

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 5
COMMERCIAL**

**Area** Area 5 - North Central
**Application Number** 2978/20/X1
**Application Type** Extension of Duration of Permission
**Applicant** Patrick Ryan
**Location** Cuilin, 1 & 3, Lawrence Grove, Clontarf, Dublin 3, D03
 C2W1
**Registration Date** 02/09/2025
**Additional Information**
**Proposal**: EXT. OF DURATION: The development will consist of: (i) The demolition of the existing dwelling house and the single storey outbuildings/ancillary accommodation to the rear of the site. (ii) The construction of four dwellings comprising: 1no. 2 storey 4-bedroom detached house (211 sqm), 3no. 3 storey 5-bedroom detached houses (3x256 sqm). The development includes roof lights to the rear, balconies on the west elevation of the 3 storey houses, retaining the existing entrance onto Lawrence Grove and provision of 3 new vehicular entrances onto Lawrence Grove with new on curtilage parking for 2 cars per house, boundary treatment work to include removal of existing boundary wall abutting Lawrence Grove and erection of 0.4m wall with 0.8m high railing above, SUDs drainage, and (iii) All ancillary works necessary to facilitate the development.

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**Area** Area 5 - North Central
**Application Number** SHD0006/20/X1
**Application Type** Extension of Duration of Permission
**Applicant** MKN Investments Limited & Caltrack Limited
**Location** Lands to the northeast of Omni Park Shopping Centre including vacant warehouse, Swords Road, Santry,, Dublin 9 (ABP-307011-20)
**Registration Date** 05/09/2025
**Additional Information**
**Proposal**: EXT. OF DURATION:MKN Investments Limited & Caltrack Limited (trading as Omni Park Shopping Centre Consortium), intend to apply to An Bord Pleanála for planning permission for a strategic housing development on lands at to the northeast of Omni Park Shopping Centre including a vacant warehouse, Swords Road, Dublin 9, D09 C623. The site is bound by the Swords Road to the east and by a private access road to the north. The development will consist of: • Demolition of existing structure on site; • Construction of a mixed-use development generally ranging in height from 5 no. storeys to 12 no. storeys (over basement level) set out in 3 no. blocks (Block A, B and C); • The development will comprise a total of 324 no. apartment units, (179 no. 2 bedroom units, 126 no. 1 bedroom units and 19 no. studio units) with associated balconies, wintergardens and terraces; • Block A ranges in height from 8 no. to 12 no. storeys comprising 78 no. 2 bedroom units, 45 no. 1 bedroom units and 7 no. studio units and 1 no. café/ restaurant/ retail unit (186 sq.m);• Block B ranges in height from 7 no. to 11 no. storeys comprising 54 no. 2 bedroom units, 69 no. 1 bedroom units and 12 no. studio units and a creche facility (258 sq.m); • Block C ranges in height from 5 no. to 9 no. storeys comprising of 47 no. 2 no. bedroom units and 12 no. 1 bedroom units and internal amenity space (465 sq.m) including gym/function room space, media room, resident’s amenity shared work space, bookable conference rooms and concierge; • The proposed development will also provide for an 81 no. bedroom aparthotel (4,020 sq.m) in Block C; • Public realm improvements including public plaza, footpaths and both soft and hard landscaping works to the southern boundary of the subject site. The scheme will provide for a total of 2,020 sq.m of public open space to serve the proposed development; • The proposed development will also include the provision of communal external space including courtyard areas, play spaces and roof terraces (c. 3,129 sq.m); • Parking at basement level for 162 cars (152 no. residential (including 4 no. club car spaces) and 10 no. aparthotel spaces), 340 bicycles and 6 motorcycles spaces; • Vehicular access to the basement is from the existing private road to the north of the subject site; • 6 no. set down car parking spaces, 2 no. club car spaces and 40 no. visitor bicycle parking spaces will be provided at surface level; • All hard and soft landscaping, boundary treatments and all associated site development works, site infrastructure, utilities, substations, PV panels at roof level, services and plant. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.omnilivingshd.ie Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information: (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent, (b) the subject matter of the submission or observations, and (c) the reasons, considerations and arguments on which the submission or observations is or are based. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01- 8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website:www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

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**Area** Area 5 - North Central
**Application Number** 3127/25
**Application Type** Permission
**Applicant** Hilda Wynne
**Location** 21 Hollybrook Road, Clontarf West, Dublin 3, D03PT88
**Registration Date** 04/09/2025
**Additional Information** Additional Information Received
**Proposal**: The proposed development will consists of 1) Subdivision of existing site 2) Demolition of existing single storey garage in rear garden 3)The erection of a detached two-storey 1 bedroom pitched roof dwelling (165m2) in rear garden , together with 4no. rooflights , an integral carport with vehicular and pesestrian access off the rear lane (Hollybrook Mews ) and all associated site works .

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**Area** Area 5 - North Central
**Application Number** 3206/25
**Application Type** Permission
**Applicant** Jennifer Healy
**Location** 19 St. Michaels Cottages, The Hole in The Wall Road,
 Donaghmede, Dublin 13
**Registration Date** 02/09/2025
**Additional Information** Additional Information Received
**Proposal**: The development will consist of: a) The subdivision of the site, b) The provision of a 4 bedroomed dormer bungalow, c) Vehicular access from existing dwelling entrance, d) Provision of 2 no. car parking spaces, e) New connection to existing foul sewer and water supply, f) On-site proprietary rain water harvesting system and all associated site work.

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**Area** Area 5 - North Central
**Application Number** WEB2424/25
**Application Type** Retention Permission
**Applicant** Templeville Developments Ltd
**Location** West Wood Club, Clontarf Road, Dublin 3
**Registration Date** 05/09/2025
**Additional Information** Additional Information Received
**Proposal**: RETENTION PERMISSION/ PERMISSION: Retention permission for the following : (a) change of use of part of the approved creche at ground floor to gymnasium use, (b) change of use of the approved teen gym and fitzone studio at first floor to childcare facility, (c) change of use of the approved health clinic at first floor to childcare facility, (d) change of use of the approved health clinic waiting area at second floor to childcare facility, and planning permission is sought for the change of use of the remaining creche area at ground floor to gymnasium use, including all associated site works

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**Area** Area 5 - North Central
**Application Number** WEB5018/25
**Application Type** Permission
**Applicant** Gertie and Fraser McMullen
**Location** Site to the rear of 159 Vernon Avenue, Clontarf,
 Dublin 3
**Registration Date** 02/09/2025
**Additional Information**
**Proposal**: We Gertie and Fraser McMullen intend to apply for PERMISSION For development at this site: Site to the rear of 159 Vernon Avenue, Clontarf, Dublin D03 YP95 The development will consist of: The construction of a new detached 2-storey three bedroomed dwelling with associated private garden space and 2 no. car parking spaces with associated drainage and services, plus a new electromagnetic gate on shared access driveway off Vernon Avenue and set back from the road.

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**Area** Area 5 - North Central
**Application Number** WEB5030/25
**Application Type** Permission
**Applicant** James Kendellen
**Location** 24 Foxhill Park, Baldoyle, Dublin 13, D13 C5V6
**Registration Date** 03/09/2025
**Additional Information**
**Proposal**: Partial demolition of the existing garage and proposed installation of a 1 bedroom, single storey, light gauge steel framed structure residence with a proposed 2m high boundary wall around new private amenity space and all ancillary works.

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**Area 5
DOMESTIC**

**Area** Area 5 - North Central
**Application Number** 3286/25
**Application Type** Permission
**Applicant** Brian Connolly & Geraldine Sheanon
**Location** 134 Hazelwood Park, Artane, Dublin 5, D05 V2Y5
**Registration Date** 01/09/2025
**Additional Information** Additional Information Received
**Proposal**: Permission for: 1) Proposed vehicular access & driveway for off street car parking at front of house. 2) Proposed widened vehicular gate accesss to rear garden from laneway at rear of house. 3) Loft conversion with velux roof windows to front & rear roof profile.

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**Area** Area 5 - North Central
**Application Number** WEB2106/25
**Application Type** Permission
**Applicant** Graham and Denise Kidd
**Location** 217 Philipsburgh Ave, Fairview, Dublin 3, D03V3Y9
**Registration Date** 01/09/2025
**Additional Information** Additional Information Received
**Proposal**: The proposed development shall consist of: change of pedestrian access to vehicular access & all associated demolition, site, landscaping & ancillary works.

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**Area** Area 5 - North Central
**Application Number** WEB2314/24
**Application Type** Permission
**Applicant** Laurence and Sarah Flood
**Location** 34, Vernon Park, Clontarf, Dublin 3, D03 XW63
**Registration Date** 01/09/2025
**Additional Information** Additional Information Received
**Proposal**: The development will comprise of the demolition of the existing side extension and rear conservatory (58 sqm), internal alterations to the existing dwelling, construction of new part two-storey, part single storey extension to the side and rear of property (113 sqm), installation of PV panels on roof, and construction of new entrance canopy to front of property. Permission is also sought for construction of new entrance piers; boundary treatments; bin store and all site development works including drainage connections and landscaping.

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**Area** Area 5 - North Central
**Application Number** WEB2348/25
**Application Type** Permission
**Applicant** Derek & Cara Joyce
**Location** 29 Belgrove Road, Clontarf, Dublin 3, D03 VK68
**Registration Date** 02/09/2025
**Additional Information** Additional Information Received
**Proposal**: The development consists of demolition of an existing extension to the rear of the existing house and for the construction of a single storey extension to the rear and for a dormer window to the existing attic to the rear of the existing house and for all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB2505/25
**Application Type** Permission
**Applicant** William Costello
**Location** 77, Celtic Park Avenue, Beaumont, Dublin 9
**Registration Date** 05/09/2025
**Additional Information** Additional Information Received
**Proposal**: PERMISSION & RETENTION: Retention & Completion of alterations to front boundary walls, piers and new vehicular access and all associated works.

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**Area** Area 5 - North Central
**Application Number** WEB5012/25
**Application Type** Permission
**Applicant** Cathal and Gertrude Power
**Location** 11 Dromnanane Park, Beaumont, Dublin 9, D09 KW66
**Registration Date** 01/09/2025
**Additional Information**
**Proposal**: Demolish existing single storey extension and construct a new single storey extension all to rear . Single storey porch extension to front and all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB5019/25
**Application Type** Permission
**Applicant** James Jennet and Ciara Keogh
**Location** 46, Saint Lawrence Road, Clontarf, Dublin 3
**Registration Date** 02/09/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Alterations and extensions to an existing house including converting house to single residential unit from six flats, removal of later partitions, kitchens and bathrooms, conservation works to architectural features, removal of walls and chimney breast at rear to create open plan kitchen area, new window openings, extensions to kitchen with large glazed sections, attic conversion with dormer window to rear, solar panels to roof and single storey studio building in rear garden. RPS Ref No. 7625

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**Area** Area 5 - North Central
**Application Number** WEB5023/25
**Application Type** Permission
**Applicant** Cathal and Gertrude Power
**Location** 11 Dromnanane Park, Beaumont, Dublin 9, D09KW66
**Registration Date** 02/09/2025
**Additional Information**
**Proposal**: Demolish existing single storey extension and construct a new single storey extension all to rear . Single storey porch extension to front and all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB5029/25
**Application Type** Permission
**Applicant** James Jennet and Ciara Keogh
**Location** 46 Saint Lawrence Road, Clontarf, Dublin 3, D03 XR99
**Registration Date** 03/09/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Alterations a n d extensions to an existing house including converting house to single residential unit from six flats, removal of later partitions, kitchens and bathrooms , conservation works to architectural features, removal of walls and chimney breast at rear to create open plan kitchen area, new window openings , extensions to kitchen with large glazed sections, attic conversion with dormer window to rear, solar panels to roof and single storey studio building in rear garden.

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**Area** Area 5 - North Central
**Application Number** WEB5037/25
**Application Type** Permission
**Applicant** Vera Toomey
**Location** 25, Park Lawn, Clontarf, Dublin 3
**Registration Date** 04/09/2025
**Additional Information**
**Proposal**: Widening of existing vehicular entrance from 2340mm to 3220mm.

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**Area** Area 5 - North Central
**Application Number** WEB5038/25
**Application Type** Retention Permission
**Applicant** Constantin Salop
**Location** 30 shanowen crescent, Santry, Dublin 9, D09 WN96
**Registration Date** 04/09/2025
**Additional Information**
**Proposal**: RETENTION: Retention of additional enclosed attic dormer structure and roof window to side elevation. Increase in internal floor area of 13.65m2. Minor fenestration changes to side and rear elevations. Alteration to boundary wall to existing dwelling.

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**Area** Area 5 - North Central
**Application Number** WEB5044/25
**Application Type** Retention Permission
**Applicant** Alider Ltd
**Location** 49A McAuley Drive, Artane, Dublin 5, D05 V9K8
**Registration Date** 04/09/2025
**Additional Information**
**Proposal**: RETENTION/PERMISSION : Retention for elevational changes to the house previously granted under planning reference 3636/19 including, change of external wall finish, removal of chimney, additional rooflights and modification of rear bedroom window, and permission for condition 7 of planning reference 3636/19 to be removed , and all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB5061/25
**Application Type** Permission
**Applicant** Caitriona Gallagher
**Location** 7A Danieli Drive, Artane, Dublin 5, D05 X016
**Registration Date** 05/09/2025
**Additional Information**
**Proposal**: The development will consist of the partial removal of the front wall and moving the pillar by 1.1m to widen the vehicular access to the site in order to facilitate safe and efficient off street parking at the property. All associated site-works, ancillary drainage and landscaping at No. 7A Danieli Drive, Artane, Dublin 5, D05 X016

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**Area 5
Decisions**

**Area** Area 5 - North Central
**Application Number** 0356/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 05/09/2025
**Applicant** Conor and Eimear O'Farrell
**Location** 68, Shantalla Road, Beaumont, Dublin 9
**Additional Information**
**Proposal**: SHEC: The removal of the existing attached garage, construction of a new two storey detached dwelling in side garden of existing dwelling, new vehicular site entrance to serve existing house and all associated site works.

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**Area** Area 5 - North Central
**Application Number** 0361/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 04/09/2025
**Applicant** Chloe and Kenneth Hooper
**Location** 141, Cromcastle Road, Kilmore, Dublin 5
**Additional Information**
**Proposal**: EXPP: Proposal to construct 6m x 4m garden room at end of garden. Garden room to have foundation and plumbing for internal bathroom.

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**Area** Area 5 - North Central
**Application Number** 0362/25
**Application Type** Social Housing Exemption Certificate
**Decision** Grant Social Housing Exemption Cert
**Decision Date** 02/09/2025
**Applicant** Michael Moran
**Location** Mount Dillon Business Park/Commercial Yard, Brookville
 Park, Malahide Road, Artane, Dublin 5
**Additional Information**
**Proposal**: SHEC: Removal/demolition of existing commercial buildings & the construction of residential development of 4No. single/two/ three storey with attic terraced houses with pitched roofs, dormer windows and velux windows to front, side, rear, solar panels, parking spaces to front, SuDS, landscaping / planting, with existing vehicular access & all associated site works.

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**Area** Area 5 - North Central
**Application Number** 3312/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 04/09/2025
**Applicant** Stephen Byrne and Michelle Mullins
**Location** 123, Collins Avenue, Dublin 9
**Additional Information**
**Proposal**: The development consists of (a) The demolition of a chimney stack, external store and single storey extension at rear and garage at side. (b) The construction of an extension at rear and side of house. This extension will be partly single storey and partly two storey (c) To convert attic space and alter roof for use as ancillary domestic accommodation and storage areas with a dormer at rear (South Elevation). The existing hipped roof to be extended to form a gable roof. (d) To widen the existing vehicular access from Collins Avenue and to provide onsite parking for 2 cars (e) Internal alterations to house at ground and first floor levels and all associated site works

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**Area** Area 5 - North Central
**Application Number** 3323/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 05/09/2025
**Applicant** Anne Marie Madden & Grzegorz Gralak
**Location** 92, All Saints Road, Dublin 5
**Additional Information**
**Proposal**: Planning permission for the construction of ) a first foor extension on top of an existing ground floor extension to the rear, 2) an attic conversion with a dormer window to the rear and a raised ridge level to the front/rear, with all associated site works .

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**Area** Area 5 - North Central
**Application Number** WEB2255/25
**Application Type** Retention Permission
**Decision** CLARIFICATION OF ADDITIONAL INFORMATION
**Decision Date** 02/09/2025
**Applicant** Timber Factors Limited
**Location** Unit 40, Newtown Avenue, Malahide Road Industrial
 Park, Dublin 17
**Additional Information** Additional Information Received
**Proposal**: RETENTION PERMISSION: Timber Factors Ltd is applying for retention permission for a) 204.3sqm steel-framed canopied sheltered area located to the southern elevation of the main building, and b) a 295sqm steel-framed and clad, single-story pitched-roofed, industrial storage space to the rear (west) of the site.

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**Area** Area 5 - North Central
**Application Number** WEB2602/25
**Application Type** Retention Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 01/09/2025
**Applicant** AHA Unity Brothers Ltd
**Location** Unit 3 Swiss Cottage, Swords Road, Santry, D09 X52D
**Additional Information**
**Proposal**: RETENTION: AHA Unity Brothers Ltd is applying for retention permission for a material change of use from restaurant use to retail use with the provision of an off licence, and associated material alterations to the west elevation signage and the internal layout. All at Unit 3 Swiss Cottage, Swords Road, Dublin 9, D09 X52D.

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**Area** Area 5 - North Central
**Application Number** WEB2610/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 02/09/2025
**Applicant** Pádraig & Denise Sweeney
**Location** 2 Haverty Road, Marino, Dublin 3
**Additional Information**
**Proposal**: The development will consist of extension and alterations to existing dwelling to include:
(i) Ground floor extension to the south-east elevation to accommodate a new kitchen/dining area, toilet, and extended store/utility area; (ii) First floor extension to the south-east elevation to include an ensuite master bedroom with dressing room, linen closet, and landing area (iii) Enlargement of the existing front porch, including new windows and a front door with glazed side panels to the north-west elevation; (iv) Internal alterations at ground floor level, including relocation of the staircase and enlargement of bedroom 4 and the living area; (v) Addition of a rooflight to the store/utility area on the north-west elevation; (vi) Addition of a rooflight to the first floor bathroom on the south-east elevation; (vii) Removal of existing chimney on the north-east elevation; (viii) Demolition of the existing detached garage and construction of a new detached garage along the south-east site boundary including steps and retaining wall to raised rear garden; (ix) Connection to existing services and all associated site development works. (x) The creation of a vehicular access to the new proposed garage from the rear laneway

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**Area** Area 5 - North Central
**Application Number** WEB2621/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 02/09/2025
**Applicant** Kevin Daly
**Location** 1 Kincora Avenue, Clontarf, Dublin 3
**Additional Information**
**Proposal**: The insertion of a new 151 m2 detached single storey dwelling to the rear garden of the existing dwelling including vehicular access to the front of of 1 Kincora Avenue via a shared entrance, provision to include 1 no. parking space adjacent to proposed dwelling, the construction of a new boundary wall between the proposed dwelling and the existing two storey dwelling, the formation of a new vehicular entrance to the side of 1 Kincora Avenue, the installation of new Solar/PV panels on the new roof areas and all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB2627/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 02/09/2025
**Applicant** Padraig Flattery
**Location** 148, Dunluce Road, Clontarf, Dublin 3
**Additional Information**
**Proposal**: The creation of a new vehicular entrance in front boundary wall onto Dunluce Road.

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**Area** Area 5 - North Central
**Application Number** WEB2639/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 03/09/2025
**Applicant** Conor and Lisa Hannon
**Location** Glenmaurice, 71 Saint Lawrence Road, Clontarf, Dublin
 3
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Development to include: i) Demolition of non-original garage to the side and single storey extensions to the rear of the existing dwelling; ii) Removal of non-original ensuite and store to bedrooms; iii) Removal of non-original bathroom at upper first floor level, to include non-original glazed screen; iv) Alteration of opes and intermediate floor in the rear return; v) Re-roofing of non-original slate roof of rear return to include new rooflights, vi) Refurbishment of 5No. 2-over-2 sash windows and main entrance door to the front elevation, also glazed single door to the rear; vii) Replacement of 2No. non-original 2-over-2 sash windows to the rear elevation of existing dwelling; viii) Removal and replacement of damaged internal flatwork plaster; ix) Repointing of exterior brickwork to front elevation, and replacement of all rainwater goods; x) Construction of new single storey flat roof extension to the southern side; xii) Construction of new part-single storey with flat roof, part-two storey with apex roof extension to the rear eastern side of existing dwelling, to include rooflights and solar panels. All to include landscaping and associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB2664/25
**Application Type** Retention Permission
**Decision** GRANT RETENTION PERMISSION
**Decision Date** 02/09/2025
**Applicant** Elaine Pace & Duncan Bartolo
**Location** Seabreeze 82 Bettyglen, Dublin 5
**Additional Information**
**Proposal**: RETENTION:The development works to be retained consist of alterations to the existing materiality and fenestration details, along with the removal of a chimney along the north west elevation.

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**Area** Area 5 - North Central
**Application Number** WEB2669/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 04/09/2025
**Applicant** CLIONA KEHOE
**Location** 22 Elm Mount Close, Beaumont, Dublin 9
**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 5 - North Central
**Application Number** WEB2674/25
**Application Type** Permission
**Decision** REFUSE PERMISSION
**Decision Date** 05/09/2025
**Applicant** Michael Kyle
**Location** 18 Main Street, Raheny, Dublin 5, D05 VP95
**Additional Information**
**Proposal**: Planning permission is sought for a new vehicular entrance and ancillary site works.

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**Area** Area 5 - North Central
**Application Number** WEB2698/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 05/09/2025
**Applicant** Colin, Michelle Bolger
**Location** 36, Vernon Gardens, Clontarf, Dublin 3
**Additional Information**
**Proposal**: Works to include a first-floor extension to the rear North Facing façade, a single storey ground floor extension with glazed roof over to the east facing side of dwelling. Further works to include alterations to elevations, one new rooflight to rear first floor flat roof, a new dormer window to the rear north facing roof plane, removal of chimney on north roof plane, new external storage area to the existing east passageway, new bike and bin storage to the front, along with all associated landscaping and site works.

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**Area** Area 5 - North Central
**Application Number** WEB5012/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 02/09/2025
**Applicant** Cathal and Gertrude Power
**Location** 11 Dromnanane Park, Beaumont, Dublin 9, D09 KW66
**Additional Information**
**Proposal**: Demolish existing single storey extension and construct a new single storey extension all to rear . Single storey porch extension to front and all associated site works.

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**Area** Area 5 - North Central
**Application Number** WEB5018/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 04/09/2025
**Applicant** Gertie and Fraser McMullen
**Location** Site to the rear of 159 Vernon Avenue, Clontarf,
 Dublin 3
**Additional Information**
**Proposal**: We Gertie and Fraser McMullen intend to apply for PERMISSION For development at this site: Site to the rear of 159 Vernon Avenue, Clontarf, Dublin D03 YP95 The development will consist of: The construction of a new detached 2-storey three bedroomed dwelling with associated private garden space and 2 no. car parking spaces with associated drainage and services, plus a new electromagnetic gate on shared access driveway off Vernon Avenue and set back from the road.

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**Area** Area 5 - North Central
**Application Number** WEB5019/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 03/09/2025
**Applicant** James Jennet and Ciara Keogh
**Location** 46, Saint Lawrence Road, Clontarf, Dublin 3
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Alterations and extensions to an existing house including converting house to single residential unit from six flats, removal of later partitions, kitchens and bathrooms, conservation works to architectural features, removal of walls and chimney breast at rear to create open plan kitchen area, new window openings, extensions to kitchen with large glazed sections, attic conversion with dormer window to rear, solar panels to roof and single storey studio building in rear garden. RPS Ref No. 7625

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**Area** Area 5 - North Central
**Application Number** WEB5037/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 05/09/2025
**Applicant** Vera Toomey
**Location** 25, Park Lawn, Clontarf, Dublin 3
**Additional Information**
**Proposal**: Widening of existing vehicular entrance from 2340mm to 3220mm.

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**Area** Area 5 - North Central
**Application Number** WEB5038/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 05/09/2025
**Applicant** Constantin Salop
**Location** 30 shanowen crescent, Santry, Dublin 9, D09 WN96
**Additional Information**
**Proposal**: RETENTION: Retention of additional enclosed attic dormer structure and roof window to side elevation. Increase in internal floor area of 13.65m2. Minor fenestration changes to side and rear elevations. Alteration to boundary wall to existing dwelling.

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**Area** Area 5 - North Central
**Application Number** WEB5044/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 05/09/2025
**Applicant** Alider Ltd
**Location** 49A McAuley Drive, Artane, Dublin 5, D05 V9K8
**Additional Information**
**Proposal**: RETENTION/PERMISSION : Retention for elevational changes to the house previously granted under planning reference 3636/19 including, change of external wall finish, removal of chimney, additional rooflights and modification of rear bedroom window, and permission for condition 7 of planning reference 3636/19 to be removed , and all associated site works.

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**Area 5
Appeals Notified**

**Area** Area 5 - North Central
**Application Number** WEB2376/25
**Appeal Type** Written Evidence
**Applicant** Paschal Mahoney and Rachael Dowling
**Location** 285 Clontarf Road, Clontarf, Dublin 3, D03 N7E5
**Additional Information**
**Proposal**: Demolition of the existing garage structure (38 m2 ) and replacement with a ground plus mezzanine level studio/live/work structure, ancillary to the main house, extending to a total of 79m2. . The accommodation will include ground level open plan studio/live/work space, ground level kitchen and toilet, mezzanine level open plan studio/live/work space, mezzanine level bathroom and storage. The structure will have a gate access onto Seafield Close, rooflights, photovoltaic panels, heat pump and will include all associated site works, as well as hard and soft landscaping.

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**Area 5
Appeals Decided**

**Area** Area 5 - North Central
**Application Number** WEB1490/25
**Appeal Decision** GRANT PERMISSION
**Appeal Decision Date** 04/09/2025
**Applicant** Hugh McDonnell and Saskia Zuidweg
**Location** 32, The Rise, Glasnevin, Dublin 9
**Additional Information**
**Proposal**: The construction of a new vehicular access from The Rise and related vehicular parking area in the front garden of the existing house and all 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

SOCIAL HOUSING EXEMPTION CERTIFICATES

35/25

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

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**Area** Area 5 - North Central
**Application Number** 0379/25
**Application Type** Social Housing Exemption Certificate
**Applicant** John Murphy & Brigid Browne
**Location** 554 Collins Avenue West, Whitehall., Dublin 9, D09
 AD81
**Registration Date** 01/09/2025
**Additional Information**
**Proposal**: SHEC: The development will consist of the demolition of an existing garage and the construction of a new 2 bedroom house, a new vehicular entrance, connection to existing utilities and all other associated site works.

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**Area** Area 5 - North Central
**Application Number** 0391/25
**Application Type** Social Housing Exemption Certificate
**Applicant** James Kendellen
**Location** 24 Foxhill Park, Baldoyle, Dublin, D13 C5V6
**Registration Date** 05/09/2025
**Additional Information**
**Proposal**: SHEC: Partial demolition of the existing garage and proposed installation of a 1 bedroom, single storey, light gauge steel framed structure residence with a proposed 2m high boundary wall around new private amenity space and all ancillary works.

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