



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

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PLANNING INFORMATION SESSIONS

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

Additional Information

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

Area	Area 2 - South Central
Application Number	WEB5176/25
Application Type	Permission
Applicant	David Curtin
Location	Land to the Rear of 207 South Circular Road, Dublin 8
Registration Date	18/09/2025

Additional Information

Proposal: (i) demolition of existing single storey shed structure to the rear of No. 207 South Circular Road; (ii) construction of two-storey, two-bedroom mews dwelling accessed via the rear laneway from Donore Avenue. The dwelling will be served by 2 no. secure bicycle parking spaces and bin storage within a courtyard to front of proposed dwelling; (iii) provision of private amenity space in the form of a first floor terrace (15.8sqm); and (iv) permission is also sought for all associated site and infrastructural works, inclusive of boundary treatments, landscaping and SuDS drainage, necessary to facilitate the development.

Area	Area 2 - South Central
Application Number	WEB5179/25
Application Type	Permission
Applicant	O'Flynn Construction Co. Unlimited Company
Location	'Nissan Site' to the east of Walkinstown Avenue at the junction of Walkinstown Avenue and Naas Road
Registration Date	18/09/2025

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.

Area	Area 2 - South Central
Application Number	WEBLRD6088/25-S3
Application Type	Large Residential Development-3
Applicant	Dwyer Nolan Developments Ltd
Location	Stonemount Park, at the grounds of the former De La Salle National School, Ballyfermot Road, Ballyfermot, Dublin 10
Registration Date	18/09/2025

Additional Information

Proposal: PROTECTED STRUCTURE: Dwyer Nolan Developments Ltd seeks permission, to modify a permitted Strategic Housing Development (SHD) (Ref. ABP-313320-22), by way of a

planning application for a Large-scale Residential Development (LRD), within the permitted 'Stonemount Park' development, currently under construction, located at Ballyfermot Road, Ballyfermot, Dublin 10. The application site contains a Protected Structure i.e. the De La Salle National School Central Classroom Block, including 2 no. staircase towers, 2 no. flanking single storey loggia and principal paired entrance gate piers only (RPS Ref. No. 8784). The proposed amendments consist of the replacement of the previously permitted Blocks A & H, over a basement level car park, accommodating 159 no. apartments, with a revised design proposal. It is proposed to replace: (i) the permitted Block A, comprised of a 2 to 5 storey building, located to the rear of the Protected Structure, consisting of 69 no. apartments, comprised of 26 no. 1 bed, 41 no. 2 bed, & 2 no. 3 bed dwellings, (ii) the permitted Block H, comprised of a 3 to 10 storey building, consisting of 90 no. apartments, comprised of 35 no. 1 bed, 49 no. 2 bed, & 6 no. 3 bed dwellings, and (iii) a basement level (c. 4,696sq.m) comprised of 134 no. car parking spaces underneath both Blocks A & H, all with a new building layout, ranging in height from 4 up to 10 storeys, accommodating 227 no. 1, 2 and 3 bed apartments and duplex units, with a café and residential amenity spaces. It is also proposed to omit a permitted 2-3 storey building (Block E) accommodating 10 no. apartments & duplex / triplex units, comprised of 1 no. 3 bed triplex unit, 6 no. 2 bed duplex units and 3 no. 2 & 3 bed apartments and to replace same with public open space along the eastern boundary of the overall development. The net increase in residential accommodation is 58 no. apartments & duplex units. The proposed development is as follows: (a) Block AH-1 is a 4-8 storey building, comprised of 56 no. units, consisting of 14 no. 1 bed & 34 no. 2 bed apartments, and a 4-storey block, accommodating 8 no. 3 bed duplex units. At ground floor level 2 no. communal resident amenity rooms (c.74sq.m each) are provided, along with a proposed café (c.154sq.m), bicycle and bin stores. (b) Block AH-2 is a 4-8 storey building, comprised of 70 no. units, consisting of 25 no. 1 bed & 45 no. 2 bed apartments. (c) Block AH-3 is a 9-10 storey building, comprised of 93 no. units, consisting of 18 no. 1 bed, 73 no. 2 beds, & 2 no. 3 bed apartments. (d) A 4-storey duplex block accommodating 8 no. 3 bed duplex units, with associated bicycle & bin stores, plant/switch rooms. (e) A basement (c.4,497sq.m) accommodating 146 no. car parking spaces, motorcycle & bicycle parking, plant room and bin storage. (f) Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels. The proposed modifications also consist of:- Alterations to the permitted site layout plan,- Proposed new rear entrance to the Protected Structure, and internal alterations to part of permitted crèche on ground floor of Protected Structure,- Creation of additional community use space (c.62sq.m) on the ground floor of the Protected Structure thus being a change of use from previously permitted part of crèche,- Creation of new play area (associated with the permitted crèche within the Protected Structure) to the rear of the Protected Structure. The proposed development also provides for all associated site development works, above and below ground, public & communal open spaces, hard & soft landscaping, boundary treatments, public lighting, surface and underground car & bicycle parking etc., within the overall site area of the permitted 'Stonemount Park' development, which has an overall site area of c.8.3Ha. Access to the proposed development will be via the permitted access arrangements to 'Stonemount Park', off Lynch's Lane and Ballyfermot Road, with no changes to same proposed from that already permitted. The application may be inspected online at the following website set up by the applicant: www.stonemountlrd.ie.

Area 2 DOMESTIC

Area	Area 2 - South Central
Application Number	3388/25
Application Type	Permission
Applicant	Johnny McShane

Location 265, Cooley Road, Drimnagh, Dublin 12
Registration Date 18/09/2025

Additional Information

Proposal: I Johnny McShane am applying for Planning Permission for Attic conversion with dormer roof window on rear slope of roof at attic level at 265 Cooley Road, Drimnagh, Dublin 12, D12X0E6

Area Area 2 - South Central
Application Number 3392/25
Application Type Permission
Applicant Dylan Dempsey
Location 15 Upper Cross Road, Rialto, Dublin 8, D08FXPK
Registration Date 19/09/2025

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 Area 2 - South Central
Application Number WEB2604/25
Application Type Permission
Applicant Glenn and Lauren Shannon
Location 5, Anner Road, Inchicore, Dublin 8
Registration Date 18/09/2025

Additional Information Additional Information Received

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.

Area 2 Decisions

Area Area 2 - South Central
Application Number 0368/25
Application Type Section 5
Decision ADDITIONAL INFORMATION
Decision Date 16/09/2025
Applicant Coolebridge Limited
Location 157 Emmet Road, Inchicore, Dublin 8, D08 P239

Additional Information

Proposal: EXPP: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

Area	Area 2 - South Central
Application Number	3381/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	16/09/2025
Applicant	Dylan Dempsey
Location	15 Upper Cross Road, Rialto, Dublin 8, D08FX9K

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	Area 2 - South Central
Application Number	WEB2727/25
Application Type	Permission
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	Shane Kearns and Sarah Jane Coe
Location	588 South Circular Road, Dublin 8, D08 XPW0

Additional Information

Proposal: Permission to - (i) Upgrade existing outward opening timber garage doors with a new up and over electric mechanised garage door, in addition it is proposed to (ii) open a new Pedestrian entrance door all to the rear laneway off Brookfield Road and (iii) To renew the existing flat roof over the garage with a new flat roof.

Area	Area 2 - South Central
Application Number	WEB2752/25
Application Type	Retention Permission
Decision	ADDITIONAL INFORMATION
Decision Date	17/09/2025
Applicant	Lidoc Experiences Limited
Location	The Hot Box Sauna, Unit 5 Goldenbridge Industrial Estate, Tyrconnell Road, Inchicore, Dublin 8, D08 ENK2

Additional Information

Proposal: RETENTION / PLANNING PERMISSION : RETENTION permission for (i) the change of use of the site from 'restaurant car park' use to 'sports facility and recreational' use; (ii) removal of a 0.75m high boundary wall; (iii) installation of 5 no. sauna units and 3 no. plunge pools; (iv) installation of male and female changing rooms, office, and WC; (v) exterior signage; and PLANNING permission for (vi) provision of a new pedestrian crossing and associated road markings; (vii) provision of a 1.5m wide footpath along the site accessway; (viii) provision of covered bicycle parking comprising 10 no. bicycle parking spaces; (ix) reallocation of 4 no. existing car parking spaces for the proposed development; and (x) all associated site works, including public lighting to facilitate the development. Permission is also sought for (xi) the omission of Condition 4(a) as attached to Reg. Ref. 2555/18.

Area	Area 2 - South Central
Application Number	WEB5062/25
Application Type	Permission
Decision	APPLICATION DECLARED INVALID
Decision Date	15/09/2025
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.

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) .

Area	Area 2 - South Central
Application Number	WEBLRD6077/25-S3
Application Type	Large Residential Development-3
Decision	GRANT PERMISSION
Decision Date	16/09/2025
Applicant	Blackpitts Residence Unlimited Company
Location	21-23 Blackpitts, Dublin 8, The site is located south of Donovan Lane, east of Blackpitts and west/north of Greenville Place. D08P3K4

Additional Information

Proposal: Blackpitts Residence Unlimited Company intends to apply for planning permission for a Large-Scale Residential Development (LRD) of a Purpose-Built Student Accommodation (PBSA) development at this site of c.0.24ha located at 21-23 Blackpitts, Dublin 8, D08 P3K4. The site is located south of Donovan Lane, east of Blackpitts and west/north of Greenville Place. The proposed development will comprise the following:

- Demolition of the existing commercial/industrial building on site (c. 2,140 sq.m in total).
- Construction of a Purpose-Built Student Accommodation scheme (c. 7,675 sq.m in total) within one block ranging in height from 4 to 6 storeys (over basement), comprising 217 no. student bedspaces (209 no. single rooms and 4 no. twin rooms) within 32 clusters.
- Provision of internal communal amenity space at basement and ground level, including parcel room, reception/common area, concierge desk, library/study room, multiuse rooms, laundry room, cinema room, and gym.
- Provision of external amenity spaces including outdoor courtyard area at ground floor level and external rooftop terrace.
- A café-restaurant (c. 144.5 sq.m) at ground floor level.
- Provision of cycle parking at basement and surface levels, a pedestrian and service entrance along Donovan Lane and a pedestrian and bike/service entrances along Blackpitts.
- Landscaping, boundary treatments, waste management areas, and services provision (including ESB substation), as well as all associated works required to facilitate the development, including connection to the Uisce Éireann network.
- Plant areas at basement and roof level.
- Associated public realm improvement works along Donovan Lane and Blackpitts, including alterations to the existing footpaths/public road, provision of 5 no. set-down spaces (including 1no. DAC-compliant space) and 1no. loading bay along Donovan Lane.

Area 2

Appeals Notified

Area	Area 2 - South Central
Application Number	WEB2483/25
Appeal Type	Written Evidence
Applicant	Jonathan McCormick
Location	land at side of 31 Rueben Avenue and rear of 29, Church Avenue South, Dublin 8

Additional Information

Proposal: The development will consist of demolition of the existing single storey garages and construction of a new two storey, two bedroom dwelling, and associated site works.

Area 2
Appeals Decided

None

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES

37/25

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

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Area	Area 2 - South Central
Application Number	0413/25
Application Type	Social Housing Exemption Certificate
Applicant	David Curtin
Location	Lands to the Rear of, No. 207 South Circular Road,, Dublin 8, D08 YD21
Registration Date	19/09/2025
Additional Information	
Proposal:	SHEC: Demolition of existing shed structure and construction of 1 no. 2-bed mews dwelling.



Dublin City Council

SECTION 5 EXEMPTIONS

37/25

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

WEEKLY PLANNING LISTS

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Area	Area 2 - South Central
Application Number	0319/25
Application Type	Section 5
Applicant	The Board of Governors of St. Patricks Hospital
Location	Saint Patrick's University Hospital, James Street, Dublin 8
Registration Date	15/09/2025
Additional Information	Additional Information Received
Proposal: EXPP: PROTECTED STRUCTURE: Replacement of 18 no. aluminium framed windows at first floor level with new traditionally detailed timber framed multi-pane sash windows (9 over 9) with slimline double-glazing.	
