

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

PLANNING WEEKLY LIST NO. 32 2025

FOR WEEK ENDING: 09 August 2025

Contents:

- List of Planning Applications Received
- List of Decisions Made
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“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 32 2025

DATED 03/08/2025 TO 09/08/2025

- Total Application Registered = 25

- Permission = 22

- Permission for Retention = 2

- Pre-Planning LRD2 Application = 1

Reg. Ref.: D25A/0269/WEB

App Rec'd Date: 02/04/2025

Applicant Name: Val Hastings

Location: Foxdene, Brighton Road, Foxrock, Dublin 18, D18A2V9

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

Application Type: Permission

Further Information: Additional Information 08/08/2025

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

Reg. Ref.: D25A/0609/WEB

App Rec'd Date: 04/08/2025

Applicant Name: Patrick Maguire

Location: Barrack Road, Glencullen, Dublin 18

Proposal: To close existing farm entrance at the public road and replace with a new

farm entrance, construct a new internal farm road, a cattle handling area and ancillary works, concrete and hardcore yard areas for agricultural use only in new farmyard area.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103146>

Reg. Ref.: D25A/0610/WEB

App Rec'd Date: 05/08/2025

Applicant Name: Paul Cullen

Location: 43, Avondale Lawn, Blackrock, Dublin, A94D6D9

Proposal: The development will consist of the following: 1) Demolition of single storey boiler house to rear garden, 2) Construction of a two storey hipped roof extension to front and side elevations, 3) Construction of single storey gabled roof extension to rear elevation, 4) Internal alterations to ground and first floors, 5) Incorporation of deep retrofit measures including installation of external insulation, heat pump & solar PV panels, 6) Widening of existing vehicular entrance to 3.5m in width along all ancillary and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103151>

Reg. Ref.: D25A/0612/WEB

App Rec'd Date: 06/08/2025

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/103156>

Reg. Ref.: D25A/0613/WEB

App Rec'd Date: 06/08/2025

Applicant Name: Suzanne Power

Location: Site at Gordon Avenue rear of Fairholme, Westminster Road, Foxrock, Dublin, D18X3N8

Proposal: Development to include new vehicular entrance to Gordon Avenue, a two storey single family dwelling and associated landscaping.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103155>

Reg. Ref.: D25A/0614/WEB

App Rec'd Date: 06/08/2025

Applicant Name: Greg Jordan

Location: 56a, Patrick Street, Dun Laoghaire, Dublin, A96H1FX

Proposal: Permission is sought for residential development. The proposed development will consist of the construction of a single storey detached mews dwelling (45sqm) located to the rear of No. 56A Patrick Street, the construction of a new boundary wall separating the proposed dwelling from the existing rear garden of No. 56A Patrick Street, for a new pedestrian gate to the mews lane, for all works associated with new and existing connections to services below ground and associated hard and soft landscaping.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103161>

Reg. Ref.: D25A/0615/WEB

App Rec'd Date: 06/08/2025

Applicant Name: Michael McWeeney

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 for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103162>

Reg. Ref.: D25A/0616/WEB

App Rec'd Date: 07/08/2025

Applicant Name: Sandyford Leisure Centre Ltd

Location: Unit RW-C08, Block C1, Beacon South Quarter, Sandyford, Dublin 18, D18 T680

Proposal: Permission is sought for a change from the former use of this premises as a branch bank to use as a children's indoor play zone to include 10 pin bowling, video games, kids play area, food and beverage area and children's Party area at mezzanine level. The development will also include staff and visitor bathrooms and services. Entrance to the development will be from the upper floor Plaza area at the centre. The total floor area the subject of the change of use is 553.50 sq.m. Permission is also sought to apply graphic signage internally to the glazed front elevation facing the Plaza

and also to the rear elevation at upper level facing the parking courtyard at ground level.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103163>

Reg. Ref.: D25A/0617

App Rec'd Date: 06/08/2025

Applicant Name: Cajen Properties

Location: 27 Redesdale Road, Mount Merrion, Blackrock, Co. Dublin, A94T9W6

Proposal: Planning permission is sought for development comprising (i) demolition of the existing bungalow dwelling and associated outbuildings on site; (ii) the construction of 4 no. two-storey with attic semi-detached, three bedroom dwellings (iii) modifications to existing vehicular entrance along Trees Road Upper to provide three new vehicular entrances and the addition of a new vehicular entrance along Redesdale Road (iv) provided with 4 no. on curtilage car parking spaces (1 no. space per dwelling) and private amenity space; (v) repair and part replacement of existing damaged boundary wall and new timber fence over portion; and, (vi) inclusive of all associated works, landscaping planting and boundary treatments, infrastructure, lighting, foul/surface drainage, site works, necessary to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103168>

Reg. Ref.: D25A/0618/WEB

App Rec'd Date: 07/08/2025

Applicant Name: John and Claire Campbell

Location: 142, Blackglen Road, Sandyford, Dublin, D18Y9R6

Proposal: Development comprised of four 2 bedroom apartments in a two storey building with off street parking and associated site works with access off Blackglen Road.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103164>

Reg. Ref.: D25A/0619/WEB

App Rec'd Date: 07/08/2025

Applicant Name: Raw Condition Ltd

Location: Raw Gyms, Unit 1 and part of Unit 2, Burton Hall Road, Sandyford Business Park, Dublin, D18W860

Proposal: The development will consist of the continuation of use as a Sports Facility / Gym (totalling 1245.8 sq.m including 199.8 sqm mezzanine plant) pursuant to Condition 2 of DLRC Planning Permission Reg. Ref. D20A/0232. No internal alterations are proposed as part of this development. Ancillary forecourt car parking provision is proposed to be reduced from a permitted maximum of 20 car parking spaces pursuant to Condition 4 of Planning Permission Reg. Ref. D20A/0232 to provide 14 car parking spaces (including 2 wheelchair accessible car parking spaces). 10 no. cycle parking spaces are provided internally and 10 no. covered, external bicycle parking spaces are provided pursuant to Condition 3 of Planning Permission Reg. Ref. D20A/0232.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103173>

Reg. Ref.: D25A/0620/WEB

App Rec'd Date: 07/08/2025

Applicant Name: David Kevans & Gayle Cummins

Location: 42, Sydney Avenue, Blackrock, Co. Dublin, A94D8P6

Proposal: Application for development consisting of the demolition and removal of existing conservatory to the rear at ground floor level, construction of a new single storey extension to the rear, new window ope to the side at ground floor level, new roof light to roof of existing single storey return to the rear, at first floor attic level new dormer window to existing bathroom to the rear and increasing the size of existing roof light over stairs and widening of the existing vehicular entrance to front garden along with ancillary site

works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103177>

Reg. Ref.: D25A/0622/WEB

App Rec'd Date: 08/08/2025

Applicant Name: Leopardstown Club Ltd

Location: Leopardstown Golf Club, Leopardstown Golf Centre, Brighton Road, Foxrock, Dublin, D18R8K1

Proposal: The development will consist of the construction of 4 No. Padel courts as well as associated lighting and fencing and works in the existing carpark and all associated demolition, alterations and siteworks.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103184>

Reg. Ref.: D25B/0437/WEB

App Rec'd Date: 05/08/2025

Applicant Name: Huiqing Fang

Location: 11, Sweetmount Park, Dundrum, Dublin, D14HF77

Proposal: The proposed development consists of:

1. The construction of a patio area to the rear of the property, including alterations to the ground level exceeding 1 metre in height;
2. The erection of a boundary fence within the rear garden, which exceeds 2 metres in height as measured from the lowest level of ground adjacent to the boundary fence;
3. An extension to the rear of the property, which complies with the exemptions afforded under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001

(as amended); together with all associated site works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103147>

Reg. Ref.: D25B/0438/WEB

App Rec'd Date: 05/08/2025

Applicant Name: Denise O' Byrne & David O' Byrne

Location: 94, Avondale Road, Killiney, Co. Dublin, A96K6W8

Proposal: Demolition of the existing garage and construction of a new single storey extension to the side and rear of the existing house, provision of new side door, and associated site works and services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103148>

Reg. Ref.: D25B/0439/WEB

App Rec'd Date: 05/08/2025

Applicant Name: Richard Cluff

Location: Rockmore, Kilgobbin Road, Sandyford, D18 H2F2

Proposal: Extension of existing 3m high garage roof to form a 22 square meter sheltered seating area.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103149>

Reg. Ref.: D25B/0440/WEB

App Rec'd Date: 05/08/2025

Applicant Name: Darren Wickham

Location: 47, Cedarmount Road, Mount Merrion, Dublin, A94H5P8

Proposal: Planning Permission is sought for: Refurbishment of the existing house, with a new single-storey extension to the rear to accommodate a living, kitchen and dining area. Renovation works are to the ground floor and include; conversion of the garage into a utility space and playroom, a home office, and visitor WC. To the front elevation, the garage door is to be replaced by a new window. Works to include the demolition of the existing single-storey rear extension, selected windows and internal walls. Proposed works to include thermal upgrades to the floor and walls, and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103152>

Reg. Ref.: D25B/0441/WEB

App Rec'd Date: 06/08/2025

Applicant Name: Juan Bueso & Orlaith Sheehy

Location: 9, Dale Road, Stillorgan, Dublin, A94WN59

Proposal: Planning permission is sought for a rear dormer attic conversion (31sq.m) into a bedroom with en-suite and storage with removal of chimney stack from attic floor and roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103153>

Reg. Ref.: D25B/0442/WEB

App Rec'd Date: 06/08/2025

Applicant Name: Sam and Aisling Crumplin

Location: Ouvane, 24 Leopardstown Drive, Blackrock, Dublin, A94FW62

Proposal: Permission is sought for A) Minor demolition works to the existing dwelling, including the removal of all external windows & doors and the removal of the existing roof, B) The construction of a new single storey pitched roof extension to the rear of the existing dwelling, C) The construction of a new first-floor extension to the front elevation over the existing dwelling to accommodate a new bedroom, D) The conversion of the existing attic space to accommodate a new second floor bedroom, E) The construction of a new second floor dormer window to rear elevation of the existing attic space, F) The provision of new external insulation and render applied to the outer face of all existing and proposed external walls, G) The installation of new external windows and external doors to dwelling to all retained existing opes and all new proposed opes, and I) All associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103154>

Reg. Ref.: D25B/0444

App Rec'd Date: 01/08/2025

Applicant Name: Dominic Dillon

Location: 23, Saval Park Gardens, Dalkey, Dublin, A96Y954

Proposal: Alterations to the ground floor as follows: The installation of an on-suite shower room to the rear ground floor bedroom and new staircase to provide access to the roof space. Alterations to existing roof space as follows: Change of use of existing roof space from household storage to a bedroom to include the installation of an en-suite shower room, and storage areas, and the installation of velux roof windows. Together with all associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103165>

Reg. Ref.: D25B/0445/WEB

App Rec'd Date: 07/08/2025

Applicant Name: Denise O' Byrne & David O' Byrne

Location: 94, Avondale Road, Killiney, Co. Dublin, A96K6W8

Proposal: Demolition of the existing garage and construction of a new single storey extension to the side and rear of the existing house, provision of new side door, and associated site works and services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103175>

Reg. Ref.: D25B/0446/WEB

App Rec'd Date: 08/08/2025

Applicant Name: Donnchadha and Niamh Reid

Location: 31, Eaton Wood Avenue, Dublin, D18V6Y1

Proposal: Conversion of their attic to storage, including changing their existing hipped end roof to a Dutch hipped gable end roof, a dormer window to the rear and a velux rooflight to the front all at roof level.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103201>

Reg. Ref.: D25B/0447/WEB

App Rec'd Date: 08/08/2025

Applicant Name: Aine & Simon Spendlove

Location: 12, Sandyford Hall Court, Murphystown, Dublin 18, D18DP70

Proposal: Attic conversion for storage with full raised gable to the side, dormer windows to the front and rear, and a new window to the side gable.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103200>

Reg. Ref.: LRD25A/0621/WEB

App Rec'd Date: 07/08/2025

Applicant Name: Pembroke Partnership Limited

Location: Lands of c. 0.9 hectares at No. 97A Highfield Park (D14P710), and No. 1 Frankfort Castle (D14 HY03), No. 2 Frankfort Castle (D14 DE72) and Frankfort Lodge (D14C9P2), Old Frankfort, Dublin 14.

Proposal: Pembroke Partnership Ltd intend to apply for permission for a Large-scale Residential Development (LRD) comprising amendments to a previously permitted Strategic Housing Development (ABP Ref. 311287-21) on lands of c. 0.9 hectares at No. 97A Highfield Park (D14P710), and No. 1 Frankfort Castle (D14 HY03), No. 2 Frankfort Castle (D14DE72) and Frankfort Lodge (D14C9P2), Old Frankfort, Dublin 14.

The proposed amendments will consist of:

- 1) The omission of 14 No. apartment units (consisting of the omission of 1 No. 1 bed unit and 13 No. 2 bed units). 1 No. 1 bed unit is proposed to be incorporated at ground floor level of Block A (adjoining space providing cycle storage and oversized storage provision), resulting in a net omission of 13 No. Units from the permitted scheme and the total provision of 101 No. Apartment units;
- 2) The omission of fourth floor level of Block B. Setbacks are proposed at the western elevation of second and third floor levels of Block A and at the southern and eastern elevations of the third floor level of Block A; at the southern elevation of second and third floor levels of Block B; and at the northern elevation of second floor level of Block C. The proposed development will include the recessing of 3 No. balconies at the western elevation of the third floor level of Block B;
- 3) The omission of the as permitted substation, plant and switch room from the southern boundary. A below ground water tank is now proposed at the southern boundary;
- 4) An amended foul drainage layout, with foul water drainage connection now proposed

to the east at Dundrum Road (R117), and omission of the as permitted drainage connection to the southwest at Frankfort Court;

- 5) A decrease in car parking spaces from 73 No. (as permitted) to 72 No. spaces;
- 6) The proposed development will include the relocation of permitted creche and surface level car parking in accordance with Condition No. 2 of ABP Ref. 311287-21; and
- 7) All other associated works above and below ground, including landscaping, to serve the proposed development.

Website : www.frankfortcastlelrd.com

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103176>

Reg. Ref: PAC/LRD2/005/25

App Rec'd Date: 13/06/2025

Applicant Name: Durkan Carrickmines Developments Limited

Location: Site B, Lands North of Glenamuck Road, Glenamuck North, Kilternan, Dublin 18

Proposal: Durkan Carrickmines Developments Limited intend to apply for permission for a Large-Scale Residential Development on a site measuring c. 5.2 Ha. in the townland of Glenamuck North, Kilternan, Dublin 18. The development will principally consist of the construction of a creche (c. 612 sq m) and 215 No. residential units, comprising 69 No. houses (51 No. 3-bed units and 18 No. 4-bed units), 108 No. apartments (38 No. 1-bed units, 31 No. 2-bed units and 39 No. 3-bed units) and 38 No. duplexes (6 No. 1-bed units, 14 No. 2-bed units, and 18 No. 3-bed units). The proposed development will range in height from 2 No. to 4 No. storeys. The site is generally bounded by: the Glenamuck District Distributor Road (GDDR) to the south, which is currently under construction (to be known as the Kilternan Road); agricultural land to the west; De La Salle Palmerstown Football Club and the future Jamestown Park to the north; and Bective Rangers Football Club to the east. Road works are proposed to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref. HA06D.303945) to provide access to the development from the future Kilternan Road. The future Kilternan Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of uncontrolled pedestrian and cyclist crossing across the side road junction on a raised table. All works at this access point will include the provision of the necessary tactile paving layouts. The development also provides: 317 No. car parking spaces; bicycle parking; bin storage; ancillary storage; private balconies, terraces and gardens; hard and soft landscaping; boundary treatments; lighting; substations; and all other associated site works above and below

ground.

Application Type: Pre-Planning LRD2 Application

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 32 2025

DATED 03/08/2025 TO 09/08/2025

PLANNING DECISIONS FOR WEEK 32 2025

DATED 03/08/2025 TO 09/08/2025

- **Total Applications Decided = 22**
- Declare Application Invalid = 1
- Grant Permission = 15
- Refuse Permission = 2
- Declare Application Withdrawn = 1
- Request Additional Information = 2
- Refuse Ext. Of Duration Of Permission = 1

Reg. Ref.: D19A/0856/E

Decision: Refuse Ext. Of Duration Of Permission

Decision Date: 06/08/2025

Applicant Name: Sally Alvaro

Location: 'La Scala', Vico Road, Killiney, Co. Dublin A96 W827

Proposal: Permission for the demolition of the existing part three storey, part single storey, dwelling (located in an Architectural Conservation Area) and the construction in lieu of a new, part three storey, part two storey, single family dwelling with associated hard and soft landscaping, drainage and rainwater harvesting tank. Work to site boundaries to include general repair and a new privacy screen on top of the existing wall along the south-west boundary.

Application Type: Extension Of Duration Of Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102711>

Reg. Ref.: D24A/0558/WEB

Decision: Declare Application Withdrawn

Decision Date: 07/08/2025

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.: D25A/0389/WEB

Decision: Grant Permission

Decision Date: 08/08/2025

Applicant Name: Eileen & Richard Duggan

Location: 7, Breffni Terrace, Breffni Road, Sandycove, Dublin, A96T851 (Protected Structure)

Proposal: development consisting of internal & external alterations at existing two storey over basement mid terrace dwelling house. (a protected structure) Works include internal alterations at basement level to include the reinstatement of new stairs from basement to upper ground floor (where original stairs existed) to reconnect basement and ground floors, alterations and removal of existing partitions & the insertion of new partitions to form new den/family room, new bedroom & bathroom, hallway & mud room/cloaks/utility, & new home office. Internal alterations at upper ground floor level include new opening between front & rear reception rooms, provision of kitchen to rear reception room, new link stairs to new dining room to rear, removal of non original partitions to provide new formal dining room to rear extension, new partition & doors to rear landing. Internal alterations at first floor level include subdivision of existing rear bedroom to provide ensuite bathroom and dressing room for main bedroom with new link door opening. Internal alterations to rear return at first & second floor landing levels to remove non original bathrooms/partitions of new bedrooms, bathrooms and associated works and provision of new roof windows/glazing overhead. Works also include removal of ex. modern rear external access stairs to garden, landscaping, boundary & drainage works and all other associated minor internal & external alterations, all to facilitate works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102419>

Reg. Ref.: D25A/0467/WEB

Decision: Grant Permission

Decision Date: 06/08/2025

Applicant Name: Sira Gonzalez Gonzalez & David Looney

Location: 47, Deerpark Road, Mount Merrion, Co. Dublin

Proposal: The proposed development will consist of internal alterations to existing ground and first floor levels, the construction of a single-storey extension to the rear of the existing dwelling, the construction of a first floor extension to the side of the existing dwelling, alterations to the existing materiality and fenestration details to the existing dwelling, the construction of a new garden studio to the rear of the existing garden to accommodate garden shed space and a home office, the widening of the existing vehicular access, all along with associated landscaping, ancillary and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102668>

Reg. Ref.: D25A/0471/WEB

Decision: Refuse Permission

Decision Date: 06/08/2025

Applicant Name: The KTR Enterprises Ltd Pension Fund

Location: Unit 1, Watermint, Old Bray Road, Dublin 18, D18EV46

Proposal: Retention planning permission for operation of the unit, for the additional periods of time (permitted daily closing time is currently 12:00am), an additional 30 mins on Sundays - Thursdays inclusive, closing at 12:30am, and an additional 1 hour and 45 minutes on Fridays and Saturdays.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102678>

Reg. Ref.: D25A/0475/WEB

Decision: Grant Permission

Decision Date: 05/08/2025

Applicant Name: Michael Clarke

Location: Wilton, 22 Taney Crescent, Goatstown, Dublin 14, D14RD79

Proposal: Attic conversion for storage with two rear dormer windows and raised side gable; front porch extension with rooflight; single-storey rear extension; widened front vehicular entrance; three front roof Velux windows; garage conversion with front window; first floor side extension; and new front-facing windows at first floor. Garden room to the rear for storage.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102681>

Reg. Ref.: D25A/0479/WEB

Decision: Refuse Permission

Decision Date: 06/08/2025

Applicant Name: Daire Higgins & Conal McCourt

Location: Rathbarry, Silchester Road, Glenageary, Dublin, A96C8C0

Proposal: A ground & first floor extension to the side and rear. The proposed development is located in an Architectural Conservation Area (ACA), map number 3,7. The works will include the demolition of existing side storage, utility, plant room and the construction of a new ground floor kitchen, lounge, utility and storage room extension to the side and rear of the existing dwelling plus the construction of a new first floor master bedroom & en-suite to the side. The works will include 1 no. new rooflight to the east facing pitch of the existing roof and 2 no. rooflights to the rear flat roof extension. Also

included is the replacement of all existing windows with profiles to match. Works will include widening of the existing vehicular entrance, internal alterations, all associated site works, drainage, landscaping and site services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102698>

Reg. Ref.: D25A/0482/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

Applicant Name: I & D Landmark Ventures Ltd.

Location: 1-4, Clock Lane House, Sussex Street, Dun Laoghaire, Dublin, A96Y3XN

Proposal: Ground floor extension and alterations to front/side access & shopfronts and for retail use as nail salon.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102714>

Reg. Ref.: D25A/0483/WEB

Decision: Request Additional Information

Decision Date: 08/08/2025

Applicant Name: Rock Hill Properties Ltd.

Location: 9-11, Rock Hill, Blackrock, Dublin, A94P5C7

Proposal: The development will consist of the part demolition and the renovation of the existing street front building at No. 9-11 Rock Hill including the renovation and alteration of the commercial units at ground floor level and a change of use and alterations to the layout at first floor to create 2 no. studio apartments, the construction of a new second floor with a one bedroom apartment and roof terrace over the existing structure, set back from the street line, and the construction of a new 6 storey over basement extension to

the rear facing Bath Place with 5 no. two bedroom apartments, 1 no. one bedroom apartment, an apartment entrance and a refuse area and bike store at basement level and ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102717>

Reg. Ref.: D25A/0490/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

Applicant Name: Eamonn Donnelly

Location: 28, Gledswood Park, Clonskeagh, Dublin 14, D14NW25

Proposal: Elevational changes to extension to side and rear of existing dwelling house previously granted under planning ref. D24A/0885/WEB

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102755>

Reg. Ref.: D25A/0492/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

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

Location: Atos It Solutions And Services Limited, Office 5b Level 5, Block 4, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16, D16DX96

Proposal: Development will consist of amalgamation of units 1.3 and 1.4a (Level 1) to create a single unit (296sqm). The use is unchanged (restaurant with ancillary bar use).

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102758>

Reg. Ref.: D25A/0495

Decision: Grant Permission

Decision Date: 08/08/2025

Applicant Name: Iain MacDonald

Location: Doonbeg, Silchester Road, Glenageary, Dublin, A96T3H2

Proposal: 1) Demolition of existing rear single storey extensions. 2) Construction of new single storey flat roof rear extension with rooflights. 3) Construction of a new two storey pitched roof side extension behind the existing main building structure. 4) Internal alterations and repositioning of partitions. 5) External elevational alterations to the side and rear and front. 6) Widening of existing porch roof and repositioning the front door location. 7) New flat rooflights in existing front roof terrace not visible from the road. 8) Rear detached single storey flat roof studio c.40sqm. 9) General site works including landscaping, drainage and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102772>

Reg. Ref.: D25A/0498/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

Applicant Name: Faouzi Benarab

Location: 20, Eden Park Road, Goatstown, Dublin 14, D14Y208

Proposal: Works to include widening of existing vehicular entrance along with landscaping and site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102769>

Reg. Ref.: D25B/0239

Decision: Grant Permission

Decision Date: 06/08/2025

Applicant Name: David Philips

Location: 27, The Maples, Clonskeagh, Dublin 14, D14N122

Proposal: Permission is sought for the construction of proposed single storey home office of 32.4 sqm located in the rear garden of an overall site of 427.3 sqm and all associated site services and landscaping .

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102291>

Reg. Ref.: D25B/0337/WEB

Decision: Grant Permission

Decision Date: 05/08/2025

Applicant Name: Philip Wilson & Sinead O Connell

Location: 1 Killart, Cornelscourt, Cabinteely, Dublin 18, D18P2W0

Proposal: Permission is sought for the construction of single storey domestic extension (17.1sqm) to the side of existing dwelling and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102666>

Reg. Ref.: D25B/0346

Decision: Grant Permission

Decision Date: 06/08/2025

Applicant Name: Xuewei Liang

Location: 61, Mountain View Drive, Churchtown Upper, Dublin 14, D14TN36

Proposal: 1) Demolition of front porch extension and rear shed building. 2) New Single Storey extension to front and new two storey extension to rear. 3) For placement of new 2 velux windows, 1 in main roof to front and 1 in main roof to rear. 4) All associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102708>

Reg. Ref.: D25B/0347/WEB

Decision: Grant Permission

Decision Date: 08/08/2025

Applicant Name: Tristam Riordan

Location: 25, Ferncarrig Avenue, Sandyford, Dublin 18, D18R2W6

Proposal: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102703>

Reg. Ref.: D25B/0348/WEB

Decision: Grant Permission

Decision Date: 08/08/2025

Applicant Name: Sonia O Kelly

Location: 29, Coolkill, Sandyford Village, Dublin 18, D18C7K7

Proposal: Planning permission for attic conversion with hip to gable roof both side and dormer to rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space with roof windows to front all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102704>

Reg. Ref.: D25B/0351/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

Applicant Name: Beth Fortune

Location: 37, Patrician Villas, Stillorgan, Dublin, A94WV50

Proposal: The construction of a part one and part two storey extension to rear, external wall insulation, new windows and doors throughout, rooflight to new extension and to rear main roof, and all ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102729>

Reg. Ref.: D25B/0352

Decision: Request Additional Information

Decision Date: 07/08/2025

Applicant Name: Tess O' Leary & Ian Richardson

Location: 7, Sydney Terrace, Blackrock, Dublin, A94R2H4

Proposal: Amendments to the previously granted D24B/0080, to include A) An air-source heat pump located in the front garden and B) cordon corrugated roof on the single storey pitched roof at the back.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102737>

Reg. Ref.: D25B/0353/WEB

Decision: Grant Permission

Decision Date: 07/08/2025

Applicant Name: Ciaran Byrne

Location: 2, Cluny Manor, Avondale Road, Killiney, Dublin, A96TT68

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 windows to front & Rear roof all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102730>

Reg. Ref.: D25B/0438/WEB

Decision: Declare Application Invalid

Decision Date: 06/08/2025

Applicant Name: Denise O 'Byrne & David O' Byrne

Location: 94, Avondale Road, Killiney, Co. Dublin, A96K6W8

Proposal: Demolition of the existing garage and construction of a new single storey extension to the side and rear of the existing house, provision of new side door, and associated site works and services.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103148>

END OF PLANNING DECISIONS FOR WEEK 32 2025

DATED 03/08/2025 TO 09/08/2025

**APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR WEEK 32
2025**

DATED 03/08/2025 TO 09/08/2025

- Total Appeals Lodged = 3

- Appeal against Refusal of Permission = 1

- Appeal against Grant of Permission = 2

Reg. Ref.: D25B/0268/WEB

Registration Date: 15/05/2025

Applicant Name: Gordon and Sharon Elliott

Location: 2, Woodside Grove, Rathfarnham, Dublin 14, D14DH76

Proposal: Retention permission for minor alterations to previously granted planning application to include for alterations to roof lights on rear extension, change of roof finish to covered side passage and inclusion of a roof light on side passage lean to roof.

Council Decision: Grant permission

Appeal Lodged: 01/08/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102407>

Reg. Ref.: D25A/0196/WEB

Registration Date: 13/03/2025

Applicant Name: ESB Innovation ROI Limited

Location: Carrickmines Park, Carrickmines, Dublin 18, D18XVC4

Proposal: The development will consist of the installation of a compact modular substation and ancillary site development works; to facilitate 3 no. shared electric vehicle charging units and 6 no. charging bays and ancillary site works within a partially reconfigured area.

Council Decision: Refuse permission

Appeal Lodged: 07/08/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101803>

Reg. Ref.: LRD25A/0065/WEB

Registration Date: 28/01/2025

Applicant Name: Zolbury Limited

Location: Lands at Blackglen Road, Sandyford, Dublin 18.

Proposal: Planning permission for development for a Large Scale Residential Development (LRD) on a site of approx. 3.83ha .

The development will consist of 192 no. residential units ranging from 2-5 storeys in height, associated resident amenity facilities, a childcare facility, all boundary treatment and landscaping works, site services connections and all site development works to include:

a) Construction of 192 no. residential units, in the form of 6 no. new apartment buildings (A1 – B4), 40 duplexes (C1, C2, C2A) and 14 houses (D1 & D2), to include 33 no. 1-beds, 84 no. 2-beds, 61 no. 3-beds and 14 no. 4-beds as follows:

- Block A1 (4 storeys) comprising 15 no. apartments (3 no. 1 bed units, 6 no. 2 bed units & 6 no. 3 bed units); a crèche facility of approx. 378.2 sq. m with associated outdoor play space of approx. 170 sq. m; and resident amenity facilities of approx. 33.3 sq. m.

- Block A2 (3-4 storeys) comprising 26 no. apartments (2 no. 1 bed units, 20 no. 2 bed units and 4 no. 3 bed units) and resident amenity facilities of approx. 353.6 sq. m.

- Blocks B1 and B2 (2-5 storeys) comprising 51 no. apartments (15 no. 1 bed units, 29 no. 2 bed units, 7 no. 3 bed units).

- Blocks B3 and B4 (2-5 storeys) comprising 46 no. apartments (13 no. 1 bed units, 23 no. 2 bed units and 10 no. 3 bed units).

- Duplex Units C1 (4 storeys), C2 and C2A (3 storeys) comprising 40 duplexes (6 no. 2 bed units, 20 no. 3 bed units and 14 no. 4 bed units).

- House Units D1 and D2 (2 storeys) comprising 14 houses (14 no. 3 bed units).

b) Total Open space (approx. 10,854 sq. m) is proposed in the form of public open space (approx. 8,686 sq. m), and residential communal open space (approx. 2,168 sq. m). Each residential unit is afforded with associated private open space in the form of a garden/terrace/balcony.

c) The development will be served via a new vehicular access via Blackglen Road. This will be designed as a priority junction with pedestrian and cycle crossings where required to tie in with the Blackglen Road Improvement Scheme.

d) A new toucan crossing is proposed across Blackglen Road just to the east of the new vehicular access. This toucan crossing has been designed as per TL607 of the Cycle Design Manual to allow crossing of pedestrians and cyclists to the northern side of Blackglen Road for improved public transport access.

e) Emergency access only is proposed via Woodside Road.

f) A dedicated wildlife corridor is proposed to the east/south-east side of the site (approx. 442.4 m in length) and a public open space tree trail to the west/north-west side of the site (approx. 307 m in length).

g) Basement/Podium car park areas are proposed below Blocks B1, B2, B3 and B4. A total of 226 no. car parking spaces are proposed, which includes 2 no. car club spaces, 12 no. accessible spaces and 47 no. EV charging spaces (198 no. long-stay spaces, 18 no. visitor spaces & 10 no. car parking spaces for creche use), in addition to 9 no. motorcycle spaces.

h) A total of 484 no. bicycle spaces are proposed in the form of 446 no. long stay bicycle spaces 38 short-term stay visitor parking.

i) 2 no. ESB substations at surface level.

j) Bin Storage areas for the Duplex blocks are proposed at ground level adjacent to the Duplex blocks.

k) All associated site and infrastructural works to include provision for water services; foul and surface water drainage and connections; internal roads, attenuation proposal; permeable paving; all landscaping works including green infrastructure zones; green roofs; and general plant areas; photovoltaic panels; landscaped boundary treatment; footpaths; public lighting; and electrical services.

All application documentation and information is available for public viewing at the following website set up by the applicant: www.bgrlrd.ie

Council Decision: Grant permission

Appeal Lodged: 07/08/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101370>

**END OF APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR
WEEK 32 2025**

DATED 03/08/2025 TO 09/08/2025

APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR WEEK 32 2025

DATED 28 July 2025 TO 01 August 2025

- Total Appeals Decided = 5

- Refuse permission = 3

- Grant permission = 1

- Grant permission & refuse permission = 1

Reg. Ref.: D24A/0341/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 29/07/2025

Council Decision: Refuse permission

Applicant Name: Strand Court Limited

Location: Site at Oldtown House, Kilgobbin road, Dublin 18

Proposal: The proposed development provides for the construction of 89 no. residential units, comprising 39 no. houses and 50 no. apartments, to be provided as follows:

1 no. single storey, 3 bed (Type H3D) house;

12 no. 2 storey, 3 bed (Types H3B, H3B1, H3BL, and H3BR) houses;

3 no. 2 storey, 3 bed (Types H3C, H3CL, and H3CR) houses;

4 no. 2 storey, 4 bed (Types H4A1 and H4A2) houses;

4 no. 2 storey, 4 bed (Type H4B) houses;

1 no. 2 storey, 4 bed (Type H4C) house;

14 no. 3 storey, 4 bed (Types H4D, H4D1, H4DL, and H4DR) houses;

4 no. 1 bed apartments;

45 no. 2 bed apartments; and

1 no. 3 bed apartment.

The 50 no. apartments are proposed to be provided within 1 no. part 4 and part 5-storey apartment block, over a lower ground floor level. Balconies are provided for all apartments on the western and eastern elevations. The houses consist of 2 and 3 storey terraced, semi-detached and detached dwellings and one single storey dwelling. An ESB substation, plant rooms, external apartment storage, and bin and cycle storage areas are proposed within the lower ground floor of the apartment block, and bin and bicycle stores are proposed for the houses.

The proposed development includes for the removal of part of an existing wall fronting Kilgobbin Road to facilitate the proposed new vehicular access from Kilgobbin Road, alterations to and the use of the existing entrance for a pedestrian and cyclist access only, provision of a new pedestrian ramp connection to Kilgobbin Road from the proposed public open space adjacent to the Kilgobbin Road boundary wall in front of Oldtown House, and associated alterations and conservation works within the setting of and to Oldtown House (RPS Ref.: 1700), including new boundary treatments, with the house remaining in residential use.

The application includes the site of an Inn (Recorded Monument Ref. No. DU025-017002) which is incorporated into Oldtown House, and the ruins of structures associated with the Inn will be retained as part of the private open space for Oldtown House, with public open space located to the south and east of the ruins and Oldtown House. The proposed development also includes a single storey dwelling within the former kitchen garden area associated with the Inn site, situated to the west of the protected structure.

A total of 133 no. car parking spaces, 173 no. cycle parking spaces and 2 no. motorcycle spaces are proposed. 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 associated site and infrastructural works include site clearance, foul and surface water drainage, including attenuation system, provision of public and communal open space, cycle stores / spaces, boundary treatment, lighting, landscaping and PV panels at roof level.

The proposal incorporates alterations and improvements to Kilgobbin Road, including

relocation of a bus stop, 2 no. pedestrian crossings, and raised tables/ramps for the purpose of traffic calming.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99076>

Reg. Ref.: D25A/0022/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 30/07/2025

Council Decision: Refuse permission

Applicant Name: Ursula McMahon and Sam Sengupta

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

Proposal: Application for Planning Permission for the alteration of the existing cast iron railings mounted on the low boundary wall with granite copings to form new 2600mm wide vehicular entrance, construct new gate pier to match existing on left hand side all to provide car parking for a single car and new EV electric charging point including all associate siteworks to the existing house at 18, Sydney Avenue, Blackrock, Co. Dublin, A94 NP73 Protected Structure in the Sydney Avenue Architectural Conservation Area.

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

Reg. Ref.: D25A/0030/WEB

Appeal Decision: Grant Permission & Refuse Permission

Appeal Decided: 30/07/2025

Council Decision: Grant retention perm & refuse retention perm

Applicant Name: Olesea Loghin & Slav Demian

Location: 1, Greenville Road, Blackrock, Dublin, A94PY77

Proposal: Following previous grant of permission (planning ref. D21A/0220). The areas to be retained are as follows: 1) Flat roof instead of pitched roof to the front extension along with alterations to the central front window, 2) Area of single storey rear

extension increased by 9 square metres (increase in length of 2.2 metres, decrease in width of 0.5 metre); 3) Increase in width of door to garage on front elevation; 4) Alterations to previously granted front wall with pillars and fence to front wall (for security purposes).

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101230>

Reg. Ref.: D25A/0091/WEB

Appeal Decision: Grant Permission

Appeal Decided: 01/08/2025

Council Decision: Grant permission

Applicant Name: Niamh Ryan

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

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

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

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

Reg. Ref.: D25A/0092/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 01/08/2025

Council Decision: Grant permission

Applicant Name: Atria Living Limited

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

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

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

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

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

**END OF APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR
WEEK 32 2025**

DATED 28 July 2025 TO 01 August 2025

END OF WEEKLY LIST FOR WEEK 32 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.