

Dublin City Council

(22/09/2025-28/09/2025)

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 1   
COMMERCIAL**

**Area** Area 1 - South East  
**Application Number** WEB1570/25  
**Application Type** Permission  
**Applicant** Long Real Estate Limited  
**Location** 77-78, Dame Street, Dublin 2 , D02RK60  
**Registration Date** 26/09/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought for the change of use of the existing property at first, second, third & fourth Floor from former commercial/office to use as a language school. Remedial works the front elevation of building including retention and improvement of the Seiko signage. Repair & upgrade of existing sliding sash windows to fore & replacement of windows to rear with correct timber sliding sash windows. Alteration of internal of layout ground, first, second & third floor to provide for revised bathroom facilities.

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**Area** Area 1 - South East  
**Application Number** WEB1649/25  
**Application Type** Permission  
**Applicant** Gurdwara Guru Nanak Darbar CLG  
**Location** Gurdwara Guru Nanak Darbar, 78 Serpentine Avenue,  
 Dublin 4  
**Registration Date** 23/09/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: Permission for development to existing 2 storey temple of 921.07m2 consisting of internal remodelling and extension to existing ground floor to cater for food hall and reconfigured kitchen with new ancillary changing facilities, toilets and vertical circulation with lift with new entrance lobby with revised and partially extended first floor accommodation to facilitate relocated Prayer Hall with remodelled and extended central roof section with removal of all external asbestos finishes and ductwork with ancillary short term guest accommodation and offices with new partial 2nd floor community room to rear and new plant room of 44.67m2 increasing the total area to 1246.12m2 with a new 2 storey front extension with a Gurdwara Sahib Dome and steeple in gold finish at roof level with remodelled landscaped forecourt to cater for pedestrian access with relocated flag post and 1 no. accessible car parking space and 4 no. bicycle spaces with a new driveway entrance and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB2460/25  
**Application Type** Permission  
**Applicant** Aedifica Ireland Ltd  
**Location** Site at 'Captain’s Place', Armagh Road, Crumlin,  
 Dublin 12  
**Registration Date** 24/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: We, Aedifica Ireland Ltd., intend to apply for Planning Permission at this site at “Captain’s Place”, Armagh Road, Crumlin, Dublin 12, in the Electoral Division of Kimmage E. The site is located to the south of Armagh Road Medical Centre (D12 F6C5), southeast of Rosary College (D12 R726). The “Captain’s Place” Fold Housing Development is located to the east, south and west of the site.  
  
The proposal will consist of a nursing home development (c. 7,876.9sqm GFA) of 5 storeys in height, and comprising the following: • 151 no. en-suite bedrooms. • Ancillary facilities including lobbies, kitchen, laundry rooms, offices, stores, meeting rooms, staff rooms, communal areas, staff and admin facilities, as well as clinical support spaces and services areas. • A fully landscaped open amenity space for residents as part of the development in the form of secure internal courtyard. • Services areas including generator enclosure, staff bicycle storage, and gardener’s workshop. Provision of a PV panel array on the flat roof along with rooftop plant and rooftop ventilation system. • Erection of a totem sign (c.2.90sqm) and visitor bicycle parking at the main entrance. • The proposed development will also incorporate all the associated amenities, accesses, boundary treatments, waste management and plant areas, ESB substation & switch room and all associated site development and services works to enable its delivery.

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**Area** Area 1 - South East  
**Application Number** WEB2762/25  
**Application Type** Permission  
**Applicant** Seamus MacCrosain  
**Location** 3, 5 , 7, 9 Rathmines Road Upper, Rathmines, Dublin 6,  
 D06 K1W3  
**Registration Date** 26/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of the proposed Change of Use to the Existing First Floor Level Offic e Unit (250sqm), to provide a Yoga/Pilates Studio (DCC land use class: Indoor Sports facility) at 3, 5, 7, 9 Rathmines Rd Upper, Rathmines, Dublin 6, D06 K1W3, a 5-storey terraced, mixed-use building.

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**Area** Area 1 - South East  
**Application Number** WEB5199/25  
**Application Type** Retention Permission  
**Applicant** Greenfield Ideas Ltd  
**Location** Ashton's Public House , 11 Vergemount, Clonskeagh  
 Road, Dublin 6  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: RETENTION PERMISSION: Dublin City Council-Retention permission is sought by Greenfield Ideas Ltd for a development to the rear and side of Ashtons Public House at 11 Vergemount, Clonskeagh Road, Clonskeagh, Dublin 6. The development proposed to be retained involves the extension of a screening timber fence to the side and the replacement and enlargement of a roofed outdoor seating area to the rear, 213.85 sq.m in extent, all for use in association with the existing licensed premises.

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**Area** Area 1 - South East  
**Application Number** WEB5207/25  
**Application Type** Permission  
**Applicant** Flaxview Limited  
**Location** Cranford Lodge, No. 188 Stillorgan Road, Dublin 4  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: The development will consist of a change of use of the habitable house to a childcare facility. The proposed development includes the demolition of c. 17.2 sq m of the existing house and construction of an extension of c. 138 sqm extension to the south of the property to facilitate use as a childcare facility, bringing the total proposed floor area to 183.6 sq m. The development will include the provision of internal circulation areas and all ancillary staff and childcare facilities and staff offices; plant; green roof; boundary treatments and landscaping; signage; ancillary play area and all associated site works above and below ground. (A separate planning application will be lodged with Dun Laoghaire Rathdown County Council in relation to the adjoining lands to the east, where access and servicing arrangements will be provided.

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**Area** Area 1 - South East  
**Application Number** WEB5209/25  
**Application Type** Permission  
**Applicant** Razorlight Limited  
**Location** 9-10 Dawson Street, Dublin 2  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Dublin City Council-Permission is sought by Razorlight Ltd for permission for development at ground floor level at 9-10 Dawson Street, Dublin 2, a Protected Structure. The development consists of a modification to existing shopfront to include new fascia panels and internally illuminated signage, louvered soffit panels, new and amended entrance door to front of building at ground floor level, and to reinstate removed fascia and soffit panel over entrance door. Permission was previously granted (Web2295/25) for the use of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street as a licensed restaurant. This new signage is to provide identification to the new outlet.

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**Area** Area 1 - South East  
**Application Number** WEB5221/25  
**Application Type** Permission  
**Applicant** Gas Networks Ireland  
**Location** Lands on the grass verge at the entrance of ETB Sports  
 Grounds, Templeogue Road, Terenure, Dublin 6W  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: Installation of a 4.9m x 1.1m x 2.25m (LxWxH) above ground enclosure, to house a new natural gas District Regulating Installation (DRI) with all ancillary services and associated site works at Lands on the grass verge at the entrance to ETB Sports Grounds, TempleogueRoad, Terenure, Dublin 6W, Co. Dublin.

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**Area** Area 1 - South East  
**Application Number** WEB5222/25  
**Application Type** Permission  
**Applicant** Sonia Gleeson  
**Location** Lands to the rear of 23 Harrington Street and to the  
 side of 12 Stamer Street, Saint Kevin’s, Dublin 8  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: RETENTION/PERMISSION : Retention permission is sought for the demolition of a single storey shed structure to the rear of No. 23 Harrington Street and to the north of No. 12 Stamer Street. Permission is sought for alterations to a previously granted residential development under Reg. Ref. 3815/23. The alterations proposed include: (i) construction of 2 no. three-storey over basement semi-detached residential dwellings (1 no. 3 bed unit (House Type A) and 1 no. 4 bed unit (House Type B). (ii) House A provides for private open space at basement and ground floor with a terrace at second floor level (totalling 36.2 sqm) and House B provides for private open space at ground floor level with a terrace at second floor level (totalling 40.7 sqm). (iii) Provision is made for bin stores and secure bicycle parking spaces for each unit within the curtilage of the site. (iv) The proposal also includes alterations to the existing boundary wall including the omission of the existing vehicular entrance to provide for a pedestrian entrance to House A and separate pedestrian entrance to House B; and (v) all associated works, including boundary treatments, landscaping, drainage and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5245/25  
**Application Type** Permission  
**Applicant** HubSpot  
**Location** 1 Sir John Rogerson's Quay, Dublin Docklands, Dublin 2  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The site includes protected structures at 4 (RPS Ref.:7544) and 5 (RPS Ref.:7545) Sir John Rogerson's Quay and the façade of 2 (RPS Ref.: 7543) Sir John Rogerson's Quay, Dublin Docklands, Dublin 2. There are no proposed works to protected structures. The development will consist of the replacement of an existing inward-opening double door on the Windmill Lane elevation with a new outward-opening double door with unequal leaves, recessed within the façade to avoid obstructing the public footpath.

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**Area** Area 1 - South East  
**Application Number** WEB5248/25  
**Application Type** Permission  
**Applicant** Rocko Ventures Ltd  
**Location** 36 Margaret Place, Dublin 4  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: The development will consist of: (i) the proposed demolition of the existing single-storey side extension and garden wall; (ii) the construction of a detached two-storey, two-bedroom duplex apartment (75sqm) with balcony private amenity space (7.5sqm); (iii) the construction of a detached single-storey one-bedroom apartment (45sqm) with courtyard private amenity space (6.25sqm); (iv) the provision of 4 no. secure bicycle parking spaces between units and shared bin storage to the front of the development; and (v) permission is also sought for all associated site and infrastructural works, inclusive of boundary treatments, landscaping and SuDS drainage, necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5252/25  
**Application Type** Permission  
**Applicant** Javelin Developments Limited  
**Location** 3 Ailesbury Road, Ballsbridge, Dublin 4, D04 R6P7  
**Registration Date** 28/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The erection of a 9 m. high 140 mm to 65 mm diameter flagpole within the building forecourt to include all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5253/25  
**Application Type** Permission  
**Applicant** Razorlight Limited  
**Location** 9/10 Dawson Street, Dublin 2, D02 YX99  
**Registration Date** 28/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Dublin City Council-Permission is sought by Razorlight Ltd for permission for development at ground floor level at 9-10 Dawson Street, Dublin 2, a Protected Structure. The development consists of a modification to existing shopfront to include new fascia panels and internally illuminated signage, louvered soffit panels, new and amended entrance door to front of building at ground floor level, and to reinstate removed fascia and soffit panel over entrance door. Permission was previously granted (Web2295/25) for the use of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street as a licensed restaurant. This new signage is to provide identification to the new outlet.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ5206/25  
**Application Type** Permission  
**Applicant** Google Ireland (Limited)  
**Location** Site at basement levels at Grand Mill Quay and Dock  
 Mill, Barrow Street, Dublin 4  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RETENTION/PERMISSION: We, Google Ireland (Limited), intend to apply for retention and permission for development at this site at basement levels at Grand Mill Quay and Dock Mill, Barrow Street, Dublin 4. The site overlaps slightly with the Dock Mill protected structure RPS No. 488. There are no works proposed to the protected structure. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme (2014) area. The development will consist of:- Repurposing of 29 no. stacker parking spaces (58 no. spaces) at upper basement and mezzanine level for surface car parking (12 no. spaces) and repurposing of the balance  
of these spaces to provide 200 no. bike parking spaces. - Removal of 18 no. stackers (36 car parking spaces) at lower basement level to provide 8 no. surface car parking spaces and repurposing of the balance of these spaces to provide 31 no. motorbike parking spaces. Retention is sought for the removal of 4 no. stacker parking spaces (8 spaces) and provision of plant alongside a new secure bicycle store (108 no. bicycle parking spaces [90 with electric charging points], 6 no. cargo bike parking spaces and 90 no. scooter parking spaces) at upper basement and mezzanine level. The proposals will provide a total of 105 no. car parking spaces, 308 no. cycle parking spaces, 6 no. cargo bike parking spaces, 90 no. scooter parking spaces and 31 no. motorbike parking spaces at upper basement / mezzanine and lower basement levels. No changes are proposed to the existing residential car parking spaces.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ5223/25  
**Application Type** Permission  
**Applicant** Google Ireland (Limited)  
**Location** Site at basement levels at Grand Mill Quay and Dock  
 Mill, Barrow Street, Dublin 4  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RETENTION/PERMISSION : We, Google Ireland (Limited), intend to apply for retention and permission for development at this site at basement levels at Grand Mill Quay and Dock Mill, Barrow Street, Dublin 4. The site overlaps slightly with the Dock Mill protected structure RPS No. 488. There are no works proposed to the protected structure. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme (2014) area. The development will consist of: - Repurposing of 29 no. stacker parking spaces (58 no. spaces) at upper basement and mezzanine level for surface car parking (12 no. spaces) and repurposing of the balance of these spaces to provide 200 no. bike parking spaces. - Removal of 18 no. stackers (36 car parking spaces) at lower basement level to provide 8 no. surface car parking spaces and repurposing of the balance of these spaces to provide 31 no. motorbike parking spaces. Retention is sought for the removal of 4 no. stacker parking spaces (8 spaces) and provision of plant alongside a new secure bicycle store (108 no. bicycle parking spaces [90 with electric charging points], 6 no. cargo bike parking spaces and 90 no. scooter parking spaces) at upper basement and mezzanine level.  
The proposals will provide a total of 105 no. car parking spaces, 308 no. cycle parking spaces, 6 no. cargo bike parking spaces, 90 no. scooter parking spaces and 31 no. motorbike parking  
spaces at upper basement / mezzanine and lower basement levels. No changes are proposed to the existing residential car parking spaces.

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**Area 1   
DOMESTIC**

**Area** Area 1 - South East  
**Application Number** 3396/25  
**Application Type** Permission  
**Applicant** Emma Maher & Kelvin O'Mahony  
**Location** 68, Beech Hill Drive, Donnybrook, Dublin 4  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: We, Emma Maher & Kelvin O'Mahony, are applying for full planning permission for development at 68 Beech Hill Drive, Donnybrook, Dublin 4, DO4YR60. The proposed development will consist of; New 3.5m wide vehicular entrance to front of the existing dwelling and associated parking space to front of existing dwelling, in place of exiting pedestrian entrance; and all associated site works.

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**Area** Area 1 - South East  
**Application Number** 3399/25  
**Application Type** Permission  
**Applicant** Lisa McGlynn  
**Location** 94, Downpatrick Road, Crumlin, Dublin 12, D12 WP84  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: Erect a 2-storey extension at rear, new front vehicular entrance at front.

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**Area** Area 1 - South East  
**Application Number** WEB5194/25  
**Application Type** Permission  
**Applicant** Niamh & David O' Grady  
**Location** 13, Dartry Park, Dartry, Dublin 6, D06 EF96  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: The proposed development will consist of; a) Demolition of existing stores and boiler house to the sides of existing dwelling, b) Demolition of existing first floor glazed extension to the rear, c) Demolition of existing chimneys to the rear, d) Proposed single storey flat roof extension to the rear with 2no. rooflights, e) Proposed single storey flat roof canopy to the front & side, f) Proposed external wall insulation to the existing dwelling, g) Widening of existing dormer structure to rear of existing attic, h) alterations to existing front rear & side elevations, i) New rooflight to the side of existing roof, j) Widening of existing vehicular entrance to 4m and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5202/25  
**Application Type** Permission  
**Applicant** Enda Lyon  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W, D6W XH22  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: Two storey extension at the side and rear with alterations to rear and side garden boundary and shared access passage to rear garden

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**Area** Area 1 - South East  
**Application Number** WEB5203/25  
**Application Type** Permission  
**Applicant** Newholland Management Company Limited by Guarantee  
**Location** 59 Pembroke Road, Ballsbridge, Dublin 4  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STURCTURE - (10 year permission) The development will consist of: (a) Fabric repair works: (i) Roofs: Main Roof - Complete necessary maintenance repairs to the existing slates and flashings. Complete repairs to gutters and valleys to eliminate pooling and sediment buildup. Undertake any necessary repairs to the roof structure. Felt roof to roof garden: Undertaken any necessary repairs. Roof of balcony at first floor level: undertake necessary repairs. Rear extension: replace the felt roof finish. Roof Insulation: Remove and replace and / or upgrade existing insulation generally where possible. (ii) External Walls: Brickwork to Front Elevation: Gently clean to remove surface dirt etc. to ensure brick repairs/ replacements match originals. Repair or replace damaged bricks as required. Rake out and re-point brickwork with lime mortar – wigged pointing to match original. Brickwork to Rear Elevation: Complete minor repairs to brickwork and pointing. Rendered Finishes: Undertake structural repairs to cracks as directed by the Structural Engineer. Hack of all loose or damaged or hollow areas of render and re-render to match original. Clean and re-decorate. Masonry elements: Gently clean to remove surface dirt etc. as brickwork. Complete necessary minor repairs to Granite Ashlar and channeled Granite Ashlar walling and pointing. Provide all necessary lead flashings and cover flashings. (iii) Parapet Walls: Complete further investigations and undertake all necessary remedial and structural repairs. Repair metalwork as necessary. Re-decorate. (iv) Chimney Stacks: Complete all necessary re-building / repair works including re-pointing – wigged finish to match original. Repair or replace damaged chimney pots to match originals. Repair or replace all flashings as necessary. (v) Windows and External Doors: Windows: Complete all necessary repairs to timber frames and sashes. Clean down and re-decorate. Sills / Surrounds: Repair cracks in granite sills and fill all holes. Provide new sills were missing. Repair or replace reveals render, new mastic joint with window frames. External Doors: Repair decayed or damaged timbers. Re-align doors as necessary. Re-decorate. (vi) Steps / Balconies: Main Front Entrance – undertake necessary repairs to the steps and the decorative metalwork balustrade. Decorate balustrade. Steps, both side of Main Entrance: repair defective steps and make safe. Metal Staircases at the LHS and fire escape at the rear: undertake essential repairs and corrosion, replace missing elements, clean down and re-decorate. (vii) Railings / Security Frames: Check all fixings / supports and repair as required. Check for expansion where built into the walls and repair as necessary including any cracks in the masonry / sills etc. Re-decorate. (viii) External Grounds: Boundaries: Repair front railings and granite plinth as necessary. Repair front boundary railings where the neighbour agrees to cut back the trees and shrubs contributing to the damage. Repair / rebuild rear brick / stone walls where neighbour agrees to cut back trees and shrubs contributing to the damage. Rainwater Disposal: Rainwater Disposal: Repair or replace defective rainwater goods as necessary. Clean out all gutters, hopper heads, rainwater pipes etc. and leave water tight and in good working order. Decorate. Remove redundant wires and tidy up retained wires on external surfaces. (b) Provide EV Charge point in front car-parking area.

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**Area** Area 1 - South East  
**Application Number** WEB5205/25  
**Application Type** Permission  
**Applicant** Enda Lyon , Helen Lyons and Oliver Lyons  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W, D6W XH22  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: Two storey extension at the side and rear with alterations to rear and side garden boundary and shared access passage to rear garden.

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**Area** Area 1 - South East  
**Application Number** WEB5211/25  
**Application Type** Permission  
**Applicant** Joan Farrelly  
**Location** 347 Kildare Road, Drimnagh, Dublin 12, D12 E89Y  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: The development will consist of the construction of a one and two storey extension to rear with 1 no. rooflight to the rear of the main roof and 3 no. rooflights to the rear of the ground floor extension, internal modifications and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5214/25  
**Application Type** Permission  
**Applicant** Christopher Kennedy and Philippa Stokes  
**Location** 79 Wellington Road, Ballsbridge, Dublin 4, D04 X6C7  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Christopher Kennedy and Philippa Stokes intend to apply for planning permission for works at 79 Wellington Road, Ballsbridge, Dublin 4, D04X6C7, a Protected Structure. The development will consist of repair and preservation of the brick to the front facade including re-pointing.

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**Area** Area 1 - South East  
**Application Number** WEB5217/25  
**Application Type** Permission  
**Applicant** Una Casserly and Bernard McGuinness  
**Location** 13 Saint Mary's Road, Ballsbridge, Dublin 4  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of the demolition of the existing single-storey rear extension (29m2) and interior stud partitions at ground and first floor levels; the insertion of a new opening in the wall between the front and rear bedrooms at first floor level; the insertion of a new opening in the wall to the west side of the rear return at ground floor level; the construction of a new single-storey rear extension (40.5m2); the conversion of a rear window at ground floor level to a window/doorway to access the new courtyard; internal alterations at ground and first floor of the rear return; converting the existing side extension to a new utility space; the insertion of a new en-suite shower room at first floor level and the introduction of a conservation roof light to the inner roof pitch above; and general conservation and associated ancillary site works to include repointing of the existing brickwork façade and refurbishment of the existing sash windows.

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**Area** Area 1 - South East  
**Application Number** WEB5218/25  
**Application Type** Permission  
**Applicant** Daragh and Aoibheann Treacy  
**Location** 35 Mountpleasant Square, Dublin 6, Dublin 6, D06PW66  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought by Daragh and Aoibheann Treacy for a development situated at 35 Mountpleasant Square, Dublin 6 (D06PW66), which is a protected structure. The proposed works will consist of: i) Installation of 6 no. photovoltaic solar panels to the flat roof of the existing rear southwestern ground floor non-historic extension; ii) partial demolition to the existing south-facing boundary wall to Mountpleasant Square to facilitate the widening of the existing pedestrian side-access gate from approximately 0.9m to 1.7m; iii) all ancillary works necessary to facilitate these works.

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**Area** Area 1 - South East  
**Application Number** WEB5220/25  
**Application Type** Retention Permission  
**Applicant** Kevin Mahony  
**Location** 2A, Doris Street, Ringsend, Dublin 4, D04 DT21  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: RETENTION: Permission for as constructed attic conversion with dormer to rear.

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**Area** Area 1 - South East  
**Application Number** WEB5230/25  
**Application Type** Permission  
**Applicant** Enda & Helen & Oliver Lyons  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: TWO STOREY EXTENSION AT THE SIDE AND REAR OF 168 KIMMAGE ROAD LOWER WITH ALTERATIONS TO REAR AND SIDE GARDEN BOUNDARY AND SHARED ACCESS PASSAGE TO REAR GARDEN.

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**Area** Area 1 - South East  
**Application Number** WEB5231/25  
**Application Type** Permission  
**Applicant** Michelle Benson  
**Location** 56, Mount Drummond Square, Harolds Cross, Dublin 6,  
 D06 C9K8  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: Planning Permission for an Attic Conversion with a new Flat Roof Dormer Window to the rear of the existing two storey terraced dwelling and to include ancillary works.

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**Area** Area 1 - South East  
**Application Number** WEB5238/25  
**Application Type** Permission  
**Applicant** Asha and Orla Fayen  
**Location** 3 Gerald Street, Ringsend, Dublin 4, D04 X5P0  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: First-floor rear extension; raising of main roof ridge; rear dormer window; and two new first-floor windows to side elevation.

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**Area** Area 1 - South East  
**Application Number** WEB5239/25  
**Application Type** Permission  
**Applicant** Sandra Carr  
**Location** 29 Saint John's Road, Sandymount, Dublin 4, D04K318  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: The development will consist of construction of a new rear facing dormer to the main roof, widening of the existing access to the rear laneway and new gates to accommodate car parking and associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5247/25  
**Application Type** Permission  
**Applicant** Ciaran Bolger & Catherine Moran  
**Location** No. 5 Leahy's Terrace, Sandymount, Dublin 4  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: The development will consist of the provision of a new vehicular entrance to the front of the property, including alterations to the existing footpath and kerb, and the alteration of sections of the existing railings, together with all associated site works, to provide off-street parking within the existing property boundary.

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**Area** Area 1 - South East  
**Application Number** WEB5250/25  
**Application Type** Permission  
**Applicant** Spellcraft Ltd  
**Location** 12 Vavasour Square, Sandymount, Dublin 4, D04 RT72  
**Registration Date** 27/09/2025  
**Additional Information**   
**Proposal**: The proposed development comprises; Construction of new two storey, flat roof extension to rear (east) of existing dwelling to provide 3 No first floor bedrooms, 1 no replacement rooflight and 4 No new rooflights to existing flat roof; internal alterations to existing dwelling at ground and first floor levels and associated elevation changes, rainwater planters to rear garden to facilitate rainwater runoff from new roof area and ancillary site works to facilitate the development.

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**Area 1   
Decisions**

**Area** Area 1 - South East  
**Application Number** 0291/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 24/09/2025  
**Applicant** Eircom Limited (t/a eir)  
**Location** The Shipping Office, Lime Street, Sir John Rogerson's  
 Quay, Dublin 2, D02 Y049  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: The installation of 8 no. antennas, 2 no. dishes, remote radio units (RRU's), trunking, cabinets, GPS and all other site developments works on the building rooftop to provide for high speed wireless data and broadband services.

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**Area** Area 1 - South East  
**Application Number** 0374/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 22/09/2025  
**Applicant** Percy Nominees Limited  
**Location** 22-24, Mount Street Lower, Dublin 2, D02 Y759  
**Additional Information**   
**Proposal**: EXPP: Whether the replacement of all existing windows to front and rear elevations is or is not development and is or is not exempted development.

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**Area** Area 1 - South East  
**Application Number** 0375/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 24/09/2025  
**Applicant** Shirley Walker  
**Location** 3, Kimmage Grove, Lower Kimmage Road, Dublin 6W  
**Additional Information**   
**Proposal**: EXPP: Add external insulation with a smooth render on the top half of the house. Red brick finish on lower half of the house (from top of sitting room window and front door to top of plinth – height 2100mm). Similar in style to nearby house. The work is to be completed by Churchfield Home Services under the one stop shop scheme.

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**Area** Area 1 - South East  
**Application Number** 0384/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 26/09/2025  
**Applicant** Ciaran Sulivan  
**Location** 21/22 Lower Stephen Street, Dublin 2, D02 KF57  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of 4 no. timber sash windows (non-original) with like for like timber replacements. The works would include removal of the 4 existing windows and the installation of 4 no. replacement timber sash windows matching the exact appearance, construction and proportions of those that are replaced in line with DCC's best conservation practice.

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**Area** Area 1 - South East  
**Application Number** WEB1666/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/09/2025  
**Applicant** Gwen Cooney  
**Location** 66, Waterloo Road, Dublin 4 , D04X3A0  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE : The development will consist of • Part demolition of existing two storey rear return • Construction of a part 1 and part 3 storey extension to the rear • External works to the rear elevation of the protected structure to accommodate the proposed extension• Internal alterations to the protected structure to accommodate the proposed extension, including the demolition of some of the existing partition walls • Refurbishment of all internal ceiling cornices • External works to the front elevation including restoration of the existing brick and window fabric • Replacement of the existing roof tiling with matching slate tiles • Existing granite steps to the rear will be removed and retained for reuse • Provision of a green roof at first and third floor roof levels of the proposed extension and •All associated landscaping and site works to facilitate the proposed development.

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**Area** Area 1 - South East  
**Application Number** WEB1989/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Vitalijus Sliachticevas  
**Location** 43, Charleville Close, Rathmines, Dublin 6  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: Planning Permission to: (1) Construct 2no. two-storey Mews dwellings with a rear dormer, (2) Provide each dwelling with a private rear garden and a private front courtyard, accommodating 1no. car parking space, accessible via a private entrance gate from Charleville Close, (3) Propose landscaping and boundary treatment including the repair of the existing stone walls and, (4) Carry out all ancillary site works at 43 Charleville Close, Rathmines, Dublin 6, D06H2Y2. The site is within the curtilage of Protected Structure RPS No. 4738.

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**Area** Area 1 - South East  
**Application Number** WEB2128/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Colm O’Donnell  
**Location** 20 & 22 Lansdowne Road, Dublin 4, D04 C3W5, D04V5Y8  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: Planning permission is sought at No's 20 Lansdowne Road, Dublin 4 D04 C3W5 & 22 Lansdowne Road, Dublin 4 D04 V5Y8 (Protected Structures) for the amendment of existing entrance gates details to form automated sliding gates to both houses, New landscaping to front and rear gardens, including reconstruction of dividing rear boundary wall.   
Demolition of existing non-original two storey extensions, and replacement with a garden level single story extension accommodating new kitchen / living room, and smaller extension to entry level providing bathroom facilities to the rear of both houses requiring amendments to original rear windows to both houses. Internal modifications on alterations to layout at Garden level, to provide utility and bathroom spaces, replacement of existing non-original Stairs and at second floor bedroom level removal of partition walls to provide additional ensuite bathrooms to both houses.   
Works include fitting of Solar panels on the existing roofs, & for the renewal of existing services within both houses and repointing of brickwork to the fore, and associated conservation and ancillary works to all historic details.

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**Area** Area 1 - South East  
**Application Number** WEB2179/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Michael and Mary Coonan  
**Location** 2 Marine Drive, Sandymount, Dublin 4, D04 F867  
**Additional Information** Additional Information Received  
**Proposal**: The development consists of the demolition of existing garage and single storey extension to rear and the construction of a new part two storey, part single storey extension to rear and side of the existing dwelling. The existing roof is to include rooflights, dormer window to the rear and solar panels. The proposal includes the repositioning of the vehicular entrance, new garden room to the rear of the site, internal modifications and connection to all main site services and associated works at 2 Marine Drive, Sandymount, Dublin

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**Area** Area 1 - South East  
**Application Number** WEB2766/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/09/2025  
**Applicant** Telfer Ltd  
**Location** Ballsbridge Post Office, Shelbourne Road, Dublin 4,  
 D04 E038  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Change of use from former Post Office, a two storey protected structure (625sqm), to licensed bar restaurant with retail & gallery (606sqm). The proposal will involve removal of a lean-to roof and demolition of external storage (19sqm); lowering of cills at both levels and breaking out of one opening to provide new door at first floor level; and building up of walls on southern boundary up to first floor level, all along the side passage/south elevation; provision of new external stairs and terrace to the south side and rear. Repair works to roof, rainwater goods, windows & doors, repointing of brickwork, minor interior alterations, fit out and provision of signage, and all associated services and site works.

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**Area** Area 1 - South East  
**Application Number** WEB2767/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/09/2025  
**Applicant** Dr. Patricia Comer  
**Location** 44 Haddington Road, Dublin 4, Backing onto 44 Percy  
 Lane  
**Additional Information**   
**Proposal**: PROTECTED STUCTURE: a) the Change of Use from 2 no. apartments and doctor’s surgery to single family dwelling; b) The reinstatement of the stairs connecting the basement and hall floors. No other works are proposed.

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**Area** Area 1 - South East  
**Application Number** WEB2768/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 22/09/2025  
**Applicant** 3 Grand Parade Hosts Limited  
**Location** 3 Grand Parade, Ranelagh, Dublin 6  
**Additional Information**   
**Proposal**: The development consists of a proposed 164 sq m 3-storey building with set back over lower ground floor, to be used as a guest house and architecture/communal office, entered from a widened plaza off Grand Parade - comprising: an office space with kitchen and bathroom at lower ground floor; a lobby, reception area, meeting/ breakfast room and 1 no. accessible ensuite guest bedroom at ground floor level; 3 no. guest ensuite bedrooms at first floor and 1 no. guest ensuite bedroom at second floor (a total of 5 no. guest ensuite bedrooms are proposed); associated amenity spaces, staff and resident storage, bike parking, bin store and plant room; associated signage at entrances as detailed in submitted drawings; and all associated site, boundary and landscape works.

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**Area** Area 1 - South East  
**Application Number** WEB2770/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/09/2025  
**Applicant** Conor O Meara & Niamh McLoughlin  
**Location** 32, Lavarna Grove, Terenure, Dublin 6w  
**Additional Information**   
**Proposal**: Planning Permission for alterations to previously approved Planning Permission (WEB1624/21), alterations include for Conversion of attic space with raised gable (in lieu of dormer), and larger dormer to rear, and all associated site works

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**Area** Area 1 - South East  
**Application Number** WEB2781/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 23/09/2025  
**Applicant** Ciaran Broughal  
**Location** 113, Rathmines Road Upper, Dublin 6  
**Additional Information**   
**Proposal**: Planning permission for attic conversion with 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 1 - South East  
**Application Number** WEB2790/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 22/09/2025  
**Applicant** Órlagh & Martin Colman  
**Location** 147, Tritonville Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and parking space in the front garden of an existing two - storey terraced house.

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**Area** Area 1 - South East  
**Application Number** WEB2792/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 23/09/2025  
**Applicant** Spencer Homes Ltd  
**Location** Development at and to the rear of 76 Leinster Road,  
 Dublin 6, D06 X7K2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The proposed development comprises of the construction of 2 no. three bedroom, two storey dwellings to the rear of 76 Leinster Road and addressing Grosvenor Lane. The proposed development includes private open space to the rear of the proposed dwellings, refuse storage for each dwelling, and all associated and ancillary works including connections to services, hard and soft landscaping, boundary treatment including retention/re-use of existing boundary walls and materials

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**Area** Area 1 - South East  
**Application Number** WEB2799/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** D&P Multimedia Products Ltd  
**Location** Terenure Business Park, Beechlawn Way, Terenure,  
 Dublin 6w  
**Additional Information**   
**Proposal**: Planning Permission sought by Gerard O’Rourke, Kay O’Rourke, D&P Multimedia Products Ltd., Joan Doyle and Mary Burke to demolish all structures on site [total floor area 1021 sq.m.] at Terenure Business Park, Beechlawn Way, Terenure, Dublin 6W in order to redevelop this c.0.15Ha site. The EirCode for the largest unit in TBP is D6W A383. The development, which will be called AnTeach Glas, will consist of the construction of a single 6 storey 2628 sq.m. building to include a 235 sq.m. Gymnasium at ground floor level and 29No residential apartments over all with balconies/terraces facing east, south, and west. The development will also include an undercroft area at ground floor level which will provide 10No car parking spaces, bicycle parking and a waste management area. The proposals include a covered soft surface children’s play area, associated hard + soft landscaping, boundary treatment and all other associated site excavation, infrastructural and site development works above and below ground to facilitate the development. The apartments will include 4No. two bed apartments and 3No. one bed apartments at first, second and third floor levels, 2No. two bed and 3No. one bed apartments at a recessed fourth floor and 2No. two bed and 1No. one bed at a further recessed fifth floor. Access will be from Beechlawn Way and the proposals include the suggested realignment of the eastern end of Beechlawn Way to include a pedestrian crossing, a vehicle set down area, a turning circle, new off street car parking including a disabled parking space, all with associated landscaping.

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**Area** Area 1 - South East  
**Application Number** WEB2800/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Rory McGuigan  
**Location** Rear of 58 Lansdowne Road, Ballsbridge, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of the following: Removal of existing single-storey garage and re-using it’s bricks for hard landscaping details to the front courtyard; Construction of 2 no. x three-storey over basement, semi-detached, four bedroom houses, (each measuring 225 sq.M). Both houses will have separate vehicular access off Lansdowne Lane, each with hardwood sliding gates in a new stone wall to front court for off street car parking using the stone from the existing garden wall on the western side of the plot; Provision of an open-air courtyard to rear ( south ) at basement level; Provision of balconies to rear (south) at upper levels and a small roof terrace to front (north) at second floor level; Provision of sustainable surface water drainage system and all ancillary and associated works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB2801/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Luán ó Braonáin & Caoimhe Daly  
**Location** 40 Leeson Park, Ranelagh, Dublin 6, D06H6K1  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: The development will consist of the removal of 3no. modern timber sheds to the rear, and replacement with a new Garden Room (30 sqm), including covered bike store/passageway (7 sqm) to the side and associated site and drainage works, all at no. 40 Leeson Park (Protected Structure), a 3 storey semi-detached dwelling. The use of the proposed Garden Room will be ancillary to the use of the main dwelling.

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**Area** Area 1 - South East  
**Application Number** WEB2816/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/09/2025  
**Applicant** The Health Service Executive  
**Location** Lands at Rathmines Waste Management Bring Centre,  
 Gulistan Terrace, Rathmines, Dublin 6  
**Additional Information**   
**Proposal**: The Health Service Executive (HSE) intend to apply for planning permission for development at a site of c. 0.3 ha on lands at the Rathmines Waste Management Bring Centre, Gulistan Terrace, Rathmines, Dublin 6, D06 KD28. The proposed development consists of the demolition of 4 no. existing structures on site (c. 440sqm, 106sqm, 228 sqm and 198 sqm) located at the centre, northern and eastern boundary of the site and the removal of the boundary wall on the western element of the site (c. 19 m in length); and the construction of a part-1 to part-5 no. storey primary health care facility (total gross floor area c. 5,495 sqm), with associated lift risers at sixth floor parapet level. The facility is to be over a 1 no. storey basement carpark (c. 1,825 sqm) with natural ventilation grills around building perimeter. The facility is to be comprised of GP consulting rooms; community mental health facilities; physiotherapy and paediatric gyms; therapy and activity rooms; dining room; ancillary reception, office, staff and patient facilities; and an older person's day care centre at ground floor level and an internal therapeutic garden courtyard (c. 195sqm).The development will also provide for PVs at fifth floor roof level; external plant (c. 104 sqm) at fourth floor roof level; a first floor roof terrace on the southern element of the site (c. 265sqm); a second floor roof terrace on the eastern element of the site (c. 237 sqm); public vehicular access road from Gulistan Terrace with turning hammerhead including pedestrian footpaths and associated set down area and accessible parking; staff car parking spaces at basement level accessed via a controlled access road and ramp; EV parking facilities; SUDs including intensive green roof provision; tanks and associated water hydrants; plant rooms; site lighting; 1 no. substation; bin storage including clinical waste storage; signage and wayfinding installations; services provision; deliveries and marshalling yards; removable bollards; boundary treatments; hard and soft landscaping; changes in level; secure cycle parking facilities; ducting and piping; lighting; and all ancillary site development and excavation works above and below ground.

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**Area** Area 1 - South East  
**Application Number** WEB2830/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Lea McCarthy  
**Location** 98 Wilfield Road, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: 1. The creation of a new vehicular entrance to the front garden of 98 Wilfield Road, Sandymount, Dublin 4, including the partial removal of the front boundary railings and plinth, provision of new vehicular gates and ancillary site works.2. New first floor extension of 10sqm to rear of dwelling.3. All ancillary site works required.

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**Area** Area 1 - South East  
**Application Number** WEB5184/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/09/2025  
**Applicant** Joan Farrelly  
**Location** 347 Kildare Road, Drimnagh, Dublin 12, D12 E89Y  
**Additional Information**   
**Proposal**: The development will consist of the construction of a one and two storey extension to rear with 1 no. rooflight to the rear of the main roof and 3 no. rooflights to the rear of the ground floor extension, internal modifications and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB5189/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/09/2025  
**Applicant** CIARAN BOLGER & CATHERINE MORAN  
**Location** 5 Leahy's Terrace, Sandymount, Dublin 4  
**Additional Information**   
**Proposal**: The development will consist of the provision of a new vehicular entrance to the front of the property, including alterations to the existing footpath and kerb, and the alteration of sections of the existing railings, together with all associated site works, to provide off-street parking within the existing property boundary.

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**Area** Area 1 - South East  
**Application Number** WEB5202/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/09/2025  
**Applicant** Enda Lyon  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W, D6W XH22  
**Additional Information**   
**Proposal**: Two storey extension at the side and rear with alterations to rear and side garden boundary and shared access passage to rear garden

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**Area** Area 1 - South East  
**Application Number** WEB5205/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/09/2025  
**Applicant** Enda Lyon , Helen Lyons and Oliver Lyons  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W, D6W XH22  
**Additional Information**   
**Proposal**: Two storey extension at the side and rear with alterations to rear and side garden boundary and shared access passage to rear garden.

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**Area** Area 1 - South East  
**Application Number** WEB5209/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Razorlight Limited  
**Location** 9-10 Dawson Street, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Dublin City Council-Permission is sought by Razorlight Ltd for permission for development at ground floor level at 9-10 Dawson Street, Dublin 2, a Protected Structure. The development consists of a modification to existing shopfront to include new fascia panels and internally illuminated signage, louvered soffit panels, new and amended entrance door to front of building at ground floor level, and to reinstate removed fascia and soffit panel over entrance door. Permission was previously granted (Web2295/25) for the use of the ground floor of number 9-10 Dawson Street and rear of 11-12 Dawson Street as a licensed restaurant. This new signage is to provide identification to the new outlet.

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**Area** Area 1 - South East  
**Application Number** WEB5214/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Christopher Kennedy and Philippa Stokes  
**Location** 79 Wellington Road, Ballsbridge, Dublin 4, D04 X6C7  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Christopher Kennedy and Philippa Stokes intend to apply for planning permission for works at 79 Wellington Road, Ballsbridge, Dublin 4, D04X6C7, a Protected Structure. The development will consist of repair and preservation of the brick to the front facade including re-pointing.

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**Area** Area 1 - South East  
**Application Number** WEB5221/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Gas Networks Ireland  
**Location** Lands on the grass verge at the entrance of ETB Sports  
 Grounds, Templeogue Road, Terenure, Dublin 6W  
**Additional Information**   
**Proposal**: Installation of a 4.9m x 1.1m x 2.25m (LxWxH) above ground enclosure, to house a new natural gas District Regulating Installation (DRI) with all ancillary services and associated site works at Lands on the grass verge at the entrance to ETB Sports Grounds, TempleogueRoad, Terenure, Dublin 6W, Co. Dublin.

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**Area** Area 1 - South East  
**Application Number** WEB5222/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Sonia Gleeson  
**Location** Lands to the rear of 23 Harrington Street and to the  
 side of 12 Stamer Street, Saint Kevin’s, Dublin 8  
**Additional Information**   
**Proposal**: RETENTION/PERMISSION : Retention permission is sought for the demolition of a single storey shed structure to the rear of No. 23 Harrington Street and to the north of No. 12 Stamer Street. Permission is sought for alterations to a previously granted residential development under Reg. Ref. 3815/23. The alterations proposed include: (i) construction of 2 no. three-storey over basement semi-detached residential dwellings (1 no. 3 bed unit (House Type A) and 1 no. 4 bed unit (House Type B). (ii) House A provides for private open space at basement and ground floor with a terrace at second floor level (totalling 36.2 sqm) and House B provides for private open space at ground floor level with a terrace at second floor level (totalling 40.7 sqm). (iii) Provision is made for bin stores and secure bicycle parking spaces for each unit within the curtilage of the site. (iv) The proposal also includes alterations to the existing boundary wall including the omission of the existing vehicular entrance to provide for a pedestrian entrance to House A and separate pedestrian entrance to House B; and (v) all associated works, including boundary treatments, landscaping, drainage and engineering works necessary to facilitate the development.

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**Area** Area 1 - South East  
**Application Number** WEB5230/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Enda & Helen & Oliver Lyons  
**Location** 168 & 170 Kimmage Road Lower, Dublin 6W  
**Additional Information**   
**Proposal**: TWO STOREY EXTENSION AT THE SIDE AND REAR OF 168 KIMMAGE ROAD LOWER WITH ALTERATIONS TO REAR AND SIDE GARDEN BOUNDARY AND SHARED ACCESS PASSAGE TO REAR GARDEN.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ2803/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** OPR Health & Fitness Ltd.  
**Location** The Shipping Office Building, Block 1, Unit 2 Lime  
 Street, Dublin 2  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE. CHANGE OF USE and refurbishment of ground floor commercial unit to accommodate a sport injury/physiotherapy clinic and all associated site works. This application relates to land within the North Lotts and Grand Canal Dock Strategic Development Zone.

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**Area** Area 1 - South East  
**Application Number** WEBDSDZ5206/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 24/09/2025  
**Applicant** Google Ireland (Limited)  
**Location** Site at basement levels at Grand Mill Quay and Dock  
 Mill, Barrow Street, Dublin 4  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RETENTION/PERMISSION: We, Google Ireland (Limited), intend to apply for retention and permission for development at this site at basement levels at Grand Mill Quay and Dock Mill, Barrow Street, Dublin 4. The site overlaps slightly with the Dock Mill protected structure RPS No. 488. There are no works proposed to the protected structure. The application relates to a proposed development within the North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme (2014) area. -The development will consist of:- Repurposing of 29 no. stacker parking spaces (58 no. spaces) at upper basement and mezzanine level for surface car parking (12 no. spaces) and repurposing of the balance of these spaces to provide 200 no. bike parking spaces. - Removal of 18 no. stackers (36 car parking spaces) at lower basement level to provide 8 no. surface car parking spaces and repurposing of the balance of these spaces to provide 31 no. motorbike parking spaces. Retention is sought for the removal of 4 no. stacker parking spaces (8 spaces) and provision of plant alongside a new secure bicycle store (108 no. bicycle parking spaces [90 with electric charging points], 6 no. cargo bike parking spaces and 90 no. scooter parking spaces) at upper basement and mezzanine level.  
The proposals will provide a total of 105 no. car parking spaces, 308 no. cycle parking spaces, 6 no. cargo bike parking spaces, 90 no. scooter parking spaces and 31 no. motorbike parking spaces at upper basement / mezzanine and lower basement levels. No changes are proposed  
to the existing residential car parking spaces.

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**Area 1   
Appeals Notified**

**Area** Area 1 - South East  
**Application Number** WEB1834/25  
**Appeal Type** Written Evidence  
**Applicant** Margaret Courtney  
**Location** 36 Leinster Road, Rathmines, Dublin 6, D06 WD98  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE PERMISSION and RETENTION for development at 36 Leinster Road, Rathmines, Dublin 6 a protected structure (PRS No. 4635). For Retention the development will consist of Internal Alterations, comprising of; Replacement of all MEP services to each unit using existing routes, Replacement of existing/previous modern partition walls with new partitions, in the same locations, where damp and signs of rot was present, Relocation of kitchenette in two of the existing units, Introduce breathable insulation lime-based finish to internal face of external walls. Carry out essential repairs to historic lime plaster and lath and plaster finish to internal partitions, For Planning the development will consist of Internal and External Alterations, comprising of; Insertion of new timber frame and sliding sash windows in existing window openings to the front and rear return. Install new door sets to entrance door opening of each unit to replace existing non-historic doors. Re-open door at the basement level and block up the existing door opening. Redecoration of historic staircase and interiors to main entrance hall using suitable breathable paints, Install insulation recycled foam aggregate to sub floor void of lower ground floor/basement level, Re-point externally exposed stone masonry walls of rear elevation and return using traditional lime mortar and Carry out thermal upgrades to internal side of the walls of the rear 1990s extension (non-historic).

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**Area** Area 1 - South East  
**Application Number** WEB2537/25  
**Appeal Type** Written Evidence  
**Applicant** Robert Mooney  
**Location** 15, Malone Gardens, Dublin 4  
**Additional Information**   
**Proposal**: New front vehicular access with a dropped kerb. Installation of an EV charging point. The works also include the removal of the existing railings and pedestrian entrance, and the construction of two new piers and boundary wall.

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**Area** Area 1 - South East  
**Application Number** WEB2581/25  
**Appeal Type** Written Evidence  
**Applicant** 3Dental LTD  
**Location** 13-16 Redmonds Hill, Aungier Street, Dublin 2, D02  
 RP46  
**Additional Information**   
**Proposal**: RETENTION : WE, 3Dental Ltd, INTEND TO APPLY FOR RETENTION PERMISSION For development at this site at 13-16 Redmond's Hill, Aungier Street, Dublin 2, D02RP46. The development consists of a retention planning application for existing front elevation signage incl: (1) Sign No. 1 illuminated block lettering sign above 1st fl. windows; (2) Sign No. 2 Decal sign fixed inside glazing above 1st. fl; (3) Sign No. 3 board sign over front entrance & service entrance; & (4) Sign No. 4 incl. 3 x board signs fixed at 1st fl. to windows.

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**Area 1   
Appeals Decided**

**Area** Area 1 - South East  
**Application Number** 0151/25  
**Appeal Decision** SPLIT DECISION  
**Appeal Decision Date** 22/09/2025  
**Applicant** Eugene and Amy Jane O'Reilly  
**Location** 73, Grosvenor Road, Dublin 6  
**Additional Information**   
**Proposal**: EXPP: 1. Vehicle entrance gate with backing, as constructed. 2. Wooden fencing at part of side boundary of 73 Grosvenor Road with 74 Grosvenor Road. 3. Decorative railing on front boundary wall of 73 Grosvenor Road.

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**Area** Area 1 - South East  
**Application Number** 3099/25  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 23/09/2025  
**Applicant** Paul and Mary Tully  
**Location** Site to the rear of Nos 404 , 406 , 408 and 410  
 Clogher Road, Crumlin , Dublin 12  
**Additional Information**   
**Proposal**: The proposed works include :(i) demolition of existing workshop building and sheds with a total floor area of 163sq. m (ii) construction of 2no. two storey , three bedroom , detached houses with flat roofs and rooflights (iii) formation of a new shared vehicular entrance on Clogher Road . (iv) inclusion of designated bin areas serving each house (v) 3 no. car parking spaces ; private open space , bicycle parking , new boundary wall positions to existing houses , landscaping , Suds drainage and all ancillary works necessary to facilitate the development .

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**Area** Area 1 - South East  
**Application Number** 3159/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 24/09/2025  
**Applicant** JCDecaux Ireland Limited  
**Location** 40 Lower Kevin Street, Dublin 8  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: For the replacement of 1 No. illuminated 6.29m x 6.64m advertising display with 1No. digital 6.28m x 3.4m advertising display at 40 Lower Kevin Street, Dublin 8 (Protected Structure), and the permanent decommissioning of 1 No. 6.3m x 3.3m illuminated advertising display at 138 South Circular Road, Dublin 8, and all associated site works and services.

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**Area** Area 1 - South East  
**Application Number** 4267/24  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** 26/09/2025  
**Applicant** Brian Murray  
**Location** Rear of 8 Old Mountpleasant, Ranelagh, Dublin 6,  
 D06Y017 , fronting onto Oxford Lane  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE: The rear garden site is in, the curtilage of a protected structure. Construction of one two-storey, three-bedroom semi-detached mews dwelling with access from Oxford Lane.

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**Area** Area 1 - South East  
**Application Number** WEB1481/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 24/09/2025  
**Applicant** Bernard McGowan  
**Location** 174-180 Harold's Cross Road, Harold's Cross, Terenure,  
 Dublin 6W  
**Additional Information**   
**Proposal**: The proposed development will consist of the following: Demolition of existing part 1 and 2-storey buildings including basement on site ; Construction of part 3,4, and 5 -storey residential building, containing a total of 26 No. apartments comprising of 5 No. Studio Apartments, 8 No. 1-Bed Apartments, 9 No. 2-Bed Apartments and 4 No. 3-Bed Apartments and 1no. substation at ground floor level; communal amenity spaces on the ground level, third and fourth floor level. All with associated site works, bicycle store, landscaping and services.

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**Area** Area 1 - South East  
**Application Number** WEB1569/25  
**Appeal Decision** REFUSE PERMISSION  
**Appeal Decision Date** 22/09/2025  
**Applicant** Terry Sheridan  
**Location** 368 Harolds Cross Road, Harolds Cross, Dublin 6W, D6W  
 VK64  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission to demolish existing single storey garage to side of property and to construct a 3 storey dwelling unit attached to side of property and all associated site works.

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**Area** Area 1 - South East  
**Application Number** WEB1714/25  
**Appeal Decision** GRANT PERMISSION  
**Appeal Decision Date** @26/09/2025  
**Applicant** Tom & Leanne Kennedy  
**Location** 8, Albany Road, Ranelagh, Dublin 6  
**Additional Information**   
**Proposal**: The development will consist of the demolition of the existing single storey extensions to the rear. The construction of a 45.23m2 ground floor kitchen and living room extension, 24.63m2 first floor bedroom an en-suite extension max height of 6.06m above finished floor level and 39.06m2 home office and gym garden room to the rear of the site 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”

(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

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
38/25

(22/09/2025-28/09/2025)

WEEKLY PLANNING LISTS

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

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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** Area 1 - South East  
**Application Number** 0415/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** HSE Estates  
**Location** Sir Patrick Duns Hospital, Lower Grand Canal Street,  
 Dublin 2, D02P667  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Restoration and maintenance of the existing timber sash windows. Works are in progress with 25 no. windows completed, 10 in progress, and 29 scheduled for future works. This application is to determine if the works are Exempted Development.

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
38/25

(22/09/2025-28/09/2025)

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** Area 1 - South East  
**Application Number** 0349/25  
**Application Type** Section 5  
**Applicant** Leo Delaney  
**Location** Flat 2, 51, Moyne Road, Ranelagh, Dublin 6  
**Registration Date** 25/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: 1. Retain current internal layout with no structural changes. 2. Replace and upgrade plumbing and electrical systems. 3. Install new kitchen doors and appliances. 4. Replace flooring and redecorate.

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**Area** Area 1 - South East  
**Application Number** 0412/25  
**Application Type** Section 5  
**Applicant** Sky  
**Location** 1, Burlington Plaza, Burlington Road, Dublin 4  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: EXPP: Window replacement for louver grill @ 1 Burlington Plaza Burlington Road Dublin 4 Sky are tenants in 1 Burlington Plaza since 2010. They occupy half of Level 4 and all of Level 5. They have a staff restaurant with associated small catering kitchen on Level 4 that provides hot food offering for breakfast and lunch. They have been using a recirculation unit to clean and filter cooking exhaust air before recirculating it back into the kitchen. This has proven unsuccessful and Sky are looking to find alternative means to exhaust the filtered air out of the kitchen. One of the options they are considering is to exhaust out through the façade. We are not clear if Planning Permission is required to do this. Hence this application. The client has spoken with the landlord who is agreeable to changing out the glass pane for a carefully designed and integrated louver. The façade in question where we are looking to replace the glass pane for a grille is at the back of the building and faces into a small lane called Fleming place.

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**Area** Area 1 - South East  
**Application Number** 0416/25  
**Application Type** Section 5  
**Applicant** Bram Gaasbeek  
**Location** Rere of 65 Ranelagh, Dublin 6  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the replacement of existing plastic Wavin pipe with a cast iron downpipe at the rear façade, is or is not development and whether development constitutes exempt development or does not constitute exempt development?" Whether the removal of a painted steel balconette fixed to the north-western elevation of the rear return, is or is not development and whether development constitutes exempt development or does not constitute exempt development? Whether the like-for-like repair of damaged non-original render finish to the south-western elevation of the rear return, is or is not development and whether development constitutes exempt development or does not constitute exempt development?

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**Area** Area 1 - South East  
**Application Number** 0418/25  
**Application Type** Section 5  
**Applicant** H.R.M. Recruitment Limited  
**Location** 47, Fitzwilliam Square West, Dublin 2, D02 W967  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The proposed works comprise of two interventions which fall under section 4(1)(h) Planning Act 2000: 1. Upper Annex Roof - Structural works to existing chimney stack brickwork including removal of stone capping, reinforcement of existing brick pier, installation of new copper flashing, repairs to valley gutters and slates hipped roofs repointing f brickwork and reinstall ton or stone cappings. 2. Lower Annex Roof-Repairs to valley gutters and slates to hipped roofs including removal of stone parapet cappings, installation of new copper flashing, repointing of brickwork and reinstallation of stone cappings.

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**Area** Area 1 - South East  
**Application Number** 0419/25  
**Application Type** Section 5  
**Applicant** Ana Stefanovska  
**Location** Apartment 2, The Aston Building, 2 Aston Place, D02  
 XD76  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: The proposed works involve the installation of secondary glazing to improve thermal efficiency and reduce heat loss. Secondary glazing will be installed on two windows in white aluminium secondary window frames, vertically sliding in design, glazed with the living room and one window in the bedroom. The works will consist of the fitting of 4mm KA toughened glass. The secondary glazing will be fitted internally to the existing windows, which are original and of significant age. The purpose of the works is to improve energy efficiency, reduce heating requirements, and provide improved comfort, without altering the external appearance of the building.

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**Area** Area 1 - South East  
**Application Number** 0420/25  
**Application Type** Section 5  
**Applicant** Patrick Fitzpatrick  
**Location** Omnia Mental Health Clinic, Basement, 122, Baggot  
 Street Lower, Dublin 2  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Retain signage. Retain sign 1 as a permanent wall-mounted identification sign. Retain sign 2 as a permanent plaque on the railings at street level. Reconfigure sign 3 to act as a temporary wayfinding sign, which will be hung from the stair guardrail during business hours only and removed from view after hours. This sign will not be fixed in place outside operating hours.

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**Area** Area 1 - South East  
**Application Number** 0422/25  
**Application Type** Section 5  
**Applicant** Embassy of Hungary  
**Location** 2 Fitzwilliam Place, Dublin 2, D02 K227.  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Street Front accessible elevator (Wheelchair lift) to the left of the main entrance, which requires the partial demolition of the existing fence. Renovation of basement floor of the building and establishment of a new office space. Construction of reinforced plasterboard wall (Drywall) partitions. Related specialist works, including mechanical installations and equipment, painting, cladding works, as well as electrical works.

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**Area** Area 1 - South East  
**Application Number** 0410/25  
**Application Type** Section 5  
**Applicant** Dr. Goesta Fischer  
**Location** 36 Wellington Quay, Dublin 2  
**Registration Date** 19/09/2025  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Repair of shopfront comprising removal of inappropriate plastic signage and stallriser, selective paint removal, careful timber splicing and repairs in Accoya or matching timber, repainting in historically appropriate colours, removal of cement screed and reinstatement of matching quarry tiles, replacement of lead flashing.

**\*\*\*Amendment to Week 38\*\*\***

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