

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

PLANNING WEEKLY LIST NO. 31 2025

FOR WEEK ENDING: 02 August 2025

Contents:

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

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

PLANNING APPLICATIONS RECEIVED FOR WEEK 31 2025

DATED 27/07/2025 TO 02/08/2025

- Total Application Registered = 40

- Permission = 38

- Permission for Retention = 1

- Pre-Planning LRD Application = 1

Reg. Ref.: D25A/0358/WEB

App Rec'd Date: 02/05/2025

Applicant Name: O'Flynn Construction (Foxrock) Limited

Location: Beckett Woods, Brighton Road, Foxrock, Dublin 18

Proposal: Amendments to previously granted permission by An Bord Pleanála APB-311671-21 (Dún Laoghaire Rathdown County Council reference D21A/0051) for development to rear of 'Craughwell', 'Fairholme', & 'St. Benedict's', Brighton Rd, Foxrock, D18. The lands are generally bounded to the west by the former Harcourt Street tramline corridor and Leopardstown Racecourse, to the south by Brighton Wood development, and to the north by private grounds of an existing dwelling 'Goleen'. The alterations will consist of the following: 1) Addition of lift overrun and AOV's on the roof of the apartment building including guarding around one access hatch for safe access; 2) Minor elevation changes to the apartment building; 3) One additional window to the north facade.

Application Type: Permission

Further Information: Additional Information 29/06/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102305>

Reg. Ref.: D25A/0382/WEB

App Rec'd Date: 14/05/2025

Applicant Name: Patrick Shaffrey

Location: 2, Brighton Vale, Monkstown, Co. Dublin, A94DK07 (a Protected Structure)

Proposal: The development consists of refurbishment works which consist of:

1. General refurbishment works.
2. New rooflight in rear slope of pitched roof and associated internal works.
3. Works to improve energy efficiency, which comprise: insulation of roof space (cold roof) with additional roof vents provided; replacement of existing lower ground floor with new insulated solid floor build up to include radon barrier; renewal of lower ground floor wall finishes; replacement of existing float glass with slim vacuum type energy efficient double glazing; localised insulation around window openings; installation of renewable energy services - air source heat pump and roof mounted PV/Solar panels (on rear, south-facing pitch).
4. Installation of a cavity type waterproofing system at lower ground floor level to address the high water table with vapour permeable lime based plaster finish to walls.
5. Alteration of 1No existing window opening on rear facade to form external door
6. Alteration of 1970s/80s sub-divided lower ground floor room to provide family bathroom and corridor to side garage/storage.
7. General internal refurbishment and decoration works including relocation of kitchen from lower ground floor to upper ground floor.
8. Repairs and refurbishment to window and external door joinery, including replacement of modern external doors.
9. Installation of new electrical, heating and plumbing services.
10. Repairs and re-rendering chimney stacks and chimney pots.
11. Provision of EV charging point at front garden.

Application Type: Permission

Further Information: Additional Information 31/07/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102399>

Reg. Ref.: D25A/0429/WEB

App Rec'd Date: 31/05/2025

Applicant Name: Seamus Fox

Location: 70, Saint Columbanus Road, Dundrum, Dublin 14, D14N2V1

Proposal: The development consists of (1) Retention Permission of vehicular entrance onto Saint Columbanus Road and (2) Permission for proposed new piers and automatic gates at vehicular entrance onto Saint Columbanus Road.

Application Type: Permission for Retention

Further Information: Additional Information 29/07/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102557>

Reg. Ref.: D25A/0593/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Killiney Later Living

Location: Lands at Mount Auburn House, Killiney Hill Road, Killiney, Dublin, A96H728 including Mount Auburn House

Proposal: The development will consist of: Alterations to a previously approved development under Reg. Ref. D24A/0260 and amended under Reg. Ref. D24A/0858/WEB which relates to the construction of 7 no. residential units including 4 no. 5-bedroom, three storey dwellings (Unit Nos. 1-4), 1 no. 4-bedroom, three storey dwelling (Unit No. 5) and 1 no. duplex block with a 1-bedroom apartment at ground floor (Unit No. 7) and a 3-bedroom apartment at first and second floor levels (Unit No. 6) together with all associated works including the provision of car parking, bicycle parking, open space and an amended site entrance. The alterations proposed as part of the current application include the following: (a) an increase in the footprint and area of the ground floor level 1-bedroom apartment (Unit No. 7) (increase in internal area by 10.6sq.m); (b) the provision of a larger external private amenity terrace (15.02sq.m) to the rear (south) to serve Unit No. 7 and the provision of a new walkway between this private amenity terrace and the private amenity space to the side (east) serving Unit

No.7; (c) omission of the outdoor communal open space area (20.8sq.m) and the provision of an additional area of private garden space at this location to serve Unit No. 6 (3-bedroom apartment). An access stair is provided from the first floor level terrace serving Unit No. 6 to this new ground floor level private amenity space. The rear (southern) balcony associated with Unit No. 6 will also increase slightly in size to 11.5sq.m. (d) Minor amendments to Unit Nos. 1-4 including the replacement of the second floor level balcony railings on the front (northern) elevations with brick balcony surrounds; (e) minor amendments to the rear private amenity garden spaces associated with Unit Nos. 1-5 to improve their operational efficiency, including an increase in the garden area associated with Unit No. 1 with associated alterations to the retaining wall to the west of Unit No. 1 and the reorganisation and reorientation of bin stores and access steps to rear garden spaces of Unit Nos. 1-5. The rear garden space associated with Unit Nos. 3 and 5 will increase slightly in area whilst the rear garden space associated with Unit Nos. 2 and 4 will decrease slightly in area. The overall quantum and mix of residential units proposed remains unchanged. The current proposal also seeks permission for: (f) Amendments to the landscaping proposals on-site including the removal of existing trees adjacent to the south-eastern boundary and their replacement with new trees; and the partial removal of existing hedgerow along the northern site boundary and the provision of additional planting along this boundary. These amendments are necessary to facilitate construction. (g) the provision of a substation adjacent to the northern site boundary; (h) the omission of the previously approved storage unit to the north-east of the site providing visitor cycle parking and bin and cycle storage for Unit Nos. 6 and 7. External space for storage to serve Unit No. 7 is available in the side garden area and to the rear (south) of this unit and bin and bicycle storage for Unit No. 6 is provided within the storage unit located to the immediate north-east of the approved car parking spaces on-site; (i) a new storage shed is proposed to accommodate 4 no. visitor bicycle parking spaces; and (j) all associated works necessary to facilitate the development including drainage, boundary treatments, landscaping and lighting.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103094>

Reg. Ref.: D25A/0594/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Health Service Executive

Location: Leopardstown Park Hospital, Foxrock, Dublin 18, D18 XH70

Proposal: 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. GFA). 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/103095>

Reg. Ref.: D25A/0595/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Michael Mc Weeney

Location: 59, Main Street, Blackrock, Dublin, A94R6E5

Proposal: The development will consist/consists of: Retention of the partial change of use of the ground floor of No 59 from a Bakery (Bennett's Shop-Specialist) to residential use (c.16 sqm). Retention of the ground floor rear kitchen extension and permission for amendments to the 'as constructed ground floor extension' to provide a small open yard to the rear for bin storage. Retention of the outdoor terrace at first floor level and permission for amendments to the terrace to provide for the open yard below. Retention of the dormer extension with balcony to the rear at second floor level, built to allow for the lift overrun and provide storage and a laundry room on the second floor. Retention of alterations to the roof from a simple hip to dormer roof by extending the rear slope to ridge level. Permission for amendments to the front roof elevation by replacing a window at roof level with a slate finished vertical section.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103099>

Reg. Ref.: D25A/0596

App Rec'd Date: 30/07/2025

Applicant Name: Samir Shirin

Location: Abbeyvilla, Saintbury Avenue, Killiney, Co. Dublin, A96 F2RK

Proposal: Planning permission is sought for alterations to the existing two-bedroom dwelling. The proposed development will consist of: (i) the construction of a part single-storey, part two-storey extension to the rear and side of the dwelling, including 5 no. rooflights; (ii) alterations to all elevations, including the installation of new box windows to the front and side elevations; (iii) the provision of a new pedestrian entrance and 1 no. car parking space to the front, and new vehicular gates to the side; (iv) internal alterations and all associated site works necessary to facilitate the proposed development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103113>

Reg. Ref.: D25A/0597/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Dundrum Retail GP DAC (Acting on Behalf Of Dundrum Retail Limited Partnership)

Location: Building 9, Unit CSA1.2/ CSA1M.2, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16, D16DX96

Proposal: The development will consist of the subdivision, internal reconfiguration and change of use of the former PMacs pub/ nightclub to create two separate units - CSA 1.2 and CSA 1M.2 – and ancillary signage and all associated site and development works. Level 1 Unit CSA 1.2 (464sqm) will be a licenced restaurant/bar and Unit CSA 1M.2 (469sqm) will be a leisure /entertainment use.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103109>

Reg. Ref.: D25A/0598/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Al Leisure Entertainments Limited

Location: Coolmine House, Murphystown Road, Dublin 18, D18FD88

Proposal: Change Of Use of Coolmine House from Office Space to Coffee Shop including new accessible wc, ventilation flues to food prep areas, a defined foot way with bollards, waste management area, 4 bicycle parking spaces, and all associated external works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103111>

Reg. Ref.: D25A/0599/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Blue Evans & Fiachra O'Shaughnessy

Location: Kanta, 5 Silchester Crescent, Glenageary, Dublin, A96D5K3

Proposal: The proposed development consists of A) The demolition of the existing single storey dwelling house, associated single storey garage building and garden wall inside the site. B) The construction of a part two storey, part single storey dwelling house with associated dormer windows to north elevation and rooflights to east and west elevations. C) The construction of a single storey ancillary, non-habitable garden room. D) The widening of the existing front vehicular entrance. E) The construction of a new courtyard garden wall. F) All associated site development works, associated drainage, landscaping, and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103112>

Reg. Ref.: D25A/0600/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Martin & Ciara Cullen

Location: Rossbeg, 24 Deerpark Road, Mount Merrion, Blackrock, Dublin, A94E0P4

Proposal: The demolition of the existing house, 131.4 sq.m.s, and two existing sheds, 24.6 sq.m.s, the construction of a new house, 372 sq.m.s, two storied to the front and three storied to the rear, alterations to the existing hardstanding, alterations to the existing vehicular entrance and the formation of a separate pedestrian entrance in the front boundary wall, all works to include all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103114>

Reg. Ref.: D25A/0601/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Margaret Ryan

Location: Ardfallen, Cunningham Road, Dalkey, Dublin, A96K802(A 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;

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103115>

Reg. Ref.: D25A/0602

App Rec'd Date: 31/07/2025

Applicant Name: Georgia Watt and Thomas Foster

Location: 7 Eden Road Upper, Glenageary, County Dublin, A96R9D7

Proposal: Planning Permission is sought for the widening of existing pedestrian gateway to form a new vehicular entrance, which requires the removal of a section of the existing front boundary wall and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103129>

Reg. Ref.: D25A/0603/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Bruce Sleeman

Location: 5, Glencairn Walk, The Gallops, Leopardstown, Dublin 18, D18P6K3

Proposal: The development will consist of: the construction of a single storey extension to the rear and side of the existing dwelling; the increase in width of the existing vehicular entrance to 3.5m; hard and soft landscaping and all associated site development works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103121>

Reg. Ref.: D25A/0604/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Max Fox

Location: 44, Grove Avenue, Blackrock, Dublin, A94E300

Proposal: The development will consist of: the increase in width of the existing vehicular entrance to 3.5m; the provision of external insulation to the existing dwelling; the demolition of the existing garage, conservatory, office and kitchen on ground floor level & associated bedroom on first floor level; the construction of a two-storey extension to the side of the dwelling and the construction of a one-storey extension to the rear of the dwelling; removal of an existing window on the rear elevation; hard and soft landscaping and all associated site development works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103123>

Reg. Ref.: D25A/0605/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Beacon Hospital Sandyford Limited

Location: Suite 33, The Mall, Beacon Court, Sandyford Business Park, Dublin 18, D18T9WR

Proposal: Change of use of 75 m2 at ground floor level from medical use to retail use (Pharmacy)

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103128>

Reg. Ref.: D25A/0606/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Maplepond Limited

Location: On lands located at Saint Annes, Dublin Road, Shankill, Dublin 18, D18H9V3
(A Protected Structure)

Proposal: The proposed development will consist of amendments to the permitted residential development Reg. Ref. D23A/0806, which contains an existing residential dwelling known as Saint Anne's (A Protected Structure) as follows:

- a) Reconfiguration of Block C to provide a change from the permitted unit mix of 2-bed and 3-bed units, providing an overall increase of 12 no. residential units to now provide for a total of 28 no. 1 bed units within Block C from the previously permitted 16 no. units, increasing the overall gross floor area of Block C from c. 2065.26 sqm to c.2213.43 sqm.
- b) Alterations to the ground floor of Block C comprising: removal of the previously permitted communal store; removal of the previously permitted bike store; repositioning of the stair core and lift area and the provision of 1 no. additional lift; the provision of a communal room, a plant room, a cleaner store, a lobby, and a universal WC.
- c) The relocation of the previously permitted bin store from the ground floor core of Block C to the north-western side of Block C, the removal of the previously permitted 10 no. visitor bike spaces to the north-western side of Block C, which are to be replaced with 4 no. visitor bike spaces to the north-western side of the revised communal open space area and 4 no. sheltered and secured bike spaces to the north-eastern area of the communal open space area.
- d) An overall decrease in the permitted cargo/bike parking spaces from 62 to 34 no. cargo/bike parking spaces.
- e) Modifications to the communal open space area reducing from c.338sqm to c.182sqm and the provision of 2 no. areas of outdoor gym equipment.
- f) Increase in the size of the public open space area from c.798sqm to c.1157sqm, re-location of the previously permitted natural playground area from the communal open space area to the south-western area of the site, and 2 no. areas of outdoor gym equipment adjacent to the communal open space area.
- g) Overall height to remain as permitted at 3-4 storeys.

h) The remainder of the development permitted under Reg. Ref. D23A/0806 will remain unaltered by way of this planning application and no other works are proposed.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103131>

Reg. Ref.: D25A/0607/WEB

App Rec'd Date: 01/08/2025

Applicant Name: Eilish Hurley

Location: 21, Finsbury Park, Churchtown, Dublin 14, D14YP29

Proposal: Planning permission and retention permission. The former includes the removal of the chimney on the side of the existing dwelling, the relocation of the front entrance door from the front to the side of the front porch, the application of external insulation to the building envelope and the widening of the existing vehicular entrance. The latter includes the enclosure of the originally open front porch. All along with associated landscaping and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103135>

Reg. Ref.: D25A/0608/WEB

App Rec'd Date: 01/08/2025

Applicant Name: Sean Enright

Location: 43, Hainault Road, Foxrock, Dublin, D18N8P0

Proposal: Conversion of existing one and a half storey dwelling to a two storey dwelling, a new entrance portico, the replacement of the existing side garage on the west elevation with a new garage and plant room, a single storey extension across the rear of the property, a remodelled layout, associated site works and widened vehicular accesses.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103139>

Reg. Ref.: D25A/0611

App Rec'd Date: 01/08/2025

Applicant Name: James Oliver

Location: 2 Red House Road, Glencullen, Dublin 18, D18WP11

Proposal: I intend to apply for permission for development at this site. The development will consist of: 1- The conversion of 2 no. attic rooms into 2 no. habitable bedrooms incorporating 2 no. box dormers to front roof of house. 2- Existing ground floor side extension to gable of house to be extended forward to align with front wall of house, allowing for increase in floor area of approx. 8 sq.M. This new part of extension shall incorporate 1 no. new window to front and 1 no. new window to side. 3- Removal of existing septic tank and replaced with new proprietary waste water treatment system to current EPA standards with associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103157>

Reg. Ref.: D25B/0104/WEB

App Rec'd Date: 26/02/2025

Applicant Name: Peter Walsh

Location: The Wood, Ballyedmonduff Road, Stepside, Dublin 18, D18T6R3

Proposal: Refurbishing an existing derelict house and to extend the roofline over the existing conservatory to create a double height to facilitate an attic conversion to provide additional accommodation with dormer windows and roof lights to front, side and rear.

Application Type: Permission

Further Information: Additional Information 31/07/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101648>

Reg. Ref.: D25B/0299/WEB

App Rec'd Date: 29/05/2025

Applicant Name: Zheng Qin & Lifang Zhang

Location: 135, Mulvey Park, Dundrum, Dublin 14, D14XR66

Proposal: The development will consist of the construction of a single-storey porch to the front of the property, demolition of the existing single-storey structures to the rear of the property, the construction of a two-storey storey extension with three rooflights in the main roof all to the rear of the property, the construction of a single-storey gym/office in the rear garden and all associated site works.

Application Type: Permission

Further Information: Additional Information 02/08/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102537>

Reg. Ref.: D25B/0421/WEB

App Rec'd Date: 27/07/2025

Applicant Name: Ren Wang

Location: 14, Harlech Crescent, Ardilea, Dublin 14, D14V221

Proposal: Alterations to existing bungalow to include extension of existing ground floor extension to rear, conversion of existing garage to side, raising the height of the existing roof along with the removal of 2 no. Chimney stacks.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103087>

Reg. Ref.: D25B/0422/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Lisa Brown

Location: 268, Pearse Avenue, Thomastown, Sallynoggin, Co. Dublin, A96 X954

Proposal: The development will consist of the construction of a single-storey extension to the front, a single storey extension to the rear, and a rear dormer roof extension, with all associated and ancillary site works, including removal of existing single storey garden shed.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103088>

Reg. Ref.: D25B/0423/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Cyril Galbraith

Location: 14, Southdene, Monkstown Valley, Monkstown, Dublin, A94K2W5

Proposal: Erect a single storey extension to the side and rear of my existing dwelling house and to carry out associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103091>

Reg. Ref.: D25B/0424/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Richard O'Toole & Sinead Ryan

Location: Mardepor, Corke Abbey Avenue, Bray, Dublin, A98V258

Proposal: The development will consist of a new single storey porch extension to the front, a new single storey extension to the rear, a new two storey extension with flat roof to the side, change to the existing hip roof to create a gable to facilitate a new attic conversion with rear facing dormer window, a new rooflight to the rear roof slope, internal alterations and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103093>

Reg. Ref.: D25B/0425/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Rachel McGrath and Declan O'Keefe

Location: 58, South Park, Foxrock, Dublin 18, D18HK24

Proposal: Permission for the construction of a ground floor single storey rear extension (20m²) and a first floor, second storey, front, side and rear extension (35m²) with the adaptation and extension to the main roof of the dwelling house.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103096>

Reg. Ref.: D25B/0426/WEB

App Rec'd Date: 28/07/2025

Applicant Name: Mispen Ltd

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

Proposal: Infill of existing ground floor carport, first floor rear northwest corner extension and remodelled layout.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103097>

Reg. Ref.: D25B/0427

App Rec'd Date: 28/07/2025

Applicant Name: Zhihao Weng

Location: 19, Willow Road, Dundrum, Dublin 16, D16YT71

Proposal: 1: New single storey extension to the front and the rear of the dwelling. 2: Conversion of existing single storey side garage to habitable accommodation, raising the roof of the garage and all associated site works. 3: Conversion of attic to useable storage space, placement of 3 new velux windows in roof to front, 1 new dormer window structure containing 2 windows, and 1 new velux window in roof to rear, and removal of hip section of main roof and building up gable wall to form a dutch hip.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103101>

Reg. Ref.: D25B/0428/WEB

App Rec'd Date: 29/07/2025

Applicant Name: Aisling Fitzpatrick

Location: 61, Stonebridge Court, Shankill, Dublin 18, D18X0K6

Proposal: Single-storey, flat-roof extension to the side and rear of existing dwelling, including two rooflights and a front-facing window, along with the repositioning of the electricity meter box to the front and side.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103105>

Reg. Ref.: D25B/0429/WEB

App Rec'd Date: 29/07/2025

Applicant Name: Cyril Galbraith

Location: 14, Southdene, Monkstown Valley, Monkstown, Blackrock, Dublin, A94K2W5

Proposal: Erect a single storey extension to the side and rear of existing dwelling house and to carry out associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103104>

Reg. Ref.: D25B/0430/WEB

App Rec'd Date: 30/07/2025

Applicant Name: Padraig Cliona McKeever

Location: 45, Tudor Lawns, Leopardstown Road, Foxrock, Dublin 18, D18V6K7

Proposal: Permission is sought for single storey rear extension, 2 storey side extension with extension of existing roof line over, alterations to the front entrance, velux type of windows to the front and side roof, dormer type of window to the rear roof, some internal alterations and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103110>

Reg. Ref.: D25B/0431/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Teresa & Kevin Fox

Location: 20, Sky View House, Vico Rock, Sorrento Road, 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/103116>

Reg. Ref.: D25B/0432/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Sara Harrison and Stephen Monahan

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

Proposal: Permission is sought for extension, conversion and alteration works to the ground and first floor consisting of a single storey flat roof extension with rooflights to the front, side and rear of the ground floor, which includes the conversion of existing garage area to the side; 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, alterations and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103117>

Reg. Ref.: D25B/0433/WEB

App Rec'd Date: 31/07/2025

Applicant Name: Katie MacHugh

Location: 33, Vale View Avenue, Cabinteely, Dublin 18, D18F2V0

Proposal: Planning Permission for single storey garage conversion to side, extension to align with front line of porch, modification of roof to a traditional gable roof profile all to create Utility, WC, Bedroom office all with associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103120>

Reg. Ref.: D25B/0434/WEB

App Rec'd Date: 01/08/2025

Applicant Name: Tara Gorby & Colin Kavanagh

Location: 50, Richmond Park, Monkstown, Blackrock, Dublin, A94C3N8

Proposal: The development will consist of extension to rear of property, small double French doors at first floor of rear of property and retention of garage/office/gym at rear of property previously granted permission under reference number D23B/0191. Also, permission is being sought for balcony railing at French doors at rear first floor of property.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103132>

Reg. Ref.: D25B/0435/WEB

App Rec'd Date: 01/08/2025

Applicant Name: Susannah & Aidan Farrell

Location: 26, Glenvar Park, Mount Merrion Avenue, Blackrock, Dublin, A94V8F2

Proposal: Proposed new garden recreation room, incorporating home office and gymnasium to rear garden and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103137>

Reg. Ref.: D25B/0436/WEB

App Rec'd Date: 01/08/2025

Applicant Name: Eilish Hurley

Location: 21, Finsbury Park, Churchtown, Dublin 14, D14YP29

Proposal: Planning Permission to include construction of an attic dormer to the rear elevation and the addition of a new rooflight to the front elevation, along with associated landscaping and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103142>

Reg. Ref.: D25B/0443

App Rec'd Date: 01/08/2025

Applicant Name: William Ronayne

Location: 4, Moreen Walk, Sandyford, Dublin, D16T8K1

Proposal: First floor extension over existing extension to the rear. Internal alterations and all associated site works to existing dwelling house.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103159>

Reg. Ref.: PAC/LRD2/006/25

App Rec'd Date: 31/07/2025

Applicant Name: 1 Wyckham Land Limited

Location: Marmalade Lane, Wyckham Avenue, Dundrum, Dublin 16

Proposal: The Large Scale Residential Development will comprise an amendment to the permitted Strategic Housing Development Reg Ref ABP-312170-21. The amendment proposed will replace Block E in the south-west corner of the site (comprising a total of 68 no. units) with 8 no. semi-detached 2 storey houses at this site at “Marmalade Lane”, Wyckham Avenue, Dundrum, Dublin 16.

The site includes lands formerly owned by the Gort Muire Carmelite Centre and is located adjacent to Protected Structures (RPS No. 1453). All other aspects of the permitted will remain unchanged including the Resident Support Facilities, Services and Amenities along with a creche and café. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement, undercroft and surface levels. Vehicular/pedestrian/cyclist accesses including from Wyckham Avenue and include improvement works to the existing Carmelite Centre access road and entrance. Pedestrian and cycle access will also be provided to Ballawley Park, Wesley Heights and Greenmount Lane. All associated site development works, roof gardens, plant areas, waste management areas, and services provision (including ESB substations) will remain as permitted.

Application Type: Pre-Planning LRD Application

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 31 2025

DATED 27/07/2025 TO 02/08/2025

PLANNING DECISIONS FOR WEEK 31 2025

DATED 27/07/2025 TO 02/08/2025

- **Total Applications Decided = 52**
- Request Additional Information = 5
- Declare Application Invalid = 4
- Grant Permission = 31
- Refuse Permission = 5
- Grant Permission For Retention = 4
- Clarification Of Further Information = 1
- Refuse Permission For Retention = 1
- Declare Invalid (Site Notice) = 1

Reg. Ref.: D24A/0558/WEB

Decision: Clarification Of Further Information

Decision Date: 31/07/2025

Applicant Name: Pathway Homes Ltd.

Location: Blackglen Road, Sandyford, Co Dublin

Proposal: We, Pathway Homes Ltd. intend to apply for planning permission for a proposed residential development of 31 no. units located at the Blackglen Road (R113), Sandyford, Co. Dublin. The proposed development will consist of:

i) Construction of 31 no. residential units consisting of:

A) Block A (23 no. apartments) over 4 storeys comprising of: i. 6 no. 3 bed apartment units, ii. 16 no. 2 bed apartment units, iii. 1 no. 1 bed apartment unit, iv. External roof deck of 180m² for communal open space (Block A), v. Green Roof of 214m² at third-

floor level and Green Roof of 231m² at roof level.

B) Block B (8 no. duplex units) over 3 storeys comprising of: i. 4 no. 2 bed apartment units, ii. 4 no. 3 bed apartment units, iii. External staircase from ground to first-floor level at North Elevation, iv. Private open space external terrace/balcony area at lower-ground level and second-floor level.

ii) Demolition of the 1 no. existing residential unit and ancillary garage on site (floor area approx. 239sq.m).

iii) Provision of 33 no. car parking spaces comprised of: a. 24 no. standard car parking spaces, b. 2 no. accessible car parking spaces, c. 7 no. EV parking spaces, d. 3 no. motorcycle spaces.

iv) Provision of 2no. internal bicycle storage areas providing a total of 80 no. long stay bicycle parking, spaces, with an additional 14 no. short stay spaces located throughout the site.

v) Provision of upgraded vehicular and pedestrian access to the application site from the Blackglen Road R113, road, utilising the existing site entrance at the South-East of the site.

vi) Provision of a new internal access road and footpaths.

vii) Provision of Bin Storage Area (15sq.m).

viii) Provision of 2 no. attenuation tanks.

ix) Hard and soft landscaping including shared communal and private open space, drainage infrastructure, public lighting, footpath connections and signage.

x) All other associated and ancillary development and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99687>

Reg. Ref.: D24B/0365/WEB

Decision: Grant Permission For Retention

Decision Date: 30/07/2025

Applicant Name: Audrey & Enda Ryan

Location: 38 Avoca Avenue, Blackrock, Co Dublin, A94 DW72

Proposal: Retention planning permission for an Air-to-Water Heat Pump external unit in the front garden of the property.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99868>

Reg. Ref.: D25A/0231

Decision: Grant Permission

Decision Date: 31/07/2025

Applicant Name: Ms. Hui Hao

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

Proposal: Planning Permission for a box dormer to the rear of the existing semi-detached two storey, three bedroomed house to provide a converted attic and one number velux type roof light to light the stairwell. Modifications to the existing house, rejig the ground floor layout, rewire, replumb, new double glazed windows, installation of new heatpump heating system and alterations to the existing pedestrian and vehicular access off The Walk & The Rise to provide additional off street parking. Retention Permission is sought to retain the relocated bathroom window from the side of the existing house to the rear of the existing house and all ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101911>

Reg. Ref.: D25A/0438/WEB

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Pat O'Connor

Location: 1, Grange Wood, Rathfarnham, Dublin 16, D16NP99

Proposal: Modifications to previous planning permission D22A/0981 for a proposed new 170 SqM (previously 168 SqM) three-bedroom two storey detached dwelling house with single storey rear elements one off street car parking space to the front and sharing an existing vehicular entrance, all in the corner side garden of the existing two storey detached dwelling house, with all associated site works and landscaping

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102583>

Reg. Ref.: D25A/0442/WEB

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Miriam King and Jason Lynch

Location: Duinin, 7 Woodley Park, Lower Kilmacud Road, Dublin 14, D14AX95

Proposal: The development will consist of:

1) Permission for the widening of existing vehicular entrance from 3.07 metres to 3.97 metres; 2) Permission to externally insulate the front and rear elevations of the existing dwelling with External Wall Insulation (EWI) and to replace all existing windows with new triple-glazed units; 3) Permission for the demolition of existing rear conservatory and chimney to the west, and the construction of: a) A new two-storey side extension with pitched roof; b) A new single-storey rear extension with flat roof; and c) Re-purposing of existing garage door into a new domestic access door and matching window.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102591>

Reg. Ref.: D25A/0443/WEB

Decision: Request Additional Information

Decision Date: 28/07/2025

Applicant Name: Thomas Redmond

Location: 23, Woodley Park, Lower Kilmacud Road, Dublin 14, D14V046

Proposal: The development will consist of (1) Demolition of existing shed in rear garden (2) Construction of a new 118 sqm, two storey detached house in garden of existing house – including a flat and pitched roof with 6 No. rooflights (3) Addition of new 2m high fence boundary to divide garden along existing treeline (4) Construction of a single storey storage shed with flat roof (5) Alterations to existing pedestrian entrance gate to recess the gate, including angled walls (6) Including all associated ancillary site works and new service/ drainage connection works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102590>

Reg. Ref.: D25A/0449/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Ren Shu

Location: A c.0223 Ha site comprising the property known as 'Greenan', Golf Lane, Carrickmines, Dublin 18, D18 P3C2

Proposal: The development will principally consist of: the demolition of the existing part 1 No. to part 2 No. storey vacant dwelling (c. 191 sq m); and the construction of a part 3 No. to part 5 No. storey apartment block (2,372 sq m), comprising 26 No. units (13 No. 1-bed units and 13 No. 2-bed units), with a connected single storey podium.

The development will also include: the realignment and modification of the existing site entrance; a new pedestrian / cyclist entrance to the site along the north-western boundary; 12 No. car parking spaces (including 1 No. accessible space); bicycle parking; bin store; ancillary storage space; balconies and terraces facing all directions; communal landscaped podium at first floor level and communal roof garden at third floor level; plant; green roof; photovoltaic panels; gates; boundary treatments; hard and soft landscaping; and all other associated site works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102629>

Reg. Ref.: D25A/0452

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Luke O'Brien & Sally Ann Dalton

Location: 37, Oaktree Road, Stillorgan, Co. Dublin, (A94CX92)

Proposal: Planning Permission sought for two extensions to the rear. Conversion of attic space with dormer type flat roofs to front and rear. Widening of vehicular access to front and all associated site works to existing dwelling house.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102630>

Reg. Ref.: D25A/0455/WEB

Decision: Grant Permission

Decision Date: 29/07/2025

Applicant Name: Nesta Limited

Location: Unit 2/3, Burton Hall Park, Burton Hall Road, Sandyford Business Park, Dublin 18, D18W860

Proposal: The development will consist of:

- (1) The removal of internal storage lockers at ground floor level and at the existing mezzanine level.
- (2) The removal of the existing mezzanine level [c.270 sq.m. GFA].
- (3) The installation of a new free-standing mezzanine level [c.1,115sq.m. GFA] with associated stairwells and lift shaft.
- (4) Reconfiguration of the car park layout to the west of the unit to accommodate 1 no. accessible space and 4 no. electric vehicle (EV) charging spaces, resulting in a net decrease of 4 no. car parking spaces in the overall site.
- (5) Provision of 2 no. short stay bicycle spaces and 2 no. long stay secure sheltered bicycle spaces located to the west of the unit.
- (6) All associated site development and services work on a site of c.0.46ha.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102631>

Reg. Ref.: D25A/0456/WEB

Decision: Refuse Permission

Decision Date: 29/07/2025

Applicant Name: Ruslan and Antonia Sandulescu

Location: 42, Joyce Avenue, Foxrock, Dublin 18, D18N2E4

Proposal: Planning permission for partial demolition, modification and extension of existing 3-bedroom, 160sqm, two-storey dormer style detached dwelling to provide a 326sqm, 4-bedroom, two-storey pitched roofed dwelling. The proposed development includes: (a) demolition of existing rear boiler house & side garage; (b) construction of two-storey extension to the side and rear (with part single-storey flat-roof extension to rear); (c) construction of new two-storey front porch with pitched roof; (d) addition of new bay window to front elevation; (e) removal of existing dormer roof and construction of full first-floor with a new hipped roof; (f) internal modifications at ground and first floor

together with the provision of new 38sqm attic storage space with skylights; g) widening of vehicular entrance; and all associated site works, services, landscaping and boundary treatments.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102636>

Reg. Ref.: D25A/0458/WEB

Decision: Request Additional Information

Decision Date: 31/07/2025

Applicant Name: Sandra McCabe

Location: Lands to the rear of 14 Wayside Cottages, Kilternan, Co. Dublin, D18KP89

Proposal: 1) New one-bedroom single storey dwelling of 56.2sqm; 2) All necessary ancillary works required to facilitate this development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102640>

Reg. Ref.: D25A/0460/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Qianqian Li

Location: Foxrock Villa, Torquay Road, Foxrock, Dublin 18, D18V3Y1

Proposal: Retention of development consisting of a home office extension to ancillary building.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102653>

Reg. Ref.: D25A/0461/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Ignacio Cabeza & Martina Markowicz Ripoll

Location: 17, Corbawn Avenue, Shankill, Dublin 18, D18H5T3

Proposal: A new single storey rear extension, with flat roof and balcony. Partially convert garage and raise the walls and roof of garage. Convert attic to habitable area comprising of 3 bedrooms, bathroom, storage area and study room, with dormer roof, new roof windows to existing roof. New windows to front, side and rear elevations, extend the vehicular entrance to 3.5 metres wide and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102650>

Reg. Ref.: D25A/0462/WEB

Decision: Request Additional Information

Decision Date: 01/08/2025

Applicant Name: Manna Drones Ltd.

Location: Lands at the existing car park site to the rear of Main Street, (Nos. 8, 11, 15/15A, 16/17 and Former Mulvey's Hardware premises), and rear of Holy Cross Church and Parochial House, Main Street, Dundrum, Dublin 14

Proposal: The development will consist of an aerial delivery hub consisting of 1 no. single storey storage and ancillary office cabin container, boundary treatments in the form of perimeter fencing, and all associated site works necessary to facilitate the development. Planning permission is being sought for a temporary period of 5 years.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102655>

Reg. Ref.: D25A/0463/WEB

Decision: Refuse Permission

Decision Date: 01/08/2025

Applicant Name: James & Sarah Ferris

Location: Kildara, 44A Foster's Avenue, Mount Merrion, Blackrock, Dublin, A94W963

Proposal: New 2 storey extension to side, single storey extension to rear, conversion of attic area, with dormer window to front, re-location of vehicular access (south-east on North Avenue) internal modifications and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102661>

Reg. Ref.: D25A/0464/WEB

Decision: Request Additional Information

Decision Date: 30/07/2025

Applicant Name: FTSl Ireland Lux Propco I Sarl, C/O M.D. Living

Location: The Joinery, Dun Laoghaire Industrial Estate, Pottery Road, Dun Laoghaire, Co. Dublin

Proposal: Development comprising change of use of the areas designated for use as a multi-media room; a residents lounge; a community function room; a lobby, a store and a manager's office on the ground floor of the 'Build to Rent' development authorised by the grant of permission by An Bord Pleanála for Ref No: PL06D 305629 (Dún Laoghaire Rathdown County Council Register Reference No: D19A/0181) to 2no. three bedroomed apartments (Apartments 1 and 2) for rental; the change of use of a limited area of the communal open space serving the 'Build to Rent' development, to private open amenity space serving proposed apartment 2, and the undertaking of the necessary modifications to the layout of the subject areas, including the communal open space, and the north eastern elevation of proposed apartment 2.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102659>

Reg. Ref.: D25A/0465/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Aidan Cronnelly

Location: Spar, Former Montrose Hotel, Stillorgan Road, Dublin 4, D04N8C8

Proposal: Beer, wine, spirits retail off licence subsidiary to main retail use.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102665>

Reg. Ref.: D25A/0466/WEB

Decision: Refuse Permission

Decision Date: 01/08/2025

Applicant Name: Joe Hogan & Michelle Deignan

Location: 68, Thornhill Road, Mount Merrion, Lower Kilmacud Road, Co. Dublin

Proposal: Alterations to previously granted planning application reg/ref: D24A/0932/WEB to include attic dormer with window to the rear and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102662>

Reg. Ref.: D25A/0468/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Zonghuang Wang, Bixia Lin, Guixing Lin and Lixia Chen

Location: No. 94 George's Street Upper, Dun Laoghaire, Co. Dublin, A96V2V5 (a Protected Structure)

Proposal: Planning permission is sought for change of use from medical and related consultancy back to original 3 storey terrace private residential dwelling. The works will consist of internal alterations to existing layout with new partition walls along with all associated landscaping and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102667>

Reg. Ref.: D25A/0469/WEB

Decision: Grant Permission

Decision Date: 01/08/2025

Applicant Name: Dominique Yong

Location: 14, Oakley Park, Blackrock, County Dublin, A94D6P8

Proposal: The development will consist of: The demolition of existing playroom and kitchen extension structures and garden shed, the addition of a seating area extension to the kitchen / dining room, removal of a chimney structure within the breakfast room and bedroom above, replacement front porch, alteration to the garage to provide an access route to the rear garden and an ensuite bedroom within the remaining space, new windows throughout, and widening of the front gated entrance.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102669>

Reg. Ref.: D25A/0472/WEB

Decision: Grant Permission For Retention

Decision Date: 31/07/2025

Applicant Name: Keith Butler

Location: 337, Pearse Drive, Sallynoggin, Dublin, A96KP73

Proposal: Retention Permission for the development of: (A) an existing rear-facing dormer structure, (B) an existing front-facing rooflight at attic level, and (C) an existing vehicular entrance with 2no. pillars.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102679>

Reg. Ref.: D25A/0474/WEB

Decision: Grant Permission

Decision Date: 01/08/2025

Applicant Name: Tony & Helen Killarney

Location: 1, Bayswater Terrace, Breffni Road, Sandycove, Dublin, A96EC91 (A Protected Structure)

Proposal: Conversion of a house of 4 dwelling units into a house of 2 dwelling units. Modifications to external openings at lower ground level and to rear return on 3 levels. Demolition and rebuilding of conservatory at first floor landing level. Re-rendering of rear (north) façade. Alteration to front basement area to provide enlarged terrace at lower ground level with new access steps, existing plinth and railings relocated. Demolition of store rooms with roof terrace to rear and replacement with new store/work room and roof terrace. Repair work to roof, parapets and chimneys and ceiling insulation. Installation of solar panels on roof. Provision of roof access deck with access stair (demolition required). Re-organisation of internal layout throughout, including en-suites (demolitions required, repair and re-decoration). Internal Insulating of south and west external walls. Installation of secondary glazing necessitating the relocation of shutter boxes. Floor upgrades for fire, sound, thermal. Relocation of fireplaces. New services throughout. Temporary removal of gate post for duration of build. All associated ancillary works. 1

Bayswater Terrace is a Protected Structure.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102680>

Reg. Ref.: D25A/0476/WEB

Decision: Grant Permission

Decision Date: 01/08/2025

Applicant Name: Kari Christiansen & Fergus MacCarthy

Location: Kilcorrin, 61 Wynberg Park, Blackrock, Dublin, A94W6D5

Proposal: Works to a single family dwelling house. Including a front single storey extension, conversion of existing garage, first floor extension over existing garage, demolition of existing concrete garden sheds. Rear single storey full width L-shaped extension, replacement windows & alterations to selected existing window opes, external insulation & widening of front vehicular entrance. Maintain connection to public sewerage & surface water and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102687>

Reg. Ref.: D25A/0478/WEB

Decision: Grant Permission For Retention

Decision Date: 31/07/2025

Applicant Name: Visdon Limited

Location: Love Lane (also known as Blind Lane), Upper Dargle Road, Bray, Co. Dublin

Proposal: The development comprises Retention of temporary ground investigation works and including temporary hardcore platform and storage on site of excavated material.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102684>

Reg. Ref.: D25A/0481/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: RSA Insurance DAC

Location: R. S. A. Insurance Ireland Limited, Rsa House, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16, D16FC92

Proposal: The development will consist of building mounted signage over the Block 3 main entrance and 2no. wall mounted high level signage to the southeastern and northeastern elevations of Block 3 to replace 3no. existing signs at the same locations.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102699>

Reg. Ref.: D25A/0549/WEB

Decision: Declare Invalid (Site Notice)

Decision Date: 28/07/2025

Applicant Name: Evan McLaughlin

Location: Corner of Hawthorn Manor and Newtown Park, Blackrock, Co Dublin

Proposal: The development will consist of the removal of the timber post and rail fence and the erection of a new two-storey pitched roof dwelling with balcony, a new garden wall/fence, the lowering of the existing block wall facing Newtown Park and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102929>

Reg. Ref.: D25A/0595/WEB

Decision: Declare Application Invalid

Decision Date: 29/07/2025

Applicant Name: Michael Mc Weeney

Location: 59, Main Street, Blackrock, Dublin, A94R6E5

Proposal: The development will consist/consists of: Retention of the partial change of use of the ground floor of No 59 from a Bakery (Bennett's Shop-Specialist) to residential use (c.16 sqm). Retention of the ground floor rear kitchen extension and permission for amendments to the 'as constructed ground floor extension' to provide a small open yard to the rear for bin storage. Retention of the outdoor terrace at first floor level and permission for amendments to the terrace to provide for the open yard below. Retention of the dormer extension with balcony to the rear at second floor level, built to allow for the lift overrun and provide storage and a laundry room on the second floor. Retention of alterations to the roof from a simple hip to dormer roof by extending the rear slope to ridge level. Permission for amendments to the front roof elevation by replacing a window at roof level with a slate finished vertical section.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103099>

Reg. Ref.: D25B/0312/WEB

Decision: Grant Permission

Decision Date: 29/07/2025

Applicant Name: Brian & Erica Magee

Location: 34, Belarmine Grove, Kilgobbin, Dublin 18, D18PY74

Proposal: Planning permission for an attic conversion with dormer to front roof and dormer to rear roof to create an additional habitable bedroom. Proposal for a single storey extension to rear of existing house all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102573>

Reg. Ref.: D25B/0314

Decision: Refuse Permission

Decision Date: 28/07/2025

Applicant Name: Peter Mathews and Kathryn Shaw

Location: 40, Wilson Road, Mount Merrion, Co. Dublin, A94 H2Y9

Proposal: We intend to apply for planning permission for an extension, refurbishment and and attic conversion. The development will consist of the partial demolition of external walls to the rear and the partial demolition of the existing hipped roof to the rear of the property. We intend to erect (a) a double storey extension to the rear of the property (b) reroof part of the existing house, (c) add dormers to both sides of the roof, and (d) internal reorganisation.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102597>

Reg. Ref.: D25B/0318/WEB

Decision: Refuse Permission

Decision Date: 28/07/2025

Applicant Name: Maeve and Edward Kennedy

Location: 26A, Lower Kilmacud Road, Stillorgan, Dublin, A94YP77

Proposal: Proposed alterations to the existing roof profile including the raising of the existing ridge level, the removal of the existing hipped portion of the roof with the creation of a gable wall to the side elevation and the introduction of roof lights to the front, along with the construction of a new dormer roof space to the rear of the property.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102593>

Reg. Ref.: D25B/0320/WEB

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Vincent O Neill

Location: 13, Henley Park, Churchtown Upper, Dublin 14, D14CD53

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof window to front all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102602>

Reg. Ref.: D25B/0321/WEB

Decision: Grant Permission

Decision Date: 29/07/2025

Applicant Name: Cathleen Leggett & Richard Greene

Location: 9, Glencairn Road, The Gallops, Murphystown Way, Dublin 18, D18E8W7

Proposal: Planning permission to raise roof and ridge level of the existing converted garage to side to convert roof with provision to include dormer to front creating additional bedroom at first floor all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102614>

Reg. Ref.: D25B/0322/WEB

Decision: Request Additional Information

Decision Date: 30/07/2025

Applicant Name: David Agar

Location: Curraheen, Golf Lane, Torquay Road, Foxrock, Dublin 18, D18F9X4

Proposal: Full Planning Permission sought for refurbishment of the existing detached dwelling (231.49 Sq.m) comprising removal of the roof, and the construction of a single storey extension (144 Sq.m) to the side and rear and a first floor extension (85 sq.m) to the side to form a flat roofed two storey detached dwelling house (458 Sq.m), landscaping and all ancillary and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102618>

Reg. Ref.: D25B/0324/WEB

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Tom Williamson

Location: 19, Clonard Park, Dundrum, Dublin 16, D16FD62

Proposal: Planning permission is sought for the proposed development of Extensions and alterations to existing dwelling to include new single storey extension to front, conversion of existing garage with new roofs lights, new single storey extension to the rear with rooflights and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102626>

Reg. Ref.: D25B/0328/WEB

Decision: Refuse Permission For Retention

Decision Date: 01/08/2025

Applicant Name: Denis & Cristina Saracuta

Location: 1A, Willow Avenue, Druid Valley, Cherrywood, Dublin 18, D18TW6N

Proposal: The retention of garden shed and updated ground levels to rear of site.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102638>

Reg. Ref.: D25B/0330/WEB

Decision: Grant Permission

Decision Date: 31/07/2025

Applicant Name: Martina Sheehan & Dermot Early

Location: 8, Cotter Close, Belmont Drive, Sandyford, Dublin 18, D18CX4N

Proposal: Proposed attic conversion, dormer to rear and rooflight to front of existing dwelling, internal alterations, windows to ground floor side gable all associate site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102642>

Reg. Ref.: D25B/0332/WEB

Decision: Grant Permission

Decision Date: 01/08/2025

Applicant Name: Susan Fitzpatrick

Location: 50, Cherrygarth, Mount Merrion, Co. Dublin, A94H3A8

Proposal: Alterations and extension to existing house to include (a) demolition of existing rear extension and rear sheds; (b) construction of single story flat roof extension to rear with roof lights and projecting canopy; (c) single story extension to front with pitched roof and bay window; (d) conversion of attic with rear dormer and Velux type windows to front rear and side, all with associated internal alterations, drainage, external works and bin enclosure to front.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102654>

Reg. Ref.: D25B/0333/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Nicola Boyle & Michael Concannon

Location: 32, Kill Abbey, Kill O'the Grange, Blackrock, Dublin, A94F7P8

Proposal: Development consisting of a new bedroom extension to the side at first floor level including a new window to the side elevation at first floor level along with ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102652>

Reg. Ref.: D25B/0334/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Elizabeth Callaghan

Location: Highgrove, 5 Rathmichael Haven, Shankill, Dublin 18, D18W827

Proposal: The development will consist of: the demolition of 2 no. single-storey extensions to the south-east and south west elevations. the reconfiguration of the internal layout and a new entrance door to the north-east elevation. The total area of demolition approx 47 sqm. The construction of a 34.5sqm single-storey south east side extension and 32sqm single-storey rear extension to the south west elevation. Work includes landscaping and all supporting works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102660>

Reg. Ref.: D25B/0335/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Jonothan & Jennifer McMahon

Location: 29, Churchview Drive, Killiney, Dublin, A96P034

Proposal: Full planning permission for the following to the existing two storey fully serviced detached house with single storey flat roof side & rear section. Full planning permission is sought to demolish the rear wall and extension of house and extend the existing ground floor to the rear with a single storey mono-pitched roof extension with roof light over, remodel the ground floor to allow new design layout. Maintain connection to public sewerage and surface water and all ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102657>

Reg. Ref.: D25B/0336/WEB

Decision: Grant Permission

Decision Date: 28/07/2025

Applicant Name: Oisín and Laura Heavey

Location: 27, Foxrock Court, Foxrock, Dublin 18, D18W7C0

Proposal: Planning permission for attic conversion with dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with gable window to side, roof window to front, removal of chimney and all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102658>

Reg. Ref.: D25B/0338/WEB

Decision: Grant Permission For Retention

Decision Date: 31/07/2025

Applicant Name: Catherine Doherty

Location: 38, Carysfort Downs, Carysfort Avenue, Blackrock, Dublin, A94C6C6

Proposal: The development will consist/ consists of : 1) Retention permission sought to retain the works including the reduction of Roof Level; 2) Change of pitched roof to hipped roof of three storey extension to the rear; 3) Change in location of dormers to the front and rear; 4) Relocation of rooflight to the rear; 5) Omission of side rooflight; 6) Internal alterations, amendments to all elevations and all associated site works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102673>

Reg. Ref.: D25B/0339/WEB

Decision: Grant Permission

Decision Date: 31/07/2025

Applicant Name: John Maybury

Location: Amici, Ardeevin Road, Dalkey, Dublin, A96NWN2

Proposal: The construction of a detached, single storey flat roof, home office and garage (40sqm total) with screened terrace over, to the front of the existing dwelling and all ancillary works necessary to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102675>

Reg. Ref.: D25B/0341

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: Brendan & Linda Walsh

Location: 64, Foster Avenue, Mount Merrion, Blackrock, Dublin, A94E338

Proposal: A single storey games room shed.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102690>

Reg. Ref.: D25B/0343/WEB

Decision: Grant Permission

Decision Date: 30/07/2025

Applicant Name: David Strong

Location: 30, Ardagh Drive, Blackrock, Dublin, A94T9X7

Proposal: The development will consist of works to existing single storey dwelling to (i) alter and extend ground floor to the side and rear, (ii) provide new first floor bedroom extension to include all associated demolition, alterations and siteworks.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102693>

Reg. Ref.: D25B/0345/WEB

Decision: Grant Permission

Decision Date: 31/07/2025

Applicant Name: Stephen & Carolyn Kavanagh

Location: 69, Bayview Drive, Killiney, Dublin, A96PT88

Proposal: Demolish the single storey sunroom at the rear of the existing house & for construction of a 2 storey extension to the side, ground floor flat roof extension to the rear, a ground floor porch extension to the front & attic conversion with 2 No. dormer windows to the rear along with a roof light to the front & all associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102701>

Reg. Ref.: D25B/0349/WEB

Decision: Grant Permission

Decision Date: 31/07/2025

Applicant Name: Jo Ann Connolly

Location: 43, Dalkey Park, Dalkey, Dublin, A96WF38

Proposal: Planning Permission for attic conversion with hip to gable roof and dormers to front and rear to create main bedroom, bathroom and storage room, roof window to front and rear roof all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102721>

Reg. Ref.: D25B/0417/WEB

Decision: Declare Application Invalid

Decision Date: 28/07/2025

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>

Reg. Ref.: D25B/0423/WEB

Decision: Declare Application Invalid

Decision Date: 29/07/2025

Applicant Name: Cyril Galbraith

Location: 14, Southdene, Monkstown Valley, Monkstown, Dublin, A94K2W5

Proposal: Erect a single storey extension to the side and rear of my existing dwelling house and to carry out associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103091>

Reg. Ref.: D25B/0433/WEB

Decision: Declare Application Invalid

Decision Date: 01/08/2025

Applicant Name: Katie MacHugh

Location: 33, Vale View Avenue, Cabinteely, Dublin 18, D18F2V0

Proposal: Planning Permission for single storey garage conversion to side, extension to align with front line of porch , modification of roof to a traditional gable roof profile all to create Utility ,WC, Bedroom office all with associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103120>

Reg. Ref.: DZ25A/0485/WEB

Decision: Grant Permission

Decision Date: 01/08/2025

Applicant Name: Independent Site Management Limited

Location: Block A1, Tully Buildings, Cherrywood, Dublin 18

Proposal: The proposed development will consist of the installation of 24 no. telecommunications antennas mounted on the building's façade, together with 9 no. dishes, 3 no. equipment cabinets, and all associated equipment, to be located on the building's facade and rooftop. The development will provide high speed wireless data and broadband services for all 3 of Irelands mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. This application relates to part of the lands within Cherrywood Strategic Development Zone.

Application Type: Permission (SDZ)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102731>

Reg. Ref.: LRD25A/0301/WEB

Decision: Grant Permission

Decision Date: 29/07/2025

Applicant Name: Expert Eye Property Company Limited

Location: Lands forming part of development generally known as Rockbrook located at the junction of Blackthorn Drive and Carmanhall Road,, Rockbrook Estate, Sandyford Business District, Dublin 18

Proposal: The development will comprise amendments to the permitted development as per Strategic Housing Development (SHD) permission 304405-19 as amended by large-scale residential development permission LRD23A/0557, as further amended by large-scale residential development permission LRD24A/0352/WEB and which is extended under Extension of Duration permission ABP30440519/E which comprises 428no. apartments, a creche, 4no. local/neighbourhood retail units and associated site works.

The proposed development incorporates the following amendments:

(A) Amendments to the ground floor layout in Block 1 which provided for 4no. retail units, a concierge area Tenant Amenity Space and Communal Co-Working Space to provide for a Health Studio comprising 663sq.metres with associated facilities that will include for a reception area, café, a retail space, members lounge and a Medical Suite which will provide a health screening clinic. A co-working area (26sq.metres), residential concierge area (58sq. metres) are also to be provided at ground level along with a retail unit (83sq. metres). Associated façade changes are also proposed to the ground level of Block 1 as part of the provision of the Health Studio.

(B) Amendments to basement floor level -1 consisting of a new core (stairs and lift), the provision of 24no. car spaces and 2no. motorcycle spaces to serve the proposed Health Studio and Gym. Associated reconfiguration of parking spaces will also include a reduction in parking spaces for the Creche from 15no. spaces to 7no. spaces along with provision of an additional 3no. parking spaces from the parent permission 304405-19.

(C) Amendments to basement floor level -2 consisting of a new core (stairs and lift), the removal of 88no. car parking spaces and provision of 2045sq.metres as part of the Health Studio and Gym that will incorporate a pool, changing facilities, fitness studio, wellness/treatment rooms and associated floor areas.

(D) Amendments to basement floor level -3 consisting of a new core (stairs and lift), the

removal of 20no. car parking spaces and the provision of 1611sq.metres as part of the Health Studio and Gym along with provision of associated plant rooms and laundry room and associated floor areas.

(E) Amendments to 6no. 2bed duplex apartments in Block 2.

(F) Amendments to the site layout with reconfiguration of public open space and communal spaces along with provision of bicycle storage spaces and vents at ground level along with reconfiguration of the communal spaces at roof garden level.

(G) Amendments to elevations of blocks consisting of (i) amendments to parapet levels; (ii) amendments to external walkway to provide level access to roof terraces, (iii) fenestration amendments; (iv) louvre vent amendments and (v) railing amendments.

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102119>

END OF PLANNING DECISIONS FOR WEEK 31 2025

DATED 27/07/2025 TO 02/08/2025

**APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR WEEK 31
2025**

DATED 27/07/2025 TO 02/08/2025

- Total Appeals Lodged = 3

- Appeal against Grant of Permission = 2

- Appeal against Refusal of Permission = 1

Reg. Ref.: D25A/0361/WEB

Registration Date: 06/05/2025

Applicant Name: KOTA CONSTRUCTION LTD.

Location: 16 Saint Fintans Villas, Deansgrange, Blackrock, Dublin, A94RT93

Proposal: Construction of a Mews terrace of 3 no. 2 storey, 3-bedroom dwellings (120 sq.M), and all associated site works, to rear.

Council Decision: Refuse permission

Appeal Lodged: 28/07/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102314>

Reg. Ref.: D25B/0281/WEB

Registration Date: 20/05/2025

Applicant Name: Darren Holmes & Linda Heffernan

Location: 24, The Rise, Woodpark, Dublin 16, D16TX24

Proposal: A first floor extension to the rear of the existing house to accommodate an additional bedroom and study. The works will comprise minor internal layout alterations to the first floor in addition to the new build first floor extension, built to match the existing building footprint below. There is one minor alteration proposed to the ground floor, namely the addition of 1no. proposed clerestory window to the side. All materials and finishes are to match existing.

Council Decision: Grant permission

Appeal Lodged: 31/07/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102444>

Reg. Ref.: D24A/0907/WEB

Registration Date: 26/06/2025

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.

Council Decision: Grant permission

Appeal Lodged: 31/07/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102444>

**END OF APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR
WEEK 31 2025**

DATED 27/07/2025 TO 02/08/2025

APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR WEEK 31 2025

DATED 21 July 2025 TO 25 July 2025

- Total Appeals Decided = 6

- Refuse permission = 2

- Grant permission = 4

Reg. Ref.: D24A/0937/WEB

Appeal Decision: Grant Permission

Appeal Decided: 22/07/2025

Council Decision: Grant permission

Applicant Name: Robert Relihan & Lisa Smyth

Location: 8, Sycamore Crescent, Mount Merrion, Blackrock, Co. Dublin, A94H9P0

Proposal: The proposed extension to the side and rear of the house consists of a part 2-storey extension to the southwest of the main house and an attic at the rear northeast, covering an area of proposed works 140.90 sq.m , Total overall house area is 284.4 sqm. Proposed internal layout modifications and alterations at both the ground and first floors. Demolition of the existing garage, widening of the existing entrance boundary wall with a new sliding gate, and Part removal of side (southeast), and rear (northeast) roof areas to facilitate the new rear extension roofs. Proposed construction of a new rear attic dormer with a flat roof at the second-floor level integrated within the existing roof space. Proposed new roof lights in the existing roof over the main stairwell and Velux roof lights. Proposed new balcony at the first floor facing Northeast elevation. The existing house's external walls are proposed to be fitted with external insulation and clad in brick slips at ground level and rendered at first-floor level. replacement of all existing windows and new entrance door. Proposed new single-storey shed of 18 sqm. All with associated site works, landscaping, and drainage connected to existing services.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100897>

Reg. Ref.: D25A/0001/WEB

Appeal Decision: Grant Permission

Appeal Decided: 25/07/2025

Council Decision: Grant permission

Applicant Name: Yongheng Xu & DI Zhang

Location: 36, Rosemount Estate, Dundrum, Dublin 14, D14PP38

Proposal: Single storey, 2 bedroom new bungalow, new vehicular access and pedestrian access location, from Rosemount Park, works to boundary wall, associated site works.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101160>

Reg. Ref.: D25A/0070/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 24/07/2025

Council Decision: Refuse permission

Applicant Name: Azure Dental

Location: 6, Maretimo Gardens West, Blackrock, Co. Dublin, A94C9T0

Proposal: The development will consist of formation of a new vehicular entrance off Newtown Avenue with a new parking area to the front, provision of level access to the front entrance and associated landscaping works.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101390>

Reg. Ref.: D25A/0080/WEB

Appeal Decision: Grant Permission

Appeal Decided: 24/07/2025

Council Decision: Grant retention perm & refuse retention perm

Applicant Name: Robbie Malone

Location: 3 Drummartin Road, Lower Kilmacud Road, Goatstown, Dublin 14, D14K0T9

Proposal: To retain a 2.86m high fixed awning metal structure and signage to existing shop front.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101438>

Reg. Ref.: D25A/0128/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 25/07/2025

Council Decision: Refuse permission for retention

Applicant Name: Rory O'Shaughnessy

Location: ConVista (formerly referred to as Rosscahill), Abbey Hill, Military Road, Killiney, Co. Dublin, A96R5CC

Proposal: Rory O'Shaughnessy is applying for retention permission for the capped and rendered front (south) garden boundary walls (these walls which differ from those included in the previously granted planning permissions ref. D16A/0732 & D22A/0095). The western boundary walls which feature a relocated gated vehicle entrance, are stepped with the slope of the site with a height of 1.6m at the end of each step and 1.5m at the lowest point, and are bookended by piers at both the vehicle and pedestrian entrances. The piers at the pedestrian entrance are 2.1m high, while at the vehicle entrance the north pier is 1.8m high, with the south reaching 1.9m. There are solid timber gates, in both the vehicle and pedestrian entrances, the vehicle entrance gates reach a height of 1.6m, while the gate at the pedestrian entrance is 1.8m high. All at ConVista (formerly referred to as Rosscahill), Abbey Hill, Military Road, Killiney, Co. Dublin, A96 R5CC. The site is within an architectural conservation area.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101577>

Reg. Ref.: D25B/0046/WEB

Appeal Decision: Grant Permission

Appeal Decided: 25/07/2025

Council Decision: Refuse permission

Applicant Name: Paul Moran and Marta Zelazowska

Location: 39 Wilson Road, Mount Merrion, Blackrock, Co. Dublin, A94P3Y9

Proposal: The development consists of an attic conversion to habitable status with the provision of a new Mansard Roof, a rear single-storey extension, and all ancillary works necessary to facilitate the development.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101393>

**END OF APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR
WEEK 31 2025**

DATED 21 July 2025 TO 25 July 2025

END OF WEEKLY LIST FOR WEEK 31 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.