

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 3   
COMMERCIAL**

**Area** Area 3 - Central  
**Application Number** WEB1197/25  
**Application Type** Retention Permission  
**Applicant** Recovery Healthcare Limited  
**Location** 67, Eccles Street, Dublin 7, D07 Y76V  
**Registration Date** 23/09/2025  
**Additional Information** Additional Information Received  
**Proposal**: PROTECTED STRUCTURE / RETENTION: The development will consist of works for the retention at ground floor level for medical use and ancillary office/storage and WCs comprising of an area of 100.5 sq.m . No internal or external structural changes or alterations or modifications to rooms, decoration, existing entrance access through shared front door at ground floor level and all other associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5195/25  
**Application Type** Permission  
**Applicant** Surrender Singh Rana  
**Location** 23 Ashtown Grove, Off Navan Road, North City Centre,  
 Dublin 7, D07E4EK  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: The development will consist of change of use of the existing vacant retail unit to a restaurant at the ground floor level of the existing two storey property comprising new toilet facilities, kitchen and dining area, a new single storey extension (c.18.2m.Sq) to the rear for storage, new rear access gate leading to existing car parking area, change to the front entrance screen design, new signage to the front and gable end and all other associated site development works at 23 Ashtown Grove, off Navan road, North City Centre, Dublin 7

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**Area** Area 3 - Central  
**Application Number** WEB5224/25  
**Application Type** Retention Permission  
**Applicant** Dublin Outcasts  
**Location** Clarke's City Arms, 55 Prussia Street, Dublin 7  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: RETENTION PERMISSION : PROTECTED STRUCTURE: I, Dublin Outcasts, intend to apply for retention permission for development at this site, Clarkes City Arms, 55 Prussia Street, Dublin 7, within the curtilage of a protected Structure RPS No. 6874. The development will consist of the following siteworks.1. The 3 number outdoor food outlets are operating side yard presently.   
2. The Sauna business is operating at the side yard presently. 3. The outdoor dining area with a roofed structure, table and chairs is provided at the side yard presently.

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**Area** Area 3 - Central  
**Application Number** WEB5227/25  
**Application Type** Permission  
**Applicant** Janette Hurrell  
**Location** 6 Addison Place, Glasnevin, Dublin 9  
**Registration Date** 24/09/2025  
**Additional Information**   
**Proposal**: The construction of a first-floor extension over an existing single-storey industrial unit. The proposed work will include the installation of a new roller shutter on the south-east facing façade, a new stairwell to the proposed L01 extension with a proposed entrance to same on the north east facing elevation at ground floor level to the side of the property. The first floor extension will include 2 No ancillary/storage rooms, a WC and 4 no new windows on the south-east facing elevation at L01. The unit is owner-occupied and used as storage, workshop and parking of vehicle, we intend to continue using it at various times throughout the day during normal working hours, 8 am to 6pm, the loudest machine we are currently using on the premises is no greater than 60db. As per the deeds the unit has enjoyed right of access over the laneway with or without vehicles since before 1 October 1964 leading from Botanic Avenue.

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**Area** Area 3 - Central  
**Application Number** WEB5229/25  
**Application Type** Permission  
**Applicant** Surrender Singh Rana  
**Location** 23 Ashtown Grove, Off Navan Road, North City Centre,  
 Dublin 7, D07 E4EK  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: The development will consist of change of use of the existing vacant retail unit to a restaurant at the ground floor level of the existing two storey property comprising new toilet facilities, kitchen and dining area, a new single storey extension (c.18.2m.Sq) to the rear for storage, new rear access gate leading to existing car parking area, change to the front entrance screen design, new signage to the front and gable end and all other associated site development works at 23 Ashtown Grove, off Navan road, North City Centre, Dublin 7

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**Area** Area 3 - Central  
**Application Number** WEB5232/25  
**Application Type** Retention Permission  
**Applicant** M1RE (Dublin) Liffey Ltd.  
**Location** Motel One Hotel,, 112 Abbey Street Middle,, Dublin 1,  
 (Corner of Abbey St Middle St & Liffey St Uppe  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: RETENTION: The development will consist of: Retention Permission for the unauthorised installation of planters, fixed terrace screens & external seating area to ground floor recessed colonnade of hotel development on Liffey Street Upper (east elevation) along with all ancillary and associated site works at Motel One Hotel, 112 Abbey Street Middle, Dublin 1, D01 H220 (Corner of Middle Abbey St & Liffey St Upper)

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**Area** Area 3 - Central  
**Application Number** WEB5234/25  
**Application Type** Permission  
**Applicant** Linders of Smithfield Limtied  
**Location** Ground Floor, Haymarket House, Haymarket, Dublin 7,  
 (site bound by Arran Quay Terrace to the south;  
 Burgess Lane to the west and Smithfield to the east),  
 D07 CF98  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: The proposed development comprises a change of use of the permitted Retail/Restaurant unit (439 sq.m) at ground floor level (under Planning Ref. 3475/19, as amended by Ref. 2742/20) to a Brewpub (combination of a microbrewery and a public house / restaurant) together with internal alterations (including the formation of a new 60 sq.m mezzanine level / display balcony); provision of 5 no. internal bicycle parking spaces and works of conversion and fit out to facilitate the proposed change of use. Permission is sought to vary Condition 11 attached to planning permission Ref. 2742/20 to allow for associated external works of alterations to the ground floor of the building, and onto the public realm, to include: (i) The provision of outdoor seating / dining areas and associated planter boxes to demarcate the outdoor seating / dining spaces along the southern elevation of the building and the erection of 3 no. retractable, wall mounted awnings to the southern elevation of the building at fascia level; (ii) the provision of external bench seating along the eastern elevation of the building and the erection of 2 no. retractable, wall mounted awnings to the eastern elevation of the building at fascia level. It is also proposed to provide a new double door at the western end of the southern elevation at ground floor level.Permission is also sought pursuant to Condition 6 of planning permission Ref. 3475/19 and to vary Condition 8 of planning permission Ref. 3475/19 to provide 1 no. window decal to the western elevation; 1 no. window decal to the eastern elevation and 4 no. window decals to the southern elevation – all at ground floor level and all to contain the ‘Smithfield Brewing Co.’ lettering, logo and associated text. Each window decal measure approximately 900 mm in height and 1,800 mm in width and will be applied at a height of 1,650 mm above ground level.

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**Area** Area 3 - Central  
**Application Number** WEB5244/25  
**Application Type** Permission  
**Applicant** Foxfield Inns DAC  
**Location** 6 Parkgate Street (Protected Structure), & the  
 associated rear courtyard to the north, Dublin 8, D08  
 KX3H. (The site is bound by Parkgate Street to the  
 south; 4/5 Parkgate Street & 12 Temple Street West to  
 the east; 7 Parkgate Street (PS) to the west  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: PROTECTED STRUCTURE: We, Foxfield Inns DAC, intend to apply for planning permission for development at 6 Parkgate Street (Protected Structure), and the associated rear courtyard to the north, Dublin 8, D08 KX3H. (The site is bound by Parkgate Street to the south; 4/5 Parkgate Street and 12 Temple Street West to the east; residential development along Montpellier Hill to the north; and 7 Parkgate Street (Protected Structure) to the west). The development will consist of the change of use of 6 Parkgate Street (a three-storey terraced building) from residential dwelling to hostel use to provide for 30-bed capacity over 4 bedrooms, the demolition of non-original partitions at second floor level, the construction of a new ensuite at second floor level, and all associated development and site works necessary to facilitate the development. [Essential repair works to 6 Parkgate Street already completed under ref. 0240/24, with further repair works proposed under separate application ref. WEB2980/25].

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**Area 3   
DOMESTIC**

**Area** Area 3 - Central  
**Application Number** WEB5196/25  
**Application Type** Permission  
**Applicant** Christopher McGeady  
**Location** 13 Kirwan Street, Stoneybatter, Dublin 7  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: To build 2 storey extension for a ground floor living area, extended kitchen/dining area and a first floor toilet and shower room on this site at 13 Kirwan Street. All waste water services are to be connected to the existing public mains.

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**Area** Area 3 - Central  
**Application Number** WEB5198/25  
**Application Type** Retention Permission  
**Applicant** Laurence Keegan  
**Location** 10 Saint Alphonsus Road Lower, Drumcondra, Dublin 9  
**Registration Date** 22/09/2025  
**Additional Information**   
**Proposal**: RETENTION: of amendments to a previously permitted single storey shed (Reg. Ref. 4624/22) comprising of an increase in the overall floor area by approximately 7.3 sqm with 2 No rooflights, 2 No doors to the rear lane and elevational changes including the relocation of the front window and door and reduction in the overall heights all in the rear garden

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**Area** Area 3 - Central  
**Application Number** WEB5212/25  
**Application Type** Permission  
**Applicant** Neil Quinn, Patricia Kennelly  
**Location** 127, Annaly Road, Cabra, Dublin 7  
**Registration Date** 23/09/2025  
**Additional Information**   
**Proposal**: WE Neil Quinn and Patricia Kennelly INTEND TO APPLY FOR PERMISSION For development at this site 127 Annaly Road, Cabra, Dublin 7. The development will consist/consists of the provision of a new vehicular entrance and driveway to the front garden of the existing dwelling, to facilitate off-street parking, together with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5235/25  
**Application Type** Permission  
**Applicant** Neil Quinn Patricia Kennelly  
**Location** 127 Annaly Road, Cabra, Dublin 7  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: We Neil Quinn and Patricia Kennelly intend to apply for permission for development at this site 127 Annaly Road, Cabra, Dublin 7. The development will consist/consists of the provision of a new vehicular entrance and driveway to the front garden of the existing dwelling, to facilitate off-street parking, together with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5236/25  
**Application Type** Permission  
**Applicant** Hassan Dib  
**Location** 23 Saint Mary's Road North, Dublin 3, D03 YY26  
**Registration Date** 25/09/2025  
**Additional Information**   
**Proposal**: The proposed development comprises a single-storey extension to the front and side of the property, along with an additional upper-level extension to the side of the property. The upper level will extend 1050mm beyond the front building line and cantilever to the rear. The existing rear door will be replaced with french doors. The ground floor proposal consists of a kitchen/living area, entrance hall, and WC. The first floor includes two bedrooms with en-suite bathrooms. Plus all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5246/25  
**Application Type** Permission  
**Applicant** Kyle Brown  
**Location** 11, Caledon Court, Dublin 3, D03 KV40  
**Registration Date** 26/09/2025  
**Additional Information**   
**Proposal**: The conversion of first floor study to habitable space including the installation of 1 no. new window.

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**Area 3   
Decisions**

**Area** Area 3 - Central  
**Application Number** 3333/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/09/2025  
**Applicant** Carl Clarke  
**Location** 72 Cabra Road, Dublin 7, D07 A2T9  
**Additional Information**   
**Proposal**: The proposed development will consist of : (1) the construction of a part single-storey, part two-storey extension to the rear of the dwelling, including 1 no. rooflight and 1 no. velux window, (ii) alterations to all elevations including a new bay window to the front, (iii) the provision of an outdoor seating area to the rear, enclosed by a pergola structure, (iv) all associated site works necessary to facilitate the development.

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**Area** Area 3 - Central  
**Application Number** 3337/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Dermot and Mary O'Brian  
**Location** 22 Clonliffe Road, Drumcondra, Dublin 3  
**Additional Information**   
**Proposal**: Demolition of the rear two storey part (including chimney) of the existing house , the construction of single and double storey extensions to the rear , a single storey garden shed and boundary wall works to the rear , internal alterations and all associated site works .

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**Area** Area 3 - Central  
**Application Number** SHD0016/20/X1  
**Application Type** Extension of Duration of Permission  
**Decision** GRANT EXT. OF DURATION OF PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Ruirside Developments Limited  
**Location** Rathborne Avenue, Pelletstown, Ashtown, Dublin 15  
 (ABP-307656-20)  
**Additional Information**   
**Proposal**: EXT. OF DURATION: The site is bounded generally by Rathborne Avenue to the North, the Royal Canal to the South, Rathborne Avenue and The Village Centre, Rathborne to the West and existing residential development adjoining Rathborne Drive and Royal Canal Way to the East, at Ashtown-Pelletstown, Ashtown, Dublin 15. The proposed development will consist of a mixed-use (residential and commercial) scheme, including 725no. dwellings (107no. studio units, 226no. 1-bed units, 376no. 2-bed units and 16no. 3-bed units), a licenced discount foodstore (c. 2,549 sq.m gross floor area), a café/ restaurant unit (c.199 sq. m gross floor area) and a creche facility (c. 724 sq.m gross floor area), ancillary residents amenity space (c. 394 sq. m gross floor area) all accommodated in 6no. blocks ranging in height from 2 to 14 storeys (when viewed from Rathborne Avenue) (1 to 13 storeys at the Canal side) and incorporating an undercroft level beneath all blocks. The site generally slopes upwards from north to south, therefore the ground floor on the southern, canal facing elevation, is approximately one floor higher than the ground floor on the northern elevation. The development comprises as follows (heights taken from Rathborne Avenue); Block 1: 2 to 7 storeys with setbacks at 5th and 6th floors, accommodating c. 2,549 sq.m of licenced discount foodstore at first floor level (with entrance at groundfloor level) and a café (c.199sq.m) and 73no. apartment units. Communal open space for the apartments is located on the roof of the first floor; Block 2: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11th floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 3: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13th floors, accommodating 142no. apartment units; Block 4: 5 to 14 storeys with setbacks at 5th, 6th, 7th, 8th and 13th floors, accommodating 142no. apartment units; Block 5: 5 to 12 storeys with setbacks at 5th, 6th, 7th, 8th and 11th floors, accommodating 140no. apartment units and internal tenant amenity space at first floor level (c. 197 sq.m); Block 6: 5 to 6 storeys with setbacks at 1st and 5th floors, accommodating 88no. apartments and a creche facility at ground floor level (c.724 sq.m total) with associated external play area. All apartment units provided with individual private balconies, terraces or patios, located on north, south, east and west elevations and communal open spaces. Public open space (c.5,793 sq.m) provided in a central open space and also addressing the canal, which when combined with that permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) delivers an overall public open space linking Rathborne Avenue to the Royal Canal and along the southern boundary of the site fronting the Royal Canal (c. 6,891 sq.m overall total). 5,480 sq. m of communal open space is provided in 5no. separate areas across the development, as courtyards at podium level between Blocks 1 and 2, Blocks 2 and 3, Blocks 4 and 5 and also at Blocks 5 and 6 each with direct access to Royal Canal towpath, and at roof level above the licenced discount foodstore in Block 1. Vehicular access into the site is provided from Royal Canal Way to the East, Rathborne Avenue to the West, and from the internal road network of the remainder of the development already permitted under DCC Reg. Reg 3666/15 (ABP PL 29N.246373) from the north. Pedestrian access from the site onto the Royal Canal towpath. All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including: 352no. car parking spaces at undercroft level to serve the proposed residential and commercial uses. In addition, 67no. on-street car parking spaces including car sharing club spaces, set down/loading areas, electric vehicle charging points, disabled parking, creche parking, visitor and residential car parking. 811no. bicycle parking spaces at surface and undercroft levels including 10no. cargo bike spaces. 13no. Motorbike spaces provided at basement/ undercroft level. Ancillary plant and bin storage at undercroft level. Green roofs and Solar Panels are provided on the roof's of all Blocks. The proposed development consists of amendments to the southern half of an overall development permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) which was on an overall site of 5.26Ha. The permitted development under that previous permission comprises of 296 no dwellings in a mix of duplexes and apartments (166 no.) in 3 buildings ranging in height from 5 to 6 storey's and 130 no. houses ranging in height from 2 to 3 storey's and also a childcare facility overall. 92 houses permitted under DCC Reg. Ref. 3666/15 (ABP Ref PL29N.246373) are located on the northern half of that development proximate to Rathborne Avenue and are unaffected by this proposed SHD development. The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Council Development Plan 2016 - 2022 and the Ashtown - Pelletstown Local Area Plan 2014 (as extended) as appropriate. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Dublin City Council Development Plan 2016 - 2022 and/or  
the Ashtown - Pelletstown Local Area Plan 2014 (as extended) other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and accompany this application. The application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.rathborneSHD.com

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**Area** Area 3 - Central  
**Application Number** WEB2764/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 22/09/2025  
**Applicant** Niall Duffy  
**Location** 9 Whitworth Road, Dublin 9, D09 N5W4  
**Additional Information**   
**Proposal**: The development seeking permission will consist of the provision of a 3m wide vehicular entrance to the front of the property.

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**Area** Area 3 - Central  
**Application Number** WEB2793/25  
**Application Type** Permission  
**Decision** ADDITIONAL INFORMATION  
**Decision Date** 24/09/2025  
**Applicant** Declan Lynch  
**Location** 34, Fairfield Avenue, East Wall, Dublin 3  
**Additional Information**   
**Proposal**: Single storey flat-roof rear extension to include link to converted rear garage; conversion of garage to habitable use; replacement of garage roof with new pitched roof of increased height and rooflight on south facing slope.

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**Area** Area 3 - Central  
**Application Number** WEB2804/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 24/09/2025  
**Applicant** Michael Griffin  
**Location** 44, Home Farm Park, Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: Vehicular Access and Off-Street Parking to front, and all associated works

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**Area** Area 3 - Central  
**Application Number** WEB2808/25  
**Application Type** Retention Permission  
**Decision** REFUSE RETENTION PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Phoenix Tower Ireland III Limited  
**Location** Lidl Drimcondra Store, 25/27, Drumcondra Road Upper,  
 Drumcondra, Dublin 9  
**Additional Information**   
**Proposal**: RETENTION: We, Phoenix Tower Ireland III Limited are applying for Retention Permission to retain 17 no. antennas (3 no. 2.1m antennas, 6 no. 2m Antenna, 5 no. 0.5m Antenna, & 3 no. 0.7m Antenna) and 2 no. 0.3m transmission dishes on separate ballast mounted supporting poles together with 3 no. equipment cabinets, radio equipment, cabling and associated site works all located on the rooftop Lidl Drumcondra Store, 25/27 Drumcondra Road Upper, Drumcondra, Dublin 9.

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**Area** Area 3 - Central  
**Application Number** WEB2809/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Watchtower Bible & Tract Society of Ireland  
**Location** 22/23, Talbot Street, Dublin 1, D01 DW02  
**Additional Information**   
**Proposal**: Forming new openings for fire escape doors on side elevation and internal layout modifications relating to previous consent 4550/23.

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**Area** Area 3 - Central  
**Application Number** WEB2812/25  
**Application Type** Permission  
**Decision** GRANT PERMISSION  
**Decision Date** 25/09/2025  
**Applicant** Independent Site Management Limited  
**Location** Dominick Place, 58-64, Dominick Street Upper, Dublin 7  
**Additional Information**   
**Proposal**: The installation of 3 no. Telecommunication antennas, together with 1 no. Dish, 1 no. Equipment cabinet and all associated equipment on the buildings rooftop. The development will provide high speed wireless data and broadband services for Eircom Limited (t/a eir).

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**Area** Area 3 - Central  
**Application Number** WEB5186/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/09/2025  
**Applicant** Janette Hurrell  
**Location** 6 Addison Place, Glasnevin, Dublin 9  
**Additional Information**   
**Proposal**: The construction of a first-floor extension over an existing single-storey industrial unit. The proposed work will include the installation of a new roller shutter on the south-east facing façade, a new stairwell to the proposed L01 extension with a proposed entrance to same on the north east facing elevation at ground floor level to the side of the property. The first floor extension will include 2 No ancillary/storage rooms, a WC and 4 no new windows on the south-east facing elevation at L01. The unit is owner-occupied and used as storage, workshop and parking of vehicle, we intend to continue using it at various times throughout the day during normal working hours, 8 am to 6pm, the loudest machine we are currently using on the premises is no greater than 60db. As per the deeds the unit has enjoyed right of access over the laneway with or without vehicles since before 1 October 1964 leading from Botanic Avenue.

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**Area** Area 3 - Central  
**Application Number** WEB5190/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 22/09/2025  
**Applicant** Neil Quinn  
**Location** 127, Annaly Road, Cabra, Dublin 7  
**Additional Information**   
**Proposal**: WE Neil Quinn and Patricia Kennelly INTEND TO APPLY FOR PERMISSION For development at this site 127 Annaly Road, Cabra, Dublin 7. The development will consist/consists of the provision of a new vehicular entrance and driveway to the front garden of the existing dwelling, to facilitate off-street parking, together with all associated site works.

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**Area** Area 3 - Central  
**Application Number** WEB5195/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/09/2025  
**Applicant** Surrender Singh Rana  
**Location** 23 Ashtown Grove, Off Navan Road, North City Centre,  
 Dublin 7, D07E4EK  
**Additional Information**   
**Proposal**: The development will consist of change of use of the existing vacant retail unit to a restaurant at the ground floor level of the existing two storey property comprising new toilet facilities, kitchen and dining area, a new single storey extension (c.18.2m.Sq) to the rear for storage, new rear access gate leading to existing car parking area, change to the front entrance screen design, new signage to the front and gable end and all other associated site development works at 23 Ashtown Grove, off Navan road, North City Centre, Dublin 7

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**Area** Area 3 - Central  
**Application Number** WEB5196/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 23/09/2025  
**Applicant** Christopher McGeady  
**Location** 13 Kirwan Street, Stoneybatter, Dublin 7  
**Additional Information**   
**Proposal**: To build 2 storey extension for a ground floor living area, extended kitchen/dining area and a first floor toilet and shower room on this site at 13 Kirwan Street. All waste water services are to be connected to the existing public mains.

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**Area** Area 3 - Central  
**Application Number** WEB5212/25  
**Application Type** Permission  
**Decision** APPLICATION DECLARED INVALID  
**Decision Date** 25/09/2025  
**Applicant** Neil Quinn, Patricia Kennelly  
**Location** 127, Annaly Road, Cabra, Dublin 7  
**Additional Information**   
**Proposal**: WE Neil Quinn and Patricia Kennelly INTEND TO APPLY FOR PERMISSION For development at this site 127 Annaly Road, Cabra, Dublin 7. The development will consist/consists of the provision of a new vehicular entrance and driveway to the front garden of the existing dwelling, to facilitate off-street parking, together with all associated site works.

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**Area 3   
Appeals Notified**

**Area** Area 3 - Central  
**Application Number** WEB2630/25  
**Appeal Type** Written Evidence  
**Applicant** Tony & Amanda McDonagh  
**Location** 23, Villa Park Gardens, Navan Road, Dublin 7  
**Additional Information**   
**Proposal**: The development will consist of the construction of a first-floor side extension with a flat roof, the conversion of the existing hipped roof to an open gable roof, and the construction of a dormer window to the rear of the house, including internal alterations and refurbishments along with all associated siteworks.

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**Area 3  
Appeals Decided**

**Area** Area 3 - Central  
**Application Number** WEB1567/24  
**Appeal Type** Written Evidence  
**Applicant** Ruadhán Mac Aodháin & Marie O'Connor

**Location** 10, Prospect Road, Glasnevin, Dublin 9

**Additional Information**   
**Proposal**: The development consists of a two storey mews, 82 sq m floor area and brick faced. The mews includes entrance hall, stairs, kitchen/dining/living room, utility space and WC at ground floor and 2 bedrooms, one with en-suite shower-room and bathroom at first floor. The mews has an entrance courtyard at ground level and a balcony at first floor facing the lane, which is off Lindsay Road. And also private open space between the mews and main house. Mews includes a ground floor passage giving bicycle and pedestrian access to rear garden of main house and that of mews.

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

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