of terrace house. The alterations include the installation of uPVC windows & doors in lieu of hardwood, removal of the vehicular access, drainage alterations subject of conditions no. 13 (c), (d) & (e) of the previous application and the omission of a soil stress test subject to condition 11 of the previous planning application along with all associated works at 1A Devoy Rd, Inchicore, Dublin 8, D08 K2V1.

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**Area** Area 2 - South Central
**Application Number** WEB2594/25
 **Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 29/08/2025
**Applicant** Liam Harte
**Location** 190 Carrow Road, Drimnagh, Dublin 12, D12 DC96
**Additional Information**
**Proposal**: The development proposed will consist of the demolition of the existing 11 m2 rear extension and a new 43.1 m2 rear extension to ground and first floor, a 26.4m2 side extension at ground and first floor, new windows to the front and rear elevations plus associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2605/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Michelle Share and Perry Share
**Location** 4 St. Helen's Terrace, Dublin 8, Dublin, D08ENW2
**Additional Information**
**Proposal**: The development will consist of the demolition of an existing single storey rear extension and the construction of a new two storey rear extension and associated site works

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**Area** Area 2 - South Central
**Application Number** WEB2968/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 27/08/2025
**Applicant** Aonghus McCarthy
**Location** Ridge House , 1 Conyngham Road, Dublin 8, D08 W8VW
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Permission for alterations to the front façade of the existing building at Ridge House, 1 Conyngham Road, Dublin 8, which is a Protected Structure (RPS No 2033). The proposed alterations consist of the careful removal of all unoriginal sand/cement render and restoration and repair works, including the restoration of original the brickwork and pointing to the front façade; the reinstatement of the original ground floor window; and the replacement of signage, together with all associated site works.

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**Area** Area 2 - South Central
**Application Number** WEB2970/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 28/08/2025
**Applicant** Maroon Properties Limited
**Location** Bow Bridge Business Centre, Bow Bridge, Kilmainham,
 Dublin 8
**Additional Information**
**Proposal**: CHANGE OF USE: Maroon Properties Limited intend to apply for planning permission for a development at Bow Bridge Business Centre, Bow Bridge, Kilmainham, Dublin 8, D08 K2NP. The development will include the change of use of an existing 4 storey office block to sheltered accommodation for homeless persons, inclusive of all ancillary site services and minor changes to existing elevations.

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**Area** Area 2 - South Central
**Application Number** WEB2984/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/08/2025
**Applicant** Blaze Rapid Slice Limited
**Location** 134 Thomas Street West, Dublin 8, D08 T6H9
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Planning permission for the installation of a new shopfront, including signage and an illuminated overhead light, at the existing ground floor takeaway premises (a Protected Structure, RPS Ref. No. 8795).

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**Area 2
Appeals Notified**

**Area** Area 2 - South Central
**Application Number** WEB2243/25
**Appeal Type** Written Evidence
**Applicant** Halexmain Enterprises Ltd
**Location** Site north and south of and including the Camac River,
 that includes No. 6 Kilmainham Lane and adjacent lands
 and the former Irish Cone and Wafer factory,
 Kilmainham, Dublin 8.
**Additional Information**
**Proposal**: We, Halexmain Enterprises Ltd, intend to apply for planning permission for the development at the site north and south of and including the Camac River, that includes No. 6 Kilmainham Lane and adjacent lands and the former Irish Cone and Wafer factory, Kilmainham, Dublin 8. The proposed development will consist of the following: a) Demolition of the existing two storey dwelling, two sheds and the Irish Cone and Wafer Factory; b) Construction of a 6-storey residential building (Block A) on the north part of the site, containing a total of 35 No. apartments comprising of 13No. 1-Bed Apartments, 12 No. 2-Bed Apartments, 6 No. 2-Bed Duplex Apartments, 4 No. 3-Bed Duplex Apartments, communal amenity space on fifth floor and roof level and 1no. substation at upper ground floor level; c) Construction of a 7-storey residential building (Block B) on the south part of the site that will reduce to 3-storey to Shannon Terrace side, containing a total of 30 No. apartments comprising of 19No. 1-Bed Apartments, 9 No. 2-Bed Apartments and 2 No. 2-Bed Duplex Apartments; communal amenity spaces on the ground level and third floor level; d) Construction of a pedestrian bridge over the river Camac and of a pedestrian stair located on the north-west side on Kilmainham Lane, to connect the two parts of the site. Vehicular and pedestrian access to the development will be served through Kilmainham Lane and Shannon Terrace. All with associated site works, bicycle store, bin store, landscaping, public open space, communal open space and services.

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**Area 2
Appeals Decided**

**None**

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WEEKLY PLANNING LISTS

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

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

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

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

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

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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.**





Dublin City Council

SECTION 5 EXEMPTIONS

34/25

(25/08/2025-31/08/2025)

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**Area** Area 2 - South Central
**Application Number** 0378/25
**Application Type** Section 5
**Applicant** Mark Cafferkey Monteria PRB and Carmel Gallagher Pension Fund
**Location** Unit 21, Retail 14-15, Cornmarket, Dublin 8, D08 TN6P
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: 1. Structural repair works to ground floor including proposed timber joists and steel beams to structural engineer specification, and new finished floor covering and skirting boards, following water leak damage. Proposed works are urgent in order to restore structural stability and safety to the floor.

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**Area** Area 2 - South Central
**Application Number** 0380/25
**Application Type** Section 5
**Applicant** Shiva Investments (Ireland) Limited
**Location** 5, Echlin Street, Dublin 8, D08 H009.
**Registration Date** 27/08/2025
**Additional Information**
**Proposal**: EXPP: The development will consist of the reinstatement of the first and second floor apartments no .5 Echlin Street, Dublin 8.

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