

**PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED
PLANNING AND DEVELOPMENT REGULATIONS 2001, AS
AMENDED**

PLANNING WEEKLY LIST NO. 14 2025

FOR WEEK ENDING: 05 April 2025

Contents:

- List of Planning Applications Received
- List of Decisions Made
- List of Appeals Notified by An Bord Pleanála
- List of Appeal Decisions made by An Bord Pleanála

“Applications for permission under Section 34 of the Planning and Development Act, 2000, as amended, may be granted permission, subject to or without conditions, or refused. It is the responsibility of any person wishing to use the personal data on planning applications and decisions list for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2018 taking into account of the preferences outlined by applicants in their applications.”

PLANNING APPLICATIONS RECEIVED FOR WEEK 14 2025

DATED 30/03/2025 TO 05/04/2025

- **Total Application Registered = 43**
- Permission = 38
- Permission for Retention = 2
- Perm on foot of Outline permission = 1
- Extension Of Duration Of Permission = 1
- Pre-Planning PAC = 1

Reg. Ref.: ABP30585919/E

App Rec'd Date: 02/04/2025

Applicant Name: Atlas GP Limited

Location: Former Doyles Nursery, Garden Centre (D18 Y688) & Benoni (D18 V2H9), Brennanstown Road, Cabinteely, Dublin 18

Proposal: Permission for Strategic Housing Development comprising 234 residential units in a mix of apartments and duplexes in three blocks (Blocks A, B and C) ranging in height from 1-8 storeys with associated residential facilities including open space, a Gym, a creche and a Lower Foyer. Block A will consist of an approx. 248sqm Gym, approx. 67sqm of circulation space and approx. 317sqm of a creche facility all at Ground Floor level, with 6no. 2-bed duplex residential units at first and second floor. Block B will consist of an approx. 254sqm Lower Foyer at Ground Floor Level and 29no. apartments comprising 8no. 1 bed apartments, 13no. 2-bed apartments, 2no. 3-bed apartments and 6 no. 3-bed duplex apartments from Lower Ground to Second Floor level. Block C will consist of 199no. apartments comprising 63no. 1-bed units and 136no. 2-bed units from lower ground to sixth floor level. Balconies are to be provided on Blocks A (south and southeast elevation), Block B (east elevation) and Block C (east and west elevations). The proposed development includes for the demolition of 'Benoni' (c.252 square metres - a habitable dwelling proposed for demolition to facilitate the proposed development and main vehicular access), together with the extant single storey buildings associated with the former Doyle's Nursery and Gardens (c.690 square metres); vehicular access to the

site is proposed at the location of the existing entrance to the new Doyle's Nursery Garden Centre facility adjoining the south of the subject site which is to be realigned and improved and which will serve both the Garden Centre and the proposed development (note: the new Garden Centre is not part of subject application site). Car parking is to be provided in the form of on-curtilage car parking, on-street parking and a basement car park over three levels for 184 spaces; the proposed development will also provide all ancillary and associated site development and landscape works including open space (c.9,859sqm) internal to the site, play areas, the removal of existing obstructions in the Cabinteely Stream adjoining the east of the site and the reprofiling of the riparian corridor located west of the stream, and the provision of 2no. Electricity Supply Board sub-stations (c.44 square metres), and all necessary bin and bicycle storage including basement level stores for the apartment units. The proposed development includes for measures to upgrade the Brennanstown Road including works within Dun Laoghaire Rathdown County Council (DLRCC) owned lands from the location of the proposed site entrance northwards as far as the junction of the Brennanstown Road with the Bray Road at Cabinteely Village and these works are to comprise road widening and realignment works, widening and resurfacing of the existing footpath located on the western side of the Brennanstown Road as per the DMURS guidelines to a maximum of c.1.8m in width where physical constraints permit, the introduction of controlled pedestrian measures in the form of a 4- arm mini-roundabout at the proposed site entrance at the junction with the Brennanstown Road and Lambourne Wood Estate, the construction of a c.2.5m wide pelican crossing at the north arm of this roundabout, the construction of a c.2.5m wide raised crossing at the south arm of this roundabout, and the construction of a raised table at the junction of the Brennanstown Road and the Carraig Glen Estate further north of the subject site. The proposed development also includes for improved pedestrian and cyclist connections comprising a pedestrian footbridge to a c.21m span over the Cabinteely Stream at a location to the north east of the subject site to be of steel construction with recycled plastic non-slip boarding with c.1.4m high safety railings providing connectivity for the site to Cabinteely Village, the Stillorgan QBC, and DLRCC owned lands to the east of the subject site identified as a future walking and cycling route ('The Cabinteely Greenway'). The connectivity proposals also include for a new c.3m wide pedestrian and cycle shared surface path connecting the site into the Brennanstown Avenue Estate to the south of the site. The new shared surface path will be c.55m long and connects into an existing footpath along Brennanstown Avenue. All on lands measuring c.1.85 hectares nett (c.2.3 hectares gross including third party owned lands) bounded generally to the east by Cabinteely Stream, to the south by the new Doyle's Nursery and Garden Centre and residences at Brennanstown Avenue and to the west by the existing houses fronting on to Brennanstown Road at the Former Doyle's Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Dublin 18. The application 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. The application may also be inspected online at the following website set up by the applicant: www.brennanstownroadshd2.ie

Application Type: Extension Of Duration Of Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102008>

Reg. Ref.: D24A/0785/WEB

App Rec'd Date: 01/10/2024

Applicant Name: PI Hotels & Restaurants Ireland Limited

Location: 5, Arkle Road,, Sandyford Business Park, Sandyford, Dublin 18, D18 DK29

Proposal: The proposed development will consist of a hotel development consisting of the: demolition of the existing 1 and part-2 storey building (c. 729 sq m); development of a 5-8 No. storey (with setbacks) (excluding roof access areas and roof plant) building to provide a hotel (162 No. bedrooms and related ancillary hotel facilities including reception area, lobby, public bar, licenced restaurant, kitchen, cold room, storage areas, administration and staff facilities, plant, refuse area and bicycle parking area)) with a total new build gross floor of c. 7,099 sq m (excluding c. 20 sq m ESB substation and switchroom); associated lighting; pedestrian, bicycle and vehicular access/egress via Arkle Road; bicycle parking; Sustainable Urban Drainage systems (including green / blue roofs and attenuation tanks); plant and switch rooms; roof-mounted photovoltaic panels, roof plant and associated screening; roofed bin store; associated hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The development will also include the following works to Arkle Road: alterations to the existing pedestrian, bicycle and vehicular access/egress point and the creation of a new access / egress point; removal of public car parking spaces and the provision of a taxi drop-off and servicing area; hard and soft landscaping upgrade works to the public realm; and a services connection from the site to existing connection in the public road.

Application Type: Permission

Further Information: Additional Information 31/03/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100342>

Reg. Ref.: D25A/0007

App Rec'd Date: 06/01/2025

Applicant Name: Zahir Nasery

Location: 90 Lower George's Street, Dún Laoghaire, Co. Dublin

Proposal: Planning permission is sought for; the development of a lounge at the open space at the back of the store to accommodate a shisha and coffee bar with an overall area of 132.86 sqm, to install roller shutter doors to the south-west elevation and to demolish the attached illegal shed to the north-east elevation.

Application Type: Permission

Further Information: Additional Information 31/03/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101177>

Reg. Ref.: D25A/0010/WEB

App Rec'd Date: 07/01/2025

Applicant Name: Naas Road Property Development Company Limited

Location: 24-28, Fosters Avenue, Mount Merrion, Blackrock, Co. Dublin

Proposal: We, Naas Road Property Development Company Limited, intend to apply for planning permission for amendments to the development permitted under Reg. Ref.: D20A/0670 / ABP Ref.: 309931-21 at 24-28 Foster's Avenue, Mount Merrion, Blackrock, Co. Dublin.

The proposed amendments consists of the change of use of the permitted single storey resident's communal amenity space (99 sq.m) to 1 no. 3 bed apartment. The proposal includes associated alterations to the elevations and the provision of private amenity space for the proposed apartment, and all associated development.

The permitted development (under Reg. Ref.: D20A/0670 / ABP Ref.: 309931-21) is for 68 no. apartments, and the proposed amendments would result in an overall increase to 69 no. apartments.

Application Type: Permission

Further Information: Additional Information 03/04/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101184>

Reg. Ref.: D25A/0076/WEB

App Rec'd Date: 03/02/2025

Applicant Name: Mark McDonnell

Location: 29, Kilmacud Park, Kilmacud, Blackrock, Dublin, A94A3H0

Proposal: First-floor extension to the side. Single-storey extension to the front and rear. Widening of front vehicular access.

Application Type: Permission

Further Information: Additional Information 03/04/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101422>

Reg. Ref.: D25A/0253/WEB

App Rec'd Date: 31/03/2025

Applicant Name: Ciara and Erol Aykan

Location: 112, Silchester Park, Glenageary, Co Dublin, A96A7X0

Proposal: Permission is sought for development consisting of (i) the conversion of the existing garage into habitable spaces (ii) two storey extension to the front with tiled roof to match existing (iii) first floor, over garage extension including overhang to the side, with tiled roof to match existing (iv) single storey extension to the rear and side, (v) associated fenestration alterations and canopy over the front door (vi) 4 no. roof lights to the extended existing roof, and 2 no. flat roof lights to the rear extension, (vii) internal modifications and alterations, (viii) new side gate with enclosure (ix) widening of the vehicular entrance to 3.5m wide (x) and all associated site works, landscaping and services, at 112 Silchester Park, Glenageary, Co. Dublin, A96 A7X0, by Ciara and Erol

Aykan.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101959>

Reg. Ref.: D25A/0254/WEB

App Rec'd Date: 31/03/2025

Applicant Name: Niamh Morris

Location: Melville, 62 Albert Road Upper, Glenageary, Co. Dublin, A94 H5F9

Proposal: The widening of the existing vehicular access from 2.5m to 3.5m including the relocation of existing entrance post and associated landscaping works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101960>

Reg. Ref.: D25A/0255/WEB

App Rec'd Date: 31/03/2025

Applicant Name: Fearghal Kelleher

Location: 398, Nutgrove Avenue, Churchtown, Dublin 14, D14TP82

Proposal: The proposed development will consist of the construction of 2 no. three bedroom, two storey houses with pitched roofs and rear dormers and associated site works along with 2 no. new vehicular entrances off Nutgrove Avenue.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101967>

Reg. Ref.: D25A/0256/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Mispen Ltd

Location: 2, Hainault Park, Foxrock, Dublin 18, D18A4W6

Proposal: Part demolition of two storey north east extension, garage and boundary wall; Extension of ground and first floor accommodation on south west elevation, first floor bedroom on north west elevation and remodelled internal layout, new vehicular entrance to 2 Hainault Park and associated siteworks.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101969>

Reg. Ref.: D25A/0257/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Duncan Lyster & Bevin Cody

Location: Cloudesley, Mounttown Road Upper, Glenageary, Dublin, A96Y9Y8

Proposal: Duncan Lyster and Bevin Cody intend to apply for Planning Permission at Cloudesley, Mounttown Road Upper, Glenageary, A96 Y9Y8. The Development will consist of the demolition and removal of the existing garden shed and the construction of a single storey garden room which is ancillary to the main dwelling. It will include a bedroom, bathroom and kitchen/living area together with an external deck. It will be clad with vertical timber. The works include all landscaping, drainage and ancillary works and services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101971>

Reg. Ref.: D25A/0258

App Rec'd Date: 01/04/2025

Applicant Name: Tina Treanor

Location: Gorse Lodge, Knocknacree Road, Dalkey, Dublin, A96AK16

Proposal: The development will consist of 1) Ground floor internal alterations and elevational alterations, 2) First floor internal alterations and extensions to the front, side and rear, 3) Construction of a flat roof second floor on top of the existing roof, 4) New second floor to include terrace facing north, 5) New internal and external alterations including new pedestrian entrance location, alterations to the fenestration external insulation and alterations to the elevational finish, 6) General site works including landscaping drainage and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101976>

Reg. Ref.: D25A/0259/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Nichola O'Reilly & Art Mc Coy

Location: 152, Carysfort Park, Blackrock, Dublin, A94C9P1

Proposal: Permission is sought for a new vehicular entrance to an end of terrace dwelling. The development will consist of construction of a section of low boundary wall to match existing to enable a new vehicular entrance which replaces 1no. existing on-street parking space, and associated site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101981>

Reg. Ref.: D25A/0260/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Olwyn Bennett

Location: Inis Thóir, Harbour Road, Dalkey, Co. Dublin, A96FD40

Proposal: Modifications to the permission granted under Reg. Ref. D22A/0963 at 'Inis Thóir', Harbour Road, Dalkey, Co. Dublin (A96 FD40).

The modifications include replacement of the green sedum finish to the main roof with a solar panels array; construction of a garden shed of 34 sqm to the front of the building, associated landscaping, ancillary works and site works to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101980>

Reg. Ref.: D25A/0261/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Michael Morrissey

Location: 15, Ailesbury Grove, Dundrum, Dublin 16, D16YN30

Proposal: Planning Permission to a). demolish existing shed to rear of property, b). construct single and two storey extension to rear of property, c). replace existing garage with two storey extension to side and single storey extension to front of existing dwelling, d). develop a two storey split level garden room to rear of dwelling, e). improve existing driveway, develop landscaping, install soakpit, incorporate SUDS and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101979>

Reg. Ref.: D25A/0262/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Sorrento HGT Unlimited Company

Location: Sorrento House, 1 Sorrento Terrace, Sorrento Road, Dalkey, Co. Dublin, A96CX47 (A Protected Structure)

Proposal: Sorrento HGT Unlimited Company intends to apply for permission for development at Sorrento House, 1 Sorrento Terrace, Sorrento Road, Dalkey, Co. Dublin, A96 Cx47 (a Protected Structure RPS No. 1609). The proposed development will consist of: a) Demolition works to the non-original existing single storey garden studio (c.12.95 sqm) and replacement with a new garden studio (c.18.3 sqm). b) A new single storey plant room/store (c.18.6m) below external deck level. c) Replacement and minor extension to the existing timber decking including introduction of new metal guard railings. d) Construction of new outdoor swimming pool (c.60 sqm) and adjacent jacuzzi area (11 sqm) on a new terrace area (106 sqm) situated at the uppermost boundary of the foreshore (to the south east of the house) where it meets the perimeter of the lawn. e) Drainage and landscaping works related to both the garden studio and pool area, required to enable their completion and to reinstate the garden as a whole, including a new rain garden (16 sqm) proposed to the northeastern side of the jacuzzi/pool area, changes to ground levels and all ancillary site works and services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101982>

Reg. Ref.: D25A/0263/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Bob & Susan Brennan

Location: 5, Owenstown Park, Mount Merrion, Co. Dublin, A94XE10

Proposal: Demolition of existing single-storey garage to side. Demolition of existing block wall to side. Construction of new single-storey extension to rear and side with 1no. roof light. Amendments to glazing openings to rear elevation (east) to first floor and front elevation (west) to first floor and creation of new window ope to rear elevation (east) first

floor. Proposed tile surround to front entry porch. Alterations to existing front boundary wall including relocation and widening of the existing vehicular access and provision of gates. Internal modifications, associated hard landscaping and all ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101987>

Reg. Ref.: D25A/0264/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Olwyn Bennett

Location: Inis Thóir, Harbour Road, Dalkey, Co. Dublin, A96FD40

Proposal: Retention permission for modifications to the permission granted under Reg. Ref. D22A/0963 at 'Inis Thóir', Harbour Road, Dalkey, Co. Dublin (A96 FD40).

The modification includes revising the roof parapet details to brickwork throughout and increasing the roof parapet height by 560mm.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101986>

Reg. Ref.: D25A/0265/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Tadhg Daly and Sinead Mowlds

Location: 97 Patrick Street, Dún Laoghaire, Co. Dublin, A96W704

Proposal: (A) Ground floor demolitions of an existing rear extension and construction of a new single storey rear extension. (B) Internal alterations to the existing house including the removal of internal wall fabric. (C) Change of use for an existing single storey structure to the rear from garage to residential use ancillary to the main dwelling with proposed works including partial demolition and refurbishment. (D) Sundry other minor refurbishment works and alteration works and all associated siteworks to facilitate this development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101992>

Reg. Ref.: D25A/0266/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Dr Abdul Rashid

Location: Unit D24, Block D, Beacon South Quarter, Sandyford Business Estate, Sandyford, Dublin 18

Proposal: The development with consist of – Change of use from existing office to Doctor's GP Clinic (there will be no internal modifications of existing layout). The development will be served by existing permitted car and cycle parking provisions.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101993>

Reg. Ref.: D25A/0267/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Seamus O'Sullivan & Lara Hunt

Location: 6 Moreen Avenue, Sandyford, Dublin 16, D16WK76

Proposal: The demolition of the existing semi-detached single storey coal shed to the rear and the widening of the vehicular entrance onto Moreen Avenue

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101995>

Reg. Ref.: D25A/0268/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Adrian & Dave Eggers

Location: 11/12, Greenlands, Sandyford, Dublin 16, D16ET21

Proposal: The development will consist of (a) The removal of the existing single storey double garage structure at the side of the existing two-storey apartment block with attic floor level (b) the extension of an existing apartment block, with the addition of 4 extra apartments units, including the construction of a new link structure containing a common stairwell and a new two-storey apartment block with attic floor level c/w a pitched roof at 11/12 Greenlands, Sandyford, Dublin 16.

Application Type: Perm on foot of Outline permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101994>

Reg. Ref.: D25A/0269/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Val Hastings

Location: Foxdene, Brighton Road, Dublin 18, D18A2V9

Proposal: Full Planning Permission for a proposed new dwelling, connection to all services, a new vehicular entrance off public road and all associated site works including revised boundary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101996>

Reg. Ref.: D25A/0270/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Ruth and Geoff Richardson

Location: 5, Sorbonne, Ardilea, Dublin 14, D14F207

Proposal: Permission is sought for alterations to an existing detached, single storey dwelling including: 1) The conversion of the attic with a revised roof pitch and increased ridge height. 2) The addition of a dormer window and roof lights to the front elevation and the addition of 2 no. Dormers and roof lights to the side and rear elevations. 3) The erection of a 11m2 front entrance porch. 4) Facade revisions including revised glazing, external insulation and material alterations. 5) The erection of a single storey 90m2 extension to the rear. 6) Revised site entrance plus associated landscaping and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101997>

Reg. Ref.: D25A/0271/WEB

App Rec'd Date: 03/04/2025

Applicant Name: Graham and Rachel Dowling

Location: 23, Rowanbyrn, Blackrock, Dublin, A94HD74

Proposal: (a) demolition of single storey attached garage to side (west) and rear, (b) construction of single storey extension to front, side (west) and rear, (c) application of external insulation with acrylic render finish to all existing elevations, including change from brick finish to smooth acrylic finish to first floor level of front elevation and (d) all ancillary site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102006>

Reg. Ref.: D25A/0272/WEB

App Rec'd Date: 03/04/2025

Applicant Name: David Murphy

Location: 119, Silchester Park, Glenageary, Co Dublin, A96E2T3

Proposal: The development will consist of; demolition of existing two storey side extension (6.46 sq.); construction of a new 2 storey dwelling house with mezzanine level at second floor (155.71 sq.) to north west side of existing house, including a new garden pavilion (30 sq.) to the rear; new first floor extension (3 sq.m) to side of existing house between existing and new houses; construction of a new vehicular entrance on Silchester Park; new boundary walls and fences; driveway, landscaping and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102010>

Reg. Ref.: D25A/0273

App Rec'd Date: 04/04/2025

Applicant Name: Barry Dorgan and Jennifer Horgan

Location: 10, Drummartin Road, Dublin 14, D14EY01

Proposal: Demolition of existing single storey garage to side, the construction of new two story extension to the side and single storey extension to the rear and two single storey bay windows with canopy roof to front and widening of existing vehicular entrance.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102016>

Reg. Ref.: D25A/0274

App Rec'd Date: 03/04/2025

Applicant Name: Ms. Hui Hao & Mr. Xidong Sui

Location: 2, The Walk, Woodpark, Dublin 16, D16YW32

Proposal: Planning Permission is sought for a three bedroomed two storey house to attach to the gable of their existing three bed two storey semi-detached house, the

demolition of the existing single storey garage and utility room, and alterations to the existing pedestrian and vehicular access off The Walk & The Rise to provide additional off street parking. All proposed finishes would match and compliment the existing house. Retention Permission is sought to retain the relocated Bathroom Window from the side of the existing house to the rear of the existing house, and all ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102019>

Reg. Ref.: D25A/0275/WEB

App Rec'd Date: 04/04/2025

Applicant Name: Brian Kenny

Location: 29, Johnstown Road, Cabinteely, Glenageary, Dublin, A96CH56

Proposal: Permission and Retention Permission is sought by Brian Kenny for development at No. 29 Johnstown Road, Dun Laoghaire, Co. Dublin (A96 CH56). The development to be retained consists of 2 no. existing single storey flat roof extensions located to the rear of the property and including an existing roof window (Total area to be retained 28sqm). The proposed development consists of the change of use of 47sqm of the existing ground floor area from office use to retail use and for a new roof window in the existing main rear pitched roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102028>

Reg. Ref.: D25A/0276/WEB

App Rec'd Date: 04/04/2025

Applicant Name: Aidan Fogarty Sinead O'Malley

Location: 18 Priory Grove, Stillorgan, Co Dublin, A94 PD71

Proposal: Conversion of integrated garage and new single-storey extension to front, single storey extension to rear, rooflight to front, conversion of attic and provision of

dormer to rear, garden room to rear garden, widening of existing vehicular access, all ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102025>

Reg. Ref.: D25A/0277/WEB

App Rec'd Date: 04/04/2025

Applicant Name: University College Dublin

Location: Lands at the UCD Sports Precinct east of Newstead and north of the Campus Ring Road (extension of Wynnsward Drive), University, College Dublin, Belfield, Dublin 4

Proposal: We, University College Dublin, intend to apply for permission for development at this site extending to c. 3.83 hectares on lands at the UCD Sports Precinct east of Newstead and north of the Campus Ring Road (extension of Wynnsward Drive), University College Dublin, Belfield, Dublin 4. The development includes amendments to permission granted under Reg. Reg: D23A/0163.

The development will consist of the omission of two canopies at entrances along the eastern elevation of the permitted multi-Purpose Performance and Events Centre (MPPEC) and minor landscape works.

The first canopy is located above the entrance to the entrance lobby at lower ground floor level in the northern section of the building. The second canopy is located above the entrance to the main foyer at ground floor level in the northern section of the building. Minor landscape works including the omission of the permitted retaining wall adjacent to the eastern elevation at the southern part of the building are also proposed. No other changes to the permitted development are proposed.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102029>

Reg. Ref.: D25B/0164

App Rec'd Date: 31/03/2025

Applicant Name: Robert Morrison & Angelique O'Connell

Location: 6, Woodside Demesne, Belmont, Stepaside, Dublin 18, D18K7VT

Proposal: Planning Permission for Proposed attic conversion to 2 No. habitable rooms & w.c. with dormer roof window on rear slope of roof & 1 No. rooflight on front slope of roof at attic level. Stairs from first floor to attic level.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101963>

Reg. Ref.: D25B/0165/WEB

App Rec'd Date: 31/03/2025

Applicant Name: Andrew and Sarah Walters

Location: 204, Trimbleston, Goatstown Road, Dublin 14, D14XV00

Proposal: Permission is sought for an attic conversion to accommodate study/storage over existing duplex apartment, 2No. of new velux windows to the rear and all associated site development works at No.204 Trimbleston, Goatstown Road, Dublin 14, D14 XV00 by Andrew and Sarah Walters.

Previous Planning Application: Register Reference: D25B/0042/WEB, Date of Decision: 30th January 2025.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101966>

Reg. Ref.: D25B/0166/WEB

App Rec'd Date: 31/03/2025

Applicant Name: Michael Leonard & Orla Coughlan

Location: 2, Riverside Drive, Rathfarnham, Dublin 14, D14PE06

Proposal: The works will include demolition of the existing side garage & store &

construction of a new two storey side extension in its place along with a new single storey bay to front of the existing dwelling. The works will also include alterations to the internal layout of the existing dwelling, addition of new windows / rooflight and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101968>

Reg. Ref.: D25B/0167/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Alex Feldman

Location: 5, Salamanca, Ardilea, Dublin 14, D14F6P5

Proposal: Proposed domestic single storey extensions to front, side and rear, alterations to roof profile, with increase in height to accommodate habitable living spaces full refurbishment, dormers to rear & front windows to side & thermal upgrade.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101972>

Reg. Ref.: D25B/0168/WEB

App Rec'd Date: 01/04/2025

Applicant Name: Mignonne and Eamonn Furniss

Location: 30, Monkstown Avenue, Monkstown, Blackrock, Co Dublin, A94RX37

Proposal: Single Storey Ground Floor Front Extension with alterations to existing First Floor Extension to replace the Wraparound Window with a standard format Window, new Frosted Ground Floor Side Window and Solar Panels on South Western Roof Slope

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101975>

Reg. Ref.: D25B/0169/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Luke Byrne

Location: 12, Suttonfield Park, Kilternan, Dublin, D18N4XW

Proposal: Luke Byrne is applying for Planning Permission for an attic conversion with a front facing dormer window and two rear facing velux windows, together with all requisite internal alterations and modifications, to his home at 12 Suttonfield Park, Kilternan, Co. Dublin, D18 N4XW.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101983>

Reg. Ref.: D25B/0170/WEB

App Rec'd Date: 03/04/2025

Applicant Name: Deirdre O'Broin

Location: 93, Avondale Rd, Rochestown Domain, Killiney, Co. Dublin, A96 D9P3

Proposal: Retention of the garage conversion with a new front window and relocation of the side dormer window to the front.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101998>

Reg. Ref.: D25B/0171

App Rec'd Date: 02/04/2025

Applicant Name: Sean Beagan & Aideen Kelly Beagan

Location: 22, The Avenue, Woodpark, Dublin 16, D16AN26

Proposal: Permission sought for alterations to existing roof profile and raising height of gable wall to facilitate the provision of non-habitable space in attic with dormer structure to rear roof elevation together with provision of gable windows to ground floor WC and stairwell.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102003>

Reg. Ref.: D25B/0172/WEB

App Rec'd Date: 03/04/2025

Applicant Name: Robert Conan and Sarah Conway

Location: Graigueconna Cottage, Thornhill Road, Co. Dublin, A98TY43

Proposal: Alteration and extension of the existing house to include: (1) The provision of a new single storey extension to the rear of the existing house, (2) The provision of a new first floor level and pitched roof, (3) The provision of a new front porch, (4) The provision of a new covered outdoor space to the side of the existing house, (5) Associated alterations to elevations.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102004>

Reg. Ref.: D25B/0173

App Rec'd Date: 04/04/2025

Applicant Name: Kevin Burn and Elva Dodd

Location: 2, Dunedin Drive, Monkstown Farm, Dun Laoghaire, County Dublin, A96YX86

Proposal: Seek permission for a two storey extension to side of existing house.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102026>

Reg. Ref.: D25B/0174

App Rec'd Date: 04/04/2025

Applicant Name: Fergal & Siobhán Hand

Location: 68, Meadowmount, Ballinteer, Dublin 16, D16X924

Proposal: Permission for development, the development will consist of: A) A proposed new single storey rear extension with 2 no. associated rooflights and proposed canopy. B) And all associated site, boundary and landscaping works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102035>

Reg. Ref.: D25B/0176

App Rec'd Date: 04/04/2025

Applicant Name: Morgan Leddin

Location: 59, Ballinclea Height, Killiney, Co.Dublin

Proposal: Planning permission for to convert the attic to a bedroom to include a dormer roof and velux window to the rear, a new window to the side, internal modifications and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102051>

Reg. Ref: PAC/LRD2/001/25

App Rec'd Date: 14/02/2025

Applicant Name: Kilgobbin Apt Limited

Location: Lands at Riverside Cottage, Kilgobbin Road, Stepside, Dublin 18

Proposal: The proposed Large-Scale Residential Development (LRD) will provide 108 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 40 no. units (18 no. 1 bed, 5 no. 2 bed (3-persons), 8 no. 2 bed (4-persons) and 9 no. 3 bed units) of 4 storeys height and of Block B, consisting of 68 no. units (18 no. 1 bed, 4 no. 2 bed (3-persons), 32 no. 2 bed (4-persons) and 14 no. 3 bed units) of 4- to 6-storeys height. The proposed development will provide all associated public open space and play area, 53 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, bin/waste store and a plant room at ground floor level; 1 no. detached ESB substation. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping and boundary treatment. Vehicular access to the development will be via Belarmine Vale.

Application Type: Pre-Planning LRD2 Application

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 14 2025

DATED 30/03/2025 TO 05/04/2025

PLANNING DECISIONS FOR WEEK 14 2025

DATED 30/03/2025 TO 05/04/2025

- Total Applications Decided = 34

- Clarification Of Further Information = 1
- Declare Application Invalid = 6
- Grant Permission & Grant Retention = 1
- Refuse Permission = 1
- Request Additional Information = 7
- Grant Permission = 16
- Grant Retention Perm & Refuse Retention Perm = 1
- Withdraw The Application = 1

Reg. Ref.: D24B/0356

Decision: Clarification Of Further Information

Decision Date: 02/04/2025

Applicant Name: Donla Lynott

Location: 56 Landscape Park, Churchtown, Dublin 14, D14X364

Proposal: Retention of a partly completed two storey extension to the side and rear of the existing dwelling and the completion of the remaining works to the extension, all to include surface water drainage and all external works, all at 56 Landscape Park, Churchtown, Dublin D14X364.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99801>

Reg. Ref.: D24B/0518/WEB

Decision: Grant Permission

Decision Date: 03/04/2025

Applicant Name: James and Susan Carter

Location: Monte Vista, Knock na Cree Road, Dalkey, Co. Dublin, A96 X039

Proposal: A single storey garden room to the front corner of the existing family home which will have a home office, living area and toilet. The proposal will be screened by existing and mature trees.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100942>

Reg. Ref.: D25A/0078/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Studio 22 Health Club Limited

Location: 77 and 77a George's Street Upper, Dun Laoghaire, Dublin, A96RX51

Proposal: Permission is sought for a Change of Use from Retail to Sports Facility which consists of a material alteration of the external escape door to the northwest facing elevation in the provision of making it accessible by dropping it and the internal floor level in this location and introducing a new fan light above; and, an internal fitout which includes, reception, activity, storage, refuse, sanitary and sauna facilities on the ground floor with further activity, meeting, changing and sanitary spaces on the first floor at No. 77 and 77a Georges Street Upper, Dun Laoghaire, Dublin A96RX51 which is located on the corner of Georges Street Upper and Mellifont Avenue, for Studio 22 Health Club Limited. The Development is within an Architectural Conservation Area.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101426>

Reg. Ref.: D25A/0083/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Olivia Brophy

Location: 110, Ballinclea Heights, Killiney, Dublin, A96X5P7

Proposal: Construction of new three storey 3 Bedroom home on vacant side garden. The existing side walkway will be a shared right of way. Double storey on front façade with 2 rooflights, frosted windows on side elevation, windows on 3 floors to rear elevation. New boundary treatment walls and landscaping with new vehicular access in front garden.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101446>

Reg. Ref.: D25A/0086/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Glasha Taverns Limited

Location: The Eagle Public House 18/19,, Glasthule Road, Dun Laoghaire, Glasthule, Co Dublin

Proposal: The proposed development consists of alterations and extension to The Eagle as follows:

- Replacement of the external terrace to the south of The Eagle, with a single storey extension building, with a maximum height of c. 5 metres, to provide an additional c. 69 sq.m of internal dining/seating space associated with the public house and c. 19 sq.m semi-enclosed terrace;
- The development includes alterations to southern and western elevations to

accommodate the proposed extension;

- Upgrades to the existing laneway to the car park to the rear of The Eagle;
- All associated development work.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101451>

Reg. Ref.: D25A/0087/WEB

Decision: Request Additional Information

Decision Date: 31/03/2025

Applicant Name: Ivan Schuster

Location: Saint Andrews College, Booterstown Avenue, Booterstown, Blackrock, Dublin, A94XN72

Proposal: The development will consist of: of works to St. Andrew's College, which includes a Protected Structure (RPS 55) and will comprise of:

- 1) The demolition of the 1980s single storey extension known as House 5 (approx. 515 sqm) adjoining the protected structure to the north.
- 2) The removal of temporary accommodation comprising 5 no. sets of mobile classrooms.
- 3) The construction of a 4-storey learning centre as an extension to the school (max parapet height 35.550m) with teaching, administration, guidance and learning support accommodation, with forecourt, connected heat pump at ground floor level and green roof (approx.3720 sqm).
- 4) Realignment of the existing internal roads, paths and car parking layouts including additional set down areas and cycle parking (118 in total, 80 covered).
- 5) Addition of 5 no. EV charging docks to existing car parking numbers.
- 6) Creation of pocket parks and landscaped seating areas adjacent to hockey pitches and new learning building.

7) Reconfiguration of and improvements to Booterstown Avenue entrance.

8) Removal of gates and pillars at Booterstown Avenue and finishes to forecourts upgraded and pillars provided.

9) Removal of existing gates at Rosemount Terrace and erection of new vehicular and pedestrian gates, repositioned within the site for increased pedestrian safety, partial demolition of wall south of existing entrance.

10) All associated works including landscaping, access and infrastructure to facilitate development. A Natura Impact Statement has been prepared in respect of the proposed development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101449>

Reg. Ref.: D25A/0089/WEB

Decision: Grant Permission & Grant Retention

Decision Date: 02/04/2025

Applicant Name: Christina & Don Scanlon

Location: 40, Thornhill Road, Mount Merrion, Blackrock, Dublin, A94K4X0

Proposal: Retention Permission is sought for demolition of the existing dwelling and garage in its entirety, Permission is sought for the construction of a new two storey house and single storey extension to rear (with 1 no rooflight); increase in width of existing front vehicular entrance & all associated site works to a demolished two storey semi-detached house at 40 Thornhill Road, Mount Merrion, Blackrock, Co. Dublin, A94 K4X0.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101455>

Reg. Ref.: D25A/0091/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Niamh Ryan

Location: a c.0.034 Ha site at York House, No. 30 York Road, Dun Laoghaire, Co Dublin

Proposal: Niamh Ryan intends to apply for an amendment permission to the permitted development granted under DLRCC Reg. Ref. D21A/1135 at this c. 0.034 Ha site at York House, No. 30 York Road, Dún Laoghaire, Co. Dublin. The permitted site area has decreased in area from 0.039 Ha to 0.034 Ha.

The development will principally consist of: the omission of the basement level (c. 97.6 sq m) and garden at same level (c. 25.7 sq m); increase in area to the rear ground floor garden from c. 42.2 sq m to c. 52 sq m and the addition of a winter garden (c. 16 sq m); decrease in area to the balcony at second floor level facing west, from c. 8.3 sq m to c. 4.5 sq m; 2 No. new balconies at first floor level, one facing east (c. 18 sq m) and one facing south (c. 3.5 sq m); and a new balcony at second floor level facing east (c. 4.5 sq m). The development will result in a reduction of the total gross floor area from c. 408 sq m to c. 294 sq m. The development will also consist of: general internal layout and elevational changes; landscaping; and all other associated site works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101464>

Reg. Ref.: D25A/0092/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Atria Living Limited

Location: Tivoli Lodge, Tivoli Road, Dun Laoghaire, Dublin, A96DR53

Proposal: Atria Living Limited intends to apply for an amendment permission to the permitted residential development granted under DLRCC Reg. Ref. D21A/1137 (ABP Ref. ABP-314896-22) at a c. 0.0849 Ha site at Tivoli Lodge, Tivoli Road, Dún Laoghaire, Co. Dublin, A96 DR53. The permitted site area has decreased in area from c. 0.086 Ha to c. 0.0849 Ha.

The development will principally consist of: an increase in the number of apartment units from 8 No. units (4 No. 1-bed units, 3 No. 2-bed units and 1 No. 3-bed unit) to 13 No. units (9 No. 1-bed units and 4 No. 2-bed units) through the rationalisation of the permitted floors plans, the change of use of the 2 No. storey live-work 2-bed unit at lower ground floor level, and an increase in floor area at lower ground floor level. The gross floor area of the development has increased from c. 705 sq m to c. 822 sq m. The development will remain as a part 2 No. to part 3 No. storey building and will not increase the maximum height.

The development will also consist of: general elevational and façade changes; the provision of residents access along Tivoli Road and York Road to facilitate access to lower ground floor and ground floor units; landscaping; and all other associated site works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101466>

Reg. Ref.: D25A/0093/WEB

Decision: Grant Retention Perm & Refuse Retention Perm

Decision Date: 02/04/2025

Applicant Name: Peter & Rita Heuston

Location: San Marco, Gordon Avenue, Foxrock, Dublin 18, D18RK80

Proposal: The development will consist of retention of: Alteration of the approved North East boundary to extend the site to include additional land acquired. A single story detached habitable building containing a plantroom/external store and a garden room. Alteration of the approved common South boundary with the adjoining property Craiglea, to incorporate Change of use of the original detached garage/workshop to residential use as a family/granny flat and Alterations to the approved front entrance

porch in the front elevation of the main house.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101474>

Reg. Ref.: D25A/0094/WEB

Decision: Refuse Permission

Decision Date: 02/04/2025

Applicant Name: Alasta Developments Ltd.

Location: 156, Avondale Road, Killiney, Dublin, A96W7D0

Proposal: The development will consist of the following: (i) The demolition of an existing two storey dormer type dwelling of 224sqm and associated outbuildings, low-level garden walls and boundary walls addressing Avondale Road and Thomastown Road (ii) The construction of a residential development comprising of 7 no. residential dwelling units in total with a residential breakdown as follows; 3 no. three storey terraced houses, 4 bedrooms each (Unit Nos. H1, H2 & H3), 3 no. three storey terraced houses, 2 bedrooms each (Unit Nos. H4, H5 & H6), 1 no. three storey terraced house, 3 bedroom (Unit No. H7). Private amenity spaces to serve each of the dwellings will be in the form of private gardens to the rear of each unit. (iii) Provision of 3 no. surface car parking spaces located to the front of house Nos. H1, H2 & H3. (iv) provision for bicycle parking to serve all units is provided for within common areas. 12 no. bicycle spaces associated with house nos. H1, H2 & H3 and 9 no. bicycle spaces associated with house nos. H4, H5, H6 & H7. (v) Dedicated bin storage areas to each of the units. (vi) a retaining and widening of the existing vehicular access off Avondale Road and a discontinuation of the existing 2 no. vehicular entrances off Thomastown Road and their replacement with pedestrian access points, a separate pedestrian access off Avondale Road. (vii) the provision of an internal roadway allowing vehicular and pedestrian access to house Nos. H1, H2 & H3. (viii) hard and soft landscaping, provision of bin storage, bicycle parking, tree planting and boundary treatments and all associated site works (ix) SuDs surface water drainage, foul water potable water connections and (x) all ancillary works required to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101471>

Reg. Ref.: D25A/0096/WEB

Decision: Grant Permission

Decision Date: 04/04/2025

Applicant Name: Deirdre Power

Location: 39, Beaufield Park, Stillorgan, Dublin, A94KH95

Proposal: 1) Proposed demolition of existing single- storey extension to rear, single-storey porch extension to front, and detached garage to side. 2) Proposed construction of a partial single-storey and partial two- storey extension to the rear and a new single-storey porch extension to the front of the existing house. 3) Subdivision of the existing site to the side to accommodate the proposed construction of a new two-storey, two bedroom dwelling house (to be referred to as No. 39A Beaufield Park). 4) Modification of the front boundary wall to allow for new vehicular entrances and the provision of new car parking spaces for the existing and proposed new house. 5) Associated internal modifications, boundary treatments and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101477>

Reg. Ref.: D25A/0097/WEB

Decision: Request Additional Information

Decision Date: 02/04/2025

Applicant Name: Robert Gardiner and Sinead Tyrrell

Location: 27, Hillside, Dalkey, Dublin, A96KP79

Proposal: Demolition of existing bay window to the side of existing house, And the construction of a new three story (three bedroom) detached house to side garden of No.27 Hillside with balcony to rear/ south elevation at second floor, revised landscape details to include subdivision of Site, new vehicle access and off-street car parking layout with ancillary site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101481>

Reg. Ref.: D25A/0099/WEB

Decision: Request Additional Information

Decision Date: 02/04/2025

Applicant Name: Cormac O'Nolan

Location: Cuan Beag, Harbour Road, Dalkey, Dublin, A96FV56

Proposal: The development consists of a new 130sqm part 1, 2 & 3 storey (two storey over lower ground floor) detached 3 bedroom dwellinghouse to the rear garden site of Cuan Beag, Harbour Road, accessed off Ulverton Road, Bullock, Dalkey. The proposal includes the creation of a new vehicular entrance, rear terrace 66sqm, new boundary treatments and all associated ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101486>

Reg. Ref.: D25A/0100/WEB

Decision: Grant Permission

Decision Date: 02/04/2025

Applicant Name: McMahon and Nagle Environmental Ltd.

Location: 14/16, Lower Kilmacud Road, Stillorgan, Dublin, A94VY98

Proposal: Change of use from financial services to showroom and offices for the 265 sq.m. ground and first floors of the building.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101490>

Reg. Ref.: D25A/0101

Decision: Request Additional Information

Decision Date: 02/04/2025

Applicant Name: Louise Reynolds

Location: Harrow House, Church Road, Killiney, Dublin, A96HV08

Proposal: Permission is sought for 5 no. new two storey residential units (total area 456 sqm) comprising 4 no. 2 bedroom terraced dwellings and 1 no. 3 bedroom detached house, modifications to the internal access road and curtilage. The development provides for a new internal access to serve the new dwellings of the existing vehicular access road, public open space, surface parking, landscaping, boundary treatments, site development works and services provision at Harrow House, Church Road, Killiney Co Dublin, a protected structure

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101492>

Reg. Ref.: D25A/0103/WEB

Decision: Grant Permission

Decision Date: 02/04/2025

Applicant Name: John Moloney

Location: 46, Highthorn Park, Mounttown, Glenageary, Dublin, A96H6T8

Proposal: I, John Moloney, intend to apply for Planning Permission for development at 46 Highthorn Park, Mounttown, Glenageary, Co. Dublin, A96 H6T8. The development consists of planning permission for 1) Proposed new shelter suitable for housing a mobility scooter, 2) widening of existing site entrance, 3) alteration of existing stepped access route and 4) all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101494>

Reg. Ref.: D25A/0105/WEB

Decision: Grant Permission

Decision Date: 03/04/2025

Applicant Name: St. Columba's College

Location: Saint Columba's College, Kilmashogue Lane, Whitechurch, Dublin 16, D16CH92

Proposal: Installation of floodlighting system to serve an existing sand dressed hockey pitch located at St Columba's College. System consisting of 6no. 15mtr floodlighting poles, 18no. 1440W LED fixtures, appropriate pole foundations, cabling and associated fixtures and fittings. System installed to achieve a maximum average of 350Lux with switch down option for training to achieve a maximum average of 200Lux.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101500>

Reg. Ref.: D25A/0110/WEB

Decision: Grant Permission

Decision Date: 03/04/2025

Applicant Name: Amit Bose & Miranda Hayward

Location: 31, Northumberland Avenue, Dun Laoghaire, Co. Dublin, A96EY19

Proposal: The development will consist of the moving and widening of the existing vehicular entrance. This will include the demolition of part of the existing front boundary wall, the making good of the new ope, and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101525>

Reg. Ref.: D25A/0240/WEB

Decision: Declare Application Invalid

Decision Date: 31/03/2025

Applicant Name: Emma & John Paul Sweetman

Location: 39, Weston Park, Churchtown Upper, Dublin 14, D14Y176

Proposal: First floor extension to the side of the existing two storey dwelling to include alterations to the existing front facade, an attic conversion and the insertion of a dormer extension to the rear elevations, 3 no. Velux windows to the front and side elevations and alterations to the front driveway.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101926>

Reg. Ref.: D25A/0241/WEB

Decision: Declare Application Invalid

Decision Date: 31/03/2025

Applicant Name: Olwyn Bennett

Location: Inis Thóir, Harbour Road, Dalkey, Co. Dublin, A96FD40

Proposal: Modifications to the permission granted under Reg. Ref. D22A/0963 at 'Inis Thóir', Harbour Road, Dalkey, Co. Dublin (A96 FD40). The modifications include replacement of the green sedum finish to the main roof with a solar panels array; construction of a garden shed of 34 sqm to the front of the building, associated landscaping, ancillary works and site works to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101927>

Reg. Ref.: D25A/0242/WEB

Decision: Declare Application Invalid

Decision Date: 01/04/2025

Applicant Name: Luke Byrne

Location: 12, Suttonfield Park, Kilternan, Dublin, D18N4XW

Proposal: Luke Byrne is applying for Planning Permission for an attic conversion with a front facing dormer window and two rear facing velux windows, together with all requisite internal alterations and modifications, to his home at 12 Suttonfield Park, Kilternan, Co. Dublin, D18 N4XW.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101930>

Reg. Ref.: D25A/0243/WEB

Decision: Declare Application Invalid

Decision Date: 02/04/2025

Applicant Name: Dr Abdul Rashid

Location: Unit D24, Block D, Beacon South Quarter, Sandyford Business Estate, Sandyford, Dublin 18

Proposal: The development with consist of – Change of use from existing office to Doctor's GP Clinic (there will be no internal modifications of existing layout). The development will be served by existing permitted car and cycle parking provisions.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101929>

Reg. Ref.: D25A/0257/WEB

Decision: Declare Application Invalid

Decision Date: 04/04/2025

Applicant Name: Duncan Lyster & Bevin Cody

Location: Cloudesley, Mounttown Road Upper, Glenageary, Dublin, A96Y9Y8

Proposal: Duncan Lyster and Bevin Cody intend to apply for Planning Permission at Cloudesley, Mounttown Road Upper, Glenageary, A96 Y9Y8. The Development will consist of the demolition and removal of the existing garden shed and the construction of a single storey garden room which is ancillary to the main dwelling. It will include a bedroom, bathroom and kitchen/living area together with an external deck. It will be clad with vertical timber. The works include all landscaping, drainage and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101971>

Reg. Ref.: D25B/0061/WEB

Decision: Request Additional Information

Decision Date: 31/03/2025

Applicant Name: Aisling Gorby & Ian Foley

Location: Mornington, 11 Charlemont Avenue, Dun Laoghaire, Dublin, A96V4A9

Proposal: Full planning permission for the following to the existing single storey fully serviced detached house with hipped pitched roof with flat roof extension. Full planning permission is sought to demolish existing pitched roof and chimneys, add a first floor extension over the existing house foot print of main house, leaving flat roof section. Change the roof design to a low profile mono-pitched tile roof. Internally a new stair up to the proposed first floor. New glazing on first floor, modification internally to allow the new design. Maintain connection to public sewerage, surface water and ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101452>

Reg. Ref.: D25B/0063/WEB

Decision: Request Additional Information

Decision Date: 31/03/2025

Applicant Name: Randalswood Holdings Ltd

Location: 9, Millmount Grove, Dublin 14, D14RT63

Proposal: The development consisted of: 1) Demolition of part removal of the rear wall to accommodate the extension. 2) Retention to original single-storey section of the house with alternations to the internal layout, external patio area and roof. 3) Repair and reinstatement works to all boundaries, site works including drainage, new landscaping works including planting and all other ancillary works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101459>

Reg. Ref.: D25B/0064

Decision: Grant Permission

Decision Date: 02/04/2025

Applicant Name: Mr. Patrick Bodenham and Ms. Pearl O Sullivan

Location: 45, Rochestown Park, Sallynoggin, Dublin, A96X223

Proposal: Planning permission is sought to demolish existing one storey lean -to extension to the rear of the existing house two storey property, and to replace it with a part one and two storey extension to the rear and to the side containing kitchen, dining and living room and connecting stairs at ground floor and new master bedroom plus 2. No. bathrooms at first floor level together with re-configured existing attic space. Planning permission is also sought for two Velux roof lights in the roof to the front and a SUDS compliant surface water soak away in the rear garden.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101467>

Reg. Ref.: D25B/0066/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Mark Prizeman & Rebecca Clarke

Location: 56 Clonlea, Woodpark, Dublin 16, D16N9X0

Proposal: We, Mark Prizeman and Rebecca Clarke intend to apply for permission for the development at this site 56 Clonlea, Ballinteer, Dublin 16. The development will consist of: 1) the construction of a single storey flat roof extension to side of the dwelling 2) extension of front entrance door 3) internal upgrade and alterations along with all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101478>

Reg. Ref.: D25B/0070/WEB

Decision: Grant Permission

Decision Date: 03/04/2025

Applicant Name: Olive and Ed Donnelly

Location: 122, Meadow Grove, Dundrum, Dublin 16, D16C2N9

Proposal: First floor extension to the side of the dwelling with a hip roof, raising ridge to previously approved level, rooflight to side hip, additional solar panels, existing stone pebble dash replaced with wet dash on front elevation and all associated site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101493>

Reg. Ref.: D25B/0072

Decision: Declare Application Invalid

Decision Date: 01/04/2025

Applicant Name: Mr. Niall Carroll

Location: Linden Wood, Linden Lea Park, Stillorgan, Co.Dublin, A94X540

Proposal: The development will consist a new boundary wall as a replacement of the previous boundary wall that enclosed the site to the rear of 'Linden Wood' Linden Lea Park, Stillorgan, Co.Dublin.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101501>

Reg. Ref.: D25B/0074

Decision: Grant Permission

Decision Date: 02/04/2025

Applicant Name: Neil and Marie Ferguson

Location: 46 Castlepark Road, Sandycove, Co. Dublin, A96YN96

Proposal: Permission is sought to: 1) Demolish existing porch and construct single storey porch to front. 2) Attic conversion to bedroom including construction of dormer window to rear and rooflights to front roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101506>

Reg. Ref.: D25B/0076/WEB

Decision: Grant Permission

Decision Date: 31/03/2025

Applicant Name: Stuart Carr

Location: 1, Castle Avenue, Churchtown, Dublin 14, D14YV56

Proposal: Planning permission for dormer to rear of existing attic bedroom and create additional study room. Proposed dormer to front roof to create an additional bedroom all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101509>

Reg. Ref.: D25B/0160/WEB

Decision: Withdraw The Application

Decision Date: 31/03/2025

Applicant Name: Mark Murnin and Ann M. Hanly

Location: 39, Glenageary Woods, Dun Laoghaire, Co. Dublin, A96X0Y2

Proposal: The development will consist: (i) demolition of the single storey rear conservatory; (ii) construction of single storey flat roof extension to the rear of existing two storey dwelling; (iii) alterations to front porch including 2 new pillars and pitched roof; (iv) roof lights, landscaping, SUDS drainage and all associated works necessary to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101948>

Reg. Ref.: DZ25A/0102/WEB

Decision: Request Additional Information

Decision Date: 03/04/2025

Applicant Name: LSREF V Eden M1 Limited

Location: In the Townlands of Laughanstown, in Cherrywood, Dublin 18

Proposal: LSREF V Eden M1 Limited Intend to Apply for Permission on a site In the Townlands of Laughanstown and Cherrywood, in Cherrywood, Dublin 18. This application relates to development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014, as amended. The site of the proposed development is located in the Cherrywood Planning Scheme area and forms part of Development Area 7 – Macnebury. The site of the development proposed is generally bound by Bishop Street to the north, Cherrywood Avenue to the east, the M50 to the west and development permitted under Reg. Ref. DZ22A/1021 and the Wyattville Link Road to the south. The proposed development comprises of amendments to development permitted under Reg. Ref. DZ24A/0017, consisting of: Removal of permitted basement floor level and reconfiguration of lower ground floor level resulting in a minor increase to cycle parking provision from 270no. spaces previously permitted to 272no. spaces now proposed. Reduction in total car parking quantum from 241no. spaces previously permitted to 160no. spaces now proposed, all of which will be situated at lower ground floor level; all associated site development and engineering works, including amendments to permitted drainage arrangements. The development as otherwise permitted under Reg. Ref. DZ24A/0017 remains unchanged. For clarity and avoidance of doubt, there is no change to any of the already permitted residential units in this case.

Application Type: Permission (SDZ)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101491>

END OF PLANNING DECISIONS FOR WEEK 14 2025

DATED 30/03/2025 TO 05/04/2025

APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 14 2025

DATED 30/03/2025 TO 05/04/2025

- Total Appeals Lodged = 4

- Appeal against Refusal of Permission = 2

- Appeal against Grant of Permission = 2

Reg. Ref.: D25A/0020/WEB

Registration Date: 10/01/2025

Applicant Name: Monarch Contracts and Property Services Ltd

Location: 37, Churchtown Road Lower, Churchtown, Dublin 14, D14W8X3

Proposal: (i) construction of the two storey flat roof extension to the rear and side of existing dwelling with new covered porch to the front; (ii) new windows and rooflights; (iii) widening of existing vehicular entrance to 3.5m; (iv) construction of the flat roof garden shed to the rear of existing dwelling; (v) landscaping, SUDS drainage and all associated works necessary to facilitate the development.

Council Decision: Refuse permission

Appeal Lodged: 31/03/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101208>

Reg. Ref.: D25A/0022/WEB

Registration Date: 10/01/2025

Applicant Name: Ursula McMahon and Sam Sengupta

Location: 18, Sydney Avenue, Blackrock, Dublin, A94NP73

Proposal: Application for Planning Permission for the alteration of the existing cast iron railings mounted on the low boundary wall with granite copings to form new 2600mm wide vehicular entrance, construct new gate pier to match existing on left hand side all to provide car parking for a single car and new EV electric charging point including all associate siteworks to the existing house at 18, Sydney Avenue, Blackrock, Co. Dublin.

Council Decision: Refuse permission

Appeal Lodged: 31/03/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101210>

Reg. Ref.: D25A/0034/WEB

Registration Date: 16/01/2025

Applicant Name: Sento Infinity Enterprise T/A Sandycove Sauna by the Sea

Location: 17 Sandycove Point, Sandycove, Dun Laoghaire, Co. Dublin, A96Y165

Proposal: The erection of: (1) 2.1m high timber screen fencing, (2). A 1.68 sq.m. by 2.0m high timber Kiosk, (3). A 11.7 sq.m. by 2.1m high timber Shelter, (4). The placement of a 7.3 sq.m. Caravan operation as a Commercial Sauna (5). Associated works, in the side garden of 17 Sandycove Point, Sandycove, Co. Dublin, A96 Y165.

Council Decision: Grant permission for retention

Appeal Lodged: 01/04/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101251>

Reg. Ref.: LRD24A/0870/WEB

Registration Date: 30/10/2024

Applicant Name: Grafton Issuer DAC

Location: Site at Carrickmines Great, Glenamuck Road South, Dublin 18

Proposal: The proposed development seeks to demolish existing outbuildings on site and provide for the construction of 157 no. residential units, a childcare facility with a GFA of 187.3 sq.m., associated internal roads, pedestrian and cycle paths, open space, and all associated site and infrastructural works.

The residential component of the development consists of 66 no. apartments, 46 no. duplex / apartment units and 45 no. houses, to be provided as follows:

- 17 no. 1-bed apartments;
- 19 no. 2-bed apartments;
- 30 no. 3-bed apartments;
- 30 no. 2 bed duplex / apartment units;
- 16 no. 3 bed duplex / apartment units;
- 10 no. 3-bed (Type B1, B2, B3, C and D) houses;
- 35 no. 4-bed (Type A and A1) houses.

The 66 no. apartments are provided within 2 no. apartment buildings (B.01 and B.02) of 5 no. storeys in height, with undercroft and surface car parking. The childcare facility is located at the ground floor of Building B.01. The 46 no. duplex / apartment units are provided in 2 no. 4 storey duplex / apartment buildings (D.01 and D.02) comprising 2 storey duplex units over ground and first floor apartment units, and 1 no. 3 storey duplex / apartment building (D.03) comprising 2 storey duplex units over ground floor apartment units. The houses consist of 2 and 3 storey terraced, semi-detached, and detached houses.

The proposal contains a total of 218 no. car parking spaces, including 90 no. in-curtilage and surface level spaces for the houses, and 128 no. undercroft and surface level spaces for the duplex / apartment units, the apartments and the childcare facility, and 5 no. motorbike parking spaces for the apartments. The proposal contains 282 no. bicycle parking spaces for the duplex / apartment units, apartments and childcare facility, and 4

no. bicycle parking spaces for 2 no. mid-terraced houses. Cycle parking for all the other houses is provided in-curtilage.

The vehicular access to the development is to be provided from Cairnbrook residential estate to the west, including associated works to facilitate same. A vehicular entrance is also proposed from Springfield Lane to access the house proposed on the northern part of the site. Pedestrian and cycle links are proposed to Springfield Lane to the north (also providing a secondary emergency vehicular access) and to the permitted development (Reg. Ref.: PC/H/01/19) at Rockville Drive / Glenamuck Cottages to the south-west, and the proposal includes for the provision of infrastructure up to the application site boundary to facilitate future connections to adjoining lands to the north, east and south.

Bike stores, apartment stores, childcare facility store, bin stores, plant rooms, ESB Substation and block cores are located at the undercroft and ground floor levels of the apartment buildings. The proposal includes free-standing bike and bin stores adjacent to the duplex / apartment units and mid-terraced houses.

The proposed development includes private amenity space, consisting of balconies / terraces for all apartments and duplex / apartments and private gardens for the houses, public and communal open space, including children's play areas and an ancillary play area for the childcare facility, PV panels at roof level of the apartment buildings and the houses, public lighting, and utilities infrastructure. The proposal includes all associated site and infrastructural works, including tie-ins to existing infrastructure in the Cairnbrook residential estate, foul and surface water drainage, the culverting of the on-site watercourse, attenuation tanks, hard and soft landscaping, boundary treatments, internal roads, cyclepaths and footpaths.

Council Decision: Grant permission

Appeal Lodged: 02/04/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100636>

**END OF APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 14
2025**

DATED 30/03/2025 TO 05/04/2025

APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK 14 2025

DATED 24 March 2025 TO 28 March 2025

- Total Appeals Decided = 5

- Grant permission = 3
- Remove condition(s) & amend condition(s) = 1
- Withdrawal of appeal = 1

Reg. Ref.: D23A/0752

Appeal Decision: Grant Permission

Appeal Decided: 26/03/2025

Council Decision: Grant permission

Applicant Name: Amberfield Homes Limited

Location: Lands at Brighton Grove, Primavera and Phoenix House, Brighton Road, Foxrock, Dublin 18

Proposal: Permission was previously granted for 4 houses at Brighton Grove per reg. ref. D18A/0143 of which 3 houses have been constructed no's 1, 2 and 4. The development will consist of the omission of the permitted house (D18A/0143) at site No 3 Brighton Grove to provide vehicular and pedestrian access to the site to the rear from the existing vehicular access on Brighton Road, the demolition of Primavera and Phoenix House (total demolition area 888m² GFA) and the construction of a housing scheme on a development site area of 0.79 hectares . The proposed development with a total gross floor area of 7,206 sqm (excluding basement area) will consist of 48 residential units including 10 no. three storey houses and 38 no. apartments in a five-storey building over basement level and comprising: 10 no. three storey houses (consisting of nine no. 5 bedroom unit-3 double & 2 single and one no. 5 bedroom units - 5 no. double bed) together with private amenity open space ranging from 75m² to 147m², bike and bin stores and two car parking spaces per dwelling. 38 no. apartments (consisting of 10 no. one bedroom units (2 person), 24 no. two bedroom (4 person) units

and four no. 3 bedroom (5 person) units, bicycle parking (70 long stay resident spaces) and a bin storage area at ground floor level of the building, Basement level below apartments (1,767 m²) with 40 car parking spaces, 22 electric vehicle charging points, 2 motorcycle spaces, residential storage units and plant rooms. 6 surface carparking spaces (3 accessible spaces and 3 visitor spaces with 2 electric vehicle charging points) and 8 no. visitor bicycle parking spaces; The development will also consist of the provision of public open space and related play areas (1,276m²) hard and soft landscaping including internal road, cycle and pedestrian routes, pathways and boundary treatments, street furniture, ESB substation building, piped infrastructural services and connections to existing public services, (including connecting new surface and foul water sewer and water main to the public network on public roads) ducting; waste management provision, SuDS measures including green roof; stormwater management and attenuation; solar PV panels at roof level to the apartments, signage; public lighting; and all ancillary site development and excavation works above and below ground. The site includes Primavera and Phoenix House located to the rear of Brighton Grove, and lands between nos. 2 and 4 Brighton Grove, D18 E5F2, D18 F5Y0, D18 X5RN and D18 P7VY.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/97716>

Reg. Ref.: D23A/0825

Appeal Decision: Remove Condition(s) & Amend Condition(s)

Appeal Decided: 26/03/2025

Council Decision: Grant permission

Applicant Name: Mount Venus Nursery Ltd.

Location: Site bounded by Tibbradden Lane and Mutton Lane, Rathfarnham, Dublin 16

Proposal: Relocation of existing Mount Venus Nursery from Mutton Lane Rathfarnham to the site bounded by Tibbradden Lane and Mutton Lane including the construction of a potting shed, three no. polytunnels, a greenhouse and composting WC, a growing area, outdoor sales area, the widening of an existing vehicle access, signage, a parking area, a wastewater treatment plant and percolation area, rainwater harvesting tanks, a well, and all ancillary site works above and below ground including landscaping and swales.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/97942>

Reg. Ref.: D24B/0288

Appeal Decision: Grant Permission

Appeal Decided: 25/03/2025

Council Decision: Grant permission for retention

Applicant Name: Alan O'Mahony

Location: 71, The Oaks, Abberley, Killiney Co. Dublin, A96E763

Proposal: Retention Permission for a single storey shed type structure with chimney flue and all associated site works to the rear of existing house.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99362>

Reg. Ref.: LRD24A/0636/WEB

Appeal Decision: Grant Permission

Appeal Decided: 27/03/2025

Council Decision: Grant permission

Applicant Name: Red Rock Glenageary Limited

Location: Lands at Junction of Sallynoggin Road, and Glenageary Avenue,, and Glenageary Roundabout,, Glenageary, Co. Dublin

Proposal: The proposed development comprising amendments to the permitted LRD (Ref. LRD23A/0678 / ABP-318921-24) consists of the following:

- (a) Reconfiguration and reduction of the basement level layout from approx. 3,411 sqm to approx. 2,242 sqm.
- (b) Reduction in total car parking spaces at basement level from 80 no. spaces to 57 no. spaces including 2 no. accessible spaces and 1 no. GoCar parking space.
- (c) Reduction of resident bicycle parking spaces from 254 no. spaces to 190 no. spaces

and relocation of bicycle stores to the ground floor level at both Blocks A and B.

(d) Relocation of the resident bin stores at basement level serving Block B to the ground floor level of Block B.

(e) Amendments to the ground floor layout and minor modifications to include reduction in commercial / retail unit areas to accommodate bin and bicycle stores at ground floor level in Blocks A and B and addition of stairs to the basement level in Block A. There are no changes proposed to the upper floors.

(f) Alteration of the basement level access ramp from a slope of 1:14 to 1:10.

(g) All associated site development and infrastructural works.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99892>

Reg. Ref.: LRD24A/0882/WEB

Appeal Decision: Withdrawal Of Appeal

Appeal Decided: 25/03/2025

Council Decision: Grant permission

Applicant Name: Knockrabo Investments DAC

Location: Site of 2.54 hectares, Knockrabo, Mount Anville Road, Goatstown, Dublin 14

Proposal: Knockrabo Investments DAC intend to apply for permission for a Large-scale Residential Development (for a period of 7 years) with a total application site area of c. 2.54 hectares, at Knockrabo, Mount Anville Road, Goatstown, Dublin 14. The proposed development relates to Phase 2 of the development on the 'Knockrabo' lands. Phase 1 of 'Knockrabo' was granted under Dún Laoghaire-Rathdown County Council (DLRCC) Reg. Ref. D13A/0689/An Bord Pleanála (ABP) Ref. PL06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1) and DLRCC Reg. Ref. D16A/0960 (Phase 1A) and comprises a total of 119 No. units. The site is bounded to the south-east by Mount Anville Road; to the south by 'Mount Anville Lodge' and by the rear boundaries of 'Thendara' (a Protected Structure – RPS Ref. 812), 'The Garth' (a Protected Structure – RPS Ref. 819), 'Chimes', 'Hollywood House' (a Protected Structure – RPS Ref. 829); to the south-west by existing allotments; to the north by the reservation corridor for the Dublin Eastern By-Pass (DEBP); and to the east by the site of residential development 'Knockrabo' (Phase 1, permitted under DLRCC Reg. Ref. D13A/0689 / An Bord Pleanála

(ABP) Ref. PL.06D.243799 and DLRCC Reg. Ref. D16A/0821 (Phase 1); and DLRCC Reg. Ref. D16A/0960 (Phase 1A)). The site includes 'Cedar Mount' (a Protected Structure- RPS Ref. 783), 'Knockrabo Gate Lodge (West)' (a Protected Structure RPS Ref. 796), including Entrance Gates and Piers.

The development with total of c.17,312.2 sq.m. gross internal area (GIA) will consist of the construction of 158 No. residential units (12 No. houses and 146 No. apartments (35 No. 1 beds, 81 No. 2 beds, 3 No. 3 beds and 27 No. 3 bed duplex units), a childcare facility (c.400 sq.m. GIA) and Community / Leisure Uses (c. 223 sq.m. GIA), as follows:

Block E (c.1,077 sq.m. GIA): a 5-storey including semi-basement podium level apartment block, comprising 8 No. apartments (1 No. 1 bed and 7 No. 2 beds); Block F: (c.8,390.8 sq.m. GIA): a part 2 to part 8 storeys including semi basement podium apartment block, comprising 84 No. units (31 No. 1 beds, 50 No. 2 beds and 3 No. 3 bed duplex units); Block G: (c.2,022.1 sqm GIA): a part 4 to part 5-storey apartment block, comprising 20 No. units (3 No. 1 bed units, 14 No. 2 bed units and 3 No. 3 bed units); (with sedum roof/PV panels at roof level of Blocks E, F and G; a communal Roof Terrace of c. 198 sqm on Block F; and balconies/wintergardens on all elevations of Blocks E, F and G); Duplex Blocks: (c. 3,292.6 sqm GIA): 1 No. 3 storey and 1 No. 4 storey block, comprising a total of 32 No. units (8 No. 2 bed units and 24 No. 3 bed duplex units); 10 No. (new build) houses: 6 No. 4 bed 2.5-3 storey terraced/semi-detached units (ranging in size from c.162.1 sqm GIA to c.174.2 sq.m. GIA); 1 No. 3 bed 2 storey detached unit (126.2 sq.m. GIA); 1 No. 3 bed 2 storey mid terrace unit (c.127.4 sq.m. GIA); 1 No. 3 bed 2 storey end of terrace unit (c.127.9 sq.m. GIA); and 1 No. 1 - 2 storey 'Gate House' (c. 122.6 sq.m. GIA) to the west of proposed repositioned entrance to Cedar Mount from Mount Anville Road; The use of existing 'Coach House' as a residential dwelling and for internal / external repair / refurbishment works at ground and first floor levels, including the removal of 3 No. roof lights, 1 No. metal clad dormer roof window and external water tank; the construction of 2 No. single storey flat roof extensions (c.35.5 sq.m. GIA), revisions to the external facade including the addition of 1 No. new window ope on the south facade and rendered finish to all original facades, solar panels at roof level; removal / re-use of stone to form new garden wall; to provide 1 No. 2 bed house (c. 99.5 sq.m. GIA) with refurbished stone shed (c. 13.9 sq.m. for storage GIA). The use of Knockrabo Gate Lodge (West) (a Protected Structure) as a residential dwelling; and for repair / refurbishment works including demolition of existing section of extension on top of stone boundary wall; removal of 1 No. roof light and 1 No. internal partition wall; construction of replacement extension (c.77.5 sq.m. GIA) to provide 1 No. 3-bed unit (c. 128 sq.m. GIA) with solar panels at roof level, bin storage, landscaping, all repair works to the existing Gate and Piers, and all associated internal and external elevational changes. The proposed development comprises works to Cedar Mount (a Protected Structure) to provide: 1 No. Childcare Facility at Lower Ground Floor level (c.400 sq.m. GIA) with associated external play and bin storage areas; Community / Leisure Uses at Ground Floor Level (c. 223 sq.m. GIA), comprising Gym / Studio (c.35.6 sq.m. GIA), Library / Office (c. 35.9 sq.m. GIA), Meeting room (c.28.4 sq.m. GIA) and Conservatory

room (c. 21.6 sq.m. GIA); and 2 No. 2 bed apartments at 1st floor level, (c.77.6 sq.m. GIA and c.88.2 sq.m. GFA). The works to Cedar Mount to consist of: At lower ground floor/ basement level, the removal of internal walls and sections of external and internal walls and access doors; insertion of openings through external and internal walls; repair of existing "loggia" (covered external corridor) on northern, north-western and north-eastern facades, with revised elevations comprising glazed panels / glazed entrance doors located within loggia opes; the additional area (c. 58 sq.m. GIA) to form part of proposed Childcare Facility; At ground floor level removal of wooden staircase to 1st floor level and replacement with open-tread staircase, and construction of conservatory room (c. 21.6 sqm GIA) with flat roof on south - western side of Cedar Mount with sedum roof; removal of 1 No. WC; At 1st floor level removal of sections of internal walls; insertion of doors through internal walls;

o Re-instatement of 1 no. new chimney stack on the western end of the existing roof; replacement of rubble masonry finish with lime and sand plaster finish on all elevations relating to sections of original façade; removal of security bars from existing windows in front porch; replacement / reconfiguration of rainwater downpipes, hopper heads and associated roof outlets; Re-modelling of extension on northern side including replacement of timber / pressed metal cladding with brick / zinc cladding and glazing at ground and 1st floor levels, removal / replacement of external doors and windows; replacement of flat roof deck, parapet, eaves and roof-light with flat roof comprising brick / zinc clad parapet and removal of internal link at 1st floor level; repair works to external walls at ground floor level; Construction of rendered blockwork wall and steel handrail to terrace and associated repair works to section of existing parapet wall on eastern side of Cedar Mount; all hard and soft landscaping; revisions to garden wall and pillars on western side of Cedar Mount; and all associated internal and elevational changes; and the repositioning of existing access (including gates and piers) to Cedar Mount (a Protected Structure) on Mount Anville Road to the northeast with associated works to boundary wall to Mount Anville Road.

The development will also provide 130 No. car parking spaces consisting of 117 No. residential spaces (comprising 54 No. at podium level, 63 No. on-street and on curtilage spaces, 6 No. visitor spaces and 2 No. on-street car sharing spaces); and 5 No. non-residential spaces; provision of 366 No. bicycle parking spaces (consisting of: 288 No. residential spaces, 70 No. (residential) visitor spaces, 6 No. (non-residential) spaces and 2 No. visitor (non-residential) spaces); and 9 No. motorcycle parking spaces. All other ancillary site development works to facilitate construction, site services, piped infrastructure, 1 No. sub-station, plant, public lighting, bin stores, bike stores, boundary treatments, provision of public, communal and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development works above and below ground. In addition to the repositioned access to Cedar Mount (a Protected Structure) as referenced above, the development will be served by the permitted access road 'Knockrabo Way' (DLRCC Reg. Ref. D13A/0689; ABP Ref. PL.06D.243799, DLRCC Reg. Ref. D16A/0821 and

DLRCC Reg. Ref. D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass. The planning application may be inspected online at the following website: www.knockrabortd.com

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100684>

**END OF APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK
14 2025**

DATED 24 March 2025 TO 28 March 2025

END OF WEEKLY LIST FOR WEEK 14 2025

Please note that pursuant to Part 4 of the Planning and Development Regulations 2001 (as Amended) the following **revised** list of newspapers approved to carry Planning Application Notices for Dún Laoghaire-Rathdown County Council has been approved as and from the **12th February 2024**:

- The Irish Times
- The Irish Examiner
- The Irish Independent
- The Evening Herald
- The Irish Daily Star
- The Irish Daily Mirror
- The Sunday Independent
- The Sunday World
- Irish Mail on Sunday
- Irish Daily Mail
- The Sunday Times
- The Irish Sun
- Dublin Gazette South Edition
- Southside People
- Sunday Business Post
- The Southside News
- Dublin People South

Applications for Planning Permission **must** also apply for a Certificate of Exemption (or have been granted one previously) if they propose to build **one or more** dwelling units (regardless of the total site area).

RE:-APPLICATION FOR CERTIFICATE OF EXEMPTION UNDER SECTION 97 OF THE PLANNING AND DEVELOPMENT ACT 2000, AS AMENDED:- THE STATUTORY DECLARATION TEMPLATE PROVIDED WITH THE APPLICATION IS INTENDED FOR USE AS A GUIDELINE ONLY. When preparing the declaration for submission with the application, item nos. 1 to 9 must be answered/completed by the applicant, (bearing in mind that individual circumstances differ/vary for each applicant). The completed declaration should then be signed by a commissioner for oaths or a practicing solicitor.

Please note that in accordance with Section 251 of the Planning and Development Act, 2000, (as Amended): “where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th December, and the 1st January, both days inclusive shall be disregarded**”. Accordingly, all time limits specified in connection with the planning application process, including time limits relating to the maintenance of site notices and receipt of submissions or observations are extended by nine days.