

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 2   
COMMERCIAL**

**Area** Area 2 - South Central  
**Application Number** 4423/19/X1  
**Application Type** Extension of Duration of Permission  
**Applicant** TC Fumbally Properties Ltd.  
**Location** 27-29, New Row South, Dublin 8  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: EXT. OF DURATION: PROTECTED STRUCTURE: We, TC Fumbally Properties Ltd, intend to apply for full planning permission for a mixed use development at 27-29 New Row South, Dublin 8. The application site is located at the junction of New Row South to the northwest, Blackpitts to the west and Fumbally Lane to the south and southeast. The site contains a Protected Structure (referred to as a former laundry building under RPS Ref.:5821). The development, which ranges from 4 to 8 no. storeys over basement and includes the re-use and extension of the protected structure, provides 4,843 sq.m of hotel use from first to third floor level (144 no. bedrooms), 2,390 sq.m of Build-to-Rent Shared Living accommodation from fourth to seventh floor level (inclusive of amenity space) (69 no. units), 213 sq.m of co-working/artistic-creative studios, 142 sq.m of restaurant and 147 sq.m public community/event space uses at ground floor level. The detailed description of the proposed development is as follows: • Restoration, refurbishment and extension of the existing building, a Protected Structure under RPS Ref.: 5821, to facilitate the proposed redevelopment, including removal and reinstatement of sections of the rear wall, removal of internal dividing walls, removal of existing non-original floors, staircases and roof, reinstatement of original window openings at ground floor level and modifications to the fenestration at first floor level fronting onto New Row South. • It is proposed to provide 4 no. floors within the existing Protected Structure, including setback at second and third floor level.• The internal and external modifications to the Protected Structure will accommodate of co-working / artist studios, shared amenity space, a gym and community/event space at ground floor level and 72 no. hotel rooms from first to third floor level.• The refurbishment protected structure will be integrated with the proposed new building to the west via an entrance lobby at ground floor level, and from first to third floor level via linking corridors. • The proposal includes a new 7 storey building, including a setback 8th storey in the central section of the building, above basement, at the junction of New Row South and Blackpitts, with an overall height of 27.3m. • The proposed building will include reception/concierge, shared amenity space and restaurant at ground floor level, 72 no. hotel rooms from first to third floor level and 69 no. single occupancy shared accommodation units and amenity space from fourth to seventh floor level. •The development includes communal residential amenity space to serve the shared accommodation units including; a screening room at basement level, residential lounges and gym facilities at ground floor level, communal areas at first floor level, informal breakout spaces from fourth to sixth floor level, laundry and lounge area at fifth floor level, and event space at seventh floor level. Two communal kitchen/dining areas are provided at fourth and seventh floor levels.• External open space is located within the courtyard at ground floor level (347 sq.m), fourth floor level (23 sq.m) and roof terrace at seventh floor level (435 sq.m). • The development includes all associated and ancillary works including plant and storeroom facilities at basement level, staircase cycle parking, bin storage, an ESB substation and switchroom, landscaping, boundary treatment, lighting, and all associated site works including underground foul and storm water drainage network and attenuation areas.

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**Area** Area 2 - South Central  
**Application Number** WEB5008/25  
**Application Type** Permission  
**Applicant** Blaze Rapid Slice Limited  
**Location** 134 Thomas Street West, Dublin 8  
**Registration Date** 01/09/2025  
**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** Area 2 - South Central  
**Application Number** WEB5013/25  
**Application Type** Permission  
**Applicant** O'Flynn Construction Co. Unlimited Company  
**Location** Part of the 'Nissan Site', to the east of Walkinstown  
 Avenue, at the junction of Walkinstown Avenue and Naas  
 Road, Dublin 12  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: Permission for development at this site, part of the 'Nissan Site' (c.1.86 ha), to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The development will consist of amendments to a previously permitted (Reg. Ref. 3228/20, as amended by Reg. Ref. 3792/23) mixed-use development comprising part Build to Rent development. The development will consist of the following proposed modifications: I. Rationalisation of internal layouts and repurposing of common areas in Blocks I, J, K and L (no change to building heights or footprint), resulting in a total of 416 residential units (from 395 originally) as follows: a) Block I: Rationalisation of ground floor and eighth floor layouts resulting in 6 no. additional units, including 3 no. studio units and 3 no. 2-bedroom units; b) Block J: Rationalisation of ground floor and sixth floor layouts resulting in 3 no. additional units, including 2 no. studio units and 1 no. 2-bedroom unit; c) Block K: Repurposing of internal residential amenity area and adjacent rooftop terrace (external amenity area) at sixth floor level to provide 1 no. additional 3-bedroom unit, and an overall increase of 68 sq.m in the gross floor area (due to repurposing of the sixth-floor rooftop terrace); and d) Block L (Build to Rent): Repurposing of areas formerly designated as tenant amenities and support facilities at ground floor and sixth floor level, and a portion of the external rooftop amenity area at sixth floor level, resulting in 11 no. additional units, including 8 no. 1-bedroom units, 1 no. 2-bedroom unit and 2 no. 3-bedroom units, and an overall increase of 82 sq.m in the gross floor area (due to repurposing of rooftop amenity space). II. Permission is sought to omit the Build-to-Rent (BTR) designation of Block L thereby facilitating occupation by all tenures.  
III. Elevational changes to Blocks I, J, K and L, as follows: a) Ground-floor elevations of Blocks I, J, and L will be adapted to accommodate the proposed units, replacing curtain walls with windows and doors aligned with the upper-level fenestration, adding terraces, and resizing access openings;  
b) Upper-level elevations of Blocks I, J, K, and L will be revised, substituting curtain walls for fenestration that mirrors the levels below and incorporating balconies where required; and  
c) Inclusion of 9 additional terraces at ground-floor level and 67 additional balconies on upper levels (L01-L06) in Block L, ensuring compliance with private amenity space standards for apartment developments, to facilitate the proposed change in residential tenure. IV. Reconfiguration of 2 surface-level parallel car parking spaces and reallocation of public open space to provide 11 standard perpendicular parking bays along the accessway east of Block B, increasing the overall resident parking provision by 9 spaces in total. V. Provision of 32 additional long-stay bicycle storage spaces to serve the new residential units in Blocks I, J, K and L. VI. Communal open space for Blocks I and J (which remains greater than the required quantum) has been reduced to a cumulative total of 4,277 sq.m (from 4,287 sq.m) to facilitate the provision of additional cycle storage for residents. VII. Public open space (which remains greater than the required quantum) has been reduced to a cumulative total of 10,268 sq.m (from 10,389 sq.m) to accommodate 11 reconfigured surface-level car parking spaces as described in IV. VIII. Temporary permission (for the duration of planning permission) is sought for the erection of 2 no. advertising signs at the corner junctions of R112/R810 and R112/110.

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**Area** Area 2 - South Central  
**Application Number** WEB5025/25  
**Application Type** Permission  
**Applicant** O'Flynn Construction Co. Unlimited Company  
**Location** Part of the 'Nissan Site', to the east of Walkinstown  
 Avenue, at the junction of Walkinstown Avenue and Naas  
 Road, Dublin 12  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: We, O’Flynn Construction Co. Unlimited Company intend to apply to Dublin City Council for permission for development at this site, part of the ‘Nissan Site’ (c.1.86 ha), to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The development will consist of amendments to a previously permitted (Reg. Ref. 3228/20, as amended by Reg. Ref. 3792/23) mixed-use development comprising part Build to Rent development. The development will consist of the following proposed modifications: I. Rationalisation of internal layouts and repurposing of common areas in Blocks I, J, K and L (no change to building heights or footprint), resulting in a total of 416 residential units (from 395 originally) as follows: a) Block I: Rationalisation of ground floor and eighth floor layouts resulting in 6 no. additional units, including 3 no. studio units and 3 no. 2-bedroom units; b) Block J: Rationalisation of ground floor and sixth floor layouts resulting in 3 no. additional units, including 2 no. studio units and 1 no. 2-bedroom unit; c) Block K: Repurposing of internal residential amenity area and adjacent rooftop terrace (external amenity area) at sixth floor level to provide 1 no. additional 3-bedroom unit, and an overall increase of 68 sq.m in the gross floor area (due to repurposing of the sixth-floor rooftop terrace); and d) Block L (Build to Rent): Repurposing of areas formerly designated as tenant amenities and support facilities at ground floor and sixth floor level, and a portion of the external rooftop amenity area at sixth floor level, resulting in 11 no. additional units, including 8 no. 1-bedroom units, 1 no. 2-bedroom unit and 2 no. 3-bedroom units, and an overall increase of 82 sq.m in the gross floor area (due to repurposing of rooftop amenity space). II. Permission is sought to omit the Build-to-Rent (BTR) designation of Block L thereby facilitating occupation by all tenures.  
III. Elevational changes to Blocks I, J, K and L, as follows: a) Ground-floor elevations of Blocks I, J, and L will be adapted to accommodate the proposed units, replacing curtain walls with windows and doors aligned with the upper-level fenestration, adding terraces, and resizing access openings;  
b) Upper-level elevations of Blocks I, J, K, and L will be revised, substituting curtain walls for fenestration that mirrors the levels below and incorporating balconies where required; and c) Inclusion of 9 additional terraces at ground-floor level and 67 additional balconies on upper levels (L01-L06) in Block L, ensuring compliance with private amenity space standards for apartment developments, to facilitate the proposed change in residential tenure. IV. Reconfiguration of 2 surface-level parallel car parking spaces and reallocation of public open space to provide 11 standard perpendicular parking bays along the accessway east of Block B, increasing the overall resident parking provision by 9 spaces in total. V. Provision of 32 additional long-stay bicycle storage spaces to serve the new residential units in Blocks I, J, K and L. VI. Communal open space for Blocks I and J (which remains greater than the required quantum) has been reduced to a cumulative total of 4,277 sq.m (from 4,287 sq.m) to facilitate the provision of additional cycle storage for residents. VII. Public open space (which remains greater than the required quantum) has been reduced to a cumulative total of 10,268 sq.m (from 10,389 sq.m) to accommodate 11 reconfigured surface-level car parking spaces as described in IV. VIII. Temporary permission (for the duration of planning permission) is sought for the erection of 2 no. advertising signs at the corner junctions of R112/R810 and R112/110.

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**Area** Area 2 - South Central  
**Application Number** WEB5031/25  
**Application Type** Permission  
**Applicant** Focus Housing Association CLG  
**Location** 28-34 Braithwaite Street & 63-66 Pimlico, Dublin 8  
**Registration Date** 03/09/2025  
**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** WEB5062/25  
**Application Type** Permission  
**Applicant** O'Flynn Construction Co. Unlimited Company  
**Location** A Site part of the 'Nissan Site' (c.1.86 ha), to the  
 east of Walkinstown Avenue, at the junction of  
 Walkinstown Avenue and Naas Road.  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: We, O’Flynn Construction Co. Unlimited Company intend to apply to Dublin City Council for permission for development at this site, part of the ‘Nissan Site’ (c.1.86 ha), to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The development will consist of amendments to a previously permitted (Reg. Ref. 3228/20, as amended by Reg. Ref. 3792/23) mixed-use development comprising part Build to Rent development. The development will consist of the following proposed modifications: I. Rationalisation of internal layouts and repurposing of common areas in Blocks I, J, K and L (no change to building heights or footprint), resulting in a total of 416 residential units (from 395 originally) as follows: a) Block I: Rationalisation of ground floor and eighth floor layouts resulting in 6 no. additional units, including 3 no. studio units and 3 no. 2-bedroom units; b) Block J: Rationalisation of ground floor and sixth floor layouts resulting in 3 no. additional units, including 2 no. studio units and 1 no. 2-bedroom unit;  
c) Block K: Repurposing of internal residential amenity area and adjacent rooftop terrace (external amenity area) at sixth floor level to provide 1 no. additional 3 -bedroom unit, and an overall increase of 68 sq.m in the gross floor area (due to repurposing of the sixth-floor rooftop terrace); and d) Block L (Build to Rent): Repurposing of areas formerly designated as tenant amenities and support facilities at ground floor and sixth floor level, and a portion of the external rooftop amenity area at sixth floor level, resulting in 11 no. additional units, including 8 no. 1-bedroom units, 1 no. 2-bedroom unit and 2 no. 3-bedroom units, and an overall increase of 82 sq.m in the gross floor area (due to repurposing of rooftop amenity space). II. Permission is sought to omit the Build-to-Rent (BTR) designation of Block L thereby facilitating occupation by all tenures. III. Elevational changes to Blocks I, J, K and L, as follows: a) Ground-floor elevations of Blocks I, J, and L will be adapted to accommodate the proposed units, replacing curtain walls with windows and doors aligned with the upper-level fenestration, adding terraces, and resizing access openings;  
b) Upper-level elevations of Blocks I, J, K, and L will be revised, substituting curtain walls for fenestration that mirrors the levels below and incorporating balconies where required; and  
c) Inclusion of 9 additional terraces at ground-floor level and 67 additional balconies on upper levels (L01-L06) in Block L, ensuring compliance with private amenity space standards for apartment developments, to facilitate the proposed change in residential tenure. IV. Reconfiguration of 2 surface-level parallel car parking spaces and reallocation of public open space to provide 11 standard perpendicular parking bays along the accessway east of Block B, increasing the overall resident parking provision by 9 spaces in total. V. Provision of 32 additional long-stay bicycle storage spaces to serve the new residential units in Blocks I, J, K and L. VI. Communal open space for Blocks I and J (which remains greater than the required quantum) has been reduced to a cumulative total of 4,277 sq.m (from 4,287 sq.m) to facilitate the provision of additional cycle storage for residents. VII. Public open space (which remains greater than the required quantum) has been reduced to a cumulative total of 10,268 sq.m (from 10,389 sq.m) to accommodate 11 reconfigured surface-level car parking spaces as described in IV. VIII. Temporary permission (for the duration of planning permission) is sought for the erection of 2 no. advertising signs at the corner junctions of R112/R810 and R112/110. The development is not covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413) .

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**Area 2   
DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** 3369/25  
**Application Type** Permission  
**Applicant** Kam Yong Tam  
**Location** 56 Sperrin Road, Drimnagh, Dublin 12  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: Construction of a new , two storey extension and associated site works to the side and partially to the front .

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**Area** Area 2 - South Central  
**Application Number** 3374/25  
**Application Type** Permission  
**Applicant** Kam Yong Tam  
**Location** 56 Sperrin Road, Drimnagh, Dublin 12  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Construction of a new two storey extension and associated site works to the side and partially to the front .

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**Area** Area 2 - South Central  
**Application Number** WEB1191/25  
**Application Type** Permission  
**Applicant** Amy Sheils & Shane Griffin  
**Location** 12, Blackpitts, Dublin 8  
**Registration Date** 02/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: Permission is sought for construction of two storey residential extension to side of existing dwelling including part demolition of existing rear extension, dormer to rear, proposed Juliet balcony to rear dormer, garage at ground floor, with vehicular access onto St. Kevin's Avenue, relocation of existing front door to side gable of extension, new pedestrian access gate to rear garden from Blackpitts Road and associated siteworks.

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**Area** Area 2 - South Central  
**Application Number** WEB2999/25  
**Application Type** Permission  
**Applicant** Mary Ann Murphy  
**Location** 10, Cameron Street, Dublin 8  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: DUBLIN CITY COUNCIL – I, Mary Ann Murphy, intend to apply for PERMISSION, for development at this site 10 Cameron Street, Dublin 8. The development consist of extension to the rear ground and first floor and demolition of rear w/c. Extension works include relocation of stairs, enlargement of bedrooms to the rear of first floor, enlargement of living area as an open plan kitchen, dinning and living room, inclusion of a downstairs toilet and an upstairs shower room. With all the associated ancillary works.

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**Area 2   
Decisions**

**Area** Area 2 - South Central  
**Application Number** 0348/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 02/09/2025  
**Applicant** Anne-Marie Pilkington  
**Location** 40, New Ireland Road, Rialto, Dublin 8  
**Additional Information**   
**Proposal**: EXPP: External wall insulation to: front and rear elevations in nap finish. The band and arch details will be recreated also in a nap finish.

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**Area** Area 2 - South Central  
**Application Number** 0355/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 03/09/2025  
**Applicant** Eimear Flynn & Gavin Leeson  
**Location** 98, Brandon Road, Drimnagh, Dublin 12  
**Additional Information**   
**Proposal**: EXPP: 1. External cladding or insulation (the wrap). External Cladding/Insulation 100mm EPS insulation board mechanically fixed to the external elevations of the building. External render to be an acrylic render with a 3mm aggregate, colour to match the existing wall finishes as far as possible. Brickwork to porch will not be altered. 2. Demolition of 2 sheds to rear of house. 3. Construction of ground floor extension to rear of house, of size 4m x 4m, to the rear of the house.

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**Area** Area 2 - South Central  
**Application Number** 3313/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 05/09/2025  
**Applicant** Niamh O'Carroll  
**Location** 69 James's Walk, Rialto, Dublin 8  
**Additional Information**   
**Proposal**: The development will consist of a proposed single storey rear extension plus attic conversion with dormer roof to rear roof slope and 3 number velux rooflights to front roof slope plus internal alterations and all associated site works .

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**Area** Area 2 - South Central  
**Application Number** 3314/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Brian and Aiveen Ford  
**Location** 86 Walkinstown Avenue, Dublin 12, D12C7K5  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and off-street parking within the existing front garden of this mid-terraced house . Works to include removal of part of the front boundary wall , repositioning of gate pier and alterations to the front garden .

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**Area** Area 2 - South Central  
**Application Number** 3369/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2025  
**Applicant** Kam Yong Tam  
**Location** 56 Sperrin Road, Drimnagh, Dublin 12  
**Additional Information**   
**Proposal**: Construction of a new , two storey extension and associated site works to the side and partially to the front .

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**Area** Area 2 - South Central  
**Application Number** WEB1522/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Mark Pemberton  
**Location** 23, Cromwellsfort Road, Walkinstown, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of a two storey rear extension; attic conversion with new dormer to front, three new roof lights to the rear of main roof, demolition and rebuilding of a single-storey side extension including two new rooflights; widening of existing vehicular entrance; extending and enlarging existing single storey shed to rear to create boat and car storage with access from rear laneway; including all related façade modifications, drainage, and ancillary site works

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**Area** Area 2 - South Central  
**Application Number** WEB2603/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2025  
**Applicant** The Land Development Agency  
**Location** Former cash and carry at the rear of Nos. 10-13 Thomas  
 Street West, Dublin 8 with vehicular access, to  
 Rainsford Street to the south;a vacant site between 13  
 &17 Thomas Street West, Dublin 8; and a, surface car  
 park to the rear of 17 to 25 Thomas Street W  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The Land Development Agency intends to apply for permission for development comprising enabling works pending redevelopment at a site of c. 0.61 ha that comprises a former cash & carry building at the rear of Nos. 10-13 Thomas Street West, Dublin 8 (D08 VH9W) with vehicular access to Rainsford Street to the south (The Digital Hub building at Nos. 10-13 Thomas Street West, Dublin 8, D08 PX8H, is a Protected Structure (RPS No. 8149) located outside the Application site); a vacant site between Nos. 13 and 17 Thomas Street West, Dublin 8; and a surface car park to the rear of Nos. 17 to 25 Thomas Street West, Dublin 8 with existing access from Thomas Court to the west. (Nos. 19 and 22 Thomas Street are Protected Structures RPS Nos. 8150 and 8151, respectively.) The application site adjoins structures abutting Vat House 7, Crane Street, Dublin 8 (Protected Structure, RPS no. 2071), and No. 28 Thomas Street West ("Arthur's Pub"), Dublin 8, D08 VF83 (Protected Structure, RPS No. 8152). The development will consist of the demolition of: a part-single, part-two storey former cash & carry building to the rear of Nos. 10-13 Thomas Street West, Dublin 8, D08 VH9W, (c. 2,939 sq m). The development, pending the future regeneration of the site, will include: the erection of hoardings with graphics between No. 13 and No. 17 Thomas Street West and at Rainsford Street at the southern boundary of the former cash & carry building; and the replacement of the existing gate at Thomas Court entrance. The development will also consist of the provision of: boundary treatments; and all site development works above and below ground, including decommissioning of existing piped services and the installation of temporary filter drains with their respective connections to the existing network.

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**Area** Area 2 - South Central  
**Application Number** WEB2604/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 01/09/2025  
**Applicant** Glenn and Lauren Shannon  
**Location** 5, Anner Road, Inchicore, Dublin 8  
**Additional Information**   
**Proposal**: Permission is being sought to construct a new two-storey and porch extension to the front and side of exist-ing dwelling. The extension comprises of new playroom, home office, visitor’s bathroom to ground floor and 2 bedrooms and additional storage to first floor. The works also include modifying the existing hipped roof to new gable roof over extension to the south elevation, and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2631/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Ana Salsona & Stuart Carroll  
**Location** 254, Galtymore Road, Dublin 12  
**Additional Information**   
**Proposal**: PROPOSED NEW VEHICULAR ENTRANCE TO OFF STREET CAR PARKING TO FRONT GARDEN AND ALL ASSOCIATED SITE WORKS.

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**Area** Area 2 - South Central  
**Application Number** WEB2640/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/09/2025  
**Applicant** Dean Quigley  
**Location** 2 Oranmore Road, Ballyfermot, Dublin, D10 PW60  
**Additional Information**   
**Proposal**: Permission for a flat roof single storey granny flat extension to side of dwelling & a new vehicular access/ driveway to front. Works to include energy upgrade of existing dwelling including rendered external wall insulation and solar panels to front pitch of existing roof.

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**Area** Area 2 - South Central  
**Application Number** WEB2651/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 03/09/2025  
**Applicant** Córas Iompair Éireann  
**Location** Saint John's Road West, Islandbridge, Dublin 8  
**Additional Information**   
**Proposal**: Córas Iompair Éireann (CIE) is applying for planning permission for the replacement of 1 no. existing 6.15m x 3.36m internally illuminated scrolling advertising display with 1 no. new 6.08m x 2.88m slimline digital advertising display along with associated works at St. John's Road West, Islandbridge, Dublin 8 and the permanent decommissioning and removal of 3 no. existing displays under the control of the applicant. The displays that are proposed for decommissioning and removal include: 1 no. 6.1m x 3.1m display on the northern elevation of Seville Place railway bridge, North Dock C Ward, Dublin 1 (This lies within the curtilage of a Protected Structure, no. 100 Seville Place, Dublin 1 – RPS Ref. 7496); 2 no. 3m x 1.5m displays attached to structures on the southern boundary of Heuston Station, at St. John’s Road West, Dublin 8 (Heuston Station is a Protected Structure - RPS Ref. 7576).

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**Area** Area 2 - South Central  
**Application Number** WEB2665/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Fionnuala Gilsenan  
**Location** 8 Rehoboth Place, Dolphins Barn, Dublin 8, D08 Y6C2  
**Additional Information**   
**Proposal**: Demolition of existing singe story side & rear extensions, minor internal alterations, Construction of new two-story extension to the side and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2677/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/09/2025  
**Applicant** Jane Tegerdine  
**Location** 3 Cameron Street, Dublin 8, Dublin 8, D08 E3X7  
**Additional Information**   
**Proposal**: An 8.17 Sq.m First Floor extension to rear of 3 Cameron Street Dublin 8, visible from Maxwell Street

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**Area** Area 2 - South Central  
**Application Number** WEB2696/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Dietmar Weis  
**Location** 33, Saint Thomas Road, Dublin 8  
**Additional Information**   
**Proposal**: The development will consist of single storey porch with glazing to front facade of existing dwelling and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2697/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION AND RETENTION PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Joe McDonagh  
**Location** 265, South Circular Road, Dublin 8, D08 VW6N  
**Additional Information**   
**Proposal**: RETENTION & PERMISSION for a 49sqm single-storey flat roof rear extension and Planning permission for a dormer window to replace the existing first floor rear extension.

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**Area** Area 2 - South Central  
**Application Number** WEB2969/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2025  
**Applicant** Focus Housing Association CLG  
**Location** 28-34 Braithwaite Street & 63-66 Pimlico, Dublin 8  
**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** WEB5013/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** O'Flynn Construction Co. Unlimited Company  
**Location** Part of the 'Nissan Site', to the east of Walkinstown  
 Avenue, at the junction of Walkinstown Avenue and Naas  
 Road, Dublin 12  
**Additional Information**   
**Proposal**: Permission for development at this site, part of the 'Nissan Site' (c.1.86 ha), to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The development will consist of amendments to a previously permitted (Reg. Ref. 3228/20, as amended by Reg. Ref. 3792/23) mixed-use development comprising part Build to Rent development. The development will consist of the following proposed modifications: I. Rationalisation of internal layouts and repurposing of common areas in Blocks I, J, K and L (no change to building heights or footprint), resulting in a total of 416 residential units (from 395 originally) as follows: a) Block I: Rationalisation of ground floor and eighth floor layouts resulting in 6 no. additional units, including 3 no. studio units and 3 no. 2-bedroom units; b) Block J: Rationalisation of ground floor and sixth floor layouts resulting in 3 no. additional units, including 2 no. studio units and 1 no. 2-bedroom unit; c) Block K: Repurposing of internal residential amenity area and adjacent rooftop terrace (external amenity area) at sixth floor level to provide 1 no. additional 3-bedroom unit, and an overall increase of 68 sq.m in the gross floor area (due to repurposing of the sixth-floor rooftop terrace); and d) Block L (Build to Rent): Repurposing of areas formerly designated as tenant amenities and support facilities at ground floor and sixth floor level, and a portion of the external rooftop amenity area at sixth floor level, resulting in 11 no. additional units, including 8 no. 1-bedroom units, 1 no. 2-bedroom unit and 2 no. 3-bedroom units, and an overall increase of 82 sq.m in the gross floor area (due to repurposing of rooftop amenity space). II. Permission is sought to omit the Build-to-Rent (BTR) designation of Block L thereby facilitating occupation by all tenures.  
III. Elevational changes to Blocks I, J, K and L, as follows: a) Ground-floor elevations of Blocks I, J, and L will be adapted to accommodate the proposed units, replacing curtain walls with windows and doors aligned with the upper-level fenestration, adding terraces, and resizing access openings; b) Upper-level elevations of Blocks I, J, K, and L will be revised, substituting curtain walls for fenestration that mirrors the levels below and incorporating balconies where required; and c) Inclusion of 9 additional terraces at ground-floor level and 67 additional balconies on upper levels (L01-L06) in Block L, ensuring compliance with private amenity space standards for apartment developments, to facilitate the proposed change in residential tenure. IV. Reconfiguration of 2 surface-level parallel car parking spaces and reallocation of public open space to provide 11 standard perpendicular parking bays along the accessway east of Block B, increasing the overall resident parking provision by 9 spaces in total. V. Provision of 32 additional long-stay bicycle storage spaces to serve the new residential units in Blocks I, J, K and L. VI. Communal open space for Blocks I and J (which remains greater than the required quantum) has been reduced to a cumulative total of 4,277 sq.m (from 4,287 sq.m) to facilitate the provision of additional cycle storage for residents. VII. Public open space (which remains greater than the required quantum) has been reduced to a cumulative total of 10,268 sq.m (from 10,389 sq.m) to accommodate 11 reconfigured surface-level car parking spaces as described in IV. VIII. Temporary permission (for the duration of planning permission) is sought for the erection of 2 no. advertising signs at the corner junctions of R112/R810 and R112/110.

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**Area** Area 2 - South Central  
**Application Number** WEB5025/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** O'Flynn Construction Co. Unlimited Company  
**Location** Part of the 'Nissan Site', to the east of Walkinstown  
 Avenue, at the junction of Walkinstown Avenue and Naas  
 Road, Dublin 12  
**Additional Information**   
**Proposal**: We, O’Flynn Construction Co. Unlimited Company intend to apply to Dublin City Council for permission for development at this site, part of the ‘Nissan Site’ (c.1.86 ha), to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road. The development will consist of amendments to a previously permitted (Reg. Ref. 3228/20, as amended by Reg. Ref. 3792/23) mixed-use development comprising part Build to Rent development. The development will consist of the following proposed modifications: I. Rationalisation of internal layouts and repurposing of common areas in Blocks I, J, K and L (no change to building heights or footprint), resulting in a total of 416 residential units (from 395 originally) as follows: a) Block I: Rationalisation of ground floor and eighth floor layouts resulting in 6 no. additional units, including 3 no. studio units and 3 no. 2-bedroom units; b) Block J: Rationalisation of ground floor and sixth floor layouts resulting in 3 no. additional units, including 2 no. studio units and 1 no. 2-bedroom unit; c) Block K: Repurposing of internal residential amenity area and adjacent rooftop terrace (external amenity area) at sixth floor level to provide 1 no. additional 3-bedroom unit, and an overall increase of 68 sq.m in the gross floor area (due to repurposing of the sixth-floor rooftop terrace); and d) Block L (Build to Rent): Repurposing of areas formerly designated as tenant amenities and support facilities at ground floor and sixth floor level, and a portion of the external rooftop amenity area at sixth floor level, resulting in 11 no. additional units, including 8 no. 1-bedroom units, 1 no. 2-bedroom unit and 2 no. 3-bedroom units, and an overall increase of 82 sq.m in the gross floor area (due to repurposing of rooftop amenity space). II. Permission is sought to omit the Build-to-Rent (BTR) designation of Block L thereby facilitating occupation by all tenures.  
  
III. Elevational changes to Blocks I, J, K and L, as follows: a) Ground-floor elevations of Blocks I, J, and L will be adapted to accommodate the proposed units, replacing curtain walls with windows and doors aligned with the upper-level fenestration, adding terraces, and resizing access openings; b) Upper-level elevations of Blocks I, J, K, and L will be revised, substituting curtain walls for fenestration that mirrors the levels below and incorporating balconies where required; and c) Inclusion of 9 additional terraces at ground-floor level and 67 additional balconies on upper levels (L01-L06) in Block L, ensuring compliance with private amenity space standards for apartment developments, to facilitate the proposed change in residential tenure. IV. Reconfiguration of 2 surface-level parallel car parking spaces and reallocation of public open space to provide 11 standard perpendicular parking bays along the accessway east of Block B, increasing the overall resident parking provision by 9 spaces in total. V. Provision of 32 additional long-stay bicycle storage spaces to serve the new residential units in Blocks I, J, K and L. VI. Communal open space for Blocks I and J (which remains greater than the required quantum) has been reduced to a cumulative total of 4,277 sq.m (from 4,287 sq.m) to facilitate the provision of additional cycle storage for residents. VII. Public open space (which remains greater than the required quantum) has been reduced to a cumulative total of 10,268 sq.m (from 10,389 sq.m) to accommodate 11 reconfigured surface-level car parking spaces as described in IV. VIII. Temporary permission (for the duration of planning permission) is sought for the erection of 2 no. advertising signs at the corner junctions of R112/R810 and R112/110.

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**Area** Area 2 - South Central  
**Application Number** WEB5031/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 04/09/2025  
**Applicant** Focus Housing Association CLG  
**Location** 28-34 Braithwaite Street & 63-66 Pimlico, Dublin 8  
**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 2   
Appeals Notified**

**None**

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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”

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

PLANNING INFORMATION SESSIONS

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





Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
35/25

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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



**Area** Area 2 - South Central  
**Application Number** 0382/25  
**Application Type** Section 5  
**Applicant** Caitriona Kirrane  
**Location** Apartment 2, 4 Ardee Street, Dublin 8, D08 X065  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Works already undertaken to the interior of the apartment consisting of: replacement of c.2005 era floor finishes to WCs, hallway, kitchen and living room, with no alteration to sub floor; replacement of existing electrical radiators with contemporary units to the same location; replacement of c.2005 kitchen units with services in the same location; replacement of bathroom and en suite fittings with services in the same location; updating of lighting; retiling of walls of WCs to areas that were previously tiled.

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