

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)**

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**Area 2   
COMMERCIAL**

**Area** Area 2 - South Central  
**Application Number** WEB2256/25  
**Application Type** Permission  
**Applicant** Meath Assets Trading Ltd.  
**Location** 67-70 Meath Street, Dublin 8, D08 YCK4  
**Registration Date** 26/09/2025  
**Additional Information** Clarification of Add. Information Recd.  
**Proposal**: Conversion of the existing first and second floors from office space into residential use. It includes the construction of a rear extension at first-floor level for a bicycle store; a rear extension at second-floor level to accommodate a new stairwell to the third floor; and a rear extension at the location of the existing second-floor roof terrace. An extra floor will be added on top of the existing three-storey building with a new lift shaft. The development will comprise four one bed apartments; six two bed apartments & one two bed duplex apartment, totalling eleven residential units, along with internal alterations and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB5215/25  
**Application Type** Permission  
**Applicant** Aonghus McCarthy  
**Location** Ridge House, 1 Conyngham Road, Dublin 8, D08 W8XW  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: Permission for alterations to the front façade of the existing building at Ridge House, 1 Conyngham Road, Dublin 8, which is a Protected Structure (RPS No 2033). The proposed alterations consist of the careful removal of all unoriginal sand/cement render and restoration and repair works, including the restoration of original the brickwork and pointing to the front façade; the reinstatement of the original ground floor window; and the replacement of signage, together with all associated site works.

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**Area 2   
DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** WEB5249/25  
**Application Type** Permission  
**Applicant** Vincent Dunne  
**Location** 129 Kylemore Drive, Ballyfermot, Dublin 10  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: Add dished kerb to footpath for access to driveway at 129 Kylemore Drive Ballyfermot.

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**Area** Area 2 - South Central  
**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 2   
Decisions**

**Area** Area 2 - South Central  
**Application Number** 0378/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/09/2025  
**Applicant** Mark Cafferkey Monteria PRB and Carmel Gallagher Pension Fund  
**Location** Unit 21, Retail 14-15, Cornmarket, Dublin 8, D08 TN6P  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: 1. Structural repair works to ground floor including proposed timber joists and steel beams to structural engineer specification, and new finished floor covering and skirting boards, following water leak damage. Proposed works are urgent in order to restore structural stability and safety to the floor.

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**Area** Area 2 - South Central  
**Application Number** 0380/25  
**Application Type** Section 5  
**Decision** Not Exemption  
**Decision Date** 23/09/2025  
**Applicant** Shiva Investments (Ireland) Limited  
**Location** 5, Echlin Street, Dublin 8, D08 H009.  
**Additional Information**   
**Proposal**: EXPP: The development will consist of the reinstatement of the first and second floor apartments no .5 Echlin Street, Dublin 8.

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**Area** Area 2 - South Central  
**Application Number** 3394/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** CWTC Multi Family ICAV  
**Location** Site at the former Player Wills site , South Circular  
 Road , St. Catherines's Avenue and Donore Avenue ,  
 Dublin 8  
**Additional Information**   
**Proposal**: The proposed development consists of amendments to the permitted basement under Block PW2 only as permitted under ABP0308197-20 (DCC REF : SHD 0031/20). The proposed amendments include : Omission of permitted basement -2 level and consolidation of parking , cycle parking plant and servicing areas into an enlarged basement -1 level . This consolidation includes for removal of previously permitted 81 no. car parking spaces identified for adjacent future development lands (and permitted storage) and 10 no. car parking spaces for the permitted development. This results in a single basement minus one level of c.7234 sqm which will include 880 no. cycle parking spaces, 148 no. car parking spaces, (138 resident spaces including 13 accessable spaces and 10 car-club spaces). Plant areas, waste stores, access cores to apartments above, resident storage areas and escooter parking. The proposed amendments relate to the permitted basement under Block PW2 only and no amendments are proposed to any permitted above ground elements of Block PW2 or elements of the wider permitted scheme including Block PW1 which relates to the former Player Wills factory (Protected Structure, RPS 8796).

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**Area** Area 2 - South Central  
**Application Number** WEB2122/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Orbitiz Ltd.  
**Location** 105, 107, 109, Emmet Road, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal**: Planning permission is sought by Orbitiz Ltd. for a mixed-use residential & commercial development on land measuring approximately 0.053ha hectares at 105, 107, 109 Emmet Road, Dublin 8. This site is bounded by Pocket Park to the east, Myra Close to the north, and Kilmainham Banks apartment development to the north and west. The development will consist of: i) demolition of a) 2 no. existing 2-3 storey derelict buildings at no.’s 105 & 107 Emmet Road, and b) 1 no. 2-3 storey existing residential building at 109 Emmet Road; ii) construction of a 3-5 storey mixed-use semi-detached development comprising of 16 no. residential units over 5-storeys, (9 no. 1-bedroom, and 7 no. 2-bedroom units), and 1 no. commercial unit at ground floor level, all with balconies to east or south; iii) construction of detached single storey bin store to north of site at lower ground floor level; iv) boundary treatments; v) provision of bicycle parking; vi) landscaping, SuDS drainage and all ancillary works necessary to facilitate the development.

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**Area** Area 2 - South Central  
**Application Number** WEB2309/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Samantha Meenaghan  
**Location** 99, Mourne Road, Drimnagh, Dublin 12, D12 H2VW  
**Additional Information** A.I Article 35 Received  
**Proposal**: The development will consist of: Provision of a new dropped kerb to the front of the property to facilitate vehicular access.

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**Area** Area 2 - South Central  
**Application Number** WEB2678/24  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Health Service Executive  
**Location** Curlew Road Health Centre (D12 KF85), Mother McAuley  
 Day Care Centre (D12 C432) and Alzheimer's Society of  
 Ireland (D12 XE62) at Curlew Road, Dublin 12  
**Additional Information** Additional Information Received  
**Proposal**: The development will consist of:-The demolition of all existing structures on site (known as HSE Health Centre, Mother McAuley Centre and Alzheimer’s Society of Ireland);-The construction of a new 1-3 storey building (for the following uses Primary Care Centre(HSE), Creche and Day Care Centre (Mother McAuley Centre) and Day Care Centre(Alzheimer’s Society of Ireland) with a total gross internal area of c. 4,041 sq.m and associated landscaped courtyards and roof terraces;-Provision of signage to the Primary Care Centre, Alzheimer’s Society of Ireland and Mother McAuley Centre, and site wayfinding signage;-Provision of a new public space at the south-east and south-west corner of the site with direct access to the Primary Care Centre and Creche entrances and associated landscaping and hardscaping;-Provision of a relocated vehicular access onto Curlew Road with gate at the western site boundary, and the addition of a gates to the existing vehicular entrance to the eastern boundary;-Provision of a new consolidated car park providing 55nr. car parking spaces, 3nr. van spaces for the Mother McAuley Centre and Alzheimer’s Society of Ireland and 2 No. set down areas;-Provision of 3nr. motorcycle parking spaces and 18nr. sheltered bicycle parking and 18nr uncovered bicycle parking spaces to serve the proposed development;-Partial demolition of sections of the existing north boundary wall;-All associated and incidental site development and infrastructural works including site clearance, incidental works/removal of existing boundary wall/railings, new boundary treatments and gates, pedestrian footpaths, plant and pv panels at roof level, green roof areas, removal of trees, bin stores, substation / switchroom and all associated landscaping and hardscaping.

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**Area** Area 2 - South Central  
**Application Number** WEB2787/25  
**Application Type** Permission  
**Decision** SPLIT DECISION(PERMISSION & REFUSAL)  
**Decision Date** 23/09/2025  
**Applicant** Urban Capital Limited  
**Location** 76 Thomas Street, Dublin 8, D08 KD6C  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: RETENTION/PERMISSION. Retention permission is sought for: (i) an existing external basement access hatch; and Planning Permission is sought for: (ii) the refurbishment and change of use of the existing property on site from commercial (office) use to short-stay residential use through the provision of 4 no. 1-bedroom, short-stay apartment units, one at each level from ground to third floor levels. The proposed works to facilitate this change of use include internal modifications and reconfiguration from ground to third floor levels including: (a) removal of existing modern glazed fire lobby at ground floor level which is to be reused at third floor level and the provision of a new fire lobby at ground floor level including new fresh air duct ventilation to terminate at roof level; (b) relocation of internal door at ground floor level; (c) removal of existing non original partition walls, doors, bathroom and kitchen fittings at first floor level; (d) removal of 1 no. non-original internal door at third floor level, amendment to the positioning of an existing doorway to accommodate a new fire lobby, and removal of non-original bathroom fittings all at third floor level; (e) removal of existing carpet floor finish from ground to third floor levels and retention and refurbishment of existing timber boards; (f) Existing stair core at ground, first, second and third floor levels to be retained and refurbished; (g) provision of new partition walls and internal doors where required at ground, first, second and third floor levels, and new kitchen and bathroom fittings. External works proposed include: (iii) the provision of a new communal bin store to be located in the rear open space area; (iv) removal, replacement and increase in the size of 2 no. existing high level windows at first floor level to the rear and amendments to the associated cills; (v) removal, replacement and increase in the size of 1 no. non-original sash window at third-floor level to the rear and amendments to associated cill; (vi) removal of security bars from windows to the rear; (vii) removal of existing soil pipes to the rear elevation; and (viii) all associated ancillary works necessary to facilitate the proposed development.

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**Area** Area 2 - South Central  
**Application Number** WEB2791/25  
**Application Type** Retention Permission  
**Decision** GRANT RETENTION PERMISSION  
**Decision Date** 23/09/2025  
**Applicant** Martin Gaughan  
**Location** 91, Rialto Cottages, Rialto, Dublin 8  
**Additional Information**   
**Proposal**: Retention Permission for an external door, with window, on the front (street) facade

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**Area** Area 2 - South Central  
**Application Number** WEB2798/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Paul Magee  
**Location** 18, Emmet Road, Dublin 8  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a 2.5m wide vehicular entrance to the front of the property.

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**Area** Area 2 - South Central  
**Application Number** WEB2807/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/09/2025  
**Applicant** Orbitz Ltd.  
**Location** Melville House, Crumlin Village, Dublin 12, (Eircode  
 Nos. D12K096 & D12XY09) The Site is Located at the  
 Junction of Bunting Road and Saint Agnes Terrace,  
 D12K096  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: (i) demolition of all existing built form on site with the exception of the two-storey protected structure known as Melville House; (ii) alterations to existing protected structure comprising removal of non-original rear extensions at ground floor level, general refurbishment, provision of new glazed link section, provision of 1 no. rooflight, revised fenestration arrangements and conversion of the building to provide 2 no. two-bedroom apartments with the ground floor unit served by private amenity courtyard to the rear and the first floor unit served by private amenity garden to the front; (iii) construction of new apartment block rising to five storeys and accommodating 23 no. one-bedroom apartments and 12 no. two-bedroom apartments each served by a balcony/terrace; (iv) provision of 14 no. vehicular parking spaces within 2 no. separate parking areas separately accessible via Bunting Road and St. Agnes Terrace; (v) provision of communal amenity space, bin storage and resident/visitor bicycle parking areas; and, (vi) all ancillary site and infrastructural works, inclusive of tree removal/planting, erection of ESB substation, general landscaping, boundary treatments, public lighting and SuDS drainage, necessary to facilitate the proposed development. The subject site contains a protected structure (RPS No. 7557).

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**Area** Area 2 - South Central  
**Application Number** WEB2815/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 25/09/2025  
**Applicant** Liberty Renaissance Ltd.  
**Location** Tailors Hall, 8 Back Lane, Dublin 8, D08X2A3  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE. CHANGE OF USE. Liberty Renaissance Ltd. having received Planning Permission (Ref 4021/24) for fixtures and fittings in the rear yard and front garden of Tailors Hall (a protected structure RPS Ref. 332), 8 Back Lane, Dublin 8, to support the permitted uses (Ref. PL 29S.235911) in the lower ground floor, is hereby applying for planning permission to include the addition of a restaurant use in the lower ground floor to be open daily and accessed directly off High Street. For the purposes of clarity, the previous approved uses are “lower ground floor for dancing at private events and permission to use the basement and ground floors for small theatrical events and concerts”. All at Tailors Hall (a protected structure RPS Ref. 332), 8 Back Lane, Dublin 8, D08 X2A3.

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**Area 2**

**Appeals Notified**

**None**

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**Area 2**

**Appeals Decided**

**None**

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Dublin City Council

SECTION 5 EXEMPTIONS  
  
  
38/25

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

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**Area** Area 2 - South Central  
**Application Number** 0414/25  
**Application Type** Section 5  
**Applicant** Dr. Goesta Fischer  
**Location** 11, Pim Street, Dublin 8  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: EXPP: Repair of historic windows Front: Removal of non-original glazing, reinstatement of vertical blazing bars to return the 2-over-2 configuration, installation of slimline double glazing in the newly formed window panes. Rear: Like for like refurbishment of existing windows.

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