

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

PLANNING WEEKLY LIST NO. 33 2025

FOR WEEK ENDING: 16 August 2025

Contents:

- List of Planning Applications Received
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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 33 2025

DATED 10/08/2025 TO 16/08/2025

- Total Application Registered = 40

- Permission for Retention = 3

- Permission (LRD) = 4

- Permission = 33

Reg. Ref.: D25A/0097/WEB

App Rec'd Date: 10/02/2025

Applicant Name: Robert Gardiner and Sinead Tyrrell

Location: 27, Hillside, Dalkey, Dublin, A96KP79

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

Application Type: Permission

Further Information: Additional Information 15/08/2025

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

Reg. Ref.: D25A/0169/WEB

App Rec'd Date: 04/03/2025

Applicant Name: Kindsey Pentecost Chadwick

Location: 5, Sorrento Road, Dalkey, Dublin, A96F6W4

Proposal: 1) Construction of ground and first floor extension to the rear of the property; 2) Repair and upgrade work to the front facade including new windows and raising the eaves to form a parapet; 3) Construction of set-back, flat roofed second floor extension with balustraded roof terrace to the front; 4) All consequential internal and external demolitions and modifications of the existing dwelling; 5) All associated ancillary site development works, landscaping and services.

Application Type: Permission

Further Information: Additional Information 12/08/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101701>

Reg. Ref.: D25A/0252/WEB

App Rec'd Date: 28/03/2025

Applicant Name: Robert Lewis

Location: 32, Sweetmount Avenue, Churchtown Upper, Dublin 14, D14Y634

Proposal: The works will consist of the construction of a new two-storey, detached dwelling and associated works in the side/corner garden of No.32 Sweetmount Avenue to include 2no. parking spaces to the rear of the property to be accessed via a new vehicle entrance off Weston Park, the construction of a new boundary wall between the proposed dwelling and the existing two storey dwelling, the replacement of an existing boundary wall along part of the Weston Park road boundary of the site, the formation of new pedestrian entrance within the existing boundary wall on the Weston Park road boundary, installation of new solar PV panels on the new roof areas and all associated site works.

Application Type: Permission

Further Information: Additional Information 15/08/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101955>

Reg. Ref.: D25A/0312/WEB

App Rec'd Date: 17/04/2025

Applicant Name: Elizabeth Whelan

Location: Tibbradden Lane, Rathfarnham, Dublin 16

Proposal: Elizabeth Whelan seeks permission for development consisting of the construction of a two storey dwelling, provision of domestic effluent treatment unit and percolation area, and all associated site development works on a site area of c. 0.52 hectares at Tibbradden Lane, Rathfarnham, Dublin 16.

Application Type: Permission

Further Information: Additional Information 15/08/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102159>

Reg. Ref.: D25A/0418/WEB

App Rec'd Date: 28/05/2025

Applicant Name: Gavan & Sharron Fitzsimons

Location: 15, Marley Avenue, Marley Grange, Rathfarnham, Dublin 16, D16FH59

Proposal: Planning Permission is sought for the partial change of use for before & after school care on ground floor 14sq.m and WC upstairs 2.5sq.m, during the academic primary school year, Monday's – Friday's from 7:30am – 9:00am & 1:30pm – 6:00pm.

In addition, the proposed construction of a 43sq.m ground floor rear & 14sq.m front extension, a first floor extension of 24sq.m containing 2 bedrooms and the provision of a disabled access ramp at the front entrance and associated site works.

Application Type: Permission

Further Information: Additional Information 16/08/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102518>

Reg. Ref.: D25A/0623/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Downton Ventures Limited

Location: 100, Century Court, George's Street Upper, Dun Laoghaire, County Dublin

Proposal: The proposed development seeks a change of use from office to hotel accommodation at first, second and third floor of Blocks A and B and second and third floors of Blocks C and D at Century Court and works including internal and external alterations to existing buildings as follows: - • Internal modifications at first, second and third floor of Blocks A and B and second and third floors of Blocks C and D to provide 71 hotel bedrooms, reception area and staff facilities; • Elevation changes include: 2 no. fire escape doors on the north elevation of Block C and west elevation of Block D at second floor level and 2 no. entrance doors on the north elevation of Block A and west elevation of Block B at third floor level; 2 no. windows on the south elevation and 2 no. windows on the east elevation of Block A and 1 no. window on the east elevation of Block B all at third floor level; • Bicycle parking at basement level; • Signage at first floor level; • All site and services works to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103205>

Reg. Ref.: D25A/0625/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Kieran O'Driscoll & Emma Shinton

Location: Lothlorien, Military Road, Killiney, Dublin, A96DN83

Proposal: Retention Permission for a 9.4 sq.m. shed (for use ancillary to the enjoyment of the dwelling) and a treehouse type structure both situated in the front garden close to military road. The site is within Killiney architectural conservation area and is Protected Structure.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103216>

Reg. Ref.: D25A/0626/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Clovelly Developments LTD

Location: 105, Trees Road Upper, Mount Merrion, Blackrock, Dublin, A94RX70

Proposal: The development will consist of the proposal to remove condition No.7 of granted permission D16A/0206 to omit the requirement of "the physiotherapy practice be operated only by a physiotherapist in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise." No changes are proposed internally or externally to the building or curtilage.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103221>

Reg. Ref.: D25A/0627/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Blue Whisp Limited

Location: Unit 1, The Pinnacle, Deerpark Road, Mount Merrion, Blackrock, Co. Dublin

Proposal: Planning permission is sought for the change of use of the existing commercial unit. The proposed development will consist of the material change of use of the ground floor office unit 01 to a retail unit. Planning permission is also sought for connections to all other necessary site services and all ancillary works necessary to facilitate the change of use of the premises.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103227>

Reg. Ref.: D25A/0628/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Blue Whisp Limited

Location: Unit 2, The Pinnacle, Deerpark Road, Mount Merrion, Blackrock, Co. Dublin

Proposal: Planning permission is sought for the change of use of the existing commercial unit. The proposed development will consist of the material change of use of the ground floor office unit 02 to a retail unit. Planning permission is also sought for connections to all other necessary site services and all ancillary works necessary to facilitate the change of use of the premises.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103229>

Reg. Ref.: D25A/0629/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Blue Whisp Limited

Location: Unit 3, The Pinnacle, Deerpark Road, Mount Merrion, Blackrock, DUBLIN, A94W2Y6

Proposal: Planning permission is sought for the change of use of the existing commercial unit. The proposed development will consist of the material change of use of the ground floor office unit 03 to a retail unit. Planning permission is also sought for connections to all other necessary site services and all ancillary works necessary to facilitate the change of use of the premises.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103230>

Reg. Ref.: D25A/0630/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Blue Whisp Limited

Location: Unit 4, The Pinnacle, Deerpark Road, Mount Merrion, Blackrock, DUBLIN, A94V9X8

Proposal: Planning permission is sought for the change of use of the existing commercial unit. The proposed development will consist of the material change of use of the ground floor office unit 04 to a retail unit. Planning permission is also sought for connections to all other necessary site services and all ancillary works necessary to facilitate the change of use of the premises.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103233>

Reg. Ref.: D25A/0632/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Jeff Stokes

Location: Rear of Mill House, Enniskerry Road, Kilternan, Dublin, D18XY67

Proposal: The development will consist of: The construction of a detached, 2 storey, 3 bedroom house (149.8 sq.m.), widening of existing gateway entrance to 3.5 metres, and all associated site works. The proposed development is located within the curtilage of a protected structure (Mill House - RPS No. 1813)

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103234>

Reg. Ref.: D25A/0633/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Richmond Castlepark Homes Limited

Location: Site at Richmond, 39 Castlepark Road, Dalkey, County Dublin, A96XV72

Proposal: Permission for amendments to the residential development previously approved under Reg. Ref. D19A/0244 comprising: (i) omission of plant level atop apartment building with associated reduction in maximum building height from 15.35m to 13.45m; (ii) reconfiguration of central parking bay on site to provide revised bin store, bicycle parking, motorbike parking and vehicular parking layout; and (iii) provision of new pedestrian footpath adjoining central communal open space. Retention permission for amendments to the residential development previously approved under Reg. Ref. D19A/0244 comprising (i) amendments to House Units 1-4 to provide for an increased floor area, with associated alterations to rear garden space; and, (ii) all ancillary works necessary to facilitate the development. The permission under Reg. Ref. D19A/0244 was granted an extension of duration of permission under Reg. Ref. D19A/0244/E on 18th March 2025 with this permission now expiring on 27th March 2027.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103236>

Reg. Ref.: D25A/0634/WEB

App Rec'd Date: 13/08/2025

Applicant Name: William Priestley and Eleanor O'Grady

Location: 26, Braemor Avenue, Churchtown, Dublin, D14NX96

Proposal: Permission to widen the existing pedestrian entrance to create a new vehicular entrance to provide for off street parking and facilitate EV charging with the associated kerb dishing.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103239>

Reg. Ref.: D25A/0635/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Ballintyre Hall Owners Management Company CLG

Location: Block 6, Ballintyre Hall, Ballinteer Avenue, Dublin 16, (Protected Structure)

Proposal: Planning Permission for development to consist of a) proposed new stairs to access roof level from the two permitted enclosed courtyards at the third floor with alterations to the permitted roof lights, b) proposed solar panels at edge of proposed roof terrace, c) inclusion of two roof terraces on existing flat roof facing East, North and South with privacy screens to the West, d) inclusion of a open light weight roof shelter structure on each terrace with associated rainwater harvesting butt, e) including associated elevational changes, f) and to include all ancillary site and other works in association with pl. ref. D21A/0044 granted.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103245>

Reg. Ref.: D25A/0636/WEB

App Rec'd Date: 14/08/2025

Applicant Name: John and Claire Campbell

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

Proposal: Development comprised of four no two bedroom apartments in a two storey building with off street parking and associated site works with access off Blackglen Road on a site at the rear of No 142 Blackglen Road, Sandyford, Dublin D18Y9R6

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103247>

Reg. Ref.: D25A/0638/WEB

App Rec'd Date: 14/08/2025

Applicant Name: Dermot & Naomi English

Location: Mangerton, 6 Hillcrest Downs, Sandyford, Dublin 18, D18W3W6

Proposal: The development will consist of (a) the demolition and replacement of an existing single storey extension with a part storey & half and part two-storey extension to the front of the existing dwelling; (b) a single storey extension to the side of the existing dwelling; (c) dormer windows to the front and rear roof slopes; (d) minor alterations to existing elevations, (e) the relocation & widening of the site entrance on the public road, and (f) all associated site and landscaping works to serve the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103257>

Reg. Ref.: D25A/0639

App Rec'd Date: 15/08/2025

Applicant Name: Ailis Fagan and Daithí Ó Corráin

Location: 24 Ludford Park, Ballinteer, Dublin 16, D16 KT59

Proposal: We are applying for full planning permission for development. The proposed development will consist of: a) Single storey extension to the rear with 2no. rooflights, b) Conversion of existing garage to habitable space, c) 2-storey extension to the front & side with existing hipped roof changed to gable roof, d) Alterations to front elevation, e) Widening of existing entrance gate to 3.5 m and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103261>

Reg. Ref.: D25A/0640/WEB

App Rec'd Date: 15/08/2025

Applicant Name: Naller Properties Limited.

Location: 1, Marine Terrace, Dun Laoghaire, Co. Dublin, A96KD86 (A Protected Structure)

Proposal: A) Revert three no. existing parking spaces to rear to hard landscaped garden, retaining provision of one no. vehicular parking space, B) Addition of new stairs to allow access between upper ground floor and lower ground floor, C) Change of use from office to residential at upper ground floor level and first floor level, D) Amalgamation of lower ground floor level, upper ground floor level, first floor level and second floor level to one number single occupancy dwelling, E) Associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103259>

Reg. Ref.: D25A/0642/WEB

App Rec'd Date: 16/08/2025

Applicant Name: James Bennett & Holly Murphy

Location: 3, Campfield Terrace, Dundrum, Dublin 14, D14C8K8

Proposal: The development will consist of: 1) Widening of existing access gate and railings to accommodate vehicular access to front of property; 2) Provision of EV charging point to front garden; 3) Associated site repair works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103270>

Reg. Ref.: D25B/0352

App Rec'd Date: 18/06/2025

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

Further Information: Additional Information 15/08/2025

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

Reg. Ref.: D25B/0448/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Conor Norton

Location: 24, Woodlands Drive, Stillorgan, Dublin, A94DD82

Proposal: Permission for a domestic extension and alterations to existing semi-detached dwelling comprised of: new single storey extension to the side and rear; new two-storey extension to the rear/side; elevation changes; new external insulation to dashed portions of existing external walls; modifications to existing house; and all ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103204>

Reg. Ref.: D25B/0449/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Orpah O'Neill

Location: 84, Ballyogan Road, Carrickmines, Dublin, D18YE84

Proposal: The development will consist of part single storey (total 3.84 m.sq.) and part two storey extension (total 145.8 m.sq.) to rear of existing bungalow, alteration & extension (0.5m.sq.) to existing front door entrance and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103217>

Reg. Ref.: D25B/0450/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Kelley McGuinness and Niall O Connor

Location: 10, Beech Park Road, Foxrock, Dublin 18, D18V3P6

Proposal: The construction of a new ground floor extension to the rear, and to the side and front at ground and first floor level, and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103214>

Reg. Ref.: D25B/0451/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Declan Gallagher

Location: 48 Landscape Park, Churchtown, Dublin 14, D14X4H3

Proposal: Planning permission for Dormer to rear of existing attic conversion to allow access to attic as non habitable storage space with proposal for 2 no. roof windows to front roof, 1 additional roof window to side hip roof all with associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103213>

Reg. Ref.: D25B/0452/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Emma Hughes and Richard Morris

Location: 21, Wesley Heights, Dundrum, Dublin, D16YV32

Proposal: The development consists of changes to the previously approved planning application ref: D24B/0548/WEB. The changes to be retained relate to the increase in width and height of the previously approved rear dormer, and retention of two windows in the dormer where previously only one was approved.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103237>

Reg. Ref.: D25B/0453/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Patrick & Johanna Flynn

Location: 23, Riverside Drive, Rathfarnham, Dublin 14, D14RW31

Proposal: The development will consist of an altered second floor attic extension design with internal alterations to the existing dwelling house at that level only, included are two new dormer pop-out with windows either side of the existing popout and rooflights to rear attic roof and new rooflights to front pitched roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103240>

Reg. Ref.: D25B/0454/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Katie MacHugh

Location: 33, Vale View Avenue, Cabinteely, Dublin, 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/103243>

Reg. Ref.: D25B/0455/WEB

App Rec'd Date: 13/08/2025

Applicant Name: Kelley McGuinness and Niall O Connor

Location: 10, Beech Park Road, Foxrock, Dublin, D18V3P6

Proposal: The construction of a new ground floor extension to the rear, and to the side and front at ground and first floor level, and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103244>

Reg. Ref.: D25B/0456/WEB

App Rec'd Date: 14/08/2025

Applicant Name: Niamh Kennedy

Location: Avalon, 16 Foxrock Green, Foxrock, Dublin, D18C8X6

Proposal: The development will consist of the removal of the existing pitched roofed single storey building in the rear garden (22.31sqm in size) currently used as a utility room, boiler room and garden store and its replacement with a new flat roofed single storey detached building (linked to the main dwelling by a flat roof 18.76 sqm in size) in the rear garden for home office, toilet and utility room uses with all ancillary associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103248>

Reg. Ref.: D25B/0457

App Rec'd Date: 14/08/2025

Applicant Name: Xiaobo Wang

Location: 14 Clay Farm Glade, Clay Farm, Ballyogan Road, Dublin 18, D18V5WD

Proposal: The development will consist of the Construction of a single storey extension with 2 No. rooflights to the side of existing dwelling to incorporate a new Home Office & Garden Store Room & all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103254>

Reg. Ref.: D25B/0458/WEB

App Rec'd Date: 14/08/2025

Applicant Name: Liam Hickey and Niamh Yeates

Location: 62, Windsor Drive, Monkstown, Dublin, A94Y2X4

Proposal: Full Planning Permission for the following works to an existing circa 121.8 sq.m. dwelling - The works are as follows. 1. The construction of new extension works totalling 53.85 sq.m. - They are as follows A) An 11 sq.m. extension to the front of the existing dwelling at ground floor level. B) An 11.25 sq.m. extension to the rear of the existing dwelling at ground floor level and C) An 31.6 sq.m. extension to front and side at First floor level of existing dwelling. 2. Modifications and alterations to existing floor plans

and elevations to accommodate the proposed new extensions and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103253>

Reg. Ref.: D25B/0459/WEB

App Rec'd Date: 15/08/2025

Applicant Name: Niamh Kennedy

Location: Avalon, 16 Foxrock Green, Foxrock, Dublin 18, D18C8X6

Proposal: The development will consist of the removal of the existing pitched roofed single storey building in the rear garden (22.31sqm in size) currently used as a utility room, boiler room and garden store and its replacement with a new flat roofed single storey detached building (linked to the main dwelling by a flat roof 18.76 sqm in size) in the rear garden for home office, toilet and utility room with all ancillary associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103263>

Reg. Ref.: D25B/0460/WEB

App Rec'd Date: 15/08/2025

Applicant Name: Orpah O'Neill

Location: 84, Ballyogan Road, Carrickmines, Dublin 18, D18YE84

Proposal: The development will consist of demolition of single storey flat roof rear extension (19.76m.sq.), construction of part single storey (total 3.84 m.sq.) and part two storey extension (total 145.8 m.sq.) to rear of existing bungalow, alteration & extension (0.5m.sq.) to existing front door entrance and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103269>

Reg. Ref.: D25B/0461

App Rec'd Date: 15/08/2025

Applicant Name: Susan Kirby & Joe Redmond

Location: 2a, Proby Square, Carysfort Avenue, Blackrock, Dublin, A94NY19

Proposal: Single storey family flat extension comprising of hallway linked to the existing dining of the main house, living/dining/kitchen room, 2 double bedrooms & 2 bathrooms with associated site works to the front.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103277>

Reg. Ref.: LRD25A/0624/WEB

App Rec'd Date: 11/08/2025

Applicant Name: Cairn Homes Properties Ltd.

Location: In the townland of Merrion, Chesterfield, Cross Avenue, Blackrock, Co Dublin

Proposal: The development will consist of:

(i) the demolition of 2 existing shed structures with a total combined area of 55.7sq.m.;

(ii) the construction of 252 residential units with a cumulative gross floor area of c. 26,250 sq.m. comprising:

a. 236 apartments across 2 blocks ranging in height from 5-8 storeys over basement incorporating 43 no. 1-bed, 137 no. 2-bed and 56 no. 3-bed units, all with private amenity space;

b. 16 no. 5-bedroom terrace houses;

(iii) a childcare facility (480 sq.m. GFA) with outdoor secure play area;

(iv) residential amenities including a gym, yoga room, meeting room and a resident's

lounge & kitchen and bathroom facilities;

(v) realignment and enlargement of the existing on-site ornamental pond to facilitate surface water attenuation;

(vi) installation of infrastructure along Cross Avenue to facilitate connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue; and

(vii) the provision of pedestrian and vehicular access, landscaping, amenity and open space areas, boundary treatments, associated bicycle and car parking, associated plant, bike, bin and bulky storage, public lighting and all ancillary development works.

All application documentation and information are available for public viewing at the following website set up by the applicant: <https://www.chesterfieldlrdplanning.com/>

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103209>

Reg. Ref.: LRD25A/0631/WEB

App Rec'd Date: 12/08/2025

Applicant Name: Shankill Property Investments Ltd.

Location: Site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, Co. Dublin

Proposal: The proposed development will consist of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 3 to 4-storey terraced townhouses with associated private terraces, comprising 5 no. 4-bedroom and 4 no. 4-bedroom townhouses; and 150 no. apartments in 2 no. blocks consisting of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units.

The apartment blocks will comprise of: Block A1 ranging in height from 6 to 10-storeys and containing 69 no. units consisting of 22 no. 1-bedroom units, 26 no. 2-bedroom units, 21 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 169.7 sq.m work / lounge space and c. 169.3 sq.m communal gym at ground floor level, a c. 33.5 sq.m lobby and c. 52.9 sq.m cinema room at courtyard level; and Block A2 ranging in height from 7 to 11-storeys and containing 81 no. units consisting of 26 no. 1-bedroom units, 32 no. 2-bedroom units, 23 no. 3-bedroom units all

with balconies or terraces, and residential amenity space including a c. 63.6 sq.m lobby / lounge at ground floor level, a c. 16 sq.m lobby at courtyard level and c. 235.6 sq.m of bulk storage space at courtyard level.

The proposed development will also include: 171 no. car parking spaces, 8 no. motorcycle parking spaces and 365 no. bicycle parking spaces; c. 1,692 sq.m communal open space within the central podium courtyard; c. 7,797 sq.m public open space including play areas; all associated landscaping, public lighting, pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding existing and permitted road network; all associated plant and substations/switch rooms; refuse storage areas; drainage arrangements; utility connections; and all site development works.

All application documentation and information are available for public viewing at the following website set up by the applicant: www.seagardensblockalrd.com

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103231>

Reg. Ref.: LRD25A/0637/WEB

App Rec'd Date: 14/08/2025

Applicant Name: Cairn Homes Properties Ltd.

Location: In the townland of Merrion, Chesterfield, Cross Avenue, Blackrock, Co Dublin

Proposal: The development will consist of:

- (i) The demolition of 2 existing shed structures with a total combined area of 55.7sq.m.;
- (ii) The construction of 252 residential units with a cumulative gross floor area of c. 26,250 sq.m. comprising: a) 236 apartments across 2 blocks ranging in height from 5-8 storeys over basement incorporating 43 no. 1-bed, 137 no. 2-bed and 56 no. 3-bed units, all with private amenity space; b) 16 no. 5-bedroom terrace houses;
- (iii) A childcare facility (480 sq.m. GFA) with outdoor secure play area;
- (iv) Residential amenities including a gym, yoga room, meeting room and a resident's lounge & kitchen and bathroom facilities;
- (v) Realignment and enlargement of the existing on-site ornamental pond to facilitate

surface water attenuation;

(vi) Installation of infrastructure along Cross Avenue to facilitate connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue; and

(vii) The provision of pedestrian and vehicular access, landscaping, amenity and open space areas, boundary treatments, associated bicycle and car parking, associated plant, bike, bin and bulky storage, public lighting and all ancillary development works.

The proposed development adjoins Protected Structure – Chesterfield House (RPS: No. 171), to the north.

All application documentation and information are available for public viewing at the following website set up by the applicant: <https://www.chesterfieldlrdplanning.com/>

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103250>

Reg. Ref.: LRD25A/0641/WEB

App Rec'd Date: 15/08/2025

Applicant Name: Ironborn Real Estate Limited

Location: Sector 3, Aikens Village, in the Townlands of Woodside and Kilgobbin, Stepaside, Co. Dublin

Proposal: a) Construction of a large-scale residential development of 209 no. residential units, comprising 18 no. three-bedroom three-storey triplex apartments and 191 no. duplex/own-door apartments (60 no. one-bedroom apartments, 77 no. two-bedroom apartments and 54 no. three-bedroom apartments) across 11 no. blocks ranging in height from three storey to part-three/part-four storey as follows:

- Block 1 (4 storeys) comprising 9 no. apartments (3 no. 1 bed units and 6 no. 2 bed units); and a crèche facility at ground floor level of 235.5sq.m with associated outdoor play space of 60sq.m.

- Blocks 2 and 3 (part 3/part 4 storeys) comprising 28 no. apartments (2 no. 1 bed units, 9 no. 2 bed units and 17 no. 3 bed units).

- Blocks 4 and 5 (3 storeys) comprising 46 no. apartments (22 no. 1 bed units, 20 no. 2 bed units, 4 no. 3 bed units).
- Blocks 6 and 7 (3 storeys) comprising 22 no. apartments (2 no. 1 bed units, 8 no. 2 bed units and 12 no. 3 bed units).
- Block 8 (3 storeys) comprising 21 units (3 no. 1 bed duplex units and 18 no. 3 bed triplex units).
- Blocks 9 and 10 (3 storeys) comprising 30 no. apartments (2 no. 1 bed units, 12 no. 2 bed units and 16 no. 3 bed units).
- Block 11 (part 3/part 4 storeys) comprising 53 no. apartments (26 no. 1 bed units, 22 no. 2 bed units and 5 no. 3 bed units) with podium level communal open space, and undercroft providing plant, car parking spaces, motorcycle parking spaces, and bicycle parking spaces.

Each apartment will have shared access to adjoining bin stores, car parking bays and bicycle parking bays. Each duplex/own-door apartment will be provided with private amenity space in the form of a balcony or terrace and each triplex apartment will be provided with private amenity space in the form of a ground level terrace and a terrace at second floor level.

b) provision of 4,272.7sq.m of landscaped public open space and 3,223.9sq.m of landscaped communal open space on lands under the ownership of the applicants and provision of 5,490.8sq.m of landscaped public open space on lands under the ownership of Dún Laoghaire-Rathdown County Council.

c) construction of 2 no. vehicular entrances, with associated internal access road network with pedestrian and cyclist infrastructure, via Thornberry Road and Atkinson Drive, 1 no. vehicular entrance via Atkinson Drive to the undercroft area and 1 no. pedestrian entrance via Village Road.

d) Surface level car parking comprises a total of 147 no. car parking spaces, which includes 10 no. accessible spaces, 2 no. set-down spaces along Village Road to serve the creche, and 4 no. motorcycle spaces. Undercroft car park area proposed below Block 11 comprises 58 no. car parking spaces and 6 no. motorcycle spaces. Of the total 205 no. car parking spaces across the scheme 42 no. parking spaces will be provided with EV charging facilities.

e) A total of 550 no. bicycle spaces are proposed in the form of 463 no. long-stay bicycle spaces in dedicated bike stores in each block, 82 short- stay visitor spaces at surface level (including 4 no. for the creche) and 5 no. long-stay bicycle spaces to serve the creche in Block 1.

f) all ancillary site and infrastructural works, inclusive of removal of existing vehicular entrance via Village Road, provision of pedestrian crossings at Thornberry Road and at the corner of Village Road and Atkinson Drive, general landscaping and planting, boundary treatments, public lighting, plant rooms including 1 no. within undercroft car park for sprinkler system, 2 no. ESB substations at surface level, foul/surface water drainage and attenuation areas, and all associated site works necessary to facilitate the proposed development.

All application documentation and information are available for public viewing at the following website set up by the applicant: <https://ironbornlrd.com>

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103265>

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 33 2025

DATED 10/08/2025 TO 16/08/2025

PLANNING DECISIONS FOR WEEK 33 2025

DATED 10/08/2025 TO 16/08/2025

- **Total Applications Decided = 31**
- Grant Permission = 11
- Declare Application Invalid = 10
- Grant Permission For Retention = 3
- Refuse Permission = 4
- Request Additional Information = 2
- Refuse Ext. Of Duration Of Permission = 1

Reg. Ref.: D15A/0339/E2

Decision: Refuse Ext. Of Duration Of Permission

Decision Date: 13/08/2025

Applicant Name: Noreen McCabe

Location: 16 Seafield Crescent, Blackrock, Co Dublin

Proposal: Permission for the conversion of existing garage to form part of dwelling, new first floor extension to the side and new single storey extension to the rear (total new floor area 51 sqm) and the widening of existing entrance to 3.6 metres and all ancillary site works.

Application Type: Extension Of Duration Of Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102787>

Reg. Ref.: D25A/0486/WEB

Decision: Refuse Permission

Decision Date: 13/08/2025

Applicant Name: Vorsprung Properties Limited

Location: Lands to the rear of No. 1 Crosthwaite Park West, Dun Laoghaire, Dublin, A96E735 (A Protected Structure)

Proposal: Development on lands to the rear of No. 1 Crosthwaite Park West, Dun Laoghaire, Co. Dublin (A Protected Structure RPS. No. 1209). The development will consist of: (i) removal of non-original boundary wall fronting Corrig Road; (ii) construction of 3 no. three-bedroom, three-storey townhouses; (iii) provision of on-site parking spaces for 1 no. car each to the front of each house; (iv) provision of private open space to the rear of each house which will be accessible via a shared laneway; (v) provision of bike and bin storage to front of each house; (vi) provision of balcony at 2nd floor of each house; (vii) provision of rooflights and solar panels at roof level of each house; and (viii) landscaping, SUDS and foul drainage, boundary treatments and all ancillary works necessary to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102732>

Reg. Ref.: D25A/0487/WEB

Decision: Refuse Permission

Decision Date: 13/08/2025

Applicant Name: Jackie Greene Construction Limited

Location: Fernhill Gate, Leopardstown Road, Leopardstown, Dublin 18, D18 H9X5

Proposal: 2 No. additional surface car parking spaces within the existing parking area and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102742>

Reg. Ref.: D25A/0488/WEB

Decision: Grant Permission For Retention

Decision Date: 11/08/2025

Applicant Name: UTC Developments Limited

Location: Site of c. 0.11 Ha at Uncle Tom's Cabin, Dundrum Road, Dundrum, Dublin 14, D14W895

Proposal: Application for Retention Permission. The development consists of the change of use of c. 79.5 sq m from public house use (ancillary pool hall) to gym use at Lower Ground Floor Level.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102747>

Reg. Ref.: D25A/0491/WEB

Decision: Grant Permission

Decision Date: 13/08/2025

Applicant Name: Amgen Technology (Ireland) UC

Location: Amgen Technology (Ireland), Pottery Road, Dun Laoghaire, Dublin, A96F2A8

Proposal: Amendments and alterations to the previously approved 3-storey Pharmaceutical Building extension (referred to as ADL2) and ancillary development as previously approved under Reg. Ref. D19A/0904. As part of the granted permission (Reg. Ref. D19A/0904) the 3-storey Pharmaceutical Building extension, subject to this application, comprised a floor area of approximately 17,000 sq.m and a height of approximately 19 metres. The proposed amendments and alterations to the building include:

(i) An increase in the overall footprint and gross floor area of the building from c. 17,000sq.m to c. 17,685sq.m. The overall building height will remain at c.19 metres;

- (ii) A reduction in the level of the ground floor level slab;
- (iii) The manufacturing activity to be undertaken within the amended building will be limited to product fill & finish. Biological-based pharmaceutical manufacturing processes within the building are no longer proposed;
- (iv) Omission of the previously approved ground floor level link corridor, previously providing a connection to the neighbouring building to the immediate south;
- (v) Reconfiguration of the internal layouts from ground to second floor levels and the provision of a corridor linking the amended building to the Coldchain Warehouse building to the north-east;
- (vi) alterations to the roof plan to include the re-positioning of roof vents, the addition of ventilation ducts, roof mounted chillers, and the provision of railings around the building parapets. Access to the roof level is provided via 2 no. stair cores from second floor level;
- (vii) Alterations to the external facades, including the re-arrangement of glazing, louvres and panels and amendments to personnel and roller shutter doors;
- (viii) Realignment and re-grading of roads and footpaths surrounding the building, including the rearrangement of the turning area for emergency vehicles;
- (ix) realignment of underground drainage and services in the vicinity of the building, together with an increase in the size of the stormwater attenuation system serving the development;
- (x) enhancements to landscaping around the building; and
- (xi) all associated site and development works necessary to facilitate the development.

This application relates to amendments to a previously approved development which comprises an activity which holds an Industrial Emissions Licence (Reg. No. P0019-02) in accordance with the First Schedule of the EPA Act 1992 as amended.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102749>

Reg. Ref.: D25A/0493/WEB

Decision: Grant Permission

Decision Date: 11/08/2025

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

Location: 15A, Main Street, Dundrum, Dublin 14, D14YP78

Proposal: The development will consist of demolition of existing 2 storey derelict building (224sqm) known as 15A Main Street and associated site and development works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102759>

Reg. Ref.: D25A/0499/WEB

Decision: Request Additional Information

Decision Date: 15/08/2025

Applicant Name: Paul and Nihele Longmore

Location: Lands at Rockfort Avenue comprising Grangecourt (A96 A037), Danescourt (A96 YH36), and Garage Building (known as Three Garages) (No Eircode), Dalkey, Co. Dublin, A96 A037

Proposal: (i) demolition of existing shed located to the south of existing dwelling (Danescourt); (ii) relocation of existing shared entrance to provide access to the existing dwelling (Grangecourt); (iii) alterations and extension to Danescourt including the reopening of a previously existing entrance to provide for a vehicular entrance and new roof with dormer extension to the northeast; (iv) partial demolition, refurbishment and extension to existing garage structure to provide a 2-bedroom dwelling with associated car port and private open space; and (v) the development will include all associated works including, landscaping, planting and boundary treatments, infrastructure, lighting, foul/surface drainage, and all ancillary site works necessary to facilitate the

development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102780>

Reg. Ref.: D25A/0500/WEB

Decision: Grant Permission

Decision Date: 14/08/2025

Applicant Name: James McColgan

Location: 72, Saint Patrick's Crescent, Dun Laoghaire, Dublin, A96P268

Proposal: Permission is sought for extensions & alterations to existing dwellinghouse to include a two-storey extension to rear, a proposed porch, bike/bin store & vehicular access with parking space to the front, along with all associated site development works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102785>

Reg. Ref.: D25A/0503/WEB

Decision: Grant Permission

Decision Date: 15/08/2025

Applicant Name: Tadas Leoncikas

Location: 41, Laurel Road, Dundrum, Dublin 14, D14TP63

Proposal: Proposed widening of existing vehicular entrance to front garden also proposed external insulation to existing dwelling and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102797>

Reg. Ref.: D25A/0505/WEB

Decision: Refuse Permission

Decision Date: 15/08/2025

Applicant Name: Red Rock BPRKH Ltd.

Location: Knocknagarm Park, Park Court, Glenageary, Co Dublin, (Formerly Knocknagarm House, Park Court, Glenageary, Co Dublin)

Proposal: Alteration to development previously approved under Reg. Ref. D18A/0967 (ABP Ref. 303796-19) comprising the omission of Condition 16 as attached to ABP Ref. 303796-19.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102800>

Reg. Ref.: D25A/0507

Decision: Grant Permission

Decision Date: 15/08/2025

Applicant Name: Conor & Denise Mc Cormick

Location: 33, Myrtle Park, Dun Laoghaire, Dublin, A96YX20

Proposal: The construction of a two-storey dwelling house attached to the side of the existing house, with a dormer type flat roof to the rear of the attic space. New vehicular access to the front of the existing house. Works to include the demolition of a two-storey extension to the side and all associated site work to the existing dwelling house.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102808>

Reg. Ref.: D25A/0508/WEB

Decision: Refuse Permission

Decision Date: 15/08/2025

Applicant Name: Anita Costelloe

Location: Stonehaven House, Barnacullia, Dublin 18, D18N6Y8

Proposal: Planning permission for development to consist of the construction of a two storey extension to the rear of the existing part single storey (to the front), part two storey (to the rear) dwelling house along with the refurbishment of the existing dwelling house, new balcony to the rear and side, new velux roof windows to the front, associated internal and elevational alterations, new on site waste water treatment unit, associated site works and landscaping.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102818>

Reg. Ref.: D25A/0513/WEB

Decision: Request Additional Information

Decision Date: 15/08/2025

Applicant Name: Pamela Young

Location: 46, Saint Aidan's Drive, Goatstown, Dublin 14, D14PP80

Proposal: Permission is sought for development which will consist of: Demolition of existing single-storey garage to side. Construction of new single-storey extension to rear with 1no. roof light. Construction of two-storey extension to side. Construction of dormer extension to rear. Amendments to glazing openings to rear elevation (east) to first floor and front elevation (west) to first floor. Proposed canopy over front entrance. Alterations to existing front boundary wall widening of the existing vehicular access and provision of gates. Internal modifications, associated hard landscaping and all ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102834>

Reg. Ref.: D25A/0618/WEB

Decision: Declare Application Invalid

Decision Date: 12/08/2025

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.: D25B/0033

Decision: Grant Permission

Decision Date: 11/08/2025

Applicant Name: Paraic Curtis

Location: 56 Thorncliffe Park, Milltown, Dublin 14, D14V597

Proposal: The development will consist of demolition of a garage & chimney at ground floor level and the construction of a single-story extension to the rear & side of the dwelling comprising of a family room, bathroom, home office, en-suite and garage with a first-floor bedroom extension to rear.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101342>

Reg. Ref.: D25B/0355/WEB

Decision: Grant Permission

Decision Date: 11/08/2025

Applicant Name: Michelle Reynolds

Location: 37, Hampton Park, Saint Helen's Wood, Blackrock, Dublin, A94C958

Proposal: Development consisting of a single storey side extension comprising of a new side entrance, boot room, shower and sauna including all site services, drainage and associated landscaping works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102766>

Reg. Ref.: D25B/0356/WEB

Decision: Grant Permission

Decision Date: 14/08/2025

Applicant Name: Tony Page

Location: 141, Glencar Court, Ballybrack, Glenageary, Dublin, A96D2X0

Proposal: Proposed 2 story extension to north elevation (36.7m²) & single story extension (27.1m²) to east/west elevation to existing 2 story end of terrace dwelling (78m²). Proposed removal/demolition of section of existing boundary wall for extent of single story extension to east/west, all together with associated site works and service connections necessary to complete the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102770>

Reg. Ref.: D25B/0357/WEB

Decision: Grant Permission

Decision Date: 13/08/2025

Applicant Name: Mia O'Connell & Mark Malone

Location: 18, The Beeches, Monkstown Valley, Monkstown, Blackrock, Dublin, A94E1T1

Proposal: The rear dormer structure, new gable stairwell window, new rooflights to the front pitch of the main roof and ancillary elevational alterations.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102771>

Reg. Ref.: D25B/0358/WEB

Decision: Grant Permission For Retention

Decision Date: 15/08/2025

Applicant Name: Ruth Anna Coss

Location: 4, Arkle, Arnold Park, Killiney, Dublin, A96YPA0

Proposal: Retention of a freestanding, single-storey, timber-clad ancillary structure (Garden Room - measuring 19.8 sqm GIA and with a footprint of 23.7 sqm), with a revised roof design (delivering a flat roof instead of the existing pitched roof) at an overall height of 2.4 metres, together with landscaping/boundary treatment.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102777>

Reg. Ref.: D25B/0359

Decision: Grant Permission

Decision Date: 14/08/2025

Applicant Name: Marius Skripkauskas & Vilmary Salgado

Location: 61, Beech Park Road, Foxrock, Dublin 18, D18KD26

Proposal: The conversion of the attic space of an existing single-storey detached bungalow to provide two additional bedrooms and bathrooms, including the construction of a full-length dormer to the rear and two dormer windows to the front, along with a new double height front porch entrance. The development also includes a single-storey rear extension with internal reconfiguration, and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102782>

Reg. Ref.: D25B/0362/WEB

Decision: Grant Permission

Decision Date: 15/08/2025

Applicant Name: Justine Luykx

Location: 8, Linden Lea Park, Stillorgan, Dublin, A94TN26

Proposal: Planning permission for attic conversion with roof windows to both sides of roof & rear roof to accommodate stairs to allow access to attic conversion as non habitable storage space all with associated ancillary works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102802>

Reg. Ref.: D25B/0437/WEB

Decision: Declare Application Invalid

Decision Date: 11/08/2025

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/0439/WEB

Decision: Declare Application Invalid

Decision Date: 11/08/2025

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/0449/WEB

Decision: Declare Application Invalid

Decision Date: 14/08/2025

Applicant Name: Orpah O'Neill

Location: 84, Ballyogan Road, Carrickmines, Dublin, D18YE84

Proposal: The development will consist of part single storey (total 3.84 m.sq.) and part two storey extension (total 145.8 m.sq.) to rear of existing bungalow, alteration & extension (0.5m.sq.) to existing front door entrance and associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103217>

Reg. Ref.: D25B/0450/WEB

Decision: Declare Application Invalid

Decision Date: 13/08/2025

Applicant Name: Kelley McGuinness and Niall O Connor

Location: 10, Beech Park Road, Foxrock, Dublin 18, D18V3P6

Proposal: The construction of a new ground floor extension to the rear, and to the side and front at ground and first floor level, and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103214>

Reg. Ref.: D25B/0453/WEB

Decision: Declare Application Invalid

Decision Date: 15/08/2025

Applicant Name: Patrick & Johanna Flynn

Location: 23, Riverside Drive, Rathfarnham, Dublin 14, D14RW31

Proposal: The development will consist of an altered second floor attic extension design with internal alterations to the existing dwelling house at that level only, included are two new dormer pop-out with windows either side of the existing popout and rooflights to rear attic roof and new rooflights to front pitched roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103240>

Reg. Ref.: D25B/0455/WEB

Decision: Declare Application Invalid

Decision Date: 15/08/2025

Applicant Name: Kelley McGuinness and Niall O Connor

Location: 10, Beech Park Road, Foxrock, Dublin, D18V3P6

Proposal: The construction of a new ground floor extension to the rear, and to the side and front at ground and first floor level, and associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103244>

Reg. Ref.: D25B/0456/WEB

Decision: Declare Application Invalid

Decision Date: 15/08/2025

Applicant Name: Niamh Kennedy

Location: Avalon, 16 Foxrock Green, Foxrock, Dublin, D18C8X6

Proposal: The development will consist of the removal of the existing pitched roofed single storey building in the rear garden (22.31sqm in size) currently used as a utility room, boiler room and garden store and its replacement with a new flat roofed single storey detached building (linked to the main dwelling by a flat roof 18.76 sqm in size) in the rear garden for home office, toilet and utility room uses with all ancillary associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103248>

Reg. Ref.: DZ25A/0489/WEB

Decision: Grant Permission For Retention

Decision Date: 11/08/2025

Applicant Name: Modar Naser

Location: 20, Domville Court, Tullyvale, Cherrywood, Dublin 18, D18VN3A

Proposal: Retention planning permission for a permanent retention of a single storey glass conservatory (22.4 sq.m.) to the rear of the existing residence, and all site works. This application relates to development within the Cherrywood Strategic Development Zone (SDZ).

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102750>

Reg. Ref.: LRD25A/0624/WEB

Decision: Declare Application Invalid

Decision Date: 12/08/2025

Applicant Name: Cairn Homes Properties Ltd.

Location: In the townland of Merrion, Chesterfield, Cross Avenue, Blackrock, Co Dublin

Proposal: The development will consist of:

- (i) the demolition of 2 existing shed structures with a total combined area of 55.7sq.m.;
- (ii) the construction of 252 residential units with a cumulative gross floor area of c. 26,250 sq.m. comprising:
 - a. 236 apartments across 2 blocks ranging in height from 5-8 storeys over basement incorporating 43 no. 1-bed, 137 no. 2-bed and 56 no. 3-bed units, all with private amenity space; b. 16 no. 5-bedroom terrace houses;
- (iii) a childcare facility (480 sq.m. GFA) with outdoor secure play area;
- (iv) residential amenities including a gym, yoga room, meeting room and a resident's lounge & kitchen and bathroom facilities;
- (v) realignment and enlargement of the existing on-site ornamental pond to facilitate surface water attenuation;
- (vi) installation of infrastructure along Cross Avenue to facilitate connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue; and
- (vii) the provision of pedestrian and vehicular access, landscaping, amenity and open space areas, boundary treatments, associated bicycle and car parking, associated plant, bike, bin and bulky storage, public lighting and all ancillary development works.

All application documentation and information are available for public viewing at the following website set up by the applicant: <https://www.chesterfieldlrdplanning.com/>

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103209>

Reg. Ref.: LRD25A/0631/WEB

Decision: Declare Application Invalid

Decision Date: 13/08/2025

Applicant Name: Shankill Property Investments Ltd.

Location: Site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, Co. Dublin

Proposal: The proposed development will consist of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 3 to 4-storey terraced townhouses with associated private terraces, comprising 5 no. 4-bedroom and 4 no. 4-bedroom townhouses; and 150 no. apartments in 2 no. blocks consisting of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units.

The apartment blocks will comprise of: Block A1 ranging in height from 6 to 10-storeys and containing 69 no. units consisting of 22 no. 1-bedroom units, 26 no. 2-bedroom units, 21 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 169.7 sq.m work / lounge space and c. 169.3 sq.m communal gym at ground floor level, a c. 33.5 sq.m lobby and c. 52.9 sq.m cinema room at courtyard level; and Block A2 ranging in height from 7 to 11-storeys and containing 81 no. units consisting of 26 no. 1-bedroom units, 32 no. 2-bedroom units, 23 no. 3-bedroom units all with balconies or terraces, and residential amenity space including a c. 63.6 sq.m lobby / lounge at ground floor level, a c. 16 sq.m lobby at courtyard level and c. 235.6 sq.m of bulk storage space at courtyard level.

The proposed development will also include: 171 no. car parking spaces, 8 no. motorcycle parking spaces and 365 no. bicycle parking spaces; c. 1,692 sq.m communal open space within the central podium courtyard; c. 7,797 sq.m public open space including play areas; all associated landscaping, public lighting, pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding existing and permitted road network; all associated plant and substations/switch rooms; refuse storage areas; drainage arrangements; utility connections; and all site development works. All application documentation and information are available for public viewing at the following website set up by the applicant: www.seagardensblockalrd.com

Application Type: Permission (LRD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103231>

END OF PLANNING DECISIONS FOR WEEK 33 2025

DATED 10/08/2025 TO 16/08/2025

**APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR WEEK 33
2025**

DATED 10/08/2025 TO 16/08/2025

- Total Appeals Lodged = 4**
 - Appeal against Refusal of Permission = 2
 - Appeal against Grant of Permission = 1
 - Appeal against Conditions = 1
-

Reg. Ref.: D25A/0426/WEB

Registration Date: 30/05/2025

Applicant Name: Conor Rowan & Jena Murdock

Location: 45 Hyde Road, Dalkey, Dublin, A96D7P2

Proposal: Permission is sought for a) construction of a single storey extension to the rear of the existing dwelling; b) new dormer roof extension to the rear of the existing dwelling; c) alterations to existing internal layout; d) alterations to the front boundary wall including new vehicular entrance; e) all associated site works.

Council Decision: Grant permission

Appeal Lodged: 08/08/2025

Nature of Appeal: Appeal against Conditions

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102546>

Reg. Ref.: D25A/0407/WEB

Registration Date: 23/05/2025

Applicant Name: Emma Delaney & Jack O'Reilly

Location: Rossmore, 16 Corrig Avenue, Dun Laoghaire, Dublin, A96W206 (A Protected Structure)

Proposal: Permission is sought for: alterations, renovations, and extension of the existing semi-detached two-storey house. Proposed works include; Demolition of the existing non-original single storey extensions to the rear & side of the original structure; Construction of a new 18 sqm two-storey extension & a new 49 sqm single-storey extension featuring a canopy overhang & external chimney, all to the rear of the existing structure; Addition of 3 new window openings to the side of the original dwelling; Modifications to the original structure to allow for the new layout & extensions including; - Widening of two original window openings at the rear at upper ground floor level to provide access to the new rear single storey extension., - Forming of two new doorway openings, one at upper ground floor level & one at upper first floor level to provide access to the new rear two storey extension., - Removal of original internal walls and two existing internal doors at upper ground floor level to accommodate new hall layout & visit-able WC., - Removal of section of wall to hallway at lower ground floor level., - Blocking up of original internal door at upper first floor level forming of new internal doorway with the re-use of the original architrave and internal door in the new opening., - Modifications of the existing Front Porch to remove the non-original glazing & porch door with repair & restoration of existing front door.; New replacement external timber door to lower ground floor front entrance; Refurbishment of an existing retained original sash window along with replacement of non-original aluminium windows in original openings with new replacement timber framed windows throughout the existing building; Repair & restoration of the existing main slate roof & cast-iron rainwater goods; Provision of breathable thermal insulation to the interior of existing external walls at Lower Ground Floor Level; Provision for Solar Panels to the valley roof slope; External works to include repair and restoration of cast iron railings & granite to front entrance steps; All along with associated general restoration & decoration works, site works, services & landscaping.

Council Decision: Grant permission

Appeal Lodged: 11/08/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102482>

Reg. Ref.: D25A/0412/WEB

Registration Date: 26/05/2025

Applicant Name: Waterloo Homes Ltd

Location: Lands north of The Bridge, Enniskerry Road, Kiltiernan, Dublin

Proposal: (i) construction of new vehicular and pedestrian entrance to the site from Enniskerry Road (R117); (ii) construction of 10 no. three-storey houses (including 2 no. terraced four-bedroom units, 4 no. terraced five-bedroom units, 1 no. semi-detached four-bedroom unit and 3 no. semi-detached five-bedroom units each with private amenity space to the rear) and 2 no. four-storey apartment blocks accommodating a total of 26 no. apartments (8 no. one-bedroom, 14 no. two-bedroom and 4 no. three-bedroom) each with private amenity space in the form of a balcony/terrace; (iii) provision of 38 no. car parking spaces (inclusive of 2 no. accessible spaces), bicycle parking and bin stores; (iv) provision of landscaped public open space (1,386sq.m) with playground; (v) undergrounding of existing overhead electricity cables; and (vi) all ancillary works, including new SuDS and foul water drainage, landscaping boundary treatments and access infrastructure, necessary to facilitate the development.

Council Decision: Refuse permission

Appeal Lodged: 13/08/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102498>

Reg. Ref.: D25A/0420/WEB

Registration Date: 28/05/2025

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

Location: Lands at Dundrum Town Square, Sandyford Road, Dundrum, Dublin 16, D16DX96

Proposal: The development will consist of retention / continuance of use of part of Town Square for food and beverage stalls and concessions and hosting occasional events and promotional activities within a defined area (347sqm), including the associated temporary or moveable structures, seating tables and other temporary works associated with these activities.

Council Decision: Refuse permission for retention

Appeal Lodged: 12/08/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102522>

**END OF APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR
WEEK 33 2025**

DATED 10/08/2025 TO 16/08/2025

APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR WEEK 33 2025

DATED 04 August 2025 TO 08 August 2025

- Total Appeals Decided = 2

- Grant permission = 2

Reg. Ref.: D24A/0862/WEB

Appeal Decision: Grant Permission

Appeal Decided: 07/08/2025

Council Decision: Grant permission

Applicant Name: Latchen Ltd.

Location: Tambou, Clonskeagh Road, Dublin 14, D14H7X6

Proposal: (i) demolition of existing bungalow dwelling and associated northern and eastern boundary wall; (ii) the construction of 4 no. flat roofed dwellings, comprising 2 no. two storey 2-bedroom dwellings, 1 no. two storey 4-bedroom dwelling and 1 no. three storey 4-bedroom dwelling; (iii) vehicular access to the site will be via Nutgrove Park with 4 no. on curtilage car parking spaces; and (iv) the development will include all associated works including, landscaping (including tree protection measures), planting and boundary treatments, infrastructure, lighting, foul/surface drainage, site works, necessary to facilitate the development. A public open space area is provided to the east of the site fronting onto Clonskeagh Road.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100605>

Reg. Ref.: D25A/0145/WEB

Appeal Decision: Grant Permission

Appeal Decided: 07/08/2025

Council Decision: Grant permission

Applicant Name: Maria Sweeney

Location: Iona, Dalkey Avenue, Dalkey, Dublin, A96V673

Proposal: Permission is sought to (a) Demolish the existing south bedroom extension and replace with a two storey conservatory and balcony. (b) To enlarge the existing west single story extension with a two storey extension and balcony. (c) To raise the existing roof by 1.9m to accommodate four attic bedrooms. (d) All other ancillary works.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101619>

**END OF APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR
WEEK 33 2025**

DATED 04 August 2025 TO 08 August 2025

END OF WEEKLY LIST FOR WEEK 33 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.