

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 3
COMMERCIAL**

**Area** Area 3 - Central
**Application Number** 2133/20/X1
**Application Type** Extension of Duration of Permission
**Applicant** John Maher
**Location** Bayview House, 49/49A North Strand House, Dublin 3
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: EXT. OF DURATION: The development will consist of the construction of a three storey building, incorporating a set-back top floor, which will adjoin the neighbouring property of 63 Charleville Avenue and will accommodate 5 apartments (3 no. 2 bed units and 2 no. 1 bed units). The open space between the proposed building and the rear of Bayview House, and space along Charleville Avenue at the side of Bayview House, is to be cleared and landscaped as communal garden area for the development. The existing boundary wall of the site along Charleville Avenue is to be removed and replaced with railings which will incorporate pedestrian access gates to both the new building and the communal garden area.

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**Area** Area 3 - Central
**Application Number** WEB2527/25
**Application Type** Permission
**Applicant** Carrolls Irish Gifts Unlimited Company
**Location** 98/99 - 100 Talbot Street, and 3/4 Marlborough Place,
 Dublin 1
**Registration Date** 03/10/2025
**Additional Information** Additional Information Received
**Proposal**: Carrolls Irish Gifts Unlimited Company intends to apply for permission for development at a c. 0.078 ha site located at 98/99-100 Talbot Street, and 3/4 Marlborough Place, Dublin 1. The proposed development consists of an interactive and immersive film experience tourist attraction, with a cumulative development area of 1,503 sq.m. The site is accessed via Talbot Street and Marlborough Place and also borders Talbot Lane to the western boundary. The proposed development provides for the reconfiguration of the existing structures, which are 3 no. storeys in height above basement. The development comprises the change of use of the existing buildings from shops and associated storage facilities to an interactive and immersive film experience tourist attraction, with associated internal tour facilities. In addition, the following works are required to facilitate the proposed development including reconfiguration of existing floorplates on all floors above ground floor level to create interactive attraction rooms and gallery/exhibition areas; retail space (c. 138 sq.m at ground floor level); automated café area (c.28 sq.m at ground floor level); guest lockers area; immersive 3D rooms and associated lobby; staff welfare facilities; storage areas; removal of existing roof lights to flat roof at first floor level; reconfigured plant area on flat roof to first floor level; SUDs provision in the form of green roof installations at first floor level; new lift core; demolition of internal staircases and internal walls; demolition of mezzanine at first floor level (80 sq.m); reconfiguration of fenestration to Talbot Street at Ground Floor level and Marlborough Place, including removal of existing rear shutters to Marlborough Place; removal of signage to Marlborough Place; Changes of internal levels; Replacement of existing shopfront signage to Talbot Street and all associated development works above and below ground. In addition, the development involves the removal of an existing roller shutter, 2 no. doors and overhead signage at 3/4 Marlborough Place, and the removal and replacement of the existing
signage and shopfront at 98/99-100 Talbot Street.

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**Area** Area 3 - Central
**Application Number** WEB5282/25
**Application Type** Permission
**Applicant** Wen Leng and Yi Zhang
**Location** 56 Capel Street, Dublin 1, D01 V8R9
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: The development will consist of the change-of-use of ground and basement levels from retail to restaurant and storage use, renovation of the entire building, the provision of one number studio apartment at each of first floor, second floor and third floor levels, the construction of a first-floor fire escape to the rear of the property, replacing the existing single-storey flat roof to the rear of the building with a new flat roof and rooflight raised 300mm and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB5291/25
**Application Type** Retention Permission
**Applicant** M1RE (Dublin) Liffey Ltd.
**Location** Motel One Hotel, 112 Abbey Street Middle, (Corner of
 Abbey St Middle St & Liffey St Upper), Dublin 1, D01
 H220
**Registration Date** 02/10/2025
**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** WEB5300/25
**Application Type** Permission
**Applicant** The Pilates Club Ltd
**Location** Unit 1 The Chandler, Ashtown Village Centre, Ashtown
 Road, Dublin 15, D15 Y577
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: Change of Use from Retail [Class A1] to Yoga/Pilates studio [Class C2]. No physical material changes are involved; no development works. There is no anticipated change to visitor numbers or car parking requirements.

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**Area** Area 3 - Central
**Application Number** WEBDSDZ2567/25
**Application Type** Permission
**Applicant** Mater Private Hospital
**Location** North Dock Two, 93/94 North Wall Quay, Dublin 1
**Registration Date** 02/10/2025
**Additional Information** Additional Information Received
**Proposal**: The development for which permission is sought comprises the change of use of the following areas of the existing building to a medical clinic accommodating use Class 8, of Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended): permitted vacant cultural/community area at Ground Floor Level (c. 229 sq m); part of the existing permitted vacant office at First Floor Level (c. 1,401 sq m); and part of the existing permitted vacant office at Second Floor Level (c. 727 sq m). The change of use to medical-related use proposed will also deliver associated ancillary development associated with the proposed use, including: treatment and consultation rooms; surgery theatres; pre- and post- procedure ward; reception and waiting areas; ancillary office spaces; and staff facilities. The development will also consist of: the construction of an external stairwell on the east elevation from Ground to First Floor Levels (c. 59 sq m); the provision of plant at Second Floor Level; the provision of new internal stairs between Ground and First Floor Levels and also between First and Second Floor Levels; the provision of new lift cores between Ground and First Floor Levels; associated internal and external elevational alterations; fire escape; and all ancillary and associated site development works above and below ground.

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**Area 3
DOMESTIC**

**Area** Area 3 - Central
**Application Number** WEB2285/25
**Application Type** Permission
**Applicant** Aidan McAvinue
**Location** Rear of no. 36 Ballymun Road, Glasnevin Dublin 9
**Registration Date** 30/09/2025
**Additional Information** Additional Information Received
**Proposal**: Planning application for permission for construction of a detached single storey domestic garage (c. 74m sq.) including all associated site works with vehicular access from existing private lane on site area of c. 0.038 Ha. all located to the rear of no. 36 Ballymun Road, Glasnevin, Dublin 9.

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**Area** Area 3 - Central
**Application Number** WEB2793/25
**Application Type** Permission
**Applicant** Declan Lynch
**Location** 34, Fairfield Avenue, East Wall, Dublin 3
**Registration Date** 03/10/2025
**Additional Information** Additional Information Received
**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** WEB5267/25
**Application Type** Permission
**Applicant** Gwen McCarthy
**Location** 23, Connaught Parade, Phibsborough, Dublin 7
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: Demolition of the existing rear extension and the construction of a new one storey rear extension to the existing house, including a new high-level window in the rear elevation of the proposed extension onto the rear shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB5274/25
**Application Type** Permission
**Applicant** Gwen McCarthy
**Location** 23 Connaught Parade, Phibsborough, Dublin 7
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: Demolition of the existing rear extension and the construction of a new one storey rear extension to the existing house, including a new high-level window in the rear elevation of the proposed extension onto the rear shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB5284/25
**Application Type** Permission
**Applicant** Philip Cavanagh
**Location** 5 Kinvara Park, Castleknock, Dublin 7, D07 Y079
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: Amendment to Planning Permission Ref. WEB2169/25: Construction of a new single-storey rear extension; increase in roof height of existing rear extension; new flat-roof garden room to the rear; and new enlarged front window at ground floor.

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**Area** Area 3 - Central
**Application Number** WEB5303/25
**Application Type** Permission
**Applicant** Frank and Ailish McManus
**Location** 8, Iona Crescent, Glasnevin, Dublin 9, D09 X5H2
**Registration Date** 03/10/2025
**Additional Information**
**Proposal**: 1) Conversion of the existing single-storey detached garage to side to habitable use to include: a) partial demolition to the front and the provision of a new wall with door and window to the front elevation, b) replacement of existing flat roof with new flat roof, to include an increase in height of 700mm for new parapet. 2) Proposed new single-storey extension to the side to tie in with converted garage. 3) Proposed new door in boundary wall to side. 4) Associated internal modifications and boundary treatments.

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**Area 3
Decisions**

**Area** Area 3 - Central
**Application Number** 0383/25
**Application Type** Section 5
**Decision** Exempt
**Decision Date** 29/09/2025
**Applicant** Fiona Fair
**Location** 18, Saint Columba's Road Upper, Dublin 9
**Additional Information**
**Proposal**: EXPP: Non Habitable max 25sqm garden room, max 3m height. For use as a gym/sauna/office for personal use only. Ancillary to the main house. To include a small bathroom with shower W.C and hand wash basin. Wood Finish, flat roof, glazing. (6m x 4m).

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**Area** Area 3 - Central
**Application Number** 0386/25
**Application Type** Section 5
**Decision** ADDITIONAL INFORMATION
**Decision Date** 01/10/2025
**Applicant** Drumcondra Series 1 SPV Ltd
**Location** Vacant site St. Alphonsus Avenue & 48-50a Drumcondra
 Road Lower, Dublin 9, DO9 R3P9 & 46 Drumcondra Road
 Lower, Dublin 9
**Additional Information**
**Proposal**: EXPP: The proposed works comprise the erection of a temporary timber fence to replace the existing Heras fencing along the side boundary of the site at the rear of 50 & 50A Saint Alphonsus Avenue, Dublin 9. The purpose of this fence is to prevent unauthorised access and ensure public safety given the currently vacant and unsecured nature of the property. The property is located within an Architectural Conservation Area (ACA). We submit that the proposed temporary\_ perimeter fence is considered exempted development under Schedule 2 Part 1, Class 11 of the Planning and Development Regulations 2001 (as amended), which provides for: The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of — (a) any fence (not being a hoarding or sheet metal fence)…' Furthermore, it is proposed to install a screen fence along the boundary between the subject site and the rear of the adjoining public house premises at 42-44 Drumcondra Road Lower (identified as location ‘A’ on the attached site plan) to create a physical separation between the two properties. We are also requesting a declaration that the temporary shoring and infill of the shopfronts (with glazed timber screens) to stabilise the retained facades of 48-50a Drumcondra Road Lower, Dublin 9 is exempted development under Section 4(1)(h) of the Planning and Development Act 2000. We submit that the temporary shoring and infill of the shopfronts will not materially alter the external appearance permanently and that they are temporary and necessary to prevent endangerment and protect public safety. A Section 5 Declaration is also sought for the replacement of the existing shopfront to No. 46 Drumcondra Road Lower with a new painted hardwood shopfront. The replacement shopfront reinstates the existing proportions, scale, and overall appearance of the former shopfront. We submit that submit that the replacement of the deteriorated shopfront constitutes exempted development under Section 4(1)(h) of the Planning & Development Act 2000 (as amended).

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**Area** Area 3 - Central
**Application Number** 0392/25
**Application Type** Section 5
**Decision** SPLIT DECISION - EXPP
**Decision Date** 02/10/2025
**Applicant** Pat Wigglesworth
**Location** 5 and 6 Henrietta Street, Dublin 1
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: Details of works and proposed developments:
1. Cleaning of brick 2. Repair to brickwork 3. Repair to pointing of brickwork 4. Repair to window reveals 5. Cleaning of stonework 6. Repair to Portland stone window cills 7. Repair to main doorcase of No. 5 8. Repair to basement calp stone walls 9. Repair to granite plinths supporting railings to front façade 10. Repair to existing windows, 2 no. replacement windows to rear elevation
11. Repair to existing ironworks.

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**Area** Area 3 - Central
**Application Number** WEB1732/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 29/09/2025
**Applicant** WP Heuston Developments Limited
**Location** Nos 23, 24 & 29 Parkgate Street, Dublin 8
**Additional Information** Additional Information Received
**Proposal**: Permission for development at this site of number 23 to 24 Parkgate Street (former Westbrook Motors property) D08 WF6W, Dublin 8 and No. 29 Parkgate Street D08 PN77, Dublin 8. The site is located adjacent/proximate to protected structures 17-22 Parkgate Street (RPS Ref. 6314) and 28 Parkgate Street, Ryan’s of Parkgate Street (RPS Ref. 6315). The proposed development will consist of the demolition of all existing buildings on site including the former motor sales buildings, forecourt, car parking building and no.29 Parkgate Street (with the exception of the facade either side of the existing gate). Construction of a mixed-use hotel and residential development as follows: • A hotel building (4 to 6 storeys over basement) which will comprise 155-no. bedrooms (all en-suite), with a licensed restaurant, public bar and all ancillary facilities/ services/plant associated with the hotel. • The development will also include a separate apartment block (2 to 5 storeys) comprising 22 no. units (11 no.1-beds and 11 no.2-beds) all with private open space. • The construction of a single residential dwelling (3 bed townhouse, 3 storeys in height) to replace existing No. 29 Parkgate Street. Access to the apartment development will be via the existing access from Parkgate Street. The development will also include the provision of a new loading bay outside no. 29 Parkgate Street and the expansion of the existing loading bay outside 23/24 Parkgate Street. All associated site development works, plant areas, landscaping, open spaces, bike stores, waste management areas, and services provision. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

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**Area** Area 3 - Central
**Application Number** WEB1880/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 29/09/2025
**Applicant** Snackton Limited
**Location** 35-35A Parkgate Street, Stoneybatter, Dublin 8
**Additional Information** A.I Article 35 Received
**Proposal**: Permission to construct 1 no. 1-bed apartment at third floor level on an existing 3-storey building and all associated site works

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**Area** Area 3 - Central
**Application Number** WEB2611/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 01/10/2025
**Applicant** Shepherd Masango
**Location** 117A, Church Road, Dublin 3
**Additional Information** Additional Information Received
**Proposal**: CHANGE OF USE from a Gym to a Place of Worship.

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**Area** Area 3 - Central
**Application Number** WEB2832/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** IARNRÓD ÉIREANN/IRISH RAIL
**Location** Connolly Railway Station, Connolly Headquarters,
 Amiens Street, Dublin 1
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: Full refurbishment and repair works to the existing Connolly Headquarters Building located adjacent the existing Connolly Railway Station, at Amiens Street, Dublin 1. This is a protected structure. Proposed works include the demolition of an existing small modern extension to the north; installation of a new passenger lift with associated structural alterations; stripping-out of modern alterations to reinstate the former lightwell; reconfiguration of internal layout; general services upgrade throughout; and fabric repairs generally, including roof and external finishes.

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**Area** Area 3 - Central
**Application Number** WEB2837/25
**Application Type** Retention Permission
**Decision** REFUSE RETENTION PERMISSION
**Decision Date** 29/09/2025
**Applicant** Barry Fitzpatrick
**Location** 54, Newgrange Road, Cabra, Dublin 7, D07 N4X9
**Additional Information**
**Proposal**: RETENTION: Retention Permission for widening of driveway providing vehicular access and all associated site works at 54 Newgrange Road, Cabra, Dublin 7 D07 N4X9

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**Area** Area 3 - Central
**Application Number** WEB2843/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 01/10/2025
**Applicant** Rachel Mullen
**Location** 36, Primrose Avenue, Phibsborough, Dublin 7
**Additional Information**
**Proposal**: A proposed single-storey extension to rere at 36, Primrose Ave, Phibsborough Dublin 7, for Rachel Mullen.

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**Area** Area 3 - Central
**Application Number** WEB2848/25
**Application Type** Permission
**Decision** GRANT PERMISSION
**Decision Date** 02/10/2025
**Applicant** Independent Site Management Limited
**Location** Ardcairn House, 8A Grangegorman Lower, Arran Quay,
 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** WEB2857/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 02/10/2025
**Applicant** Keelan Cunningham PRB
**Location** Rear 94 North Circular Road, Dublin 7
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: A new single storey detached 1 bedroom house all with associated ancillary works. The site is within the curtilage of a Protected Structure.

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**Area** Area 3 - Central
**Application Number** WEB2858/25
**Application Type** Permission
**Decision** ADDITIONAL INFORMATION
**Decision Date** 30/09/2025
**Applicant** Damien Garvey & David Cochrane
**Location** Site to the rear on NO. 50 Whitworth Road, Dublin 9,
 which also addresses Claude Road & the laneway to the
 rear, D09 K8H4
**Additional Information**
**Proposal**: The proposed development will consist of the demolition of the existing rear out- buildings on the site and construction of a new detached 3-storey 3-bed dwelling house, including first and second storey terraces, one number off-street car parking space, one number bicycle parking space, proposed new vehicular and pedestrian access gates off Claude Road, proposed new boundary wall and all associated site works.

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**Area** Area 3 - Central
**Application Number** WEB5232/25
**Application Type** Retention Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/09/2025
**Applicant** M1RE (Dublin) Liffey Ltd.
**Location** Motel One Hotel,, 112 Abbey Street Middle,, Dublin 1,
 (Corner of Abbey St Middle St & Liffey St Uppe
**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
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/09/2025
**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
**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** WEB5246/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 29/09/2025
**Applicant** Kyle Brown
**Location** 11, Caledon Court, Dublin 3, D03 KV40
**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** Area 3 - Central
**Application Number** WEB5267/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 01/10/2025
**Applicant** Gwen McCarthy
**Location** 23, Connaught Parade, Phibsborough, Dublin 7
**Additional Information**
**Proposal**: Demolition of the existing rear extension and the construction of a new one storey rear extension to the existing house, including a new high-level window in the rear elevation of the proposed extension onto the rear shared lane. All associated landscaping and groundworks and other ancillary works.

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**Area** Area 3 - Central
**Application Number** WEB5284/25
**Application Type** Permission
**Decision** APPLICATION DECLARED INVALID
**Decision Date** 03/10/2025
**Applicant** Philip Cavanagh
**Location** 5 Kinvara Park, Castleknock, Dublin 7, D07 Y079
**Additional Information**
**Proposal**: Amendment to Planning Permission Ref. WEB2169/25: Construction of a new single-storey rear extension; increase in roof height of existing rear extension; new flat-roof garden room to the rear; and new enlarged front window at ground floor.

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**Area 3
Appeals Notified**

**Area** Area 3 - Central
**Application Number** LRD6076/25-S3
**Appeal Type** Written Evidence
**Applicant** CWTC Multi Family ICAV
**Location** Lands at the former Holy Cross College, Clonliffe
 Road, Dublin 3 and Drumcondra Road Lower, Drumcondra,
 Dublin 9
**Additional Information**
**Proposal**: PROTECTED STRUCTURE: DUBLIN CITY COUNCIL: CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR DR1 Fund, intend to apply for a ten-year permission, for a Large-Scale Residential Development (LRD) on Lands at the former Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9. The application boundary is a site of c. 8.7ha, with a developable area of c. 8.25ha. The application site contains a number of Protected Structures including The Main College Building (also referred to as The Seminary Building) (RPS Ref. 1901), Holy Cross Church (also referred to as Holy Cross Chapel) (RPS Ref. 1901), South Link Building (RPS Ref. 1901), The Assembly Hall (RPS Ref. 1901), and The Ambulatory (RPS Ref. 1901). The site is bounded by Drumcondra Road Lower and the Archbishops House (a Protected Structure, RPS Ref. 2361) to the West, Clonliffe Road to the South, the Red House (a Protected Structure, RPS Ref. 1902 & National Monument Ref. DU018-019001), the Cornmill Apartments and Belvedere College Rugby Grounds to the East and by the Tolka River to the North. The proposed development will consist of: 1. Demolition of a number of former office/college buildings on site, including the New Wing and Library Wing Buildings which are non-original/late 20th century addition, (total demolition of c. 6,327 sq.m) and the construction of a residential development with a gross floor area (GFA) of c. 106,181 sq.m (including existing buildings and excluding basement and podium areas) set out in 12 no. new residential blocks, ranging in height from 3 to 13 storeys, and re-use of 1 no. existing building, to accommodate 1,131 no. apartments, with associated residential tenant amenity, 1 no. retail unit, 1 no. crèche and re-use of existing buildings for community/cultural use. The site will accommodate a total of 382 no. car parking spaces and 2,619 no. bicycle parking spaces in separate basement/podium areas and at surface level. Landscaping will include extensive new public open spaces and communal courtyards, podiums and roof terraces. 2. The residential buildings range in height from 2-storeys to 13-storeys, accommodating 1,131 no. apartments comprising 268 no. studios, 282 no. 1-bed units, 392 no. 2-bed units (2 no. 2-bed (3P) & 390 no. 2-bed (4P)), 132 no. 3-bed units and 57 no. 4-bed units. The breakdown of residential accommodation is as follows: Block A1 is a 4 to 8 storey building, including setbacks and balconies, accommodating 234 no. units (47 no. studios, 98 no. 1-bed units, 56 no. 2-bed (4P), 25 no. 3-bed units and 8 no. 4-bed units); Block A2 is a 7 to 9 storey building, including setbacks and balconies, accommodating 68 no. units; (23 no. studios, 8 no. 1-bed units, 37 no. 2-bed (4P)); Block A3 is an 8 to 10 storey building, including setbacks and balconies, accommodating 79 no. units; (26 no. studios, 9 no. 1-bed units, 44 no. 2-bed (4P)); Block A4 is a 6 to 13 storey building, including setbacks, balconies and terraces, accommodating 97 no. units; (29 no. studios, 38 no. 2-bed (4P), 18 no. 3-bed units, 12 no. 4-bed units); Block B1 is a 5 to 7 storey building, including setbacks and balconies, accommodating 69 no. units; (5 no. studios, 15 no. 1-bed units, 26 no. 2-bed (4P), 10 no. 3-bed units, 13 no. 4-bed units); Block B2 is a 6 to 8 storey building, including setbacks and balconies, accommodating 37 no. units; (2 no. studios, 5 no. 1-bed units, 16 no. 2-bed (4P), 13 no. 3-bed units, 1 no. 4-bed units); Block B3 is a 6 to 10 storey building, including setbacks and balconies, accommodating 92 no. units; (16 no. studios, 25 no. 1-bed units, 45 no. 2-bed (4P), 6 no. 3-bed units); Block B4 is a 4 to 6 storey building, including setbacks and balconies, accommodating 53 no. units; (10 no. studios, 17 no. 1-bed units, 10 no. 2-bed (4P), 6 no. 3-bed units, 10 no. 4-bed units); Block C1A is a 5 to 6 storey building, including setbacks and balconies, accommodating 47 no. units; (18 no. studios, 7 no. 1-bed units, 10no. 2-bed (4P), 12 no. 3-bed units); Block C1B is a 6 to 8 storey building, including setbacks and balconies, accommodating 66 no. units; (15 no. studios, 8 no. 1-bed units, 35 no. 2-bed (4P), 8 no. 3-bed units); Block C2 is a 5 to 7 storey building, including setbacks and balconies, accommodating 88 no. units; (43 no. studios, 8 no. 1-bed units, 2 no. 2-bed (3P), 18 no. 2-bed (4P), 7 no. 3-bed units, 10 no. 4-bed units); Block D2 is a 3 to 7 storey building, including setbacks and balconies, accommodating 145 no. units; (14 no. studios, 48 no. 1-bed units, 53 no. 2-bed (4P), 27 no. 3-bed units, 3 no. 4-bed units); The Seminary Building and South Link Building (Block E2) are existing Protected Structures of 2 to 4 storeys, with a proposed conversion of both buildings to accommodate 56 no. residential units (20 no. studios, 34 no. 1-bed units, 2 no. 2-bed (4P)); and Residential Tenant Amenity Space is provided throughout the scheme in Blocks A4, B1 and D2, totalling c. 1,989 sq.m and Communal Open Space is provided adjacent each block and at roof level on Blocks A1, A2, A3 & A4, totalling c. 10,323 sq.m. 3. The site contains a number of Protected Structures including The Seminary Building, Holy Cross Chapel, South Link Building, The Assembly Hall and The Ambulatory (RPS Ref. 1901). The application proposes the renovation of the Seminary Building and South Link Building to accommodate residential units and the renovation of the existing Holy Cross Chapel and Assembly Hall buildings for use as community/cultural uses. The wider Holy Cross College lands also include The Red House (RPS Ref. 1902) and the Archbishop’s House (RPS Ref. 2361) - these are not included in the application boundary and no works are proposed to these Protected Structures, with the exception of adjacent landscaping and the proposed works to the Drumcondra Road boundary wall, which is inscribed under the Protected Structure of the Archbishop’s House as noted below. The works to the Protected Structures within the application site include: The Seminary Building (RPS Ref. 1901): The works include of the careful refurbishment and alteration of the existing 4-storey Seminary Building to provide residential accommodation. It is proposed that an existing adjacent element of the structure, the Library Wing on the northern elevation of the Seminary and the connecting corridors to the Seminary, will be demolished; new infill concrete walls are located to fill the gap where elements are removed. Materials that can be salvaged from this wing will be surveyed, their location noted, and re-used in the conservation and restoration works in The Seminary Building, where possible. The projecting WC blocks (modern addition to overall structure) to the rear (west) elevation of The Seminary Building are also proposed to be demolished. The external envelope of The Seminary Building, with existing chimneys, stone and render finishes, windows and doors is maintained and re-used; The scheme proposes 56 no. apartments installed within the existing shell on the East side of a corridor running along the rear of the plan; The South Link Building (RPS Ref. 1901): The South Link Building consists of a 2-storey stone and render block, with slate roof and bellcote between Holy Cross Chapel and The Seminary Building; this building will be conserved and restored. Alterations to the South Link Building include the insertion of a new doorway within the existing front (Eastern) façade to link the front of the building to the cloister garden, and the insertion of 2 no. apartments in the ground and first floor space. The existing organ at first floor level will be moved to a new location within the Holy Cross Chapel; Holy Cross Chapel (RPS Ref. 1901): Holy Cross Chapel is retained and restored as a community/cultural space. External alterations include a new metal door and interior alterations are limited to services and decoration; a section of the existing tiled floor will be lifted to allow for service connections to furniture installations. The Assembly Hall (RPS Ref. 1901): The Assembly Hall comprises a 2-storey hall with its front façade, steps and projecting porch orientated towards Clonliffe Road. The building is conserved and restored as a community/cultural space as a part of the proposal; Existing doors and windows are retained and repaired. The existing Oratory located in the New Wing Building, will be relocated to within the Assembly Hall; The Ambulatory (RPS Ref. 1901): All of the above referenced buildings are linked by a cloister colonnade (i.e. the Ambulatory) around two sides of a central garden; there is a part section of the colonnade on the North side (as referred to as ‘and the single storey arcade forming northern perimeter of college quadrangle’ on the RPS listing) and an indented (enclosed) section directly outside Holy Cross Chapel; the fourth (east) side is completed by the rear elevation of The Seminary Building. The Ambulatory will be retained as part of the proposed development. The Cloister Garden will be restored and conserved as a part of the project for circulation, amenity and community/cultural use. The courtyard garden will be re-designed and re-planted as a part of the scheme; and Drumcondra Road Boundary Wall Entrance (Inscribed under Archbishop’s House, RPS Ref. 2361): The existing entrance gates and the adjoining walls are part of the Archbishop’s House Protected Structure. It is proposed to salvage and reuse, the existing stone gate pier to the south and reconstruct this pier in a new location further to the south, widening the gate opening in this location. This will involve the taking down of a small portion of the stone boundary wall. 4. Extensive areas of public open space of c. 23,842 sq.m or c. 29.89% of the site is provided for, including woodland walk, central seminary lawn, games area, and playground. The proposed landscaping scheme provides for the removal of some existing trees on the site as well as extensive new planting. 5. Non-residential uses include a crèche of c. 587 sq.m in Block A4 (with an external play area of 160 sq.m) and 1 no. retail unit of c. 306 sq.m in Block A1. The scheme includes for the renovation and reuse of the former Holy Cross Chapel and Assembly Hall buildings (c. 2,048 sq.m) and part of the Ambulatory and Cloister Garden (c. 1,952 sq.m) for use as community/cultural uses. 6. The site will accommodate a total of 382 no. car parking spaces (345 no. for residents and 41 no. for visitors/accessible use/car club) and 2,619 no. bicycle parking spaces including cargo bikes, EV charging and shared bikes (1,981 no. for residents and 638 no. for visitor/staff) in separate basement/podium areas and at surface level. It includes for a single level basement under Blocks B2, B3 & C1, containing 50 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities, a single level basement and podium parking under Block D2 containing 136 no. car spaces, cycle parking, plant, storage areas, waste storage areas and other associated facilities and a part podium level basement, part single level basement/part podium under Block A1, containing 155 no. car spaces, cycle parking spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 1,646 no. resident’s bicycle stores are provided at basement/podium/ground level within the blocks, and the remaining 240 no. spaces are located proximate to residential buildings in external bike stores. In addition, 41 no. car parking spaces are located at surface level to include visitor, accessible, EV, car club and 4 no. Block D resident spaces, as well as 638 no. short stay bicycle parking spaces. The scheme also includes for 2 no. mobility hubs located at the ground floor of Block A1 and D2. 7. The site is accessed by vehicles, cyclists and pedestrians from a widened existing entrance on Clonliffe Road, at the junction with Jones’s Road (which is already permitted as part of the under construction hotel - DCC Reg. Ref. 2935/20 and ABP Reg. Ref. 308193), and through the widening and reopening of an existing access point on Drumcondra Road Lower at the junction with Hollybank Road to act as a left in/left out access. There is no vehicular access through the site for the public or occupants of the sites, other than for maintenance and operations. An additional cyclist and pedestrian access is proposed through an existing access point on Holy Cross Avenue. A relocated entrance to the Archbishop’s House through the site is provided on the northern boundary of the Archbishop’s House. 8. The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, ESB Substations, solar PV panels at roof level on all residential blocks (excluding The Seminary Building (E2)), and all associated and ancillary works, including site development works above and below ground including site drainage and infrastructure. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2022-2028. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The LRD application, and Environmental Impact Assessment Report, may also be inspected online at the following website set up by the applicant: www.holycrosscollegelrd.ie .

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**Area** Area 3 - Central
**Application Number** WEB2571/25
**Appeal Type** Written Evidence
**Applicant** Gothafa Ltd.
**Location** 335 BLACKHORSE AVENUE, DUBLIN 7, Co. Dublin, D07 R6X4
**Additional Information**
**Proposal**: Planning Permission at the rear of No. 335 Blackhorse Avenue, Dublin 7. The proposed development consists of the following: The demolition of the existing shed and section of the existing boundary wall, for the construction of a two-bedroom detached dormer bungalow with pedestrian access and vehicular parking from Lyndon Gate Street; All with associated site works, private open space, boundary treatments, and drainage.

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**Area** Area 3 - Central
**Application Number** WEB2598/25
**Appeal Type** Written Evidence
**Applicant** Bébinn Limited, T/A Shortstays
**Location** 26 Benburb Street, Dublin 7
**Additional Information**
**Proposal**: RETENTION PERMISSION: The development sought to be retained consists of the change of use of an existing three-storey over basement building (formerly comprising ground floor retail with associated storage on the remaining floors) to short-term letting accommodation. The development sought to be retained includes 6 no. en-suite bedrooms across the ground to second floors, with a shared kitchenette and common area at basement level, along with associated internal modifications throughout and external refurbishment works at ground floor level.

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**Area 3
Appeals Decided**

**None**

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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

SECTION 5 EXEMPTIONS

39/25

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

WEEKLY PLANNING LISTS

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**Area** Area 3 - Central
**Application Number** 0371/25
**Application Type** Section 5
**Applicant** Fernboro Limited
**Location** 55, Parnell Square West, Rotund, Dublin 1, D01 Y0H6
**Registration Date** 03/10/2025
**Additional Information** Additional Information Received
**Proposal**: EXPP: PROTECTED STRUCTURE: Whether the use of the dwelling currently in use as student accommodation at 55 Parnell Square West, Rotunda, Dublin 1, D01 YOH6, to provide temporary accommodation by or on behalf of the Minister for Children, Equality, Disability, Integration and Youth to persons seeking international protection, constitutes exempt development or does not constitute exempt development?

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**Area** Area 3 - Central
**Application Number** 0430/25
**Application Type** Section 5
**Applicant** Brian Rouse
**Location** 33, Claude Road, Drumcondra, Dublin 9, D09 X759
**Registration Date** 01/10/2025
**Additional Information**
**Proposal**: EXPP: Charge arm for charging an electric car to be placed in front garden.

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**Area** Area 3 - Central
**Application Number** 0431/25
**Application Type** Section 5
**Applicant** Hugh Lane Gallary
**Location** Hugh Lane Gallery, Charlemont House, Parnell Square
 North, Dublin 1
**Registration Date** 30/09/2025
**Additional Information**
**Proposal**: EXPP: PROTECTED STRUCTURE: An existing set of double doors to be replaced with a new set of double doors - [steel door set] - to open outwards in the direction of escape. The doors will be kept closed whilst the premises is occupied and will only open in the event of a fire. The doors will be fitted with a pushbar on the inside.

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**Area** Area 3 - Central
**Application Number** 0435/25
**Application Type** Section 5
**Applicant** Pane Creme Ltd
**Location** 67a, Phibsborough Road, Dublin 7
**Registration Date** 02/10/2025
**Additional Information**
**Proposal**: EXPP: 1. Existing Condition The shopfront currently consists of painted brickwork, with an existing fascia sign and timber/aluminium frames around the door and window. The façade shows visible wear, uneven surfaces and requires furnishment to meet modern shopfront standards. 2. Proposed Redevelopment Works Step 1- Removal and Preparation - Remove existing fascia signage and clean the brick façade. - Strip loose paint and repair damaged areas of the wall. - Fix a galvanized metal sub-frame to the existing brickwork to create a level base for cladding. Step 2- Cladding (Lower Shopfront Area) - Install cement-based render boards (Knauf Aquapanel Outdoor, HardieBacker, or equivalent). - Boards fixed with stainless steel exterior screws for durability. - Apply a reinforced base coat with mesh, followed by a fine render/top coat.
- Finish with two coats of exterior masonry paint (e.g. Dulux Weather shield / Sandtex). - Final colour: Dark Navy / Anthracite Matte. Step 3- Upper Fascia Panel - Replace existing fascia with treated timber panels (primed and painted), or composite panels (HPL / Alucobond / Trespa).- Panels installed horizontally, providing a clean and modern design. Step 4- New Signage - Install 3D cut-out lettering with the shop name 'Pane Creme'. - Material: acrylic / PVC / powder-coated stainless steel. - Letters mounted on spacers for a raised volumetric effect. - Secondary text: '"Pastries . Coffee . Cakes' in smaller size.- Optionally, include warm white LED backlighting (subject to regulations). Step 5-Doors and Window - The existing glass door and shop window will remain.- Frames will be repaired and repainted to match the new façade colour. 3.Compliance -All proposed materials are weather-resistant and suitable for Irish climate. - Works will comply with Irish building regulations and Dublin City Council Shopfront Guidelines.-The redevelopment will significantly improve the visual quality of the street scape.

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