

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

**PLANNING WEEKLY LIST NO. 30 2025**

**FOR WEEK ENDING: 26 July 2025**

Contents:

- List of Planning Applications Received
- List of Decisions Made
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- 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 30 2025

DATED 20/07/2025 TO 26/07/2025

**- Total Application Registered = 30**

- Permission (SDZ) = 1

- Permission for Retention = 2

- Permission = 27

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**Reg. Ref.:** D24A/0619/WEB

**App Rec'd Date:** 12/08/2024

**Applicant Name:** The Department Of Education

**Location:** The Former Irish Glass Bottle Social Club Site, Goatstown Road, Goatstown, Dublin 14

**Proposal:** The Department of Education intends to apply for planning permission for development on this c. 3.9 ha site, on lands at the former Irish Glass Bottle social club site, Goatstown Road, Goatstown, Dublin 14. The proposed development includes the removal of the temporary structures permitted under DLRCC Reg. Ref. D22A/0506 and associated site clearance. The proposed development also includes the construction of a 16-classroom primary school (c. 4,147 sqm) and a 1000-pupil post-primary school (c.12,419 sqm). Circa 1.5 ha of the overall site will encompass the school buildings. The development will include drop off, set down and car parking facilities; bicycle/scooter parking spaces; Vehicular, pedestrian and cycle access to the development will be provided via the existing access point on Goatstown Road, with additional pedestrian and cycle access to be provided via 2 no. access points at Mount Carmel Road and Farmhill Road. The development will also include and permanently incorporate elements of the temporary school development (permitted under DLRCC Reg. Ref. D22A/0506), including vehicular, cycle and pedestrian access roads, cycle paths, pathways and associated security gates from the Goatstown Road, and pedestrian and cyclist access provided via Mount Carmel Road and Farmhill Road; surface water drainage; attenuation tanks; piped infrastructure and ducting; and elements of constructed boundary treatments; changes in level and all associated site development and excavation works above and below ground. The part 4 no. storey Post Primary School

includes the provision of 1 no. general purpose hall and 1 no. PE hall and c. 1,374 sqm rooftop play space including 2 no. ball courts. The part 3 no. storey Primary School includes the provision of 1 no. general purpose hall and a c. 489 sqm rooftop play space. The development will also include the provision of 6 no. ballcourts; all hard and soft play areas including an outdoor gym area; sensory gardens; hard and soft landscaping; boundary treatments; internal roads and pathways; 1 no. external storeroom; 1 no. waste enclosure; piped infrastructure and ducting; louvres and screens to rooftop plant; ancillary ramps and stairs; changes in level; 1 no. substation; 1 no. overground attenuation basin; tree removal; SUDS features including green roof provision; public lighting; PV panels; EV parking; signage; and all ancillary site development and excavation works above and below ground. The development will also consist of the retention of 3 no. flagpoles.

**Application Type:** Permission

**Further Information:** Additional Information Rec'd (New Adds) 23/07/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/99834>

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**Reg. Ref.:** D25A/0280/WEB

**App Rec'd Date:** 07/04/2025

**Applicant Name:** Sarah Boucher

**Location:** Ferndown, 17 Marlborough Road, Glenageary, Co. Dublin, A96A2K5

**Proposal:** The development will consist of:

- (i) the removal of a non-original single storey extensions (19sqm) to the front; the construction of a new two storey extension (65sqm) to the front;
- (ii) the removal of a non-original single storey extension (36sqm) to the rear; the construction of a new single storey extension (112sqm) to the rear;
- (iii) external alterations including enlarging existing window & door openings and the formation of new windows at ground and first floor to the front, side & rear elevations;
- (iv) general refurbishment of the existing house (145sqm) including replacement of the bathrooms and plumbing installations; replacement of floors, doors and windows, repairs to facades and roof and associated conservation works,

(v) widening of the front gates, landscaping, drainage, site works and ancillary works to facilitate the development.

**Application Type:** Permission

**Further Information:** Additional Information 25/07/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102049>

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**Reg. Ref.:** D25A/0402/WEB

**App Rec'd Date:** 22/05/2025

**Applicant Name:** Sandy MacGowan

**Location:** 4A Park Lane, Dun Laoghaire, Dublin, A96HD72

**Proposal:** Sub-division of existing site and Change of Use of Mews from Commercial (office) to Residential (dwelling). The works comprise of (a) internal alterations to non-original walls to provide kitchen / living / dining room and guest WC at ground floor level and 2 no. bedrooms and 1 no. bathroom at first floor level, (b) formation of new window opes to front elevation with alterations to existing opes to rear elevation, (c) addition of new heritage roof light to front west facing roof plane and (d) all associated site works in accordance with SuDS, A Protected Structure within an Architectural Conservation Area.

**Application Type:** Permission

**Further Information:** Additional Information 23/07/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102473>

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**Reg. Ref.:** D25A/0577/WEB

**App Rec'd Date:** 21/07/2025

**Applicant Name:** Noelle Murphy

**Location:** 46, Belgrave Square West, Monkstown, Dublin, A94FT88 (A Protected Structure)

**Proposal:** The development will consist of the change of use from multi occupancy

dwelling to single family dwelling and construction work to include: a) Reinstatement of stairs between ground and lower ground floor levels, b) overhauling original timber windows and replacing non original windows with traditional sash windows, c) Repointing of brickwork to front elevation, repair of natural slate roof; soffits and eaves; replacement of rain water gutters and downpipes, localised repair to chimneys, damp proofing to basement, d) Create opening between main reception rooms at entrance level, Create opening of single door from rear return to facilitate connection to garden, e) Create lower ground floor rear extension of 18m2, f) New side entrance at ground floor level and external store of 12m2, g) Removal of non-original partitions, fittings and fixtures & demolition of existing extension (12m2) & out buildings (102m2), h) Renewal of mechanical and electrical services and decoration, i) Including all necessary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103030>

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**Reg. Ref.:** D25A/0578/WEB

**App Rec'd Date:** 22/07/2025

**Applicant Name:** Martin and Kathleen Deasy

**Location:** 18, Hyde Park, Dalkey, County Dublin, A96D6C1

**Proposal:** The development will consist of a part single storey part two storey two bedroom detached dwelling within the rear garden of the existing house. Alterations to existing house, including part demolition to provide new vehicular access to new property. Alterations to existing vehicular entrance to provide one entrance point for both properties. All associated landscaping and boundary treatment works, drainage, ancillary site works and services.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103050>

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**Reg. Ref.:** D25A/0579/WEB

**App Rec'd Date:** 22/07/2025

**Applicant Name:** Richard Power

**Location:** Rear of 49 Sandycove Road, Sandycove, Dublin, A96A2H2

**Proposal:** The development consists of a wellness facility comprising a sauna, hot tub, plunge pools, changing facilities, toilet, reception and storage area and all associated site works and services. A temporary permission is sought for a period of 3 years.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103053>

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**Reg. Ref.:** D25A/0580

**App Rec'd Date:** 23/07/2025

**Applicant Name:** Duncan & Kathy Osborne

**Location:** 21 Summerhill Road, Dun Laoghaire, Co. Dublin, A96 A4P1 (Protected Structure)

**Proposal:** Planning permission is sought for (1) installation of Photo Voltaic (PV) panels to front of main roof (2) installation of sliding gate to vehicular access to east boundary and (3) increase in height from 1.4m to 1.8m of later railings to the east boundary of the front garden.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103058>

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**Reg. Ref.:** D25A/0581/WEB

**App Rec'd Date:** 23/07/2025

**Applicant Name:** Health Service Executive

**Location:** Leopardstown Park Hospital, Foxrock, Dublin 18, D18 XH70 (A Protected Structure)

**Proposal:** We, The Health Service Executive, intend to apply for permission for development at this site: Leopardstown Park Hospital, Foxrock, Dublin 18, D18 XH70. The area subject to this Planning Application is 6.07 hectares and includes the Protected

Structure Leopardstown House (RPS no. 1634). The Protected Structure Stables Building (RPS no 1630) is outside, but immediately adjacent to, the application red line boundary.

The proposed development will consist of:

i) The demolition of existing buildings comprising c.104 sqm. of floor space including: the existing link building (c.62sqm. gross floor area) that connects the Glens building to the existing hospital, and three existing rooms to the south side of the main spine corridor, adjacent to the Day Care Centre (c.42 sqm);

ii) The construction of a new c. 9,284 sqm. gross floor area extension to be developed to the south of the existing Leopardstown Park Hospital building which will consist of 2 no. residential care building blocks providing 125 no. single ensuite bedrooms (1 no. 2 storey residential care block containing 50 no. bedrooms and 1 no. 3 storey residential care block containing 75 no. bedrooms) along with day rooms, dining rooms, activity and therapy rooms, staff support rooms and kitchen facilities connected by a new single, 2 and 3 storey central circulation street which links back to the existing hospital at ground floor level. The new development will also include minor refurbishment to the existing hospital to accommodate the connection point to the new link for the proposed central circulation street. No works are proposed to Leopardstown Park House (A Protected Structure).

iii) The construction of a new single storey Mechanical and Electrical Compound (c. 370 sqm. gross floor area). The Mechanical and Electrical Compound also contains an ESB Substation;

iv) Reconfiguration of existing car parking layout to provide a total of 109 car parking spaces within the red line boundary, comprising: 99 standard spaces, 6 accessible spaces, and 5 parent and child spaces. A total of 22 spaces will have electric vehicle charging points, and ducting will be provided for an additional 44 electric vehicle charging points. A total of 5 motorcycle parking spaces will be provided.

v) A new single storey, secure bicycle store enclosure (c. 27 sqm.) located to the east of the main entrance providing 12 no. long-stay bicycle spaces. Provision of 21 no. short-stay bicycle spaces (20 no. existing and 1 no. new cargo-bike space);

vi) The relocation and repair of a 33m section of walled garden boundary railings and gates to replace the low-level garden wall (1990s construction), the reopening of an existing closed-up door way within the wall, and repair and refurbishment works to the original walled garden wall;

vii) The planting of 4,940 new trees (168 semi-mature trees, 4,772 small trees) to mitigate the removal of 39 trees (net increase of 4,901 trees), and relocation of 5 existing

orchard trees into woodland;

viii) Proposed modifications to the existing road network within the campus to access the new extension and associated Mechanical and Electrical Compound, planted perimeter landscaping with fence along the north and west boundaries (c. 1.8m high on northern boundary and 2.4m high on western boundary), temporary construction compound and construction road to the west of the hospital and general landscaping modifications including tree removal and compensatory planting;

ix) The proposed development also includes all ancillary site clearance, enabling, construction, site development and landscaping works, which include but are not limited to: temporary haul road and temporary construction compound, the diversion and upgrade of existing hospital campus site services, new infrastructural services, plant, SuDS drainage and attenuation measures, watermains and communications networks, the upgrade of the combined sewer and a new watermain along the access road to the north of the hospital and all required phasing, sequencing and site development works;

x) An Environmental Impact Assessment Report (EIAR) and a Screening for Appropriate Assessment Report have been prepared in respect of the proposed development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103060>

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**Reg. Ref.:** D25A/0582/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Brian & Alanna Mulcair

**Location:** Site Adjacent to Creevagh, Proby Square, Blackrock, Dublin, A94W7X2

**Proposal:** The demolition of existing detached single storey garage to side elevation of Creevagh and the construction of a new three storey over lower ground floor detached five-bedroomed dwelling with pitched roof, provision of a new vehicular entrance to existing dwelling Creevagh and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103063>



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**Reg. Ref.:** D25A/0583/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Bin Yu

**Location:** Meer, Church Road, Killiney, Dublin, A96HY09

**Proposal:** Permission is sought for demolition of existing garage, construction a new rear extension (489 sqm) to existing dwelling, part two storey and part single storey, Modifications to the internal layout of the existing dwelling, Construction of a new carport, new section of driveway and parking area and associate works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103064>

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**Reg. Ref.:** D25A/0584/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Donal Ryan

**Location:** 8, Summerhill Road, Dun Laoghaire, Co. Dublin, A96 X8N4

**Proposal:** The development will consist of widening the existing pedestrian gate/wall to the front to provide 3.5m wide vehicular access, with wrought iron gates and off-street car parking within the front garden with associated landscaping and works

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103066>

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**Reg. Ref.:** D25A/0585/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Edel Noble & Martin Stairs

**Location:** 14, Saint Patrick's Road, Dalkey, Dublin, A96FA43

**Proposal:** Installation of an enclosing opaque glazed balustrades on the rear first floor flat roof to the rear.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103067>

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**Reg. Ref.:** D25A/0586/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Margaret Ryan

**Location:** Ardfallen, Cunningham Road, Dalkey, Dublin, A96K802 (Protected Structure)

**Proposal:** The development will consist of:

Amendments of a previously permitted scheme for 6no. houses (Reg. Ref. D24A/0161 and D22A/0253) to modify and extend 2no. houses located to the south-west corner of the overall site of Reg. Ref. D24A/0161. The development will consist of:

- (a) the provision of additional ground floor area to the west of permitted House 02, increasing floor area by 35sq.m., with green roof over, together with revised layout to accommodate additional bedroom, office and living space;
- (b) revised layout to permitted House 03 providing additional ground floor space (7sq.m.) within the permitted building footprint, to accommodate living and den room;
- (c) revised fenestration at ground floor and revised entrance layout to permitted House 02 and House 03, including provision of universal access ramp to House 02;
- (d) provision of private open space to the west of House 02 (31sq.m.) and of House 03 (30sq.m.);
- (e) associated site development works and services; all within the curtilage of Ardfallen (a Protected Structure), Cunningham Road, Dalkey, County Dublin, A96 K802.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103068>

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**Reg. Ref.:** D25A/0587/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Mary and Billy Kelly

**Location:** 23, Flower Grove, Glenageary, Dublin, A96D2Y5

**Proposal:** Permission is sought for (a.) The demolition of an existing car port to the front and a shed located to the side of an existing 2 storey dwelling. (b.) Construction of a proposed single storey extension to the front and the side of the existing house, to include a wheelchair accessible bedroom with ensuite, WC, laundry and storage/ancillary room. (c.) Widening of an existing vehicular site entrance to achieve 3m clear width. (d.) All landscaping, drainage and associated ancillary site works to facilitate the development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103074>

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**Reg. Ref.:** D25A/0588/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** John & Evelyn Murphy

**Location:** 68, The Avenue, Woodpark, Dublin 16, D16VH29

**Proposal:** Conversion of existing attic to non habitable room, with raised gable to the side, dormer and rooflight to the front, dormer and roof light to the rear, and a new frosted gable window. Widening of the front vehicular entrance and replacement of the front boundary wall with a new hedge/bush.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103075>

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**Reg. Ref.:** D25A/0589/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** Brendan Woods

**Location:** The Grove, Killiney Hill Road, Killiney, Dublin, A96XC80 (A Protected Structure)

**Proposal:** Planning permission for a Change of Use from Nursing Home back to original 3-storey detached private residential dwelling with the following internal and external alterations; a) Part demolition/alteration of the 3-story extension located to the rear (north east); b) Demolition of single-storey extension with lean-to roof to the side (north west) elevation; c) Demolition of complete lift shaft and external lift house; d) Demolition of existing PVC conservatory to south east elevation; e) Alteration to existing Dining Room extension to form new open plan kitchen area with revised flat roof terrace above. f) Alteration to existing mansard roofs to form new dormer box windows at second floor level; g) Removal of extended pitched roof to 2-storey north west elevation and replacement with new flat roof terrace. h) Internal alterations to Ground, First and Second Floor layouts to remove all nursing home sub-divisions and reinstate larger room spaces as per original house layout to include for a total of 8 no. bedrooms in main house; i) Internal alterations to Second Floor of existing north east extension to create new 2 bedroom family/guest accommodation suite. j) Upgrade of existing external render finish to original main house walls with breathable lime-based insulating plaster with matching texture finish; k) New underground attenuation tank to south of dwelling and all associated site works; all in lieu of previously granted application reg. ref. D24A/0401-WEB. The Grove is a Protected Structure, RPS Ref.1672 and located in an Architectural Conservation Area.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103079>

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**Reg. Ref.:** D25A/0590/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** Milltown Golf Club Trustees Limited

**Location:** Milltown Golf Club, Milltown Golf Club, Churchtown Road Lower, Dublin 14,

**Proposal:** The development will consist of the refurbishment, internal alterations and extension to the existing golf clubhouse (resulting in 845 sq m of additional floor area, including a 338 sq m external terrace) comprising: new single-storey entrance porch, meeting room, internal stair core, delivery lift, new staff welfare facilities (staff canteen, toilets and lockers), service and delivery access, and a new golf bag and trolley store at ground floor level; extension to existing bar/ dining area, and kitchen at first floor level; removal of existing terrace and construction of a replacement enlarged external terrace with associated canopy and replacement external terrace stairs; replacement windows/ glazing systems and new external insulation and façade finishes to entire building; and new signage. The development will result in an overall clubhouse GFA of 2,712 sq m. The development will also comprise: the construction of a new single storey golf buggy and refuse store (105 sq m); and construction of a new single-storey pitched roof 'Golf Academy' building (506 sq m) comprising new members gym, toilets, indoor putting green and 5 No. golf simulator bays; and relocation of 12 No. car parking spaces adjacent to the clubhouse building to the new golf academy building. No additional car parking spaces are proposed. The development will also consist of: plant at roof level; sustainable urban drainage systems (including tree pits, rainwater harvesting tank and sedum green roofs); associated hard and soft landscaping; all other associated site excavation; infrastructural and site development works above and below ground including changes in level, and associated site servicing (foul and surface water drainage and water supply). The development will also comprise 2 No. single storey temporary structures (80 sq m GFA total) to accommodate the ongoing function of the golf clubhouse and ancillary support facilities during the construction phase.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103083>

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**Reg. Ref.:** D25A/0591/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** John O'Reilly and Clodagh Hughes

**Location:** 15, Cherrygarth, Mount Merrion, Blackrock, Dublin, A94H6N6

**Proposal:** Widening of side pedestrian gate by 300mm, widening of entrance driveway to 3200mm, external insulation and new windows throughout, replace garage door with high level window and block up rest of opening, increase height of garage parapet by 500mm, 3 no. rooflights and removal of chimney to south elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103084>

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**Reg. Ref.:** D25A/0592/WEB

**App Rec'd Date:** 26/07/2025

**Applicant Name:** Ciaran Brady

**Location:** Saint Anne's, Killiney Road, Dalkey, Dublin, A96RX48

**Proposal:** Construction of new three storey 3 bedroom home on side garden. Main pitched roof with rooflight to the front and dormer structure to the rear, frosted window on side elevation at first floor, ground floor windows and entrance to the side elevation. New boundary treatment walls and landscaping with new pedestrian and vehicular accesses to the rear garden off Killiney Grove.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103086>

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**Reg. Ref.:** D25B/0411/WEB

**App Rec'd Date:** 21/07/2025

**Applicant Name:** Ailbhe Duffy and Neil O'Hara

**Location:** 5A, Sefton, Rochestown Avenue, Dun Laoghaire, Dublin, A96VK3T

**Proposal:** Planning Permission is sought for the addition of a second floor to an existing two storey house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103026>

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**Reg. Ref.:** D25B/0412/WEB

**App Rec'd Date:** 21/07/2025

**Applicant Name:** Mispen Ltd

**Location:** 56, Shrewsbury Lawn, Cabinteely, Dublin 18, D18Y3F4

**Proposal:** Infill of existing ground floor carport, first floor rear north west corner extension and remodelled layout

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103039>

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**Reg. Ref.:** D25B/0413/WEB

**App Rec'd Date:** 21/07/2025

**Applicant Name:** Kevin & Niamh Priest

**Location:** 25, Lawnswood Park, Stillorgan, Co.Dublin, A94R722

**Proposal:** Convert garage to habitable room with new window, extend/re-align existing porch & replace existing first floor decorative railing with pitched tiled roof, all to front of 25 Lawnswood Park, Stillorgan, Co. Dublin. Works to include rendered external wall insulation. as part of thermal upgrade to dwelling.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103038>

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**Reg. Ref.:** D25B/0414/WEB

**App Rec'd Date:** 22/07/2025

**Applicant Name:** Raymond & Claire O'Malley

**Location:** Rath na nGall, Kilgobbin Road, Stepside, Dublin 18, D18C7R2

**Proposal:** (1) the importation of inert fill material (soil) to raise the level of c. 630 sq.m. of the rear garden from its lowest level of 120.19 mOD to a uniform level of 121.8 mOD;

(2) the erection of a 1.6 m high paladin fence for c. 28.5 m to the north boundary of the rear garden; and (3) the erection of a 1.8 m high concrete post and panel fence for c. 47.6 m to the southern boundary of the rear garden, and all associated site works

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103043>

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**Reg. Ref.:** D25B/0415/WEB

**App Rec'd Date:** 22/07/2025

**Applicant Name:** Jon Racu & Snejana Circhelan

**Location:** Elkwood, 164 Sandyford Road, Dublin 16, D16CY56

**Proposal:** The demolition of the existing single storey entrance porch and converted garage at the front, and the existing conservatory at the rear and the construction of a new single storey extension at the front, new two storey extension to the rear and internal alterations.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103044>

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**Reg. Ref.:** D25B/0416/WEB

**App Rec'd Date:** 22/07/2025

**Applicant Name:** Fei Peng

**Location:** 49, Meadow Park Avenue, Whitehall, Dublin 14, D14R417

**Proposal:** Permission is sought for development which will consist of: 1) Demolition of an existing single-storey extension (7.1 sqm) to the rear of the dwelling; 2) Construction of a new single-storey extension (34.1 sqm) to the front and rear of the existing house (6 sqm + 28.1 sqm = 34.1sqm); 3) Provision of a new dormer window at roof level to the rear elevation (5.5 sqm), facing the rear garden; 4) As exempted development works, the external insulation of the existing house, the installation of solar panels to the front roof slope.



**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103046>

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**Reg. Ref.:** D25B/0417/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Sara Harrison and Stephen Monahan

**Location:** 109, Allen Park Road, Stillorgan, Dublin, A94R820

**Proposal:** Permission is sought for a single storey flat roof extension to the front and side of the existing semi-detached dwelling, a flat roofed dormer window extension on the first floor to the side of the existing pitched roof, new external rendered insulation to the existing 2-storey front, remaining single storey side and first floor rear elevations including all removal and associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103072>

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**Reg. Ref.:** D25B/0418/WEB

**App Rec'd Date:** 24/07/2025

**Applicant Name:** Linda & Ian Bell

**Location:** 20, Monkstown Road, Monkstown, Co. Dublin, A94 A242

**Proposal:** Proposed single story, flat roof extension to rear of existing property. Internal modifications and opening up works to include removal of a chimney at the rear along with associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103073>

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**Reg. Ref.:** D25B/0419/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** Conor Crowley

**Location:** 44 Silchester Road, Glenageary, Dublin, A96A6F5

**Proposal:** The development consists of energy upgrade works and façade works including: provision of injected cavity insulation to external walls, removal of timber cladding, rendering, and painting of external walls. Modifications to windows and doors openings, replacement with high thermal performance windows and doors. Modifications to front façade including the addition of metal clad canopy, replacement of timber balustrade with low wall. Modifications to front entrance gate, landscaping to front and rear gardens, and associated services.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103077>

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**Reg. Ref.:** D25B/0420/WEB

**App Rec'd Date:** 25/07/2025

**Applicant Name:** Ryan and Anna Walker

**Location:** No. 3, Beechwood Grove, DunLaoghaire, Co Dublin, A96 RX47

**Proposal:** The development will consist of permission for minor alterations to previously granted planning permission (planning reference D25B/0028/WEB): (1) Relocation of the front door from the East Side of the existing projecting porch to the West Side. (2) Alterations to window on the East Side Elevation of the extension previously granted. (3) Proposed site layout changes and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103085>

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**Reg. Ref.:** DZ25A/0318/WEB

**App Rec'd Date:** 17/04/2025

**Applicant Name:** Manciano Limited

**Location:** Lands within the townland of Brennanstown, Dublin 18

**Proposal:** We, Manciano Limited, intend to apply for planning permission for a proposed development on lands within the townland of Brennanstown, Dublin 18. The application site is located to the north-east of Lehaunstown Lane and to the immediate west of the Phase 01 area of the development permitted under Reg. Ref.: DZ19A/0863, as extended under Reg. Ref.: DZ19A/0863/E and amended under Reg. Ref.: DZ24/0621/WEB, to the south of Brennanstown Square and Brennanstown Avenue, and to the east of Tablick (a residential dwelling). The application site is located to the north / north-west of the Druid's Glen Distributor Road (referred to as P\* to P3 in the Planning Scheme), recently opened as a public road.

This application relates to development in the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Strategic Development Zone Planning Scheme 2014 (as amended) and forms part of Development Area 5 (known as Druid's Glen).

The proposed development provides for the construction of 24 no. houses, consisting of 8 no. 2 storey 3 bed terraced dwellings (Types H3A1 and H3A3), 6 no. 2 storey 4 bed terraced dwellings (Types H4A1 and H4A4), and 10 no. 2 storey 4 bed semi-detached dwellings (Types H4A1, H4A3, and H4A4).

The vehicular, pedestrian and cycle access will be from Phase 01 of Reg. Ref.: DZ19A/0863, as extended under Reg. Ref.: DZ19A/0863/E and amended under Reg. Ref.: DZ24/0621/WEB. The proposal includes associated internal roads, pedestrian and cycle paths, and the provision of the proposed infrastructure up to the application site boundary to facilitate future connections to adjoining lands.

The proposed development includes 36 no. car parking spaces, cycle and bin storage, foul and surface water drainage, including attenuation system, open space, landscaping, boundary treatment, lighting, and all associated site works.

**Application Type:** Permission (SDZ)

**Further Information:** Additional Information 25/07/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102174>

**END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 30 2025**

**DATED 20/07/2025 TO 26/07/2025**

## PLANNING DECISIONS FOR WEEK 30 2025

DATED 20/07/2025 TO 26/07/2025

- **Total Applications Decided = 50**
- Declare Application Invalid = 9
- Grant Outline Permission = 1
- Request Additional Information = 3
- Grant Permission = 31
- Refuse Permission = 3
- Grant Permission & Grant Retention = 2
- Grant Permission For Retention = 1

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**Reg. Ref.:** D24A/0907/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Edwina Brady

**Location:** Glen Holme, Landscape Road, Dublin 14, D14X4H3

**Proposal:** Retention Planning Permission for retention of log chalet to be used for habitable accommodation for a temporary period of 3 years

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100784>

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**Reg. Ref.:** D25A/0292/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Gerard Maguire

**Location:** 73, Deerpark Road, Mount Merrion, Co Dublin, A94C4E7

**Proposal:** For development consisting of alteration and extension of existing 2-storey retail/office terraced building. Works to include extension of existing wine shop to provide new ground floor cafe/wine bar connected to the rear of the existing building. New storage areas at first floor connected to the existing raised yard to the rear of the site, and demolition & replacement of existing shed in the yard, opening onto the rear Mews lane. Renovation of existing front facade including new windows & doors, removal of paintwork from original brickwork, new signage, awning, lighting and associated site development works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102073>

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**Reg. Ref.:** D25A/0329/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Davy Property Holdings Limited

**Location:** 60, Knocknashee, Goatstown, Dublin 14, D14XV34

**Proposal:** (i) Change of use from residential dwelling to community dwelling home for persons with an intellectual or physical disability or mental illness and persons providing care for such persons; (ii) Works to dwelling including : (a) construction of single-storey extension to rear providing for a living room and kitchen/dining room; (b) extension to existing single storey annex; internal alterations at ground and first floor to provide for 9 no. bedrooms (7 no. ensuite), staff office and bedroom, and bathrooms; (c) provision of wheelchair ramp to front of building; (d) alterations to front garden to provide 3 no. car

parking spaces; (e) provision of bicycle parking to rear; (f) provision of external terrace to rear and steps to bedroom 6; (g) increase in height of roof over existing single storey extension to side; (h) provision of new windows to front, rear and southern elevations at ground and first floor; (i) creation of new ope to facilitate ramp at front porch; (j) closing of existing door ope and creation of new window ope on southern face at ground floor; (k)landscaping, boundary treatments, SuDS and foul drainage and all ancillary works necessary to facilitate the development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102209>

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**Reg. Ref.:** D25A/0348/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Noel and Claudia O'Dwyer

**Location:** Site at no.1 Ballinclea Heights, Killiney, Co. Dublin, A96D434

**Proposal:** Subdivision of the existing site and development of land to the northern side of no.1 Ballinclea Heights, Killiney, Co. Dublin, consisting of the construction of a new two storey detached dwellinghouse with additional habitable space within the roof. Works at roof level will include a dormer window and solar panels facing Ballinclea Heights to the front and three Velux rooflights on the roof slope to the rear. The development will also include all associated site development, drainage and landscaping works including car parking for one vehicle to the front.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102278>

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**Reg. Ref.:** D25A/0423

**Decision:** Refuse Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Philip & Clodagh Jordan

**Location:** Orchard Lodge, Ballinclea Road, Killiney, Co. Dublin, A96D827

**Proposal:** Planning Permission is sought for a new sliding door vehicular entrance in a splayed and recessed layout in the existing front boundary wall to Ballinclea Road.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102536>

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**Reg. Ref.:** D25A/0425/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** VHI Group DAC.

**Location:** Vhi 360 Health Centre, The Hampstead Building, The Park, Carrickmines, Dublin 18, D18R6HX

**Proposal:** The installation of 3No. Proposed On-Building signs, 1 No. located at the West Elevation, 1No. on the West & North Elevations & 1No. at the West & South Elevations replacing 2No. existing On-Building signs, 1No. at the West Elevation & 1No. at the North Elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102541>

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**Reg. Ref.:** D25A/0427/WEB

**Decision:** Request Additional Information

**Decision Date:** 23/07/2025

**Applicant Name:** Melvin Properties Ltd.

**Location:** Spanish Point, Mart Lane, Dublin 18, D18K5X2

**Proposal:** Planning Permission is sought by Melvin Properties Ltd., for;



- 1.The demolition and removal of the existing 367m2 Dormer Bungalow,
- 2.The construction of a 1,391m2 Family Hub in a new building with elements of 1,2,3 & 4 Stories containing 23 No. accommodation units to house 100 people including all ancillary functions, kitchens, family & activity rooms, play and study rooms, laundry and staff rooms.
- 3.Associated site works to include external play area, vehicular surfacing, 9 car parking spaces, bin store, 50 bicycle parking areas & associated canopies, new pedestrian pathways, altered vehicular entrance gates, a new pedestrian entrance and railings to the public frontage.

All at Spanish Point, Mart Lane, Dublin 18, D18 K5X2.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102555>

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**Reg. Ref.:** D25A/0430/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** James and Miranda Ryan

**Location:** 10, Maretimo Terrace, Newtown Avenue, Blackrock, Dublin, A94H3V5

**Proposal:** The widening of the existing gateway to accommodate vehicular access, along with the construction of a new driveway and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102558>

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**Reg. Ref.:** D25A/0431/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Ed Boilson & Fionnuala Lombard

**Location:** 25, Gosworth Park, Sandycove, Dublin, A96P8P8

**Proposal:** Development will consist of; 1) Alterations to existing vehicular access, 2) New roof light to existing roof on front elevation, 3) Conversion of existing, attached, out buildings to side including new roofs, 4) Alterations to existing front elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102567>

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**Reg. Ref.:** D25A/0432

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Peter and Karen O'Donoghue

**Location:** 23, Brooklawn, Mount Merrion Ave, Blackrock, Co. Dublin A94V2W0

**Proposal:** Planning permission is sought for a proposed development. The proposed development will consist of the construction of a single-story dwelling unit. The installation of independent access to the proposed single story dwelling unit, Installation of foul and waterlines to serve the proposed single story dwelling unit and installation of associated site work to the rear of the existing 2 story dwelling house which sits onsite.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102581>

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**Reg. Ref.:** D25A/0435/WEB

**Decision:** Refuse Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Goodrock Residential Limited

**Location:** Rockville, Glenamuck Road South, Kiltiernan, Dublin 18., The lands are located on the eastern side of the Glenamuck Link Distrib

**Proposal:** The Phase 3 proposal comprises the construction of a residential development of 19 no. houses, including 13 no. 2 storey, 3 bedroom houses, and 6 no. 3 storey, 4 bedroom houses.

The proposal includes 38 no. car parking spaces. Resident cycle parking and bin storage areas are provided in-curtilage, and additional visitor cycle parking is provided in Sheffield stands. The proposed development includes private amenity space, consisting of private gardens, and public open space.

The proposal includes vehicular access from the under construction Glenamuck Link Distributor Road to the north, and a proposed alternative service route for the Large-Scale Residential Development (LRD) on the adjoining lands to the south of the subject site permitted under Reg. Ref.: LRD24A/0597.

The proposal includes all associated site and infrastructural works, including tie-ins to the GLDR infrastructure at the site entrance and alteration of the boundary wall currently being constructed as part of the GLDR, ESB Substation, foul and surface water drainage, hard and soft landscaping, boundary treatments, internal roads and footpaths.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102568>

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**Reg. Ref.:** D25A/0436/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Adam Fleetwood & Sarah Kate Doyle

**Location:** 15A, Greenville Road, Monkstown, Blackrock, Dublin, A94T9Y9

**Proposal:** The erection of new extension at ground floor to provide tv/den room (19.0m<sup>2</sup> gross approx) & conversion of existing winter garden area (13.0m<sup>2</sup> gross approx) at first floor to provide additional 1 No bedroom to include new external privacy screening to existing flat roof area to existing dwelling house on existing site overall area 281m<sup>2</sup> (0.028ha) approx.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102576>

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**Reg. Ref.:** D25A/0437/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Gil Lee & Aude Maisondieu

**Location:** 29, Saint Begnet's Villas, Dalkey, Dublin, A96YF25

**Proposal:** The development will consist of the extension and internal works to the existing three bedroom dwelling, to create an extended three bedroom plus study mid-terrace two storey dwelling. The development will consist of: 1) the demolition of the 2 no. existing rear garden sheds; 2) construction of a two storey rear extension with three no. roof light above; 3) new single storey entrance porch to the front; 4) new external insulation to the front elevation of the house; 5) new PV panels proposed to the front roof slope, with 3 no. velux rooflights proposed to the rear roof slope of the house; 6) construction of a single storey shed with canopy within the rear garden; 7) new pedestrian access gate opening within the rear boundary wall providing access from the rear garden to Hyde Park; 8) widening of the existing vehicular entrance from 2.71m to

3.4m off St. Begnet's Villas; 9) new bike store to the front; 10) separation of the combined shared greywater drainage system with adjacent no. 27 St. Begnet's Villas; and 12) internal works within the existing house as well as all ancillary site development works including soakaway.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102579>

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**Reg. Ref.:** D25A/0440

**Decision:** Grant Outline Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Liam Downey

**Location:** 1, Beech Park Grove, Clonkeen Road, Dublin 18, D18R8K0

**Proposal:** Demolition of the existing single story side extension and garage to existing house and subsequent division of site and construction of 1 new fully serviced two storey dwelling including all associated site works and new vehicular entrance.

**Application Type:** Outline Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102600>

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**Reg. Ref.:** D25A/0441/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Herman O'Brien

**Location:** 18, Rosmeen Park, Dun Laoghaire, Dublin, A96YV56

**Proposal:** Demolition of Existing side extension, Rear Conservatory & Stand Alone Garage. Construction of New Semi Detached Dwelling to Side of Existing Dwelling & All Associated site work necessary to complete the development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102589>

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**Reg. Ref.:** D25A/0444/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Brian Flanagan

**Location:** 58 Churchtown Road Lower, Dublin 14, D14NH59

**Proposal:** Amendments to planning permission (Ref: D24A/0192); single-storey pitched-roof storage shed to the rear, new first-floor windows to the front and side, and increased-height French doors with a parcel locker at ground floor level to the front.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102592>

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**Reg. Ref.:** D25A/0445/WEB

**Decision:** Refuse Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Conor Sheeran

**Location:** Thornberry, 4 Granville Road, Blackrock, Dublin, A94RH95

**Proposal:** The demolition of existing two-storey four-bedroom detached dwelling and detached, single-storey garage; the construction of 3 no. two-storey (over basement), four-bedroom, detached dwellings – each with terraces at first-floor level, a vehicular and pedestrian entrance to Granville Road, and 2 no. off-street car parking spaces; together with all associated site and boundary works necessary to facilitate the development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102599>

**Reg. Ref.:** D25A/0446/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Peter Connor

**Location:** 9, Victoria Lodge, Seafield Avenue, Monkstown, Blackrock, Dublin, A94CX78

**Proposal:** the refurbishment of a three storey semi-detached house (Protected Structure RPS 485) including the following works: Ground floor level: a) Relocation of non-original partition walls between front rooms to form guest bedroom and dining area; form new door to guest room; b) Removal of infill within existing structural ope to form combined open plan kitchen/dining room; c) Removal of uPVC rear external kitchen doors and widening of existing ope; installation of modern glazed external doors; d) Reconfiguration of layout of ancillary service rooms within existing side/rear return to form a guest WC and enlarged utility room; removal of non-original window, relocation of one original window into its place; block up ope; form new access to rear lobby from hallway; e) new floor slab and underfloor heating; First floor level: f) Removal of existing wall between sunroom/shower room at rear return to form one larger sunroom; removal of uPVC door and replacement with new traditional style window; g) Replacement of existing uPVC sunroom glazed roof structure with modern flat rooflight; h) Relocation of shower room from rear return into side return; i) Replacement of non-original study window with new window with cill lowered by 200mm; j) Replacement of non-original windows to ante-room above entrance porch with a new corner window; Second floor level: k) Removal of 1no. partition wall to form one bedroom to rear with relocated door; l) Removal of 2no. non-original windows and replacement with single traditional style window to rear bedroom; m) Partial removal of 1no. partition wall to form one main bedroom to front; n) Removal of storage cupboard in corridor and forming new bathroom; o) Provision of new storage room in existing bathroom on rear return; Externally: p) Construction of single storey pitched roofed garden room in rear garden; q) New garden shed to rear garden; r) hard landscaping to form level path from house to studio & shed; s) Widened vehicular entrance to front boundary wall; t) Provision of screened bin and bicycle storage areas to front garden; u) all associated site development works; Generally: v) Restoration of all original windows by specialist conservation joiner; upgrade of glazing to slim double glazing only where no historic glass present; w) Replacement of 5no. non-original windows with double glazed traditional style windows; x) Two new conservation roof lights to inner roof valley; y) Localised repair works to facade where affected by works

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102606>

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**Reg. Ref.:** D25A/0447/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Gaurav and Shweta Bhagat

**Location:** Ravello, 9 Cunningham Road, Dalkey, Dublin, A96AD77

**Proposal:** The renovation and extension of the existing three storey detached dwelling (two storey with attic accommodation) including; demolition of the existing single storey sunroom to the rear and the construction of extensions to the side, rear and front of the existing house to include terraces to the front at first floor level, conversion of the existing garage to domestic use, raising the level of the flat roof to the existing extensions to the side of the house, recladding and enlarging the existing dormers to the front of the house and the addition of new rooflights to the front and rear, alterations to all of the existing elevations to include the reconfiguration of all windows and doors, external insulation to all walls finished with both brick and render, reconfiguration of the internal layouts, repositioning and widening of the existing vehicular entrance, along with all associated landscaping (including revised site levels), boundary treatments, site services and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102610>

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**Reg. Ref.:** D25A/0448/WEB

**Decision:** Request Additional Information

**Decision Date:** 25/07/2025

**Applicant Name:** Madra Entertainment Ltd

**Location:** 5A, Monkstown Crescent, Monkstown, Blackrock, Dublin, A94WE02

**Proposal:** Planning & Retention planning for development at this site. The development will consist of the construction of a flat roofed storage unit comprising of an area of 22.08 sq,m on the existing rear flat roof extension. The erection of a wooden fence and



planting along the rear and side boundary of properties with Longford Terrace dwellings that extends the boundary above the rear flat roof level of the property. To retain new door access onto the ground floor rear extension flat roof area allowing access to proposed new storage unit only. Retention of the upgrading works to the ventilation and extraction ducting located on the rear flat roof of the existing structure.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102611>

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**Reg. Ref.:** D25A/0451/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Fergal McCann & Karen Murphy

**Location:** 62, Shrewsbury Road, Shankill, Dublin 18, D18XW30

**Proposal:** The development will consist of: 1) Demolition of flat roofed single storey garage conversion & kitchen to front, side and rear elevations of existing dwelling, 2) Demolition of flat roofed covered side passage storage area & flat roof out-buildings to rear garden, 3) Modifications to existing elevational treatments to front, side and rear elevations of existing dwelling, 4) Construction of flat roof single storey entrance porch to front elevation of existing dwelling, 5) Construction of two storey dormer roof extension to side elevation of existing dwelling, 6) Construction of part single storey / part two storey flat roofed extension to side and rear elevations, 7) Internal alterations to ground and first floors, 8) Incorporation of deep retrofit energy efficiency measures, 9) Widening of existing vehicular entrance and construction of new entrance piers along with all ancillary and associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102612>

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**Reg. Ref.:** D25A/0453/WEB

**Decision:** Request Additional Information

**Decision Date:** 23/07/2025

**Applicant Name:** John O'Donnell

**Location:** Aghanloo, Kill Lane, Foxrock, Dublin 18, D18T2P1 (A Protected Structure)

**Proposal:** Permission is sought for the construction of ground floor single storey flat roof extension (totalling approx. 27sqm) to the rear of the existing house with flush glaze rooflight. The development will also include part removal of rear decking (to make space for extension), dry lining selected internal walls, replacement of selected windows, minor alterations to internal layouts, widening of door ope from hall to living room, insulating the existing flat roof, the installation of solar panels on flat roof and all associated landscaping and drainage works. (A Protected Structure).

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102623>

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**Reg. Ref.:** D25A/0454/WEB

**Decision:** Grant Permission & Grant Retention

**Decision Date:** 25/07/2025

**Applicant Name:** Michael Foran

**Location:** Gorsefield, Glenalua Road, Killiney, Co. Dublin, A96FT72

**Proposal:** The proposed development will consist of and consists of the following:

1. The construction of a first floor extension, area 92m<sup>2</sup>, over part of the flat roof to the existing, single storey dwelling, to accommodate a bedroom, bathroom and sitting room. A balcony with glass balustrade to run along the perimeter of the south-east (side) and south-west (front) facades and a roof terrace to be located at the north-west side of the extension.

2. Remodelling of the existing front entrance to the house providing a double height,

glazed screen to the north-east (rear) façade.

3. Associated SuDS works in support of the existing drainage system and site works.

4. Retention permission is sought for (1) a garden room, area 20m<sup>2</sup> converted from an existing shed, located in the south-east corner of the property and (2) a Home Gym , area 18m<sup>2</sup> located to the rear of the property, close to the north-east boundary, (3) modifications to the façade of the original house with the application of an external insulation board and fitting of replacement windows and new aluminium fascia.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102624>

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**Reg. Ref.:** D25A/0457/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Ceri McDonnell

**Location:** lands to the rear of 9 Elton Park, Sandycove, Co. Dublin, A96W261

**Proposal:** The proposed development will consist of: a) Demolition of existing greenhouse, garden shed and garden room (c. 43.1 sqm) b) Construction of 1 no. 3-bedroom dwelling, ranging in height from 1-2 storeys accessed via existing private gate off Elton Court. c) Construction of 2m high boundary wall between no. 9 Elton Park and the proposed site. d) 1 no. car parking space. e) 162.3 sqm of private open space in the form of a paved patio area and garden. f) 2 no. enclosed bicycle parking spaces. g) 1 no. enclosed bin store. h) All associated site development works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102635>

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**Reg. Ref.:** D25A/0564/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 23/07/2025

**Applicant Name:** Cormac Ryan

**Location:** Site adjacent to 'Stella Regis', Tibbradden Lane, Dublin 16, D16E7P0

**Proposal:** The construction of a single-storey house, the installation of a proprietary waste water treatment system and a domestic water well, the construction of an entrance and the carrying out the site works associated with these.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102994>

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**Reg. Ref.:** D25A/0570

**Decision:** Declare Application Invalid

**Decision Date:** 22/07/2025

**Applicant Name:** Duncan & Kathy Osborne

**Location:** 21, Summerhill Road, Dun Laoghaire, Dublin, A96A4P1 (A Protected Structure)

**Proposal:** 1) Installation of Photo Voltaic (PV) panels to front of main roof. 2) Installation of sliding gate to vehicular access to east boundary and 3) Increase in height from 1.4m to 1.8m of later railings to the east boundary of the front garden.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103012>

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**Reg. Ref.:** D25A/0571/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 22/07/2025

**Applicant Name:** Ciaran Brady

**Location:** Side of Saint Anne's, Killiney Road, Dalkey, Dublin, A96RX48

**Proposal:** Construction of new three storey 3 bedroom home on side garden. Main pitched roof with rooflight to the front and dormer structure to the rear, frosted window on side elevation at first floor, ground floor windows and entrance to the side elevation. New boundary treatment walls and landscaping with new pedestrian and vehicular accesses to the rear garden off Killiney Grove

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103009>

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**Reg. Ref.:** D25A/0574/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 23/07/2025

**Applicant Name:** Brian & Alanna Mulcair

**Location:** Site at Creevagh, Proby Square, Blackrock, Dublin, A94W7X2

**Proposal:** The demolition of existing detached single storey garage to side elevation of Creevagh and the construction of a new three storey over lower ground floor detached five-bedroomed dwelling with pitched roof, provision of a new vehicular entrance to existing dwelling Creevagh and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103015>

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**Reg. Ref.:** D25A/0581/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 24/07/2025

**Applicant Name:** Health Service Executive

**Location:** Leopardstown Park Hospital, Foxrock, Dublin 18, D18 XH70 (A Protected Structure)

**Proposal:** We, The Health Service Executive, intend to apply for permission for development at this site: Leopardstown Park Hospital, Foxrock, Dublin 18, D18 XH70. The area subject to this Planning Application is 6.07 hectares and includes the Protected Structure Leopardstown House (RPS no. 1634). The Protected Structure Stables Building (RPS no 1630) is outside, but immediately adjacent to, the application red line boundary.

The proposed development will consist of:

- i) The demolition of existing buildings comprising c.104 sqm. of floor space including: the existing link building (c.62sqm. gross floor area) that connects the Glens building to the existing hospital, and three existing rooms to the south side of the main spine corridor, adjacent to the Day Care Centre (c.42 sqm);
- ii) The construction of a new c. 9,284 sqm. gross floor area extension to be developed to the south of the existing Leopardstown Park Hospital building which will consist of 2 no. residential care building blocks providing 125 no. single ensuite bedrooms (1 no. 2 storey residential care block containing 50 no. bedrooms and 1 no. 3 storey residential care block containing 75 no. bedrooms) along with day rooms, dining rooms, activity and therapy rooms, staff support rooms and kitchen facilities connected by a new single, 2 and 3 storey central circulation street which links back to the existing hospital at ground floor level. The new development will also include minor refurbishment to the existing hospital to accommodate the connection point to the new link for the proposed central circulation street. No works are proposed to Leopardstown Park House (A Protected Structure).
- iii) The construction of a new single storey Mechanical and Electrical Compound (c. 370 sqm. gross floor area). The Mechanical and Electrical Compound also contains an ESB Substation;
- iv) Reconfiguration of existing car parking layout to provide a total of 109 car parking

spaces within the red line boundary, comprising: 99 standard spaces, 6 accessible spaces, and 5 parent and child spaces. A total of 22 spaces will have electric vehicle charging points, and ducting will be provided for an additional 44 electric vehicle charging points. A total of 5 motorcycle parking spaces will be provided.

v) A new single storey, secure bicycle store enclosure (c. 27 sqm.) located to the east of the main entrance providing 12 no. long-stay bicycle spaces. Provision of 21 no. short-stay bicycle spaces (20 no. existing and 1 no. new cargo-bike space);

vi) The relocation and repair of a 33m section of walled garden boundary railings and gates to replace the low-level garden wall (1990s construction), the reopening of an existing closed-up door way within the wall, and repair and refurbishment works to the original walled garden wall;

vii) The planting of 4,940 new trees (168 semi-mature trees, 4,772 small trees) to mitigate the removal of 39 trees (net increase of 4,901 trees), and relocation of 5 existing orchard trees into woodland;

viii) Proposed modifications to the existing road network within the campus to access the new extension and associated Mechanical and Electrical Compound, planted perimeter landscaping with fence along the north and west boundaries (c. 1.8m high on northern boundary and 2.4m high on western boundary), temporary construction compound and construction road to the west of the hospital and general landscaping modifications including tree removal and compensatory planting;

ix) The proposed development also includes all ancillary site clearance, enabling, construction, site development and landscaping works, which include but are not limited to: temporary haul road and temporary construction compound, the diversion and upgrade of existing hospital campus site services, new infrastructural services, plant, SuDS drainage and attenuation measures, watermain and communications networks, the upgrade of the combined sewer and a new watermain along the access road to the north of the hospital and all required phasing, sequencing and site development works;

x) An Environmental Impact Assessment Report (EIAR) and a Screening for Appropriate Assessment Report have been prepared in respect of the proposed development.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103060>

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**Reg. Ref.:** D25A/0586/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 25/07/2025

**Applicant Name:** Margaret Ryan

**Location:** Ardfallen, Cunningham Road, Dalkey, Dublin, A96K802 (Protected Structure)

**Proposal:** The development will consist of:

Amendments of a previously permitted scheme for 6no. houses (Reg. Ref. D24A/0161 and D22A/0253) to modify and extend 2no. houses located to the south-west corner of the overall site of Reg. Ref. D24A/0161. The development will consist of:

- (a) the provision of additional ground floor area to the west of permitted House 02, increasing floor area by 35sq.m., with green roof over, together with revised layout to accommodate additional bedroom, office and living space;
- (b) revised layout to permitted House 03 providing additional ground floor space (7sq.m.) within the permitted building footprint, to accommodate living and den room;
- (c) revised fenestration at ground floor and revised entrance layout to permitted House 02 and House 03, including provision of universal access ramp to House 02;
- (d) provision of private open space to the west of House 02 (31sq.m.) and of House 03 (30sq.m.);
- (e) associated site development works and services;

all within the curtilage of Ardfallen (a Protected Structure), Cunningham Road, Dalkey, County Dublin, A96 K802.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103068>



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**Reg. Ref.:** D25B/0302/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** John and Aisling Hopkins

**Location:** 80, Patrician Villas, Stillorgan, Dublin, A94HH61

**Proposal:** Demolish an existing 5.3 sq.m extension at first floor level to the rear of their home and to replace it with an 18.3sq.m extension (a nett increase of 13sq.m) to provide an additional bedroom; internal layout changes to accommodate these works and a new roof light on the rear of the existing main roof into a new ensuite bathroom, all at 80 Patrician Villas, Stillorgan, Co Dublin, A94 HH61

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102544>

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**Reg. Ref.:** D25B/0303

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Nicholas O'Connor

**Location:** 35 Monkstown Avenue, Monkstown, Co. Dublin, A94H9C3

**Proposal:** Proposed two storey extension to the side (north-east) of existing dwelling to allow for additional bedroom accommodation. The proposed extension will utilise the existing attic space and use dormer style windows and a featured window to the front of proposed extension, and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102553>

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**Reg. Ref.:** D25B/0304/WEB

**Decision:** Grant Permission & Grant Retention

**Decision Date:** 22/07/2025

**Applicant Name:** Sean Purdie and Shu Dong

**Location:** 84, Kilmacud Road Upper, Blackrock, Dublin, A94F5T8

**Proposal:** The development will consists of: Retention of planning permission for a single-storey semi-detached garage converted habitable room with en-suite at back, and permission to raise up flat roof of the single-storey building, with front parapet to Kilmacud Road Upper, and all ancillary site works in association.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102556>

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**Reg. Ref.:** D25B/0305

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Ciaran Gleeson

**Location:** The Croft, Cross Avenue, Blackrock, Dublin, A94D3C7

**Proposal:** Single storey extensions and alterations to the rear of an existing two storey single family house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102563>

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**Reg. Ref.:** D25B/0306/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Laura Finnegan & Jordi Murphy

**Location:** 11, Stradbroke Hall, Blackrock, Dublin, A94H7N8

**Proposal:** The construction of a new ground and first floor extension to the rear and the conversion of the attic space, to include a dormer to the rear, along with and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102559>

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**Reg. Ref.:** D25B/0307/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Johan MacLeod

**Location:** 28, Springhill Park, Blackrock, Dublin, A94H027

**Proposal:** Attic conversion for storage use, including a rear dormer, two rooflights to the front roof slope, and a gable window to the side elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102560>

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**Reg. Ref.:** D25B/0308/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Jade and Richard Earle

**Location:** 8, Cabinteely Avenue, Dublin 18, D18E5R7

**Proposal:** The construction of a new ground and first floor rear extension. The conversion of the existing garage to the side into habitable space. Works to include refurbishment to existing dwelling and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102561>

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**Reg. Ref.:** D25B/0309/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Ross and Jessica Lewis

**Location:** 2, Temple Park Avenue, Blackrock, Dublin, A94T9Y8

**Proposal:** Removal of curved roof to existing 2-storey side extension and replacement with hipped roof to match existing, increase in height of 280mm . Removal of ground floor bay window to rear of existing side extension and replacement with flat window within existing opening. Reduction in floor level of 280mm to rear of ground floor side extension and existing rear floor level. New ground floor flat roofed extension to rear of house incorporating living/dining/kitchen area, 280mm below existing FFL. First floor extension to rear to master bedroom. All associated site works and landscape works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102565>

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**Reg. Ref.:** D25B/0311/WEB

**Decision:** Grant Permission

**Decision Date:** 22/07/2025

**Applicant Name:** Mark Rodgers

**Location:** 3, Moreen Lawn, Sandyford, Dublin 16

**Proposal:** The construction of a dormer window to the front of the existing house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102571>

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**Reg. Ref.:** D25B/0313/WEB

**Decision:** Grant Permission

**Decision Date:** 23/07/2025

**Applicant Name:** Jinyu Wei

**Location:** 40, Acorn Drive, Dundrum, Dublin 16, D16RY89

**Proposal:** The development will consist of: 1) Removal of a existing single-storey extension to the rear of the dwelling; 2) Erect a new single storey front porch to the front facade; 3) Provision of two-storey extension to rear of dwelling; 4) Improvement of overall house energy performance by installing new external insulation with a light-colored render finish, together with all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102580>

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**Reg. Ref.:** D25B/0315/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Danielle & Frank Cahill

**Location:** 3, South Park Drive, Foxrock, Dublin 18, D18N8C6

**Proposal:** First floor and pitched roof side extension, single storey rear and front extensions, rear attic dormer windows, front attic rooflight, and ancillary ground works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102601>

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**Reg. Ref.:** D25B/0317/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Rudi & Jessica Neuman

**Location:** Eden, 40 Castlepark Road, Sandycove, Dublin, A96K032

**Proposal:** Planning permission is sought for the removal of the existing:- [1] three No. two storey bay windows with gable fronted pitched roofs, two to the front and one to the rear; [2] the entire pitched roof structure including rooflights, chimneys and one No. dormer window to the rear; [3] all external windows and doors; and [4] the raised timber deck to the rear; and the construction of [5] two No. two storey bay windows with gable fronted pitched roofs to the front, either side of [6] a central single storey entrance porch with a flat roof and parapets covering the porch and external entrance area; [7] a new ground floor service room extension in the front corner to the south east; [8] a single storey extension to the rear with one No. projecting bay window, flat roof with parapets, rooflights and a chimney to the rear; [9] new first floor level including two No. projecting windows to the rear, with a perimeter pitched roof and central flat roof with rooflights and solar panels on the flat roof section and south side of the perimeter pitched roof, [10] a flat roof with parapets over the single storey area to the north side with a rain shelter roof

over part of the side passageway, [11] the replacement of all new external windows and doors; and [12] a raised patio area with planter beds and steps down to the garden level to the rear; with all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102585>

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**Reg. Ref.:** D25B/0319/WEB

**Decision:** Grant Permission For Retention

**Decision Date:** 23/07/2025

**Applicant Name:** Barry Hicks

**Location:** 5, The Heath, Woodpark, Ballinteer, Dublin 16, D16XW20

**Proposal:** The retention of a front and side single storey extension with pitched roof, comprising of a shed, the retention of a single storey rear extension with flat roof and roof windows comprising of kitchen and family room.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102595>

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**Reg. Ref.:** D25B/0325/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** David Whelan

**Location:** 9, Seafield Crescent, Booterstown, Co. Dublin

**Proposal:** The development will consist of Alterations and additions to previously granted permission Reg Ref: D23B/0558 to include additional single storey extension space to the kitchen area at rear with a low pitch roof arrangement, relocation of the existing side entrance gate and additional windows to the main side gable elevation, alterations to the approved dormer windows with a flat roof and zinc cladding.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102627>

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**Reg. Ref.:** D25B/0327/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** John and Kirsten Casey

**Location:** 38, Foxrock Park, Foxrock, Dublin 18, D18T1K8

**Proposal:** Demolition of conservatory to rear, new single storey extension to rear at ground floor, alterations to front elevation and all associated site and landscape works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102637>

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**Reg. Ref.:** D25B/0329/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Lucy Parker Byrne and Andrew Lynam

**Location:** 82, Johnstown Avenue, Glenageary, Co. Dublin, A96P7D6

**Proposal:** Construction of a single storey extension to the rear, conversion of existing garage with amendments to front elevation, conversion of attic with dormer extension to the side & rear of existing two storey semi-detached house and construction of a single storey garden gym to the rear, new entrance gate with ancillary site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102639>



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**Reg. Ref.:** D25B/0331/WEB

**Decision:** Grant Permission

**Decision Date:** 25/07/2025

**Applicant Name:** Adam Kilcoyne

**Location:** 6, Old Quarry, Dalkey, Dublin, A96VY56

**Proposal:** Single-storey flat roof extensions to the front, side and rear, including relocation of the front door; partial demolition of the existing single storey rear extension; attic conversion to provide storage and an additional bedroom, including a side dormer to the north-facing roof slope; and new floor-to-gable glazing to the front elevation.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102645>

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**Reg. Ref.:** D25B/0405/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 22/07/2025

**Applicant Name:** Teresa & Kevin Fox

**Location:** SkyView, No.20 Vico Rock, Sorrento Court, Dalkey, Dublin, A96X529

**Proposal:** The development will consist of the application of external insulation to the first and second floor and the replacement of the masonry balustrade with a glazed balustrade to the second floor terrace to the rear.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102995>

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**Reg. Ref.:** D25B/0407/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 21/07/2025

**Applicant Name:** Mispen Ltd

**Location:** 56, Green Gables, Shrewsbury Lawn, Dublin 18, D18Y3F4

**Proposal:** Infill of existing ground floor carport, first floor rear north west corner extension and remodelled internal layout.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103004>

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**Reg. Ref.:** D25B/0412/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 23/07/2025

**Applicant Name:** Mispen Ltd

**Location:** 56, Shrewsbury Lawn, Cabinteely, Dublin 18, D18Y3F4

**Proposal:** Infill of existing ground floor carport, first floor rear north west corner extension and remodelled layout

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/103039>

**END OF PLANNING DECISIONS FOR WEEK 30 2025**

**DATED 20/07/2025 TO 26/07/2025**

## **APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR WEEK 30 2025**

**DATED 20/07/2025 TO 26/07/2025**

### **- Total Appeals Lodged = 3**

- Appeal against Grant of Permission = 2
- Appeal against Refusal of Permission = 1

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**Reg. Ref.:** D25A/0375/WEB

**Registration Date:** 11/05/2025

**Applicant Name:** Justine Urell

**Location:** Lismellow, Killiney Hill Road, Killiney, Co. Dublin, A96P265

**Proposal:** The refurbishment and extension of the second floor accommodation to the existing house, new roof profile, balcony, internal staircase reconfiguration and associated works.

**Council Decision:** Refuse permission

**Appeal Lodged:** 21/07/2025

**Nature of Appeal:** Appeal against Refusal of Permission

**Type of Appeal:** 1st Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102359>

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**Reg. Ref.:** D25B/0257/WEB

**Registration Date:** 13/05/2025

**Applicant Name:** Mary Basquille

**Location:** Portelet, 2 Ulverton Close, Dalkey, Co. Dublin, A96DF44

**Proposal:** Permission is sought to replace 3 no. existing velux rooflights with a dormer roof extension with 3 windows, minor alterations to internal layout of dwelling, new wc at first floor and 4 no. solar panels to the rear roof and associated works.

**Council Decision:** Grant permission

**Appeal Lodged:** 24/07/2025

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102381>

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**Reg. Ref.:** LRD25A/0372/WEB

**Registration Date:** 09/05/2025

**Applicant Name:** Westleton Ltd.

**Location:** In the townland of Balally, at the existing Balally Shopping Centre, Blackthorn Drive, Sandyford, Dublin 16

**Proposal:** We, Westleton Ltd., intend to apply for a seven year permission for a Largescale Residential Development at a site located in the townland of Balally, at the existing Balally Shopping Centre, Blackthorn Drive, Sandyford, Dublin 16. The site is bound by Maples Road to the north, Cedar Road to the west, Blackthorn Drive to the south and open space to the east, on a site 0.983 ha. in size which includes the existing shopping centre. Existing units are to be retained at ground floor level.

The development will consist of the construction of a 1-9 storey development comprising 100 No. apartments and retail units, part of which is located over the western part of the existing retail/commercial units.

The residential portion contains a single block on the western portion of the site which is primarily 7-9 storeys stepping down to 7 storeys to the north with a mezzanine level. Residential units include 6 No. studios, 15 No. 1 bed, 8 No. 2 bed 3 person, 44 No. 2 bed 4 person apartments and 27 No. 3 bed units.

The proposed development will also provide for communal amenity space of 1,090 sqm. Provision of private open space in the form of balconies or terraces to all individual apartments. Public open space is provided in the form of extended and upgraded public realm. 2 No. commercial units are provided in the form of a single storey kiosk beside Blackthorn drive to the south and a small commercial unit beside Maples Road (77 sqm in total). Façade upgrades are provided to the existing retail units.

The proposed development will provide 279 No. bicycle parking spaces of which, 209 No. are long term spaces provided in secure bicycle stores and the remaining 70 No. are short term space for visitors. It is proposed to retain 77 No. existing car parking spaces and provide 12 No. new spaces at undercroft level, resulting in a total of 89 No. car parking spaces, 35 No. car parking spaces are intended to serve the residential units and are located at undercroft and surface level, and 54 spaces will serve existing retail located at surface level. 65 No. existing car parking spaces are proposed to be removed.

It is proposed to access the proposed development via the existing entrances on Cedar Road and Maples Road to the north and west of the site. The application also entails improvement to the footpath surrounding the site and cycle path to the south. A raised pedestrian crossing point is provided to Cedar Road/Blackthorn Drive junction. Pedestrian crossings are provided to the north and west of the subject site.

The development will also provide for all associated ancillary site development infrastructure including site clearance / minor demolition works, site hoarding, removal of external stairs, excavation and resurfacing of car parking, removal of covered walkway in front of existing units, the construction of foundations, public realm improvements, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, attenuation area and all associated works and infrastructure to facilitate the development including connections to foul and water supply and surface run off.

Website : [www.balallylrd2.com](http://www.balallylrd2.com)

**Council Decision:** Grant permission

**Appeal Lodged:** 25/07/2025

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102355>

**END OF APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR  
WEEK 30 2025**

**DATED 20/07/2025 TO 26/07/2025**

## **APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR WEEK 30 2025**

**DATED 14 July 2025 TO 18 July 2025**

**- Total Appeals Decided = 6**

- Grant permission = 5

- Refuse permission = 1

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**Reg. Ref.:** D24A/0484/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 16/07/2025

**Council Decision:** Grant permission

**Applicant Name:** Ted Living Limited

**Location:** Site of approx 0.74 HA at the former Ted Castles Site and Dun Leary House (a protected structure), Old Dun Leary Road, Cumberland Street, Longford Place and Dun Leary Hill, Dun Laoghaire, Co. Dublin, A96N208

**Proposal:** The development will consist of the construction of a new 5-8 storey development in 2 no. Blocks (Block 1 and Block 2) and the change of use and refurbishment of existing 3 storey (over adjacent basement level) 'Dun Leary House' (a Protected Structure) to provide for 88 no. residential units (26 no. 1 bed units; 37 no. 2 bed units; 24 no. 3 bed units; and 1 no. 4 bed detached house), residential amenity space at ground and first floor level (approx. 132 sq m) addressing the internal courtyard and upper terrace; 1 no. retail unit (approx. 108.5 sq m) with associated outdoor seating area at ground floor level addressing Old Dun Leary Road and Cumberland Street; and a public art display area (approx. 12 sq m) at ground floor level addressing Old Dun Leary Road.

Block 1 comprises 79 no. residential units (26 no. 1 bed units, 35 no. 2 bed units and 18 no. 3 bed units) with an overall height ranging from 6 - 8 storeys (with setbacks at sixth and seventh floor levels) addressing Old Dun Leary Road and 5-8 storeys (with set back at seventh floor level) addressing Cumberland Street.

Block 2 comprises 8 no. residential units (2 no. 2 bed units and 6 no. 3 bed units) with an overall height ranging from 4 - 5 storeys (with set back at fourth floor level) addressing Dun Leary Hill. The proposal provides for 2 no. communal open spaces in the form a ground floor level courtyard area which includes a lawn space, bee hives, pétanque court, kitchen, social area and seating and a first floor level terrace which provides for seating areas. Private open space is delivered in the form of balconies / terraces throughout the residential element of the development. Significant Public Realm improvements are also delivered and include the provision of footpath upgrades, a signalised junction on Old Dun Leary Road and Cumberland Street (including pedestrian crossings on all arms), landscaping, bicycle and car parking spaces on Cumberland Street and new public lighting. Proposed works to 'Dun Leary House' (a Protected Structure) will include the change of use and refurbishment of an existing 3 storey building (over adjacent basement level) from office/residential use to 1 no. 4 bed residential detached house (approx. 432.9 sq m) at lower ground floor level (level 01), ground floor level (level 02) and first floor level (level 03). Works will include (a) the demolition of the late-twentieth century extension to the north of the house including the lean-to glazed staircase annex, demolition of the adjacent basement structure and part of the internal structure to the north east of the house (approx. 284.8 sq m); (b) the refurbishment and internal / external alteration to the late-twentieth century north-east extension; (c) the blocking up of an existing window opening and the creation of a new window opening on the east façade at lower ground floor level; (d) the reinstatement of previously blocked door opening to the south porch (onto Dun Leary Hill); (e) the creation of a new opening on the north side of a vaulted area under the west entrance steps; (f) the demolition of some existing internal partitions and the construction of new partition walls at lower ground floor, ground floor and first floor levels; (g) the creation of a new door opening through a masonry wall between the nineteenth century house and late-twentieth century north-east extension; (h) the replacement of modern aluminium frame casement windows with replica timber sash windows; (i) the reinstatement of a timber staircase within the interior of the nineteenth century house; and (j) the conservation-led repairs to the roof, rainwater goods, external facades, boundary walls and railings of 'Dun Leary House'. The development shall also provide for: The demolition of the existing open fronted shed (approx. 367 sq m) located at the north eastern corner of the site together with all associated internal site walls and ancillary structures on site; A main entrance reception including residential amenities area (approx. 105 sq m) and maintenance room (approx. 8.2 sq m) at first floor level and a secondary entrance at ground floor level (approx. 27 sq m); 2 no. bin stores (retail and residential stores), 3 no. bulk storage areas, maintenance zone and plant room, ESB substation, switch room and all ancillary areas at ground floor level;

25 no. car parking spaces in total as follows - 17 no. car parking spaces provided at ground floor level (in curtilage) including 3 no. electric vehicle spaces and 1 no. disabled space; the removal of 11 no. existing on street car parking spaces at Cumberland Street with provision made for 8 no. new on street car parking spaces; 242 no. bicycle parking



spaces (28 no. visitor bicycle spaces, 208 no. resident bicycle spaces, 4 no. cargo bicycle spaces and 2 no. bicycle spaces for Dun Leary House); 1 no. motorcycle parking space; 1 no. new vehicular entrance and pedestrian / cycle entrance via Old Dun Leary Road at ground floor level, 1 no. pedestrian / cycle entrance via Cumberland Street at an existing entrance at first floor level and 3 no. new residential entrances (2 no. for Dun Leary House and 1 no. for Block 2) via Cumberland Street and Old Dun Leary Hill at second floor level; All other site development and infrastructure works including water, foul and surface water drainage and all associated connections (including the diversion of an existing sewer at Cumberland Street); underground attenuation and associated underground pump station; all landscaping and boundary treatment works; green roofs; 10 no. solar panels at roof level; and all associated site clearance, excavation and development works.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/99471>

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**Reg. Ref.:** D24A/0915/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 17/07/2025

**Council Decision:** Grant permission

**Applicant Name:** William and Martina Price

**Location:** 60, Beaumont Avenue, Churchtown, Dublin 14, D14A029

**Proposal:** Permission for the construction of new 2 storey 2 bedroomed flat roofed dwelling to the rear of site on Beaumont Avenue and associated works. Ground floor accommodation consists of living room, hallway, utility, wc, store and dining/kitchen area. First floor accommodation consists of 2 bedrooms, main bathroom, store, terraced area with 1.8m high solid screens. Current right of way access will be maintained to 62,64 Beaumont Avenue as well as car parking facilities for residents of 60 Beaumont Avenue. Car parking space is proposed for the new dwelling to the front. New 1.8m perimeter boundary wall is proposed in rear garden to both sides and rear.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100804>

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**Reg. Ref.:** D24B/0451/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 16/07/2025

**Council Decision:** Grant permission

**Applicant Name:** David Quinn & Kim Atkinson

**Location:** 13, Ardagh Crescent, Newtownpark Avenue, Blackrock, Co. Dublin, A94K702

**Proposal:** Permission is sought for retention of extension to front and partial garage conversion to side, with internal modifications to create family ancillary accommodation. Permission is also sought for a new extended garden room area at rear to create a small scale home based economic activity with associated site works.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100563>

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**Reg. Ref.:** D25A/0034/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 18/07/2025

**Council Decision:** Grant permission for retention

**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.

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

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**Reg. Ref.:** D25A/0059/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 17/07/2025

**Council Decision:** Grant permission

**Applicant Name:** Lakerpod Limited

**Location:** 41, Saint Fintans Villas, Deansgrange, Blackrock, Dublin, A94TW63

**Proposal:** The development will consist of:-

A) The demolition (approx. 3.38 sq m) of an existing single-storey rear extension; the refurbishment of the existing 2-storey dwelling including internal reconfiguration at ground and first floor level, alterations to the existing front porch, the construction of a new single-storey flat roof rear and side extension (including roof light) of approx. 43.2 sq m to provide for a 3-bedroom 2 storey semi-detached dwelling of approx. 104.2 sq m (Unit No. 1). Private open space of approx. 85 sq m in the form of a rear paved patio and landscaped garden and the provision of car parking to the front of the property at grade-level is also proposed.

B) The construction of a new single storey 3-bedroom detached residential dwelling (including roof lights) of approx. 119 sq m (Unit No. 2) to the rear of the site. Private open space of approx. 160 sq m in the form of a paved patio and landscaped garden and the provision of car parking to the front of the property at grade-level is also proposed.

The development shall also provide for a new vehicular access arrangement in the form of a shared surface driveway to access a private front garden and grade-level parking for Unit No. 1 and a gated driveway entrance, private front garden and grade-level parking for Unit No. 2.

The development will also comprise all landscaping and new boundary treatment works all infrastructure works (including water, foul and surface water drainage); and all other ancillary site development works necessary to facilitate the development of the site.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101346>

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**Reg. Ref.:** D25B/0010/WEB

**Appeal Decision:** Refuse Permission

**Appeal Decided:** 17/07/2025

**Council Decision:** Refuse permission for retention

**Applicant Name:** Randal Logue

**Location:** Fintra House, Harold's Grange Road, Rathfarnham, Dublin 16, D16T8X9

**Proposal:** The development seeking retention permission consists of the construction of a two-storey workshop/studio to the rear of the existing main house and all associated site works.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101237>

**END OF APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR  
WEEK 30 2025**

**DATED 14 July 2025 TO 18 July 2025**

## END OF WEEKLY LIST FOR WEEK 30 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.