

Dublin City Council

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

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

WEEKLY PLANNING LISTS

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

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

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

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

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

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

PLANNING INFORMATION SESSIONS

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

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

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

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



**Area 3
COMMERCIAL**

**Area** Area 3 - Central
**Application Number** 3670/14/X2A
**Application Type** Extension of Duration of Permission
**Applicant** Department of Education
**Location** 42-43, Seville Place, 15-16 Emerald Street, Dublin 1
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: EXT. OF DUR.: The development shall consist of the demolition of nos. 42-43 Seville Place and nos. 15-16 Emerald Street, to include all basements and extensions and sheds to the rear, and the construction of a part two-storey, part three-storey school over basement, which shall incorporate the reinstated street elevation of no. 42 Seville Place. Access shall be from Seville Place. The works shall include the excavation and construction of a basement across the entirety of the site. Previously existing railings and front curtilage onto Seville Place shall be reinstated and a new section of railings and lightwell formed on Emerald Street. External open space shall be provided to the rear at ground floor level and a roof garden at second floor level. The works shall also include new connections to the existing foul, surface and mains water systems and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2963/25
**Application Type** Permission
**Applicant** Grangegorman Development Agency
**Location** Junction of Grangegorman Upper/Lower and Rathdown Road
 Phibsborough, Dublin 7
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: The proposed development will consist of permanent works to the Grangegorman Upper, Grangegorman Lower and Rathdown Road junction and roadway. These works are similar to that previous permitted under DCC Reg. Ref. 2834/18; ABP Ref. 302066 and will make permanent the interim measures put in place under GSDZ2835/18 at this location and comprise: 1.The permanent removal of existing one-way left turn slip lane from Grangegorman Lower to Grangegorman Upper; realignment of the T-junction with Rathdown Road / Grangegorman Lower; new raised table with 2 no. pedestrian crossings on Grangegorman Upper and associated new road surface treatment and road marking; provision of a new speed ramp on Grangegorman Lower north of Ivy Avenue and the replacement of an existing speed ramp on Rathdown Road.2.The development also includes permanent removal of parking areas previously within the junction and creation of a new public space with 2 no. parking spaces for accessible vehicles, bicycle parking spaces and all associated landscape and site works (including surface treatment, bollards, demountable bollards, lighting and feature trees and planted areas). 3.All development shall take place within a total area of c. 2,170 sq.m and is located adjacent to the existing Grangegorman boundary wall (a Protected Structure).

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**Area** Area 3 - Central
**Application Number** WEB2979/25
**Application Type** Permission
**Applicant** Grangegorman Development Agency
**Location** Junction of Grangegorman Upper/Lower and Rathdown
 Road, Phibsborough, Dublin 7
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: The proposed development will consist of permanent works to the Grangegorman Upper, Grangegorman Lower and Rathdown Road junction and roadway. These works are similar to that previous permitted under DCC Reg. Ref. 2834/18; ABP Ref. 302066 and will make permanent the interim measures put in place under GSDZ2835/18 at this location and comprise:
1. The permanent removal of existing one-way left turn slip lane from Grangegorman Lower to Grangegorman Upper; realignment of the T-junction with Rathdown Road / Grangegorman Lower; new raised table with 2 no. pedestrian crossings on Grangegorman Upper and associated new road surface treatment and road marking; provision of a new speed ramp on Grangegorman Lower north of Ivy Avenue and the replacement of an existing speed ramp on Rathdown Road.2. The development also includes permanent removal of parking areas previously within the junction and creation of a new public space with 2 no. parking spaces for accessible vehicles, bicycle parking spaces and all associated landscape and site works (including surface treatment, bollards, demountable bollards, lighting and feature trees and planted areas). 3. All development shall take place within a total area of c. 2,170 sq.m and is located adjacent to the existing Grangegorman boundary wall (a Protected Structure).

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**Area** Area 3 - Central
**Application Number** WEB2983/25
**Application Type** Permission
**Applicant** Gold Tree Hotel Dublin 2 Limited
**Location** Site at Little Britain Street and Little Green Street,
 Dublin 7
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: Planning permission for amendment of the hotel scheme permitted under DCC Reg. Ref. 2370/19 on a site at Little Britain Street and Littel Green Street, Dublin 7.The proposed development comprises:• Internal reconfigurations to floor layouts and bedrooms resulting in reduction of permitted bedrooms from 195 No. to 149 No. bedrooms;• Minor modifications to elevations to accommodate above referenced internal modifications;• Minor modifications to basement level to provide building services resulting in a small increase of floor area (+31sqm);• General reconfiguration of ground floor level layout;• The extension of a stair core between sixth and seventh floor level resulting in an extended footprint and relocation of bedrooms and plant room however no increase in height is proposed over maximum permitted; and• All associated works. The development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413)YES [ ] NO [ X ]If YES above, important to note that the planning application is subject to section 34D of the Planning and Development Act, 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2025 shall apply.

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**Area** Area 3 - Central
**Application Number** WEB2996/25
**Application Type** Permission
**Applicant** The Communication Workers Union
**Location** The Communications Workers' Union, No. 575 North
 Circular Road, Dublin 1, D01 TR53
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE We, the Communication Workers Union, intend to apply for permission for development at this site No. 575 North Circular Road, Dublin 1 (A Protected structure bound by an existing natural stone wall along St Margaret's Avenue to the west and St Joseph's Terrace to the northern curtilage of the site). The development will consist of (1) the repair and rebuilding to the existing natural stone boundary wall at St Joseph's Terrace and part of St Margaret's Avenue, (2) the removal of the existing security fence to the top of the wall (3) the construction of a new parapet masonry upstand and coping in lieu of the security fence to align with the previous planning 4319/09, (4) All associated ancillary and remedial works to the adjoining footpath along St. Joseph's Terrace, North Circular Road, Dublin 1.

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**Area** Area 3 - Central
**Application Number** WEBGSDZ2992/25
**Application Type** Permission
**Applicant** Grangegorman Development Agency
**Location** Site within the Technological University Dublin (TUD)
 Grangegorman Campus to the south of the Dublin 7
 Educate together Primary School and the Grangegorman
 Primary Care Centre, Grangegorman Lower, Dublin 7
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Permission for development at a site within the Technological University Dublin (TUD) Grangegorman Campus to the south of the Dublin 7 Educate Together Primary School and the Grangegorman Primary Care Centre (including the Former Laundry and Occupational Therapy Building RPS Ref: 3287) and to the north of the TUD Central Quad Building and Greenway Hub Building, Grangegorman Lower, Dublin 7. The site relates to an existing internal access route known as Ivy Avenue which is accessed from Grangegorman Lower. The site is located within the Grangegorman Strategic Development Zone (SDZ).The proposed development will consist of works to the existing internal access route known as Ivy Avenue public realm and adjacent lands. The proposed development seeks to complete areas previously constructed under DCC Reg. Refs. 3373/12 (as extended under 3373/12/X1), GSDZ2264/14 and GSDZ2835/18 and is comprised of:1. Completion of the surfacing of Ivy Avenue, providing controlled east-west traffic flow; and the opening of the existing closed vehicular access from Grangegorman Lower including the installation of a lifting barrier, a double sliding gate, and traffic calming layout including a raised table crossing;2. Provision of 3 no. standard car parking spaces, 3 no. accessible parking spaces and a loading bay to the north of Ivy Avenue;
3. Delivery of improved public realm along the northern side of Ivy Avenue, including high-quality paving to match the wider Grangegorman Site, landscaping (including trees and planting), bicycle parking, SUDS features, and lighting;4. Construction of new open space, including a natural playscape area to the west of the existing Dublin 7 Educate Together School, including play equipment, seating and landscaping;5. The relocation and re-opening of an existing closed pedestrian gate between the site and Grangegorman Upper, including the removal of inappropriate boundary wall materials and restoration works to the boundary wall (a Protected Structure, RPS Ref. 3281);6. All development shall take place within a total area of c. 5,322sq.m and is located adjacent to the existing Grangegorman boundary wall (a Protected Structure, RPS Ref. 3281) and HSE Primary Care Centre (former Laundry, a Protected Structure, RPS Ref. 3287), within the Grangegorman SDZ.

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**Area 3
DOMESTIC**

**Area** Area 3 - Central
**Application Number** WEB2959/25
**Application Type** Retention Permission
**Applicant** Helen Murray and Martin Cotter
**Location** 156, Home Farm Road, Drumcondra, Dublin 9, D09 PX37
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: RETENTION alterations to previously granted planning (Reg Ref: WEB1718/24). The alterations consist of a) increase to roof ridge-height for the two-storey element of the extension,
b) alterations to fenestration to front elevation, c) revised rooflight positions to side elevation.

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**Area** Area 3 - Central
**Application Number** WEB2962/25
**Application Type** Permission
**Applicant** Mark Sheehan and Elizabeth Smyth
**Location** 76, Iona Road, Glasnevin, Dublin 9
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: New first floor window with obscure glazing and new ground floor window to side and all associated site works at 76 Iona Road, Glasnevin, Dublin 9, D09 E6W2

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**Area** Area 3 - Central
**Application Number** WEB2964/25
**Application Type** Permission
**Applicant** Bernadette Mc Donnell
**Location** 33 Leix Road, Cabra, Dublin 7
**Registration Date** 26/08/2025
**Additional Information**
**Proposal**: Planning permission is sought for single storey extension to front, side and rear of existing house, new bedroom and kitchen facility, removal of existing garage and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2973/25
**Application Type** Permission
**Applicant** Bernadette Mc Donnell
**Location** 33, Leix Road, Cabra, Dublin 7
**Registration Date** 27/08/2025
**Additional Information**
**Proposal**: Planning permission is sought for single storey extension to front, side and rear of existing house, new bedroom and kitchen facility, removal of existing garage and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2975/25
**Application Type** Permission
**Applicant** Susanne Cahill and Mark Carmody
**Location** 22, Cliftonville Road, Glasnevin, Dublin 9
**Registration Date** 27/08/2025
**Additional Information**
**Proposal**: Partial demolition of the existing rear extension. The construction of a new two storey rear extension to the existing house, including alterations to the existing rear extension. A new window in the side elevation of the existing house onto the shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB2980/25
**Application Type** Permission
**Applicant** Foxfield Inns DAC
**Location** 6, Parkgate Street, Dublin 8
**Registration Date** 28/08/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The development will consist of essential repair works to the external envelope, the repair of existing defects (following on from essential crack stitching works already undertaken, DCC Ref. No. 0240/24) to enhance and conserve an existing three storey Protected Structure as follows: 1. Demolition and removal of a twentieth century toilet outshot from the rear elevation, of the second-floor. 2. Replacement of all existing windows throughout with new sliding sash units, in keeping with the character of the building. 3. Full re-rendering of the front and rear elevations using appropriate materials. 4. Installation of new internal building services, including plumbing, mechanical and electrical systems. 5. All associated internal alterations, drainage, and ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB2985/25
**Application Type** Permission
**Applicant** Peter Kennedy
**Location** 62 Kinvara Road, Navan Road, Dublin 7
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: Conversion of attic for storage use with raised side gable, rear dormer, two rooflights to the front, and a new gable window; construction of a single-storey flat roof rear extension; demolition of two rear sheds and construction of a new flat roof garden room to the rear of the property.

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**Area** Area 3 - Central
**Application Number** WEB2988/25
**Application Type** Permission
**Applicant** Susanne Cahill and Mark Carmody
**Location** 22, Cliftonville Road, Glasnevin, Dublin 9
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: Partial demolition of the existing rear extension. The construction of a new two storey rear extension to the existing house, including alterations to the existing rear extension. A new window in the side elevation of the existing house onto the shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB2990/25
**Application Type** Retention Permission
**Applicant** Aidan Roche
**Location** 117B Church Road, East Wall, Dublin 3 which also backs
 onto the adjacent Shelmalier Road, Dublin 3
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: RETENTION: The development consists of a change of use from workshop to a GYM with reception area, the erection of new signage to the front of building and all other ancillary site development works

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**Area** Area 3 - Central
**Application Number** WEB2995/25
**Application Type** Permission
**Applicant** Simon Muckian
**Location** 20, Primrose Avenue, Broadstone, Dublin 7
**Registration Date** 29/08/2025
**Additional Information**
**Proposal**: The development will consist of the demolition of the existing ground floor rear extension and the construction of a new ground floor rear extension and all ancillary works.

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**Area 3
Decisions**

**Area** Area 3 - Central
**Application Number** 0347/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 28/08/2025
**Applicant** Damien Garvey and David Cochrane
**Location** The site to the rear of No. 50, Whitworth Road, Dublin
 9, which also addresses Claude Road & the laneway to
 the rear.
**Additional Information**
**Proposal**: SHEC: The proposed development will consist of the demolition of the existing rear out- buildings on the site and construction of a new detached 3-storey 3-bed dwelling house, including first and second storey terraces, one number off-street car parking space, one number bicycle parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed new boundary wall and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2549/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 25/08/2025
**Applicant** Paul Finnegan and Jessica Kenny
**Location** 42 and 44 Connaught Street, Phibsborough, Dublin 7
**Additional Information**
**Proposal**: Development to include alterations and construction of combined flat roof dormer accommodations incorporating the shared party wall in the rear slope of the existing roofs of the 2 two storey terraced houses at 42 and 44 Connaught Street Phibsborough, Dublin 2 (Eircodes D07HD29 and D07FK15 respectively)

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**Area** Area 3 - Central
**Application Number** WEB2564/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 27/08/2025
**Applicant** Jonathan Reinhardt
**Location** 1 Blacquiere Villas, Royal Canal Bank, Phibsboro,
 Dublin 7
**Additional Information**
**Proposal**: Planning permission for a 2-storey side extension with a flat roof to existing dwelling, alterations to existing elevations and all associated site works at 1 BLACQUIERE VILLAS, ROYAL CANAL BANK, DUBLIN 7, D07 FD83.

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**Area** Area 3 - Central
**Application Number** WEB2576/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 27/08/2025
**Applicant** IARNRÓD ÉIREANN/IRISH RAIL
**Location** Connolly Railway Station, Connolly Headquarters,
 Amiens Street, Dublin 1, D01 V6V6
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The change of use and general refurbishment of 8No. vaults, below the existing Connolly Railway Station, at Connolly Headquarters, Amiens Street, Dublin 1. This is a protected structure . Proposed works include removal of existing contaminated earth fill; structural alterations; new glazing replacing brickwork within arched opes to both front and rear elevations; and associated office fit-out works. The proposal also involves new hard and soft landscaping to the courtyard to the north known as Green's Yard, which includes drainage alterations; works associated with universal access; and associated ancillary site works.

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**Area** Area 3 - Central
**Application Number** WEB2583/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Castle Living Developments Limited
**Location** Site known as The Carriageworks, which forms part of
 the former Castleforbes Business Park, Sheriff Street
 Upper and East Road, Dublin 1
**Additional Information**
**Proposal**: The proposed development consists of minor amendments to the permitted and under construction development, as permitted under ABP-308827-20 (DCC Ref: SHD0026/20). The proposed amendments relate to the ground floor units, podium car parks, roof terraces and plant areas and not relating to any residential units. The proposed amendments include:1. In relation to permitted Block A1: • Reconfiguration of the permitted ground floor resulting to include a new ESB Substation and switch room and management office which results in a reduction in the retail/restaurant/café unit from 309.4 sq.m to 155.6 sq.m and the tenant gym area from 125.2 sq.m to 103.6 sq.m and subsequent façade amendments. • Alterations to permitted elevations to include new door and removed window in the northern façade, rearranged access door on southern façade to comply with Fire Cert requirements. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08sq.m x 0.6 sq.m. • Reconfiguration of ground floor access to apartments onto Sheriff Street to include for new parcel room and relocated ESB meter room. • Additional roof plant at roof level of Block A1 and reduction of permitted central roof terrace at Level 07 and addition of new roof terrace at eastern end at Level 08 of the block. Proposed new railings to perimeter of 2 no. communal roof terraces at Level 07 and introduction of new slatted solid structure, with c.2.5m high canopy on the central roof terrace. Increase in green roof area.• Minor extension to permitted basement below Block A1 to facilitate increased plant area of 224.2 sq.m 2. In relation to permitted Block A2: • Introduction of metal gate to permitted vehicular and pedestrian access to basement car park from Sheriff Street of 4.65m high.• Amendments to the permitted ESB meter room to the eastern end of the ground floor and the ground floor of permitted live/work unit to accommodate a new ESB Substation. This reduces the permitted ground floor work unit from 53.4 sq.m to 39.7 sq.m and subsequent elevation amendments • Reconfiguration of 2 no. ground floor accesses to apartments and basement podium onto Sheriff Street to comply with fire cert requirements and include for new parcel room and subsequent elevation amendments. New wayfinding signage at residential entrances on Sheriff Street (southern elevation) - 2 no. signs of 1.08 sq.m x 0.6 sq.m • Additional roof plant and PV panels at roof level of Block A2 and addition of new exit lobby from A2 at Level 08 to allow for access onto permitted roof terrace of Block B3.3. In relation to permitted Block B3:• Alteration to permitted roof terrace at Level 08 to include for extension to Block A2 to include for a new exit lobby and 2 no. toilets, incorporation of new open canopy structure to the centre of the roof terrace of c. 2.5m high, new windscreens to the edge of the roof terrace of c. 2.5m high and a new plant enclosure of c. 2.5m high.4. In relation to permitted Block C3:• Additional roof plant and PV panels at roof level of Block C3.5. In relation to permitted Block B4/C4: • Introduction of metal gate to permitted vehicular turning area under Block B4 from shared street between scheme and adjacent office building.• New plant enclosure at roof terrace at Level 08 of Block B4 and roof plant at roof level on Block C4.6. In relation to permitted Block C1 • Extension of permitted stair core to roof terrace at Level 08 to comply with fire cert requirements with associated minor plant areas. Minor additional plant on roof level of C1.7. In relation to permitted Block C2: • Reconfiguration of plant areas at ground floor level, to include for a new residential reception and amenity space for Block C2 and to plant areas to comply with fire cert requirements and subsequent elevations changes. • Reconfiguration of plant areas at roof level and inclusion of PV panels.• Addition of c.2.5m high pergola structure on the roof terrace at Level 15. • Single storey addition for extended north entrance at Ground Floor of 9.8 sq.m

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**Area** Area 3 - Central
**Application Number** WEB2590/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 29/08/2025
**Applicant** Pat Wigglesworth
**Location** 5 and 6 Henrietta Street, Dublin 1
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: For development at this site at 5 and 6 Henrietta Street, Dublin 1. The lands are situated to the rear of and within the curtilage of the protected structure.
The development will consist of the construction of an artist’s studio, set back from the boundary adjoining 4 and 7 Henrietta Street, and accessed from Henrietta Lane. The development includes 2 no. studios over two storeys, featuring an external staircase for access to the upper floor. The total site area of the development is 212msq.

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**Area** Area 3 - Central
**Application Number** WEB2609/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Cillian Mc Donald Lisa Byrne
**Location** 35 Great Western Square, Phibsboro, Dublin 7, D07VW95
**Additional Information**
**Proposal**: Permission is sought for the demolition of the existing rear extension, the construction of a new single storey rear extension (13sqm) and alterations to the rear boundary wall.

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**Area** Area 3 - Central
**Application Number** WEB2629/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 27/08/2025
**Applicant** Sharon Sands and Stephen Coughlan
**Location** 65 Kinvara Park, Navan Road, Dublin 7, D07XY18
**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 3 - Central
**Application Number** WEB2630/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Tony & Amanda McDonagh
**Location** 23, Villa Park Gardens, Navan Road, Dublin 7
**Additional Information**
**Proposal**: The development will consist of the construction of a first-floor side extension with a flat roof, the conversion of the existing hipped roof to an open gable roof, and the construction of a dormer window to the rear of the house, including internal alterations and refurbishments along with all associated siteworks.

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**Area** Area 3 - Central
**Application Number** WEB2632/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Catherine Prenderville and Diarmuid Lacey
**Location** 29, Claude Road, Drumcondra, Dublin 9
**Additional Information**
**Proposal**: The development will consist of; a) The demolition of existing two storey rear return and single storey shed to the rear of the property. b) The provision of a partial two storey extension to the rear of the property comprising; a first floor bathroom extension and a ground floor extension both to the rear of the property, along with all ancillary works , roof lights, drainage and associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2636/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 28/08/2025
**Applicant** Kevin Roche
**Location** 13 Martin Grove, Blackhorse Avenue, Dublin 7, D07 V6H7
**Additional Information**
**Proposal**: To open the front boundary wall to create a new vehicular entrance providing off street parking and facilitate EV charging with the associated kerb dishing

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**Area** Area 3 - Central
**Application Number** WEB2724/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 27/08/2025
**Applicant** Hazelwood Walk Holdings Limited
**Location** 102 Dorset Street Upper, Dublin 1, D01 X0C5
**Additional Information**
**Proposal**: RETENTION: Planning Permission is being sought by Hazelwood Walk Holdings Limited for the retention of the change of use from phone shop to barber shop at the ground floor and basement level with the alteration to the signage to the front of 102 Dorset Street Upper, Dublin 1.

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**Area** Area 3 - Central
**Application Number** WEB2795/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/08/2025
**Applicant** Accessorize Stores Ltd
**Location** 19 Henry Street, Dublin 1
**Additional Information**
**Proposal**: PROTECTED STRUCTURE : RETENTION: New signage fascia panel with back lit individual letters to existing store front at 19 Henry Street, Dublin D01 HF65. The address is listed as a Protected Structure in the Dublin City Development Plan 2022-2028.

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**Area** Area 3 - Central
**Application Number** WEB2946/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 25/08/2025
**Applicant** Foxfield Inns DAC
**Location** 6 Parkgate Street, Dublin 8
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The development will consist of essential repair works to the external envelope, the repair of existing defects (following on from essential crack stitching works already undertaken, DCC Ref. No. 0240/24) to enhance and conserve an existing three storey Protected Structure as follows: 1. Demolition and removal of a twentieth century toilet outshot from the rear elevation, of the second-floor. 2. Replacement of all existing windows throughout with new sliding sash units, in keeping with the character of the building. 3. Full re-rendering of the front and rear elevations using appropriate materials. 4. Installation of new internal building services, including plumbing, mechanical and electrical systems.5. All associated internal alterations, drainage, and ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB2963/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 27/08/2025
**Applicant** Grangegorman Development Agency
**Location** Junction of Grangegorman Upper/Lower and Rathdown Road
 Phibsborough, Dublin 7
**Additional Information**
**Proposal**: The proposed development will consist of permanent works to the Grangegorman Upper, Grangegorman Lower and Rathdown Road junction and roadway. These works are similar to that previous permitted under DCC Reg. Ref. 2834/18; ABP Ref. 302066 and will make permanent the interim measures put in place under GSDZ2835/18 at this location and comprise: 1. The permanent removal of existing one-way left turn slip lane from Grangegorman Lower to Grangegorman Upper; realignment of the T-junction with Rathdown Road / Grangegorman Lower; new raised table with 2 no. pedestrian crossings on Grangegorman Upper and associated new road surface treatment and road marking; provision of a new speed ramp on Grangegorman Lower north of Ivy Avenue and the replacement of an existing speed ramp on Rathdown Road.2. The development also includes permanent removal of parking areas previously within the junction and creation of a new public space with 2 no. parking spaces for accessible vehicles, bicycle parking spaces and all associated landscape and site works (including surface treatment, bollards, demountable bollards, lighting and feature trees and planted areas). 3. All development shall take place within a total area of c. 2,170 sq.m and is located adjacent to the existing Grangegorman boundary wall (a Protected Structure).

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**Area** Area 3 - Central
**Application Number** WEB2964/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 27/08/2025
**Applicant** Bernadette Mc Donnell
**Location** 33 Leix Road, Cabra, Dublin 7
**Additional Information**
**Proposal**: Planning permission is sought for single storey extension to front, side and rear of existing house, new bedroom and kitchen facility, removal of existing garage and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB2975/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/08/2025
**Applicant** Susanne Cahill and Mark Carmody
**Location** 22, Cliftonville Road, Glasnevin, Dublin 9
**Additional Information**
**Proposal**: Partial demolition of the existing rear extension. The construction of a new two storey rear extension to the existing house, including alterations to the existing rear extension. A new window in the side elevation of the existing house onto the shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEBDSDZ2567/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 27/08/2025
**Applicant** Mater Private Hospital
**Location** North Dock Two, 93/94 North Wall Quay, Dublin 1
**Additional Information**
**Proposal**: The development for which permission is sought comprises the change of use of the following areas of the existing building to a medical clinic accommodating use Class 8, of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended): permitted vacant cultural/community area at Ground Floor Level (c. 229 sq m); part of the existing permitted vacant office at First Floor Level (c. 1,401 sq m); and part of the existing permitted vacant office at Second Floor Level (c. 727 sq m). The change of use to medical-related use proposed will also deliver associated ancillary development associated with the proposed use, including: treatment and consultation rooms; surgery theatres; pre- and post- procedure ward; reception and waiting areas; ancillary office spaces; and staff facilities. The development will also consist of: the construction of an external stairwell on the east elevation from Ground to First Floor Levels (c. 59 sq m); the provision of plant at Second Floor Level; the provision of new internal stairs between Ground and First Floor Levels and also between First and Second Floor Levels; the provision of new lift cores between Ground and First Floor Levels; associated internal and external elevational alterations; fire escape; and all ancillary and associated site development works above and below ground.

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**Area 3
Appeals Notified**

**Area** Area 3 - Central
**Application Number** WEB2689/24
**Appeal Type** Written Evidence
**Applicant** The Board of Governors of the The Rotunda Hospital
**Location** Rotunda Hospital Campus, Parnell Square, Dublin 1
**Additional Information** Additional Information Received
**Proposal**: PROTECTED STRUCTURE The proposed development comprises a 4-storey over basement maternity hospital building extension (Critical Care Wing, c. 9,946 sq m gross floor area) including: 80no. additional hospital bedrooms, new theatre and ancillary facilities, a new link corridor (Level 02) and connections with the existing Entrance Building and Main Hospital Building (protected structure); and, all ancillary demolition, site development, conservation, and landscaping and boundary works on campus, including: -•Associated refurbishment works within the existing Entrance Building. •Refurbishment of the existing ward space on Level 02 within the Plunkett Cairns Wing, Medical Residence Building and Main Hospital Building (Protected Structures). •Plant at basement of the proposed new Critical Care Wing. •Chimney flues, plant and associated screening at roof level of the proposed new Critical Care Wing and at roof level of the existing Entrance Building. •Demolition of - existing single-storey Outpatient department (c.1,174 sq m GFA), vehicular ramps and tunnel; - existing plant structures, including single-storey plant/waste store, low voltage switch room and defunct water tank, in the central garden area. •Construction of a new single-storey bicycle store to provide an additional 98no. bicycle spaces at surface level .•Replacement of the existing vehicular access ramps with two new realigned vehicular access ramps to the existing lower-level surface car parks. •Reconfiguration of the existing lower-level surface car parks, including removal of 67no. existing car parking spaces. •Relocation of the existing waste compactors, from north of the original hospital building (protected structure), to new location in the reconfigured lower-level surface car park area with associated landscape screening. •Relocation of the existing medical waste store to an external storage area, under the proposed new access ramp with associated removal of an existing caged clinical waste store. •Construction of a screened generator and medical gases compound within the northern portion of the site. •Hard & soft landscaping elements to the perimeter of the proposed building and carparks including the creation of a lightwell behind the existing boundary railings. •Minor reconfiguration, removal (c.10m) and making good of the protected boundary railings along the western perimeter of the site.•Replacement of the existing pedestrian and vehicular entrance gates at the northwest perimeter of the site.

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**Area 3
Appeals Decided**

**Area** Area 3 - Central
**Application Number** WEB1275/25
**Appeal Decision** GRANT PERMISSION
**Appeal Decision Date** 25/08/2025
**Applicant** Catriona McKeown and Thomas McDermott
**Location** Mont La Verna, 35, Bantry Road, Drumcondra, Dublin 9
**Additional Information**
**Proposal**: The development will consist of a new two storey extension and a new attic dormer, to the rear of the existing house, and associated site works.

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WEEKLY PLANNING LISTS

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

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

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

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

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

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PLANNING INFORMATION SESSIONS

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

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

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

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





Dublin City Council

SECTION 5 EXEMPTIONS

34/25

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

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**Area** Area 3 - Central
**Application Number** 0193/25
**Application Type** Section 5
**Applicant** Forbairt Orga Teoranta Ltd
**Location** Clifton Court Hotel, 10 - 11 Eden Quay, Dublin 1
**Registration Date** 29/08/2025
**Additional Information** Clarification of Add. Information Recd.
**Proposal**: EXPP: PROTECTED STRUCTURE: The application relates to the continued use of a building. No works are being proposed. Whether the use of Clifton Court Hotel, Dublin 1, to provide accommodation for displaced persons or persons seeking international protection, constitutes exempted development or does not constitute exempted development?

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