

Dublin City Council

(29/09/2025-05/10/2025)

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 2   
COMMERCIAL**

**Area** Area 2 - South Central  
**Application Number** 3406/25  
**Application Type** Permission  
**Applicant** - acting solely in respect of its sub fund the DBTR SCR1 Fund  
**Location** Site at the former Player Wills site , South Circular  
 Road , St. Catherines's Avenue and Donore Avenue ,  
 Dublin 8  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: The proposed development consists of amendments to the permitted basement under Block PW2 only, as permitted under ABP-308917-20 (DCC Ref: SHD0031/20). 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 as storage) and 10. no car parking spaces for the permitted development. This results in a single basement -1 level of c.7,234 sq.m which will include 864 no. cycle parking spaces, 148 no. car parking spaces (138 resident spaces including 13 accessible spaces, and 10 car-club spaces), plant areas, waste stores, access cores to apartments above, residents' storage areas and e-scooter 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 (a Protected Structure, RPS Ref: 8796)

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**Area** Area 2 - South Central  
**Application Number** WEB5266/25  
**Application Type** Permission  
**Applicant** Board Of Management - Presentation Secondary School, Warrenmount  
**Location** Presentation Secondary School, Warrenmount, Clarence  
 Mangan Road, Dublin 8  
**Registration Date** 01/10/2025  
**Additional Information**   
**Proposal**: Planning Application for permission for the provision for a two storey extension consisting of a Boy's Toilet Facility at ground floor level and a Principal's Office at first floor level (proposed floor area = 57sqm) to the front of existing two storey School Building (existing floor area = 2623sqm) to include internal reconfiguration of existing administration offices to ground floor and revised location for a standalone single storey Maintenance Room (proposed floor area = 13sqm) as approved under Planning Register Reference: 4802/22 together with all associated site works at Presentation Secondary School Warrenmount, Clarence Mangan Road, Dublin 8.

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**Area** Area 2 - South Central  
**Application Number** WEB5297/25  
**Application Type** Permission  
**Applicant** Ger Ryan  
**Location** 304 Ballyfermot Road, Dublin 10, D10CK40  
**Registration Date** 03/10/2025  
**Additional Information**   
**Proposal**: CHANGE OF USE. The change of use of the existing vacant butcher/deli use to gaming/amusement arcade complex use at ground floor level, Installation of signage and all ancillary site development works.

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**Area 2   
DOMESTIC**

**Area** Area 2 - South Central  
**Application Number** 3405/25  
**Application Type** Permission  
**Applicant** Smart Control Sustems Ltd  
**Location** Madoc House, 31 Saint Mary's Drive, Crumlin, Dublin  
 12, D12 EY6T  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: Permission sought for change of use of an existing ground floor commercial store room to an own-door entrance hall for an existing 2-bedroom first-floor apartment (revisions to previously approved plans Ref. 37414/24) at side of Madoc House, 31 Saint Mary's Drive, Crumlin, Dublin 12, D12 EY6T

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**Area** Area 2 - South Central  
**Application Number** 3408/25  
**Application Type** Permission  
**Applicant** Grace Farrell  
**Location** 31 Walkinstown Park, Walkinstown, Dublin 12, D12 H6Y0  
**Registration Date** 03/10/2025  
**Additional Information**   
**Proposal**: Permission sought for proposed vehicular driveway and entrance piers for off-street parking along with dishing of footpath at front of house.

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**Area** Area 2 - South Central  
**Application Number** WEB5280/25  
**Application Type** Permission  
**Applicant** David Brock  
**Location** 21 Tyrconnell Road, Inchicore, Dublin 8, D08 RK46  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: First floor living room and wc extension to the rear as part of existing 'above shop' apartment with all ancillary site development works.

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**Area** Area 2 - South Central  
**Application Number** WEB5289/25  
**Application Type** Permission  
**Applicant** Juan Cullen  
**Location** 135 Cooley Road, Drimnagh, Dublin 12  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: The development will consist of a new vehicular entrance and driveway complete with new gates and piers, dishing of the public footpath and all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB5310/25  
**Application Type** Permission  
**Applicant** Grainne & Stephen Cullen  
**Location** 18 Crotty Avenue, Walkinstown, Dublin 12  
**Registration Date** 04/10/2025  
**Additional Information**   
**Proposal**: PERMISSION & RETENTION: (A)Removal of existing Kitchen structure and construction of 51sqm single storey rear extension along with all associated site development works, drainage and landscaping to accommodate the extension. (B)Lowering of the front footpath to provide vehicular access into the site. (C)Retention of front wall modification (alterations to the front boundary wall already undertaken).

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**Area** Area 2 - South Central  
**Application Number** WEB5110/25  
**Application Type** Permission  
**Applicant** Natalie Lynch  
**Location** 50, Spiddal Road, Ballyfermot, Dublin 10, D10 WF96

**Registration Date** 10/09/2025  
**Additional Information**   
**Proposal**: The development consists of the construction of a single storey 1 bedroom self-contained log cabin in the rear garden with connection to public services and with all ancillary site development works.

\*\*\*Amendment to Week 37 \*\*\*

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**Area 2   
LAWs**

**Area** Area 2 - South Central  
**Application Number** 3404/25  
**Application Type** LAW  
**Applicant** Dublin City Council  
**Location** Dolphin House Estate, Dolphin's Barn, Rialto, Dublin 8  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: LAW: Planning and Development Act 2000 (as amended) Planning and Development Regulations 2001 (as amended) Pursuant to the requirements of the above, notice is hereby given of proposed development of Dolphin House Block 1B. The proposed development, which will be managed by Dublin City Council, comprises of:• 30 no. new dwellings units, 11 houses, 1 duplex and 18 apartments on a site facing Dolphin’s Barn and adjacent to the Grand Canal in 2,3 & 5 storey blocks• New pedestrian entrance to the houses from footpath on Dolphin’s Barn Road  
• New gated entrance to the courtyard• Provision of loading bay/ set down area adjacent to the entrance door to the apartment building on the north of the site from the existing access road.• Provision of temporary turning circle for fire tender access.• Upgrade of communal amenity space to inner courtyard, new landscaping, associated site infrastructure works/ supporting infrastructure, public lighting, CCTV, revision to access, pavements, boundary treatments and all other necessary enabling works and associated public realm improvements. The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that: (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required. (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).  
Any person may, within 4 weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of 4 weeks from, 02/10/2025 during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm. The plans and particulars are also available for inspection online: engage.dublincity.ie/enIE/ on the City Council’s website [www.dublincity.ie](http://www.dublincity.ie) A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on 14/11/2025 Submissions or observations may also be made online: www.engage.dublincity.ie/en-IE/ on the City Council’s website www.dublincity.ie before 23.59hrs on 14/11/2025.

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**Area 2   
Decisions**

**Area** Area 2 - South Central  
**Application Number** 0313/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 03/10/2025  
**Applicant** Iarnrod Eireann  
**Location** Inchicore Railway Works, Inchicore, Dublin 8, D08 K6Y3  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: Iarnród Éireann is seeking a Section 5 declaration of Exemption for Inchicore Works Running Shed (Fleet Maintenance) Shunter Drivers; the shunter Drivers facilitate Locomotive movements within the existing Locomotive Maintenance facility. The current Shunter Drivers welfare Facility will have to be removed as part of the planned new DART+ SouthWest project which is part of the DART Expansion Project (DEP). This Building will be located within the existing Inchicore Railway Works which has remained in railway operations for almost 180 years. Proposal. As Part of the Railway Order Decision for the DART+ South West Project (ABP 316119-23) provision was made in the Grant for the careful removal & proposed re-use within Inchicore Works of the existing Signal Box (RPS 8866). This is noted in Schedule 9 of the decision which states: Cultural Heritage 'The demolition of the Signal Box (Record of Protected Structures Number 8866) and removal of the boundary wall of coursed limestone rubble (Record of Protected Structures Number 8744) at the Inchicore Works which are both Protected Structures are required so as to facilitate the proposed project and cannot be mitigated. They are to be recorded by means of Photographs and written description prior to removal. By reference to the conditions hereby attached, the relocation and reconstruction of the Signal Box shall be secured as part of the Project, The new end of the wall is to be repaired in accordance with a method statement to be prepared by a qualified conservation specialist.' The recording 8 careful removal of the Signal Box will be undertaken as part of the DART+ South West Project. The Signal Box is proposed to be rebuilt as a part of the proposed Inchicore Works Running Shed (Fleet Maintenance) Shunter Drivers welfare building within the Railway Works; thus, ensuring a sustainable, continued Railway related use. This Section 5 submission relates to that reuse & new use.

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**Area** Area 2 - South Central  
**Application Number** 0319/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 02/10/2025  
**Applicant** The Board of Governors of St. Patricks Hospital  
**Location** Saint Patrick's University Hospital, James Street,  
 Dublin 8  
**Additional Information** Additional Information Received  
**Proposal**: EXPP: PROTECTED STRUCTURE: Replacement of 18 no. aluminium framed windows at first floor level with new traditionally detailed timber framed multi-pane sash windows (9 over 9) with slimline double-glazing.

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**Area** Area 2 - South Central  
**Application Number** 0382/25  
**Application Type** Section 5  
**Decision** Exempt  
**Decision Date** 29/09/2025  
**Applicant** Caitriona Kirrane  
**Location** Apartment 2, 4 Ardee Street, Dublin 8, D08 X065  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Works already undertaken to the interior of the apartment consisting of: replacement of c.2005 era floor finishes to WCs, hallway, kitchen and living room, with no alteration to sub floor; replacement of existing electrical radiators with contemporary units to the same location; replacement of c.2005 kitchen units with services in the same location; replacement of bathroom and en suite fittings with services in the same location; updating of lighting; retiling of walls of WCs to areas that were previously tiled.

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**Area** Area 2 - South Central  
**Application Number** 0396/25  
**Application Type** Section 5  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 03/10/2025  
**Applicant** Ianród Éireann  
**Location** Platform 10, Heuston Station, St. Johns Road West,  
 Dublin 8  
**Additional Information**   
**Proposal**: EXPP: PROTECTED STRUCTURE: Expansion of existing fuel storage facilities to provide additional capacity. Two additional tanks of 80,0001 each pumped using the existing plant room and services. Drain areas of hardstand around the tanks using the existing pump and interceptors.

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**Area** Area 2 - South Central  
**Application Number** 3339/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/09/2025  
**Applicant** Ron and Laura Branagan  
**Location** 9 Harty Avenue, Walkinstown, Dublin 12  
**Additional Information**   
**Proposal**: Change of use from beauty salon to a GP medical clinic comprising 4 surgeries , reception/office , new external signage , revised ground floor layout and associated works .

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**Area** Area 2 - South Central  
**Application Number** 3405/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/10/2025  
**Applicant** Smart Control Sustems Ltd  
**Location** Madoc House, 31 Saint Mary's Drive, Crumlin, Dublin  
 12, D12 EY6T  
**Additional Information**   
**Proposal**: Permission sought for change of use of an existing ground floor commercial store room to an own-door entrance hall for an existing 2-bedroom first-floor apartment (revisions to previously approved plans Ref. 37414/24) at side of Madoc House, 31 Saint Mary's Drive, Crumlin, Dublin 12, D12 EY6T

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**Area** Area 2 - South Central  
**Application Number** WEB1191/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/09/2025  
**Applicant** Amy Sheils & Shane Griffin  
**Location** 12, Blackpitts, Dublin 8  
**Additional Information** Additional Information Received  
**Proposal**: Permission is sought for construction of two storey residential extension to side of existing dwelling including part demolition of existing rear extension, dormer to rear, proposed Juliet balcony to rear dormer, garage at ground floor, with vehicular access onto St. Kevin's Avenue, relocation of existing front door to side gable of extension, new pedestrian access gate to rear garden from Blackpitts Road and associated siteworks.

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**Area** Area 2 - South Central  
**Application Number** WEB2441/25  
**Application Type** Permission  
**Decision** REFUSE PERMISSION  
**Decision Date** 03/10/2025  
**Applicant** Stuart Stein  
**Location** 29 Herberton Park, Rialto, Dublin 8, D08 VEF2  
**Additional Information** Additional Information Received  
**Proposal**: Demolishing existing single story side extension, and construction new 3 storey detached 6 bedroom dwelling, with 2 balconies to the front, new vehicular access, associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB2831/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 29/09/2025  
**Applicant** David Martyn & Orla McCartney  
**Location** 23, Saint Mary's Crescent, Dublin 12  
**Additional Information**   
**Proposal**: The development will consist of a ground floor rear extension granted permission under application WEB 1626/24, and an attic extension with a new dormer to the rear.

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**Area** Area 2 - South Central  
**Application Number** WEB2852/25  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 02/10/2025  
**Applicant** MEV Ltd  
**Location** 578 South Circular Road/ Brookfield Road, Dublin 8  
**Additional Information**   
**Proposal**: RETENTION PERMISSION for External Canopy Enclosure to front elevation at 578 South Circular Road/ Brookfield Road, Kilmainham, D8 D08T9D0

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**Area** Area 2 - South Central  
**Application Number** WEB2861/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 02/10/2025  
**Applicant** Andrew and Maedbh Molloy  
**Location** 102, Galtymore Road, Drimnagh, Dublin 12  
**Additional Information**   
**Proposal**: Permission to construct a two-storey extension to the side and rear of existing dwelling house together with all associated site works.

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**Area** Area 2 - South Central  
**Application Number** WEB5249/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 29/09/2025  
**Applicant** Vincent Dunne  
**Location** 129 Kylemore Drive, Ballyfermot, Dublin 10  
**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** WEB5280/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 03/10/2025  
**Applicant** David Brock  
**Location** 21 Tyrconnell Road, Inchicore, Dublin 8, D08 RK46  
**Additional Information**   
**Proposal**: First floor living room and wc extension to the rear as part of existing 'above shop' apartment with all ancillary site development works.

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**Area 2**

**Appeals Notified**

**None**

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**Area 2**

**Appeals Decided**

**None**

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WEEKLY PLANNING LISTS

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Dublin City Council

SOCIAL HOUSING EXEMPTION CERTIFICATES  
  
  
39/25

(29/09/2025-05/10/2025)

WEEKLY PLANNING LISTS

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PLANNING INFORMATION SESSIONS

Qualified staff members are available by appointment to explain the content of **current** planning applications.  
  
The service is being provided to assist members of the public and residents groups in understanding planning applications currently part of the planning process. The service is **not** intended to provide general planning advice or to assist in the drafting of submissions in relation to planning objections, observations and appeals.  
  
All queries in relation to site specific planning guidance or pre-application discussion should be directed to the area planner, Planning Department, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.  
  
**Please contact the relevant area office number below to make an appointment and to ensure that the relevant documentation will be made available on the day of your visit.**



**Area** Area 2 - South Central  
**Application Number** 0429/25  
**Application Type** Social Housing Exemption Certificate  
**Applicant** Rentcomm Ltd  
**Location** Lands to the rear of 26, Raymond Street, Dublin 8  
**Registration Date** 02/10/2025  
**Additional Information**   
**Proposal**: SHEC: Demolition of existing structures and construction of a detached two-storey, two bedroom duplex apartment.

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