

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 3   
COMMERCIAL**

**Area** Area 3 - Central  
**Application Number** 3368/25  
**Application Type** Permission  
**Applicant** Gerry Ryan  
**Location** 105 Cabra Road, Dublin 7  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: Planning permission for the following works: demolition of existing 2-storey flat roof extension to the rear of the property, construction of 2-storey extension to the rear of the property to include; (a) commercial/kitchen extension associated with existing take-away shop at ground floor level; (b) residential extension at ground floor level to include living/dining area & wc servicing existing apartment at first floor level; (c) extension of existing apartment over take-away shop at first floor level to include 4no. bedrooms & 1no. wc/shower with associated rooflights to west elevation & balcony to the rear/north elevation; (d) all associated site works including 2no. separate pedestrian entrances from rear laneway to the north of the site to access take-away shop an apartment separately.

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**Area** Area 3 - Central  
**Application Number** 3373/25  
**Application Type** Permission  
**Applicant** Yong Feng Designated Activity Company  
**Location** 8-9 Upper Abbey Street, Dublin 1, D01 PH39  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Permission for the following works : 1. subdivision of one ground floor retail unit into two separate retail units and placing a new internal dividing wall and various internal alteration works, 2. for placing a new single external door in existing external glazed screen, 3. various internal alterations within the commercial unit

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**Area** Area 3 - Central  
**Application Number** WEB1732/25  
**Application Type** Permission  
**Applicant** WP Heuston Developments Limited  
**Location** Nos 23, 24 & 29 Parkgate Street, Dublin 8  
**Registration Date** 02/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: Permission for development at this site of number 23 to 24 Parkgate Street (former Westbrook Motors property) D08 WF6W, Dublin 8 and No. 29 Parkgate Street D08 PN77, Dublin 8. The site is located adjacent/proximate to protected structures 17-22 Parkgate Street (RPS Ref. 6314) and 28 Parkgate Street, Ryan’s of Parkgate Street (RPS Ref. 6315). The proposed development will consist of the demolition of all existing buildings on site including the former motor sales buildings, forecourt, car parking building and no.29 Parkgate Street (with the exception of the facade either side of the existing gate). Construction of a mixed-use hotel and residential development as follows: • A hotel building (4 to 6 storeys over basement) which will comprise 155-no. bedrooms (all en-suite), with a licensed restaurant, public bar and all ancillary facilities/ services/plant associated with the hotel. • The development will also include a separate apartment block (2 to 5 storeys) comprising 22 no. units (11 no.1-beds and 11 no.2-beds) all with private open space.• The construction of a single residential dwelling (3 bed townhouse, 3 storeys in height) to replace existing No. 29 Parkgate Street. Access to the apartment development will be via the existing access from Parkgate Street. The development will also include the provision of a new loading bay outside no. 29 Parkgate Street and the expansion of the existing loading bay outside 23/24 Parkgate Street. All associated site development works, plant areas, landscaping, open spaces, bike stores, waste management areas, and services provision. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

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**Area** Area 3 - Central  
**Application Number** WEB1880/25  
**Application Type** Permission  
**Applicant** Snackton Limited  
**Location** 35-35A Parkgate Street, Stoneybatter, Dublin 8  
**Registration Date** 02/09/2025  
**Additional Information** A.I Article 35 Received  
**Proposal**: Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

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**Area** Area 3 - Central  
**Application Number** WEB2997/25  
**Application Type** Permission  
**Applicant** Araby Gallants LTD  
**Location** 7-8 Lower Abbey Street, Dublin 1, D01 W2C2  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Araby Gallants LTD intend to apply to Dublin City Council for permission for development at 7-8 Abbey Street, Dublin 1, D01 W2C2. The development will consist of: 1) Subdivision of the existing ground floor and basement retail unit (Nos. 7-8 Abbey Street) into two separate units, No. 7 Abbey Street and No. 8 Abbey Street. 2) Change of use of 1 no. unit (No. 8 Abbey Street) from existing use of retail to new use of café/restaurant. 3) Replacement of existing 2 no. non original timber shopfronts with 2 no. new mild steel shopfronts

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**Area** Area 3 - Central  
**Application Number** WEB5022/25  
**Application Type** Permission  
**Applicant** Gold Tree Hotels Dublin 2 Limited.  
**Location** Little Britain Street and Little Green Street, Dublin  
 7  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: We, Gold Tree Hotels Dublin 2 Limited., intend to apply for planning permission for amendment of the hotel scheme permitted under DCC Reg. Ref. 2370/19, on a site at Little Britain Street and Little 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** WEB5024/25  
**Application Type** Permission  
**Applicant** The Communication Workers Union  
**Location** Communications Workers' Union, 575 North Circular  
 Road, Dublin 1  
**Registration Date** 02/09/2025  
**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** WEB5034/25  
**Application Type** Permission  
**Applicant** Universal Trading Venture Limited  
**Location** 27 North Lotts, Dublin 1  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: Change of use of the ground and first floors to a safe haven space for the LGBTQ community and for replacement of the pitched roof with a flat roof and construction of parapet wall to the rear of the property.

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**Area** Area 3 - Central  
**Application Number** WEB5048/25  
**Application Type** Permission  
**Applicant** Congregation of Dominican Sisters of Our Lady of the Rosary & St.Catherine  
**Location** The Entrance of St. Dominic's College, Rathoath Road,  
 Dublin 7, D07 C4E3  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, the Congregation of Dominican Sisters of Our Lady of the Rosary and Saint Catherine of Siena Cabra, intend to apply for permission for development at this 0.0093ha site at the entrance of St. Dominic's College, Ratoath Road, Dublin 7, Co. Dublin, D07 C4E3. The development, which is in the curtilage of the Dominican College Gates protected structure (RPS no. 7347), will consist of the following works: 1) The demolition of the existing gate lodge building adjacent to the entrance gate (protected structure) on Ratoath Road; 2) The removal of waste material associated with the demolition of the building; 3) The making good of the area of former hardstanding of gate lodge; 4) All associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB5050/25  
**Application Type** Permission  
**Applicant** David Egan  
**Location** 27 O'Sullivan Avenue, Ballybough, Dublin 3, D03 EC86  
**Registration Date** 05/09/2025  
**Additional Information**   
**Proposal**: Proposed end of terrace 2 storey dwelling and all associated site works on site to side of 27 O'Sullivan Avenue, Ballybough, Dublin 3. D03 EC86

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**Area** Area 3 - Central  
**Application Number** WEBGSDZ5059/25  
**Application Type** Permission  
**Applicant** Grangegorman Development Agency  
**Location** A site within the TUD Grangegorman Campus to the south  
 of the Dublin 7 Educate Together School & the Primary  
 Care Centre & to the north of the TUD Central Quad  
 Building and Greenway Hub Building, Grangegorman  
 Lower, Dublin 7  
**Registration Date** 05/09/2025  
**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** 3370/25  
**Application Type** Permission  
**Applicant** Noel Phelan  
**Location** 19 Whitworth Road, Dublin 9, Drumcondra , Dublin 9 ,  
 D09P8H1 on the corner of Whitworth Road and St.  
 Patrick's Road  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: Proposed conversion of attic space to storage , with a flat dormer window to the rear and associated internal alterations .

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**Area** Area 3 - Central  
**Application Number** WEB5005/25  
**Application Type** Permission  
**Applicant** Helen Hynes  
**Location** 400, Griffith Avenue, Drumcondra, Dublin 9  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.

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**Area** Area 3 - Central  
**Application Number** WEB5010/25  
**Application Type** Permission  
**Applicant** Susanne Cahill and Mark Carmody  
**Location** 22, Cliftonville Road, Dublin 9, D09 F8W5  
**Registration Date** 01/09/2025  
**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** WEB5011/25  
**Application Type** Permission  
**Applicant** Simon Muckian  
**Location** 20 Primrose Avenue, Broadstone, Dublin 7, D07 K0H9  
**Registration Date** 01/09/2025  
**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** Area 3 - Central  
**Application Number** WEB5043/25  
**Application Type** Permission  
**Applicant** Eoin Ryan  
**Location** 23, Phibsborough Road, Dublin 7  
**Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the construction of a single storey extension to rear (north-west) and the construction of a dormer window extension to the first floor rear (west), of the existing dwelling house.

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**Area 3   
LAWs**

**Area** Area 3 - Central  
**Application Number** 3367/25  
**Application Type** LAW  
**Applicant** Dublin City Council  
**Location** Site of c. 1.16 Ha at Bannow Road, Cabra West, Dublin  
 7. The site is bound by Bannow Road to the south and  
 southwest, No's 74/76 Bannow Road to the Northwest,  
 Luas and Railway tracks to the north and No. 72 Bannow  
**Registration Date** 01/09/2025  
**Additional Information**   
**Proposal**: PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) -PART8 Proposal: Pursuant to the requirements above Notice is hereby given of the proposal to construct 144 no apartments and associated development at a site of c. 1.16 Ha at Bannow Road, Cabra West, Dublin 7, which will consist of the following: • Demolition of the existing single storey industrial building, which has a gross floor area (GFA) of 1,455 sq.m • Construction of a residential development with a total of 144 no apartments (71 no. 1 beds, 63 no. 2 beds, and 10 no. 3 beds) in two residential buildings (Block A and B); • Block A is part 3 to part 6 storeys in height and includes 40 no apartments (18 no 1 beds, 21 no. 2 beds and 1 no. 3 bed). Balconies and terraces are provided on all elevations; • Block B is part 3 to part 6 storeys in height and includes 104 no. units (53 no. 1 beds, 42 no. 2 beds and 9 no. 3 beds). Balconies and terraces are provided on all elevations; • Provision of residential courtyards at ground level to serve the apartments: • 25 no car parking spaces to serve the apartments 4 no. car share spaces and 3 no. drop-off/ loading bay spaces • 227 no. long stay and 72 no. short stay bicycle parking spaces to serve the apartments; • Provision of 420 sq.m of community/cultural floorspace in Block A (380 sq.m internal space at ground floor level and 40 sq.m of associated external area): • Provision of 78 sq.m of community floorspace at ground floor level of Block B; • Provision of 2 no long stay and 6 no short stay bicycle spaces to serve the community /cultural uses • Provision of public open space including central area public open space and public realm improvements • Boundary treatments, public lighting, site drainage works, green roofs, PV panels, internal road surfacing and footpaths, ESB meter rooms, ESB substation, utility and services connections bin and cycle storage, plant rooms landscaping and levelling of ground reserved for proposed Luas extension operations; and development. • All associated development.  
The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of  
the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU. as amended by Directive 2014/52/EU In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that: (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required. (a) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmenta Impact Assessment Report (EIAR). Any person may within A weeks from the date of pubilication of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the envronment Pians and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy tor a period of 4 weeks from 01/09/2025, ,during Public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay Dublin Monday - Friday 9.00am to 4.30pm The plans and particulars are also available for inspection online: https://engage.dublincity.ie and on the City Council's website [www.dublincity.ie](http://www.dublincity.ie). A submission or observation in relation to the proposed development dealing with the proper planning and sustainable development of the area In which the development would be situated may be made, in writing to the Executive Manager, Planning and Property Development Department. Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 13/10/2025 Submissions or observations may also be made online https://engage.dublincity.ie or on the City Council's website www.dublincity.ie before 23.59hrs on 13/10/2025

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**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 0298/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 01/09/2025  
**Applicant** Brimwood Unlimited Company  
**Location** 30, North Circular Road, Cabra East, Dublin 7, D07  
 F5YD  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

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**Area** Area 3 - Central  
**Application Number** 0359/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 04/09/2025  
**Applicant** JMA Ventures Limited  
**Location** 97, North Circular Road, Dublin 7  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the continued use of a residential building, where care is not provided, to house homeless persons, is or is not development?

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**Area** Area 3 - Central  
**Application Number** 3016/25  
**Application Type** Permission  
**Decision** EXTENSION OF TIME  
**Decision Date** 05/09/2025  
**Applicant** Ultan Bradley  
**Location** 47 Middle Abbey Street, Dublin 1, D01HR23  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : RETENTION and PERMISSION : (1) Retention permission of the repointing of the front facade , positioning of two Velux style automatic opening smoke vents and two other roof windows (to allow roof access) . (2) planning permission to renovate and refurbish the same building and facilitate fire safety certification . Proposed changes to to previous planning application (ref. no. 2010/16) include ground floor lobby , changing position of boiler in backyard , changes to facilitate pressured stairwell including vents in the back facade .

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**Area** Area 3 - Central  
**Application Number** 3311/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 01/09/2025  
**Applicant** Caoimhe Connolly & Eamon Prunty  
**Location** 57, Ashington Gardens, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of the conversion of the existing attic to a study/store room including: a new dormer window to the rear of the existing dwelling, converting the existing hipped roof to a gable end roof with a window in the proposed gable wall and all associated site works.

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**Area** Area 3 - Central  
**Application Number** 3368/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/09/2025  
**Applicant** Gerry Ryan  
**Location** 105 Cabra Road, Dublin 7  
**Additional Information**   
**Proposal**: Planning permission for the following works: demolition of existing 2-storey flat roof extension to the rear of the property, construction of 2-storey extension to the rear of the property to include; (a) commercial/kitchen extension associated with existing take-away shop at ground floor level; (b) residential extension at ground floor level to include living/dining area & wc servicing existing apartment at first floor level; (c) extension of existing apartment over take-away shop at first floor level to include 4no. bedrooms & 1no. wc/shower with associated rooflights to west elevation & balcony to the rear/north elevation; (d) all associated site works including 2no. separate pedestrian entrances from rear laneway to the north of the site to access take-away shop an apartment separately.

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**Area** Area 3 - Central  
**Application Number** 3370/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Noel Phelan  
**Location** 19 Whitworth Road, Dublin 9, Drumcondra , Dublin 9 ,  
 D09P8H1 on the corner of Whitworth Road and St.  
 Patrick's Road  
**Additional Information**   
**Proposal**: Proposed conversion of attic space to storage , with a flat dormer window to the rear and associated internal alterations .

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**Area** Area 3 - Central  
**Application Number** LRD6076/25-S3  
**Application Type** Large Residential Development-3  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** CWTC Multi Family ICAV  
**Location** Lands at the former Holy Cross College, Clonliffe  
 Road, Dublin 3 and Drumcondra Road Lower, Drumcondra,  
 Dublin 9  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL: CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR DR1 Fund, intend to apply for a ten-year permission, for a Large-Scale Residential Development (LRD) on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application boundary is a site of c. 8.7ha, with a developable area of c. 8.25ha. The application site contains a number of Protected Structures including The Main College Building (also referred to as The Seminary Building) (RPS Ref. 1901), Holy Cross Church (also referred to as Holy Cross Chapel) (RPS Ref. 1901), South Link Building (RPS Ref. 1901), The Assembly Hall (RPS Ref. 1901), and The Ambulatory (RPS Ref. 1901). The site is bounded by Drumcondra Road Lower and the Archbishops House (a Protected Structure, RPS Ref. 2361) to the West, Clonliffe Road to the South, the Red House (a Protected Structure, RPS Ref. 1902 & National Monument Ref. DU018-019001), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North. The proposed development will consist of: 1. Demolition of a number of former office/college buildings on site, including the New Wing and Library Wing Buildings which are non-original/late 20th century addition, (total demolition of c. 6,327 sq.m) and the construction of a residential development with a gross floor area (GFA) of c. 106,181 sq.m (including existing buildings and excluding basement and podium areas) set out in 12 no. new residential blocks, ranging in height from 3 to 13 storeys, and re-use of 1 no. existing building, to accommodate 1,131 no. apartments, with associated residential tenant amenity, 1 no. retail unit, 1 no. crèche and re-use of existing buildings for community/cultural use. The site will accommodate a total of 382 no. car parking spaces and 2,619 no. bicycle parking spaces in separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces. 2. The residential buildings range in height from 2-storeys to 13-storeys, accommodating 1,131 no. apartments comprising 268 no. studios, 282 no. 1-bed units, 392 no. 2-bed units (2 no. 2-bed (3P) & 390 no. 2-bed (4P)), 132 no. 3-bed units and 57 no. 4-bed units. The breakdown of residential accommodation is as follows: Block A1 is a 4 to 8 storey building, including setbacks and balconies, accommodating 234 no. units (47 no. studios, 98 no. 1-bed units, 56 no. 2-bed (4P), 25 no. 3-bed units and 8 no. 4-bed units); Block A2 is a 7 to 9 storey building, including setbacks and balconies, accommodating 68 no. units; (23 no. studios, 8 no. 1-bed units, 37 no. 2-bed (4P)); Block A3 is an 8 to 10 storey building, including setbacks and balconies, accommodating 79 no. units; (26 no. studios, 9 no. 1-bed units, 44 no. 2-bed (4P)); Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 97 no. units; (29 no. studios, 38 no. 2-bed (4P), 18 no. 3-bed units, 12 no. 4-bed units); Block B1 is a 5 to 7 storey building, including setbacks and balconies, accommodating 69 no. units; (5 no. studios, 15 no. 1-bed units, 26 no. 2-bed (4P), 10 no. 3-bed units, 13 no. 4-bed units); Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 37 no. units; (2 no. studios, 5 no. 1-bed units, 16 no. 2-bed (4P), 13 no. 3-bed units, 1 no. 4-bed units); Block B3 is a 6 to 10 storey building, including setbacks and balconies, accommodating 92 no. units; (16 no. studios, 25 no. 1-bed units, 45 no. 2-bed (4P), 6 no. 3-bed units); Block B4 is a 4 to 6 storey building, including setbacks and balconies, accommodating 53 no. units; (10 no. studios, 17 no. 1-bed units, 10 no. 2-bed (4P), 6 no. 3-bed units, 10 no. 4-bed units); Block C1A is a 5 to 6 storey building, including setbacks and balconies, accommodating 47 no. units; (18 no. studios, 7 no. 1-bed units, 10no. 2-bed (4P), 12 no. 3-bed units); Block C1B is a 6 to 8 storey building, including setbacks and balconies, accommodating 66 no. units; (15 no. studios, 8 no. 1-bed units, 35 no. 2-bed (4P), 8 no. 3-bed units); Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 88 no. units; (43 no. studios, 8 no. 1-bed units, 2 no. 2-bed (3P), 18 no. 2-bed (4P), 7 no. 3-bed units, 10 no. 4-bed units); Block D2 is a 3 to 7 storey building, including setbacks and balconies, accommodating 145 no. units; (14 no. studios, 48 no. 1-bed units, 53 no. 2-bed (4P), 27 no. 3-bed units, 3 no. 4-bed units); The Seminary Building and South Link Building (Block E2) are existing Protected Structures of 2 to 4 storeys, with a proposed conversion of both buildings to accommodate 56 no. residential units (20 no. studios, 34 no. 1-bed units, 2 no. 2-bed (4P)); and Residential Tenant Amenity Space is provided throughout the scheme in Blocks A4, B1 and D2, totalling c. 1,989 sq.m and Communal Open Space is provided adjacent each block and at roof level on Blocks A1, A2, A3 & A4, totalling c. 10,323 sq.m. 3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory (RPS Ref. 1901). The application proposes the renovation of the Seminary Building and South Link Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as community/cultural uses. The wider Holy Cross College lands also include The Red House (RPS Ref. 1902) and the Archbishop’s House (RPS Ref. 2361) - these are not included in the application boundary and no works are proposed to these Protected Structures, with the exception of adjacent landscaping and the proposed works to the Drumcondra Road boundary wall, which is inscribed under the Protected Structure of the Archbishop’s House as noted below. The works to the Protected Structures within the application site include: The Seminary Building (RPS Ref. 1901): The works include of the careful refurbishment and alteration of the existing 4-storey Seminary Building to provide residential accommodation. It is proposed that an existing adjacent element of the structure, the Library Wing on the northern elevation of the Seminary and the connecting corridors to the Seminary, will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from this wing will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building, where possible. The projecting WC blocks (modern addition to overall structure) to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; The South Link Building (RPS Ref. 1901): The South Link Building consists of a 2-storey stone and render block, with slate roof and bellcote between Holy Cross Chapel and The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of 2 no. apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel; Holy Cross Chapel (RPS Ref. 1901): Holy Cross Chapel is retained and restored as a community/cultural space. External alterations include a new metal door and interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The Assembly Hall (RPS Ref. 1901): The Assembly Hall comprises a 2-storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a community/cultural space as a part of the proposal; Existing doors and windows are retained and repaired. The existing Oratory located in the New Wing Building, will be relocated to within the Assembly Hall; The Ambulatory (RPS Ref. 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side (as referred to as ‘and the single storey arcade forming northern perimeter of college quadrangle’ on the RPS listing) and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rear elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The Cloister Garden will be restored and conserved as a part of the project for circulation, amenity and community/cultural use. The courtyard garden will be re-designed and re-planted as a part of the scheme; and Drumcondra Road Boundary Wall Entrance (Inscribed under Archbishop’s House, RPS Ref. 2361): The existing entrance gates and the adjoining walls are part of the Archbishop’s House Protected Structure. It is proposed to salvage and reuse, the existing stone gate pier to the south and reconstruct this pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall. 4. Extensive areas of public open space of c. 23,842 sq.m or c. 29.89% of the site is provided for, including woodland walk, central seminary lawn, games area, and playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting. 5. Non-residential uses include a crèche of c. 587 sq.m in Block A4 (with an external play area of 160 sq.m) and 1 no. retail unit of c. 306 sq.m in Block A1. The scheme includes for the renovation and reuse of the former Holy Cross Chapel and Assembly Hall buildings (c. 2,048 sq.m) and part of the Ambulatory and Cloister Garden (c. 1,952 sq.m) for use as community/cultural uses. 6. The site will accommodate a total of 382 no. car parking spaces (345 no. for residents and 41 no. for visitors/accessible use/car club) and 2,619 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,981 no. for residents and 638 no. for visitor/staff) in separate basement/podium areas and at surface level. It includes for a single level basement under Blocks B2, B3 & C1, containing 50 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities, a single level basement and podium parking under Block D2 containing 136 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement/part podium under Block A1, containing 155 no. car spaces, cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 1,646 no. resident’s bicycle stores are provided at basement/podium/ground level within the blocks, and the remaining 240 no. spaces are located proximate to residential buildings in external bike stores. In addition, 41 no. car parking spaces are located at surface level to include visitor, accessible, EV, car club and 4 no. Block D resident spaces, as well as 638 no. short stay bicycle parking spaces. The scheme also includes for 2 no. mobility hubs located at the ground floor of Block A1 and D2. 7. The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones’s Road (which is already permitted as part of the under construction hotel - DCC Reg. Ref. 2935/20 and ABP Reg. Ref. 308193), and through the widening and reopening of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. There is no vehicular access through the site for the public or occupants of the sites, other than for maintenance and operations. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. A relocated entrance to the Archbishop’s House through the site is provided on the northern boundary of the Archbishop’s House. 8. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, solar PV panels at roof level on all residential blocks (excluding The Seminary Building (E2)), and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The LRD application, and Environmental Impact Assessment Report, may also be inspected online at the following website set up by the applicant: www.holycrosscollegelrd.ie .

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**Area** Area 3 - Central  
**Application Number** WEB1368/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** Muhammad Khan  
**Location** 19 Talbot Street , North City , Dublin 1, D01 W303  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: Change of use from general retail to café with takeaway service, with opening hours from 8:00 AM to 8:00 PM, Monday to Sunday

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**Area** Area 3 - Central  
**Application Number** WEB2142/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/09/2025  
**Applicant** The GAA  
**Location** Croke Park, Jones's Road, Dublin 3, D03 PK67  
**Additional Information** Additional Information Received  
**Proposal**: The Trustees (Tracey Kennedy & John Murphy) for and on behalf of the GAA are making an application for planning permission for alteration to the existing boundary treatment to the east of the stadium to include raising the wall height to from 1.8m to 2.3m, provision of signage and the relocation of the entrance gate by 10m to the south including an increased gate width from 10m to 16m, at Ardilaun Road together with ancillary works at Croke Park, Jones's Road, Dublin 3, D03 PK67.

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**Area** Area 3 - Central  
**Application Number** WEB2190/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 04/09/2025  
**Applicant** Eric Doyle  
**Location** 63 Russell Avenue, East Wall, Dublin 3, D03 PX71  
**Additional Information** Additional Information Received  
**Proposal**: Demolition of existing single-storey rear extension. Construction of a new part single-storey, part two-storey flat-roof extension to the side, including two front-facing windows at first-floor level; and a new single-storey flat roof extension to the rear.

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**Area** Area 3 - Central  
**Application Number** WEB2502/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Durkan Residential Ltd.  
**Location** Corner of Brunswick Street North and Church Street  
 Upper, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: PERMISSION The development will consist of the following:1) The demolition of existing walls within the subject site and the construction of a housing development scheme divided into 2 no. apartment blocks (A and B) ranging between 3 - 6 no. storeys in height. 2) The new development comprises 34 no. residential units (each with private balconies/winter gardens/rear gardens): • Block A (6 no. storeys): - Comprises an entrance lobby (c.44.2 sqm - fronting Brunswick Street North), a commercial retail unit (c.114.4 sqm - fronting both Church Street Upper and Brunswick Street North) including a bin store (13 sqm) and circulation space (3.6  
sqm), a bike store (28.5 sqm) for a total of 28 no. bicycle parking spaces (including 2 no. cargo spaces), a bin store (19.4 sqm), and a plant room (13.8 sqm) all located at ground floor level, and  
- 28 no. residential units (16 no. 1 bed units & 12 no. 2 bed units). • Block B (3 no. storeys): - 6 no. residential units (3 no. 1 bed units & 3 no. 2 bed units). 3) 2 no. pedestrian access points to residential units, from Brunswick Street North and Church Street and 1 no. public pedestrian access point to the commercial retail unit from the corner of Brunswick Street North. 4) Communal open space in the form of a courtyard area (208.3 sqm) for residential use, including 3 no. separate areas for bicycle parking for a total of 38 no. bicycle parking spaces in the form of a bicycle shelter (30 no. spaces) and 2 no. separate bicycle parking areas (4 no. spaces in each - totalling to 8 no. bicycle parking spaces). 5) The associated site and infrastructural works include provision for surface water drainage services and connections, attenuation proposals, green/blue roofs, landscaping/public realm works, boundary treatment and all associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEB2571/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 01/09/2025  
**Applicant** Gothafa Ltd.  
**Location** 335 BLACKHORSE AVENUE, DUBLIN 7, Co. Dublin, D07 R6X4  
**Additional Information**   
**Proposal**: Planning Permission at the rear of No. 335 Blackhorse Avenue, Dublin 7. The proposed development consists of the following: The demolition of the existing shed and section of the existing boundary wall, for the construction of a two-bedroom detached dormer bungalow with pedestrian access and vehicular parking from Lyndon Gate Street; All with associated site works, private open space, boundary treatments, and drainage.

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**Area** Area 3 - Central  
**Application Number** WEB2598/25  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 01/09/2025  
**Applicant** Bébinn Limited, T/A Shortstays  
**Location** 26 Benburb Street, Dublin 7  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: The development sought to be retained consists of the change of use of an existing three-storey over basement building (formerly comprising ground floor retail with associated storage on the remaining floors) to short-term letting accommodation. The development sought to be retained includes 6 no. en-suite bedrooms across the ground to second floors, with a shared kitchenette and common area at basement level, along with associated internal modifications throughout and external refurbishment works at ground floor level.

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**Area** Area 3 - Central  
**Application Number** WEB2613/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 02/09/2025  
**Applicant** Alex Benson  
**Location** 15 Blessington Lane, Phibsborough, Dublin 7, D07 P7Y0  
**Additional Information**   
**Proposal**: The development will consist of:- • Demolition of existing vacant warehouse building; • Construction of a 2 storey 3-bedroom mews dwelling with private garden to rear; • Boundary treatments to rear and all ancillary site development works and services.

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**Area** Area 3 - Central  
**Application Number** WEB2655/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** TA Deerpark Limited.  
**Location** 41 Bolton Street, Dublin 1  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: the retention and continuation of use on a permanent basis as previously granted under planning permission Ref No. 2333/21 of the existing four storey over basement terrace building with 12 bedrooms as bed and breakfast accommodation.

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**Area** Area 3 - Central  
**Application Number** WEB2661/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 05/09/2025  
**Applicant** Dublin Bus  
**Location** Broadstone Bus Depot, Constitution Hill, Dublin 7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE : Dublin Bus Broadstone Bus Depot, Constitution Hill, Dublin 7, The proposed structure is within the curtilage of Protected Structure, RPS 2029. The development will consist of a free standing single storey ESB Sub-Station and MV/LV switch rooms ( approx. 56 sq m ) to the side boundary of the site, (western side) and all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB2983/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** Gold Tree Hotel Dublin 2 Limited  
**Location** Site at Little Britain Street and Little Green Street,  
 Dublin 7  
**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** WEB2988/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**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** WEB2995/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** Simon Muckian  
**Location** 20, Primrose Avenue, Broadstone, Dublin 7  
**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** Area 3 - Central  
**Application Number** WEB2996/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 01/09/2025  
**Applicant** The Communication Workers Union  
**Location** The Communications Workers' Union, No. 575 North  
 Circular Road, Dublin 1, D01 TR53  
**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** WEB2997/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2025  
**Applicant** Araby Gallants LTD  
**Location** 7-8 Lower Abbey Street, Dublin 1, D01 W2C2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Araby Gallants LTD intend to apply to Dublin City Council for permission for development at 7-8 Abbey Street, Dublin 1, D01 W2C2. The development will consist of: 1) Subdivision of the existing ground floor and basement retail unit (Nos. 7-8 Abbey Street) into two separate units, No. 7 Abbey Street and No. 8 Abbey Street. 2) Change of use of 1 no. unit (No. 8 Abbey Street) from existing use of retail to new use of café/restaurant 3) Replacement of existing 2 no. non original timber shopfronts with 2 no. new mild steel shopfronts

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**Area** Area 3 - Central  
**Application Number** WEB5034/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Universal Trading Venture Limited  
**Location** 27 North Lotts, Dublin 1  
**Additional Information**   
**Proposal**: Change of use of the ground and first floors to a safe haven space for the LGBTQ community and for replacement of the pitched roof with a flat roof and construction of parapet wall to the rear of the property.

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**Area** Area 3 - Central  
**Application Number** WEB5043/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Eoin Ryan  
**Location** 23, Phibsborough Road, Dublin 7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: the construction of a single storey extension to rear (north-west) and the construction of a dormer window extension to the first floor rear (west), of the existing dwelling house.

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**Area** Area 3 - Central  
**Application Number** WEB5048/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 05/09/2025  
**Applicant** Congregation of Dominican Sisters of Our Lady of the Rosary & St.Catherine  
**Location** The Entrance of St. Dominic's College, Rathoath Road,  
 Dublin 7, D07 C4E3  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, the Congregation of Dominican Sisters of Our Lady of the Rosary and Saint Catherine of Siena Cabra, intend to apply for permission for development at this 0.0093ha site at the entrance of St. Dominic's College, Ratoath Road, Dublin 7, Co. Dublin, D07 C4E3. The development, which is in the curtilage of the Dominican College Gates protected structure (RPS no. 7347), will consist of the following works: 1) The demolition of the existing gate lodge building adjacent to the entrance gate (protected structure) on Ratoath Road; 2) The removal of waste material associated with the demolition of the building; 3) The making good of the area of former hardstanding of gate lodge; 4) All associated site development works.

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**Area** Area 3 - Central  
**Application Number** WEBGSDZ2992/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 02/09/2025  
**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  
**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   
Appeals Notified**

**Area** Area 3 - Central  
**Application Number** WEB2447/24  
**Appeal Type** Written Evidence  
**Applicant** Amberground Limited  
**Location** 62-66 Faussagh Avenue, Cabra, Dublin 7  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission for development at a c. 0.16 ha site located at Nos. 62-66 Faussagh Avenue, Dublin 7, D07 KH60, (formerly ‘The Cabra House’) and the adjoining unnamed laneway to the rear and to the west, extending to Faussagh Avenue. The development will principally consist of: the demolition of the part-one, part-two storey detached former licenced public house (950 sq m); the construction of a four-storey building (total gross floor area of 2,082sq m); (comprising a licensed supermarket of 475 sq m at Ground Floor; with 18 No. apartments (13 No. 1-bed units and 5 No. 2-bed units, with balconies or terraces on the north and south elevations). The development will also consist of: private communal open landscaped space at First Floor Level podium over the extended ground floor retail area (320 sq m); circulation spaces; ESB substation and switch room; plant room; waste storage areas; bicycle, cargo bike and motorbike parking; 6 No. resident car parking spaces at the rear accessed via the laneway; sustainable urban drainage systems (including attenuation tank and green roof); boundary treatments, including the provision of a replacement rear gate; associated hard and soft landscaping; all other associated site excavation; infrastructural and site development works above and below ground including changes in level, and associated site servicing (foul and surface water drainage and water supply).The development will also consist of: alterations to the layout of the unnamed laneway to the rear and west including the removal of the existing gate at the entrance; revision to surface layout and road markings. Access to the scheme will be via Faussagh Avenue and the unnamed laneway to the rear.

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**Area 3   
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** WEB1472/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 03/09/2025  
**Applicant** Michael McGowan and Laura Purcell  
**Location** 217 Clonliffe Road, Drumcondra, Dublin 3  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

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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

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**Area** Area 3 - Central  
**Application Number** 0383/25  
**Application Type** Section 5  
**Applicant** Fiona Fair  
**Location** 18, Saint Columba's Road Upper, Dublin 9  
**Registration Date** 02/09/2025  
**Additional Information**   
**Proposal**: EXPP: Non Habitable max 25sqm garden room, max 3m height. For use as a gym/sauna/office for personal use only. Ancillary to the main house. To include a small bathroom with shower W.C and hand wash basin. Wood Finish, flat roof, glazing. (6m x 4m).

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**Area** Area 3 - Central  
**Application Number** 0386/25  
**Application Type** Section 5  
**Applicant** Drumcondra Series 1 SPV Ltd  
**Location** Vacant site St. Alphonsus Avenue & 48-50a Drumcondra  
 Road Lower, Dublin 9, DO9 R3P9 & 46 Drumcondra Road  
 Lower, Dublin 9  
 **Registration Date** 04/09/2025  
**Additional Information**   
**Proposal**: EXPP: The proposed works comprise the erection of a temporary timber fence to replace the existing Heras fencing along the side boundary of the site at the rear of 50 & 50A Saint Alphonsus Avenue, Dublin 9. The purpose of this fence is to prevent unauthorised access and ensure public safety given the currently vacant and unsecured nature of the property. The property is located within an Architectural Conservation Area (ACA). We submit that the proposed temporary\_ perimeter fence is considered exempted development under Schedule 2 Part 1, Class 11 of the Planning and Development Regulations 2001 (as amended), which provides for:  
The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of — (a) any fence (not being a hoarding or sheet metal fence)…” Furthermore, it is proposed to install a screen fence along the boundary between the subject site and the rear of the adjoining public house premises at 42-44 Drumcondra Road Lower (identified as location ‘A’ on the attached site plan) to create a physical separation between the two properties. We are also requesting a declaration that the temporary shoring and infill of the shopfronts (with glazed timber screens) to stabilise the retained facades of 48-50a Drumcondra Road Lower, Dublin 9 is exempted development under Section 4(1)(h) of the Planning and Development Act 2000. We submit that the temporary shoring and infill of the shopfronts will not materially alter the external appearance permanently and that they are temporary and necessary to prevent endangerment and protect public safety. A Section 5 Declaration is also sought for the replacement of the existing shopfront to No. 46 Drumcondra Road Lower with a new painted hardwood shopfront. The replacement shopfront reinstates the existing proportions, scale, and overall appearance of the former shopfront. We submit that submit that the replacement of the deteriorated shopfront constitutes exempted development under Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

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