



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

(08/09/2025-14/09/2025)

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.

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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 2 COMMERCIAL

Area	Area 2 - South Central
Application Number	2372/20/X1
Application Type	Extension of Duration of Permission
Applicant	Alanna Homes
Location	229-235, Tyrconnell Road, Inchicore, Dublin 8
Registration Date	11/09/2025

Additional Information

Proposal: EXT.OF DURATION:The proposed development consists of the demolition of The Blackhorse Inn public house and the adjoining pair of semi-detached houses at Nos. 229 & 231 Tyrconnell Road (total demolition: 976m²). The proposed development consists of the construction of a 3-7 storey building, accommodating 56 no. apartments, comprised of 37 no. 1 bed apartments and 19 no. 2 bedroom apartments, with all apartments to have balconies / ground floor terraces. The proposed development also provides for a ground floor cafe (106.4m²), with associated outdoor terrace. Vehicular access to the development will be from Tyrconnell Road, with a proposed car lift to the underground car park which accommodates 13 no. car parking spaces & 56 no. bicycle parking spaces. At surface level, there will be 4 no. car spaces & 22 no. bicycle parking spaces. The development also provides for all associated site development works, hard and soft landscaping, boundary treatments, ground floor refuse/storage/plant rooms (43.5m²), all on a site area of 0.16ha.

Area	Area 2 - South Central
Application Number	4262/19/X1
Application Type	Extension of Duration of Permission
Applicant	Midsal Homes Limited
Location	Lands at Molyneux Yard and Engine Alley, Dublin 8 (the site includes No. 75 Molyneux Yard as detailed on Eircode Mapper)
Registration Date	08/09/2025

Additional Information

Proposal: EXT OF DURATION: The development will principally consist of the demolition of all shed structures on site (647 sq m) and the construction of a part 1 No. to part 8 No. storey over basement and part lower ground floor hotel, providing 261 No. bedrooms (8,369 sq m). The development will also include: the provision of pedestrian access to the Hotel from Molyneux Yard ; a landscaped garden (125.5 sq m) at basement level; a bar (156.6 sq m) at lower ground floor level; a café (100.4 sq m) at ground floor level with access onto Engine Alley; a dining room (140.6 sq m) with an external ground level terrace (36.7 sq m) fronting onto Molyneux Yard; a roof terrace at sixth floor level facing north and north-east; bicycle parking; hard and soft landscaping; plant; ESB substation; and all other associated site works above and below ground.

Area	Area 2 - South Central
Application Number	WEB1736/25
Application Type	Permission
Applicant	Property II S.á.r.l.
Location	Tristan Square, Chapelizod Hill Road, Dublin 20
Registration Date	10/09/2025

Additional Information Additional Information Received

Proposal: Irish Social Housing Property II S.á.r.l. intends to apply for Planning Permission for

development at this site at Tristan Square, Chapelizod Hill Road, Dublin 20. (Formerly known as lands at the former Faulkners Industries Factory, Chapelizod Hill Road; 'Beann', 38 Chapelizod Hill Road, 'Clareville' 38D Chapelizod Hill Road and 3 Chapelizod Hill Road, Chapelizod, Dublin 20.) This Planning Application relates to part of the existing Ground Floor Level of Block A. The proposed development will consist of: change of use from a permitted community hall (c. 75 sq m) and permitted concierge area (c. 51 sq m) to childcare facility use; the subsequent increase in gross floor area of the existing childcare facility (from c. 197 sq m to c. 323 sq m). The proposed development will also consist of: the removal of certain internal walls; indicative signage zones on the north and south elevations; all cabling and ducting; and all associated works above and below ground.

Area	Area 2 - South Central
Application Number	WEB2144/25
Application Type	Permission
Applicant	Hentive Limited
Location	On Lands At 5 Walkinstown Road, Dublin 12
Registration Date	10/09/2025
Additional Information	Clarification of Add. Information Recd.

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.

Area	Area 2 - South Central
Application Number	WEB2441/25
Application Type	Permission
Applicant	Stuart Stein
Location	29 Herberton Park, Rialto, Dublin 8, D08 VEF2
Registration Date	08/09/2025
Additional Information	Additional Information Received

Proposal: Demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

Area	Area 2 - South Central
Application Number	WEB5076/25
Application Type	Permission
Applicant	Maroon Properties Limited
Location	Bow Bridge Business Centre, Bow Bridge, Kilmainham Dublin 8
Registration Date	08/09/2025
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.

Area Area 2 - South Central
Application Number WEB5090/25
Application Type Retention Permission
Applicant Dublin Simon Community
Location Former Parish Centre, 12-14, Carman's Hall, Dublin 8, D08 KX89
Registration Date 09/09/2025

Additional Information

Proposal: RETENTION: Dublin Simon Community is applying for retention permission for development consisting of: The change of use of the two storey (with third level stair shaft access to paved roof) building from parish centre (originally built as a school) to a hostel for the provision of short term emergency accommodation for homeless persons and associated alterations to the internal layout to provide 20 bedrooms accommodating 51 people, sanitary facilities, dining area, kitchen, offices, counselling rooms, a fire escape stairs, additional doors to the existing courtyard, conversion of the outbuilding to a laundry and plant room, external water storage tanks and associated external works including the provision of ramps to existing and additional access doors to the courtyard, at the former Parish Centre, 12-14 Carman's Hall, Dublin 8. D08 KX89.

Area Area 2 - South Central
Application Number WEB5109/25
Application Type Permission
Applicant Mark Ellis
Location The Coach House, Park Lane, Dublin 20
Registration Date 10/09/2025

Additional Information

Proposal: This Development Will Consist of Planning Permission for front elevational changes to include new access door and new access passage to provide new rear access for No. 25 & No. 26 Main Street & all associated site works.

Area Area 2 - South Central
Application Number WEB5110/25
Application Type Permission
Applicant Natalie Lynch
Location 50, Spiddal Road, Ballyfermot, Dublin 10, D10 WF96
Registration Date 10/09/2025

Additional Information

Proposal: The development consists of the construction of a single storey 1 bedroom self-contained log cabin in the rear garden with connection to public services and with all ancillary site development works.

Area Area 2 - South Central
Application Number WEB5130/25
Application Type Retention Permission
Applicant Dublin Simon Community
Location Dublin Simon Community, 12-14 Carman's Hall, Dublin 8, D08 KX89
Registration Date 12/09/2025

Additional Information

Proposal: RETENTION: PROTECTED STRUCTURE: Dublin Simon Community is applying for retention permission for development consisting of: The change of use of the two storey (with third level stair shaft access to paved roof) building from parish centre (originally built as a school, Saint Nicholas of Myra National School) to a hostel for the provision of short term emergency accommodation for homeless persons and associated alterations to the internal layout to provide 20 bedrooms accommodating 51 people, sanitary facilities, dining area, kitchen, offices, counselling rooms, a fire escape stairs, additional doors to the existing courtyard, conversion of the outbuilding to a laundry and plant room, external water storage tanks and associated external works including the provision of ramps to existing and additional access doors to the courtyard, at the former Parish Centre, 12-14 Carman's Hall, Dublin 8, which is a PROTECTED STRUCTURE, RPS 8822 (Former Saint Nicholas of Myra National School).

Area	Area 2 - South Central
Application Number	WEB5136/25
Application Type	Permission
Applicant	Focus Housing Association CLG
Location	Nos. 28-34 Braithwaite Street & Nos. 63-66 Pimlico, Dublin 8, (bounded by No. 35 Braithwaite Street to the east & north, Nos. 61 & 62 Pimlico to the north, Braithwaite Street/Poole Street Playground to the west, & by St. Margaret's Avenue & St. John's Ave
Registration Date	12/09/2025

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.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3213/25
Application Type	Permission
Applicant	Sean Grehan
Location	31 Kylemore Avenue, Ballyfermot, Dublin 10, D10 FA03
Registration Date	12/09/2025
Additional Information	Additional Information Received
Proposal:	Part two storey extension to the rear and a porch extension to the front with lean to roof over .

Area	Area 2 - South Central
Application Number	3381/25
Application Type	Permission
Applicant	Dylan Dempsey
Location	15 Upper Cross Road, Rialto, Dublin 8, D08FX9K
Registration Date	12/09/2025

Additional Information

Proposal: RETENTION/PERMISSION : Retention permission for the demolition of the front boundary wall and pier . Permission for the construction of a new vehicular access , together with minor modifications to the existing pedestrian access to the front (north) of the dwelling .The proposed construction will also include the alteration of the existing public footpath by way of the installation of a new dished kerb , the construction of a new rendered blockwork pier and the provision of new vehicular and pedestrian access gates .

Area 2 Decisions

Area	Area 2 - South Central
Application Number	0365/25
Application Type	Social Housing Exemption Certificate
Decision	Grant Social Housing Exemption Cert
Decision Date	10/09/2025
Applicant	Harrow Homes Limited
Location	42, Crumlin Road, Dublin 12, D12 XF51

Additional Information

Proposal: SHEC: The partial demolition of the existing garage and its change of use, adaptation and alteration to provide a single storey one bedroom flat (50m2) at the rear of 42, Crumlin Road, Dublin 12, D12 XF51.

Area	Area 2 - South Central
Application Number	3315/25
Application Type	Permission
Decision	ADDITIONAL INFORMATION
Decision Date	09/09/2025
Applicant	James Kennedy
Location	199 Decies Road, Ballyfermot, Dublin 10, D10 RD36

Additional Information

Proposal: Planning application for the provision of 5 No. 1 bed apartments to be constructed within the existing buildings footprint. The proposed works involve the partial demolition of the existing ground floor commercial units to the rear (south) to allow for 2 No. 1 bed units, a further two units to be located at first floor level and one unit located in the existing roof space. A new 2 & 1 storey extensions will be constructed to the rear to allow for the 3 new balconies for the first and second floor units. The revised roof will have 2 dormers to the rear (south) and 2 roof lights to the front (north). The front elevation will have alterations to fenestration for windows in terms of level and the reduction from 5 window to 4. All units to be accessed via a new central corridor and fire protected stairwell. The existing commercial units to the front will be retained but reduced in size with new shop fronts, all units will have private open space to the rear and all associated site works.

Area	Area 2 - South Central
Application Number	3324/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	12/09/2025
Applicant	Jean McCallig
Location	146, Walkinstown Road, Dublin 12

Additional Information

Proposal: Demolition of of existing two number single storey detached garages , demolition of the existing house . Construction of larger single storey detached house on larger footprint . This larger house has living area , 4 bedroom and therapy room . The house constructed to suit a child with reduced mobility and special requirements .

Area	Area 2 - South Central
Application Number	WEB2256/25
Application Type	Permission
Decision	CLARIFICATION OF ADDITIONAL INFORMATION
Decision Date	11/09/2025
Applicant	Meath Assets Trading Ltd.
Location	67-70 Meath Street, Dublin 8, D08 YCK4
Additional Information	Additional Information Received

Proposal: Conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first-floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of the existing second-floor roof terrace. An extra floor will be added on top of the existing three-storey building with a new lift shaft. The development will comprise four one bed apartments; six two bed apartments & one two bed duplex apartment, totalling eleven residential units, along with internal alterations and all associated site works.

Area	Area 2 - South Central
Application Number	WEB5090/25
Application Type	Retention Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	10/09/2025
Applicant	Dublin Simon Community
Location	Former Parish Centre, 12-14, Carman's Hall, Dublin 8, D08 KX89

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Area 2
Appeals Notified
None

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Appeals Decided
None

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Dublin City Council

SECTION 5 EXEMPTIONS

36/25

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Area	Area 2 - South Central
Application Number	0396/25
Application Type	Section 5
Applicant	Ianród Éireann
Location	Platform 10, Heuston Station, St. Johns Road West, Dublin 8
Registration Date	08/09/2025

Additional Information

Proposal: EXPP: PROTECTED STRUCTURE: Expansion of existing fuel storage facilities to provide additional capacity. Two additional tanks of 80,000l each pumped using the existing plant room and services. Drain areas of hardstand around the tanks using the existing pump and interceptors.
