

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

PLANNING WEEKLY LIST NO. 37 2025

FOR WEEK ENDING: 13 September 2025

Contents:

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

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

PLANNING APPLICATIONS RECEIVED FOR WEEK 37 2025

DATED 07/09/2025 TO 13/09/2025

- Total Application Registered = 34

- Permission for Retention = 4
- Extension Of Duration Of Permission = 2
- Permission = 27
- Pre-Planning LRD2 Application = 1

Reg. Ref.: D20A/0224/E

App Rec'd Date: 12/09/2025

Applicant Name: The Lucey Family

Location: 4 Castle Close, Dalkey, Co. Dublin A96 XN22

Proposal: Permission for the demolition of the existing south-eastern boundary wall and reconstruction of the boundary wall to a finished height of 3.5 metres.

Application Type: Extension Of Duration Of Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103535>

Reg. Ref.: D20B/0066/E

App Rec'd Date: 09/09/2025

Applicant Name: Caroline O'Loughlin & John Gallagher

Location: 31 Ardagh Park, Blackrock, Co. Dublin, A94TN35

Proposal: Permission for partial conversion of garage into habitable room; removal of garage pitched roof; single storey pitched-roof extension to front; rooflight over stairs to

front; first floor bedroom extension to side with new pitched-roof dormer to front to match existing; modifications to existing roof; all ancillary works.

Application Type: Extension Of Duration Of Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103488>

Reg. Ref.: D25A/0416/WEB

App Rec'd Date: 27/05/2025

Applicant Name: Louis and Kate Ronan

Location: The Battery, Sandycove Point, Sandycove, Dublin, A96EY23 (A Protected Structure)

Proposal: The Battery wall is a protected structure (RPS 980) and is also on the record of Monuments and Places (DU023-062). The development will consist of the demolition of the existing single storey 20th Century extensions and the remains of a brick latrine, the creation of new pedestrian opening in the wall to the yard and also from the yard to the Battery, the creation of an opening in the roof of the store adjacent to the magazine for a lift, the conservation and refurbishment of the existing structures including the re-slating of the Guard House in natural slate, and repairs to the slates on the other structures, the re-roofing of the ramped entrance, the removal of the existing render and replacement with lime render, the repair and/or replacement of sash windows, the application of appropriate internal insulation to walls, ceiling and floors of the existing structures, the upgrading of mechanical and electrical services, the conversion and construction of an extension to the Master Gunner's store to create a garden room, the construction of: a single storey extension replacing the existing extension between the existing Guard Room and Soldiers' Quarters, a single-storey extension extending across the Guard room to the northwest and a single storey extension over the magazine, alterations to the vehicular entrance and parking area and associated landscaping and siteworks.

Application Type: Permission

Further Information: Additional Information 09/09/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102516>

Reg. Ref.: D25A/0545/WEB

App Rec'd Date: 08/07/2025

Applicant Name: Ms. Dan Li

Location: 25, Louvain, Ardilea, Clonskeagh, Dublin 14, D14HD34

Proposal: Full planning permission is sought to demolish the existing derelict bungalow with adjoining garage and carport; subdivide the site; construct 2 no. new fully serviced two-storey detached dwellings, each with pitched roofs incorporating a flat apex section, windows with projecting metal surrounds to the front and rear elevations, a full-height opaque glazed window to the side elevation, and a front porch canopy; provide two new vehicular entrances; new boundary treatments; landscaping; ICF construction; installation of solar panels and air-to-water heat pump systems; allow new connections to public sewerage and surface water; and all associated site works.

Application Type: Permission

Further Information: Additional Information 07/09/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102919>

Reg. Ref.: D25A/0694/WEB

App Rec'd Date: 08/09/2025

Applicant Name: The Board of Management St. Joseph of Cluny Secondary School

Location: St. Joseph Of Cluny Secondary School, Avondale Road, Killiney, Dublin,

Proposal: Demolition of an existing sub-standard, single-storey structure currently used as a common room with toilets and store, and replacement with a new single- storey art building comprising art classroom with ancillary toilets and store with 6 rooflights to front roof and solar panels and canopy to rear including all associated siteworks & drainage . There is a protected structure on the grounds of the school.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103471>

Reg. Ref.: D25A/0695/WEB

App Rec'd Date: 08/09/2025

Applicant Name: Ciara and Craig Mc Menamin

Location: 61, Mount Anville Wood, Goatstown, Dublin 14, D14TY86

Proposal: Construction of a single-storey extension to the front at ground level and a two-storey extension to the full width of the rear of the house, the insertion of windows to the west side elevation at ground and first floor level, rooflights to the main roof, demolition of the east chimney, and widening of the front vehicular entrance, together with all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103474>

Reg. Ref.: D25A/0696/WEB

App Rec'd Date: 09/09/2025

Applicant Name: Des Dockery and Laura Chambers

Location: 10, Carysfort Woods, Blackrock, Co. Dublin, A94XR24

Proposal: The proposed development for permission will consist of: • Widening of the front existing vehicular entrance to 6.5m and associated alterations to the pier, wall and increased driveway area. • All associated site, landscaping and drainage works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103480>

Reg. Ref.: D25A/0697/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Frankie Kek & Sihong Lin

Location: 13, Drummartin Close, Goatstown, Dublin 14, D14A520

Proposal: The development will consist of; 1) Proposed Rear and side single storey extension 67.3 m2, including demolishing the existing single storey side and rear extension, erect new side and rear extension change the roof profile from hipped and flat roof to flat roof with 7 roof lights not exceeding 3m height, all finishes to match existing dwelling; 2) Erect a 18m2 Terrace with electrical awning (Not exceeding 3m) annex to the rear extension at GF level; 3) Erect a single storey detached 3.5 m2 Storage in the rear yard ; 4) Enlargement of existing window openings and alterations to fenestration to provide improved proportions and appearance, in keeping with the adjoining property and streetscape change the existing uPvc windows to new triple glazed aluminium window, vindr VS or similar to client spec. min. U-Value 0.8 w/m2k; 5) Replace the front entrance door to aluminium window; 6) Erect new front door entrance to side of the house. 7) Improvement of overall house energy performance by installing new external insulation with a light-colored render finish, 8) Enlarge the front entrance gate from 2.1m to 3.6m, and with all associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103482>

Reg. Ref.: D25A/0698/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Brendan Fitzsimons

Location: 26, Sandyford Hall Grove, Sandyford, Dublin 18, D18K3K6

Proposal: The subdivision of the existing site to include the erection of 2 no. semi-detached, two-storey, 3-bed dwellings (26A & 26B) with separate vehicular access from the public road for each proposed dwelling, and relocation of the vehicular entrance to the existing dwelling; and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103484>

Reg. Ref.: D25A/0699/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Edmond Maguire

Location: 75 Deerpark Road, Mount Merrion, Co. Dublin, A94D984

Proposal: The proposed development will consist of: • New single storey detached dwelling to the rear of the existing property • Alterations to existing entrance from laneway to 3.0M in width • Creation of new pedestrian entrance from laneway • All associated alterations and demolitions, site, drainage, landscaping and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103486>

Reg. Ref.: D25A/0700/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Peter & Annmarie Bowring

Location: Mornington, Saval Park Road, Dalkey, Dublin, A96D293

Proposal: 1. Sub-division of the existing site currently comprising the detached main house ('Mornington') and the detached ancillary boathouse with family apartment overhead (previously approved planning ref D22A/0145) into 2no. separate sites as follows: (a)The detached boathouse and family apartment at first floor level over to be on a separate site accessed by the existing vehicular entrance to the main house 'Mornington', off Saval Park Road; (b)The main house ('Mornington') to then be accessed via a proposed additional vehicular entrance also off Saval Park Road. 2. All associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103487>

Reg. Ref.: D25A/0701/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Spray ULC

Location: Foxley, Old Bray Road, Cabinteely, Dublin 18, D18K8F2

Proposal: Development consisting demolition of existing dormer bungalow and provision of five semi-detached/terraced 4 Bedroom 2 storey plus dormer townhouses revisions to existing vehicular access and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103490>

Reg. Ref.: D25A/0702/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Peter & Annmarie Bowring

Location: Mornington, Saval Park Road, Dalkey, Dublin, A96D293

Proposal: 1. Sub-division of the existing site currently comprising the detached main house ('Mornington') and the detached ancillary boathouse with family apartment overhead (previously approved planning ref D22A/0145) into 2no. separate sites as follows: (a) The detached boathouse and family apartment at first floor level over to be on a separate site accessed by the existing vehicular entrance to the main house 'Mornington', off Saval Park Road. (b) The main house ('Mornington') to then be accessed via a proposed additional vehicular entrance also off Saval Park Road; 2. All associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103491>

Reg. Ref.: D25A/0703

App Rec'd Date: 11/09/2055

Applicant Name: Wagamama Restaurants Ireland Ltd.

Location: Unit CSC G1, Building 12, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16

Proposal: Retention of: 2 x illuminated fascia signs, 1 x illuminated projecting sign and 1 x illuminated A4 Wall Menu to the 2 external elevations.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103501>

Reg. Ref.: D25A/0704/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Summit Care Ltd

Location: 17, Carysfort Avenue, Blackrock, Co. Dublin, A94X086

Proposal: Permission is sought for 1) A change of use to the existing building from Commercial Office with part Residential use to a Health and social Care Centre with the Provision of Residential Accommodation to People in Need of Care. The entrance Level hosts 2 no. support care reception rooms, kitchen to the return and 2 no. multipurpose rooms with WC. The first and middle floors provide 5 no. sleeping quarters with en-suites and the basement provides two multipurpose rooms with washing facilities. 2) A new external pedestrian steel and glass screen lift and landing platform from the front garden entrance level to the higher ground floor entrance level which includes alterations to the existing stairs and landing in provision of a new Part M compliant and accessible stepped approach with landing, including new metal and glass balustrades and handrails to the front of the building (with rear access off Carysfort Avenue Parking Lot) for Summit Care Ltd. The site is a Candidate Architectural Conservation Area.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103503>

Reg. Ref.: D25A/0705/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Ann Douglas

Location: 123, Mountain View Drive, Churchtown, Dublin 14, D14PK51

Proposal: Alterations and modifications to the existing vehicular access and front gate at the front garden boundary, including all associated site works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103506>

Reg. Ref.: D25A/0706/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Build A Bear Workshop UK Ltd

Location: 47 Grafton Street, Dublin 2, D02A780

Proposal: New non-illuminated fascia sign with 'Build-A-Bear' Workshop; wording in white with blue background.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103510>

Reg. Ref.: D25A/0707

App Rec'd Date: 12/09/2025

Applicant Name: Zoe Khiangte and John Dingliana

Location: 200 Barton Road East, Dundrum, Co. Dublin, D14DF43

Proposal: We are applying for full planning permission for development. The

development will consist of; a) demolition of existing garage to the side, b) proposed single storey extension to the front, side, and rear with 4 no. rooflights, c) widening of existing dishd footpath at site entrance and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103515>

Reg. Ref.: D25A/0708/WEB

App Rec'd Date: 12/09/2025

Applicant Name: Ger Brady

Location: 63, Mulgrave Street, Dun Laoghaire, Dublin, A96YD61

Proposal: The proposed development is a revision of D24A/0884 for a Change of use of the existing 250sqm commercial building, a former HSE premises, into a single 4-bedroom, 265sqm dwelling; additional floor area provided by flooring over the first floor level void. Private open space to the rear to be enclosed by new timber fence panels, with sliding gate for vehicular access. The development will consist of the removal of the rear section of roof and glazing, alterations to the rear elevation, construction of first floor extension within the footprint of the existing ground floor plan, new rooflights, elevational alterations and associated works associated with the items above.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103524>

Reg. Ref.: D25A/0709/WEB

App Rec'd Date: 12/09/2025

Applicant Name: Monarch Contracts and Property Services Ltd.

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

Proposal: The development consist of:

(i) Construction of a pitched roof single storey extension to the front;

- (ii) Relocation of the entrance door to the front elevation and provision of new windows to the side elevation;
- (iii) Construction of a pitched roof first floor extension to the rear elevation;
- (iv) Replacement of the existing flat roof to the ground floor rear extension with a pitched roof;
- (v) Provision of rooflights to the ground floor rear extension and the main house;
- (vi) Widening of the existing vehicular entrance to 3.5 metres;
- (vii) Landscaping and SuDS drainage; and
- (viii) All associated site development works necessary to facilitate the development.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103532>

Reg. Ref.: D25B/0370/WEB

App Rec'd Date: 02/07/2025

Applicant Name: Donal Cullinane

Location: 50, Meadow Park, Churchtown Upper, Dublin 14, D14 X3X7

Proposal: Attic conversion for storage, including dormer windows to the front and rear, and the installation of a new Velux rooflight on the front roof slope.

Application Type: Permission

Further Information: Additional Information 11/09/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102858>

Reg. Ref.: D25B/0491/WEB

App Rec'd Date: 08/09/2025

Applicant Name: Niall & Sarah Collins

Location: 32, Hainault Road, Foxrock, Dublin 18, D18X6F6

Proposal: Alterations to the previously approved planning application, Reg. Ref. D25B/0095/WEB, to consist of two additional Velux roof lights to the rear facing sloped roof.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103472>

Reg. Ref.: D25B/0492/WEB

App Rec'd Date: 08/09/2025

Applicant Name: Danny Feddis

Location: 17, Larchfield Road, Goatstown, Dublin 14, D14PH00

Proposal: Conversion of his attic to storage and a bathroom including changing the existing hipped end roof to a Dutch hipped gable end roof and 2 velux rooflights to the front all at roof level.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103475>

Reg. Ref.: D25B/0493/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Ger Brady

Location: 63, Mulgrave Street, Dun Laoghaire, Co. Dublin, A96YD61

Proposal: The development will consist of the removal of the rear section of roof and glazing, alterations to the rear elevation, construction of first floor extension within the footprint of the existing ground floor plan, new rooflights, elevational alterations and associated works associated with the items above.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103481>

Reg. Ref.: D25B/0494/WEB

App Rec'd Date: 09/09/2025

Applicant Name: Des Dockery and Laura Chambers

Location: 10, Carysfort Woods, Blackrock, Co. Dublin, A94XR24

Proposal: The proposed development for permission will consist of: 1) Construction of a first floor extension to the front / side over existing study; 2) All associated demolition, internal layout alterations, site, landscaping and drainage works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103479>

Reg. Ref.: D25B/0495/WEB

App Rec'd Date: 10/09/2025

Applicant Name: Ross Gillanders

Location: 37, Birchfield Park, Drummartin, Dublin 14, D14P5Y0

Proposal: Shed to the rear and side for gym, storage and garden room.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103489>

Reg. Ref.: D25B/0496/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Peter Walsh

Location: 13, Kilcross Lawn, Sandyford, Dublin 18, D18T1W4

Proposal: Retention Planning Permission is sought for erection of timber fencing to two boundary block walls in rear garden.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103496>

Reg. Ref.: D25B/0497/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Mark Millard and Sharlene Kingsley

Location: 19, Eaton Brae, Churchtown, Dublin 14, D14KX47

Proposal: The development will consist of: extension and alteration works to existing 2-storey detached dwelling to include: (1) Construction of new 1st floor bedroom extension (17 sqm.) to front with tiled pitched roof and Velux roof-light, (2) Installation of external wall insulation and new render finishes to existing external walls to front & side elevations, (3) New window to rear elevation at 1st floor level, (4) New windows / patio doors to rear and side elevations at Ground Floor level, (5) Provision of new Velux roof-lights to existing pitched roof (side elevation), (6) roof-mounted photo-voltaic solar panels to side elevation, (7) associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103497>

Reg. Ref.: D25B/0498/WEB

App Rec'd Date: 11/09/2025

Applicant Name: Séamus Guidera

Location: 63, Flower Grove, Glenageary, Co. Dublin, A96Y8D6

Proposal: The development will consist of: The demolition of the existing single storey conservatory (c.10.5 sq m) to the rear of the existing house and demolition of some of the rear wall of the house; the demolition of the existing single storey car shelter structure at the front of the existing house; the construction of a new single story entrance porch (c. 4.5 sqm) at the front elevation of the house; the construction of a ground floor extension (c. 26.5sqm) to the rear of the house incorporating new windows, doors and skylights, and all associated site, landscaping and drainage works above and below ground.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103502>

Reg. Ref.: D25B/0499/WEB

App Rec'd Date: 12/09/2025

Applicant Name: Tara Peterman

Location: Lohengrin, Torca Road, Dalkey, Dublin, A96XT93

Proposal: The development will consist of amendments to previously approved planning: (Ref: D24A/0007). These alterations will include the relocation of the gym from the North corner of the site to the West corner. The omission of the bridge/walkway and alterations to the internal layout. Changes to the fenestration to the side and rear including the omission of one window to the Southwest side. The single car parking space will be retained and no significant trees will be affected.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103516>

Reg. Ref.: D25B/0500/WEB

App Rec'd Date: 12/09/2025

Applicant Name: Dianne and Alan Moore

Location: 49, Ludford Drive, Ballinteer, Dublin 16, D16TR70

Proposal: For modifications to previously granted application D20B/0192 - 1) Construction of Garden Room in the rear back garden; 2) Construction of 2 smaller dormer roof structures from previously granted 1 larger dormer; 3) Confirmation of velux window sizes on front roof; 4) Retaining original rear extension roof in application D20B/0192 and associated works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103530>

Reg. Ref.: D25B/0501/WEB

App Rec'd Date: 13/09/2025

Applicant Name: Claire Mahony and Andrew McGarry

Location: 172, Ballinclea Heights, Killiney, Dublin, A96Y102

Proposal: Permission sought for; 1) A rooflight to the front pitched roof over the existing stairwell, 2) Replacement of the existing wall cladding to the front and rear and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103533>

Reg. Ref.: D25B/0502/WEB

App Rec'd Date: 13/09/2025

Applicant Name: Jianhua Cui

Location: 5, Seafield Road, Booterstown, Blackrock, Dublin, A94Y033

Proposal: Planning permission for attic conversion with extended ridgeline to side from hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion as habitable space with roof windows to front and to rear, alterations to existing porch to create door to front and extend window to front, Proposed single storey extension to rear all associated ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103534>

Reg. Ref: PAC/LRD2/006/25

App Rec'd Date: 31/07/2025

Applicant Name: 1 Wyckham Land Limited

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

Proposal: The Large Scale Residential Development will comprise an amendment to the permitted Strategic Housing Development Reg Ref ABP-312170-21. The amendment proposed will replace Block E in the south-west corner of the site (comprising a total of 68 no. units) with 8 no. semi-detached 2 storey houses at this site at "Marmalade Lane", Wyckham Avenue, Dundrum, Dublin 16. The site includes lands formerly owned by the Gort Muire Carmelite Centre and is located adjacent to Protected Structures (RPS No. 1453). All other aspects of the permitted will remain unchanged including the Resident Support Facilities, Services and Amenities along with a creche and café. Provision of car, cycle and motorbike parking will be provided throughout the development, including at basement, undercroft and surface levels.

Vehicular/pedestrian/cyclist accesses including from Wyckham Avenue and include improvement works to the existing Carmelite Centre access road and entrance.

Pedestrian and cycle access will also be provided to Ballawley Park, Wesley Heights and Greenmount Lane. All associated site development works, roof gardens, plant areas, waste management areas, and services provision (including ESB substations) will remain as permitted.

Application Type: Pre-Planning LRD2 Application

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 37 2025

DATED 07/09/2025 TO 13/09/2025

PLANNING DECISIONS FOR WEEK 37 2025

DATED 07/09/2025 TO 13/09/2025

- **Total Applications Decided = 30**
- Grant Permission & Refuse Permission = 1
- Declare Application Invalid = 4
- Grant Permission = 17
- Refuse Permission = 2
- Grant Permission For Retention = 2
- Withdraw The Application = 1
- Refuse Permission For Retention = 1
- Request Additional Information = 2

Reg. Ref.: D25A/0097/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Robert Gardiner and Sinead Tyrrell

Location: 27, Hillside, Dalkey, Dublin, A96KP79

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

Application Type: Permission

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

Reg. Ref.: D25A/0252/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

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 to include 2 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

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

Reg. Ref.: D25A/0312/WEB

Decision: Grant Permission

Decision Date: 11/09/2025

Applicant Name: Elizabeth Whelan

Location: Tibbradden Lane, Rathfarnham, Dublin 16

Proposal: 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

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

Reg. Ref.: D25A/0357/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Gas Networks Ireland

Location: Lands on the grass area at Rowanbyrn, Newtown Castlebyrn, adjacent to the boundary wall, along Deansgrange Road (R827)

Proposal: Installation of a 4.37m x 1.1m x 2.69m (LxWxH) above ground enclosure, to house a new natural gas District Regulating Installation (DRI) with all ancillary services and associated site works to replace the existing below ground natural gas regulating unit at lands on the grass area at Rowanbyrn, Newtown Castlebyrn adjacent to the boundary wall along Deansgrange Road (R827).

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102303>

Reg. Ref.: D25A/0408/WEB

Decision: Grant Permission

Decision Date: 11/09/2025

Applicant Name: Shao Bo

Location: 8, Merville Avenue, Stillorgan, Dublin, A94H672

Proposal: The development will consist of: demolition of detached garden shed and removal of timber garden shed. Proposed works include: internal and external renovations, alterations and additions to existing single storey dwelling to accommodate first floor, rear and side extensions, attached domestic garage, detached garden shed, connections to all existing services, boundary walls and all associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102487>

Reg. Ref.: D25A/0418/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

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

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

Reg. Ref.: D25A/0566/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Dundrum Retail GP DAC

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

Proposal: The development will consist of the erection of a temporary suspended platform (200sqm max) over the Millpond to accommodate Santas grotto and ancillary accommodation in a temporary single storey structure on the platform with pedestrian access/ egress from the existing boardwalk on the southern and western sides of the millpond. The temporary structure will be in use for a period not exceeding 8 weeks each Christmas season for a period of 5 years (2025 – 2029 inclusive). The Millpond is a recorded archaeological monument (RMP: 022-10002).

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102997>

Reg. Ref.: D25A/0568/WEB

Decision: Refuse Permission For Retention

Decision Date: 10/09/2025

Applicant Name: Knockfodda Enterprises Ltd

Location: Brady's Of Shankill, Dublin Road, Shankill, Dublin 18, D18E1W0

Proposal: Permission for Retention of pergola and planter boxes as constructed and Permission to vary Condition No. 2 of planning permission Register Reference D24A/0039 (An Bord Pleanala Reference ABP-321139-24) The development consists of/will consist of; 1) Retention of planter boxes and pergola with retractable roof and timber screening to external seating area as constructed to the southern side of the existing public house. 2) Permission to vary Condition No. 2 of Planning Register Reference No. D24A/0039 (An Bord Pleanala Reference ABP-321139-24), to permit a revised minimum pedestrian footpath width of 1.69 metres along Stonebridge Close adjacent to the planter boxes and pergola, in lieu of the condition requirement for a minimum width of 2.2 metres.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103001>

Reg. Ref.: D25A/0569/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Minh Tran

Location: Shaundar, Newtownpark Avenue, Blackrock, Dublin, A94Y5D2

Proposal: (1) removal of the roof over the single storey parts of the existing dwelling; (2) the construction of 3 no. single storey extensions to the front (5 sq.m.), to the rear (34

sq.m.), and to the side and rear (137 sq.m.) to form a part single part two storey six bedroom dwelling (gross floor area: 424 sq.m.) with new roof to retained single storey parts of existing house and revised fenestrations; (3) a detached car port (40 sq.m.); (4) widen the existing vehicular entrance to 3.5 metres, a new pedestrian entrance, and all associated site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103002>

Reg. Ref.: D25A/0572/WEB

Decision: Grant Permission & Refuse Permission

Decision Date: 11/09/2025

Applicant Name: Alan Petherbridge & Nadine Farren

Location: 9, Richview Villas, Clonskeagh Road, Dublin 14, D14A3A0

Proposal: Widening of front vehicular access including partial removal of front boundary wall; conversion of existing front carport/store to home office with new front window and side French doors; alterations to ground floor front-facing windows; attic conversion for storage with three dormers to north roof slope and three rooflights to south roof slope.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103010>

Reg. Ref.: D25A/0573/WEB

Decision: Request Additional Information

Decision Date: 10/09/2025

Applicant Name: Qianqian Li

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

Proposal: Proposed construction of a two-storey extension and alterations to the existing house, including external insulation, the construction of a new single-storey

sunroom, and all associated site works. Retention permission is sought for the demolition of a previously authorised sunroom.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103013>

Reg. Ref.: D25A/0575/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Erica Clandillon McDonagh & Terry McDonagh

Location: 8, Gowrie Park, Glenageary, Dublin, A96XP97

Proposal: demolition of existing detached garage and outhouses and provision of new single storey extension to side (North east) elevation, with shallow monopitched roof and 3 no. roof lights to comprise a home study, sanitary facilities and den. Proposals also to include a new pitched roof single storey extension with rooflights to rear (South east) elevation to comprise open plan living/kitchen/dining room. Some minor internal modifications and upgrading works. Demolition of 2 no chimneys. Widening of existing front vehicular driveway to 3.5m. New 3.4m vehicular access to rear garden from St Kevins Villas (previously permitted under D98A/0284). All associated demolitions, siteworks and drainage.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103022>

Reg. Ref.: D25A/0578/WEB

Decision: Request Additional Information

Decision Date: 10/09/2025

Applicant Name: Martin and Kathleen Deasy

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

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

Application Type: Permission

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

Reg. Ref.: D25A/0579/WEB

Decision: Grant Permission For Retention

Decision Date: 10/09/2025

Applicant Name: Richard Power

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

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

Application Type: Permission for Retention

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

Reg. Ref.: D25A/0580

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Duncan & Kathy Osborne

Location: 21 Summerhill Road, Dun Laoghaire, Co. Dublin, A96 A4P1

Proposal: Planning permission is sought for (1) installation of Photo Voltaic (PV) panels to front of main roof (2) installation of sliding gate to vehicular access to east boundary

and (3) increase in height from 1.4m to 1.8m of later railings to the east boundary of the front garden.

Application Type: Permission

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

Reg. Ref.: D25A/0584/WEB

Decision: Grant Permission

Decision Date: 11/09/2025

Applicant Name: Donal Ryan

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

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

Application Type: Permission

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

Reg. Ref.: D25A/0585/WEB

Decision: Refuse Permission

Decision Date: 11/09/2025

Applicant Name: Edel Noble & Martin Stairs

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

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

Application Type: Permission

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

Reg. Ref.: D25A/0603/WEB

Decision: Grant Permission

Decision Date: 12/09/2025

Applicant Name: Bruce Sleeman

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

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

Application Type: Permission

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

Reg. Ref.: D25A/0700/WEB

Decision: Declare Application Invalid

Decision Date: 10/09/2025

Applicant Name: Peter & Annmarie Bowring

Location: Mornington, Saval Park Road, Dalkey, Dublin, A96D293

Proposal: 1. Sub-division of the existing site currently comprising the detached main house ('Mornington') and the detached ancillary boathouse with family apartment overhead (previously approved planning ref D22A/0145) into 2no. separate sites as follows: (a) The detached boathouse and family apartment at first floor level over to be on a separate site accessed by the existing vehicular entrance to the main house 'Mornington', off Saval Park Road; (b) The main house ('Mornington') to then be accessed via a proposed additional vehicular entrance also off Saval Park Road. 2. All associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103487>

Reg. Ref.: D25A/0706/WEB

Decision: Declare Application Invalid

Decision Date: 12/09/2025

Applicant Name: Build A Bear Workshop UK Ltd

Location: 47 Grafton Street, Dublin 2, D02A780

Proposal: New non-illuminated fascia sign with 'Build-A-Bear' Workshop; wording in white with blue background.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103510>

Reg. Ref.: D25B/0411/WEB

Decision: Refuse Permission

Decision Date: 11/09/2025

Applicant Name: Ailbhe Duffy and Neil O'Hara

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

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

Application Type: Permission

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

Reg. Ref.: D25B/0413/WEB

Decision: Grant Permission

Decision Date: 10/09/2025

Applicant Name: Kevin & Niamh Priest

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

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

Application Type: Permission

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

Reg. Ref.: D25B/0414/WEB

Decision: Grant Permission

Decision Date: 11/09/2025

Applicant Name: Raymond & Claire O'Malley

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

Proposal: (1) the importation of inert fill material (soil) to raise the level of c. 630 sq.m. of the rear garden from its lowest level of 120.19 mOD to a uniform level of 121.8 mOD; (2) the erection of a 1.6 m high paladin fence for c. 28.5 m to the north boundary of the rear garden; and (3) the erection of a 1.8 m high concrete post and panel fence for c. 47.6 m to the southern boundary of the rear garden, and all associated site works.

Application Type: Permission

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

Reg. Ref.: D25B/0415/WEB

Decision: Grant Permission

Decision Date: 12/09/2025

Applicant Name: Jon Racu & Snejana Circhelan

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

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

Application Type: Permission

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

Reg. Ref.: D25B/0416/WEB

Decision: Grant Permission

Decision Date: 12/09/2025

Applicant Name: Fei Peng

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

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

Application Type: Permission

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

Reg. Ref.: D25B/0419/WEB

Decision: Grant Permission For Retention

Decision Date: 11/09/2025

Applicant Name: Conor Crowley

Location: 44 Silchester Road, Glenageary, Dublin, A96A6F5

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

Application Type: Permission for Retention

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

Reg. Ref.: D25B/0440/WEB

Decision: Grant Permission

Decision Date: 12/09/2025

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 also 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/0475/WEB

Decision: Declare Application Invalid

Decision Date: 10/09/2025

Applicant Name: Tara Peterman

Location: Lohengrin, Torca Road, Dalkey, Glenageary, Dublin, A96XT93

Proposal: The development will consist of amendments to previously approved planning: (Ref: D16A/0954). These alterations will include the relocation of the gym from the North corner of the site to the West corner. The omission of the bridge/walkway and alterations to the internal layout. Changes to the fenestration to the side and rear including the omission of one window to the Southwest side. The single car parking space will be retained and and no significant trees will be affected.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103354>

Reg. Ref.: D25B/0482/WEB

Decision: Withdraw The Application

Decision Date: 09/09/2025

Applicant Name: Dianne and Alan Moore

Location: 49, Ludford Drive, Ballinteer, Dublin 16, D16TR70

Proposal: for modifications to previously granted application D20B/0192 -1) Construction of Garden Room in the rear back garden 2) Construction of 2 smaller dormer roof structures from previously granted 1 larger dormer 3) Confirmation of velux window sizes on front roof 4) Retaining original rear extension roof in application D20B/0192 and associated works.

Application Type: Permission for Retention

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103397>

Reg. Ref.: D25B/0493/WEB

Decision: Declare Application Invalid

Decision Date: 10/09/2025

Applicant Name: Ger Brady

Location: 63, Mulgrave Street, Dun Laoghaire, Co. Dublin, A96YD61

Proposal: The development will consist of the removal of the rear section of roof and glazing, alterations to the rear elevation, construction of first floor extension within the footprint of the existing ground floor plan, new rooflights, elevational alterations and associated works associated with the items above.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/103481>

END OF PLANNING DECISIONS FOR WEEK 37 2025

DATED 07/09/2025 TO 13/09/2025

**APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR WEEK 37
2025**

DATED 07/09/2025 TO 13/09/2025

- Total Appeals Lodged = 3

- Appeal against Refusal of Permission = 2

- Appeal against Grant of Permission = 1

Reg. Ref.: D25A/0486/WEB

Registration Date: 19/06/2025

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.

Council Decision: Refuse permission

Appeal Lodged: 09/09/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

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

Reg. Ref.: D25A/0531/WEB

Registration Date: 04/07/2025

Applicant Name: Mart Lane Property Developments Limited

Location: The Grove, Mart Lane, Foxrock, Dublin 18, D18Y9N2

Proposal: Mart Lane Property Developments Ltd intends to apply for permission for the development of 21 no. dwellings on a 0.609 ha site at "The Grove", Mart Lane, Foxrock, Dublin 14.

The overall proposal relates to the demolition of a habitable house of 204.4 sq.m (known as 'the Grove'), and the construction of a new residential development consisting of 21 dwellings (7 no. two bedroom duplex units; 7 no. three bedroom duplex units; 1 no. three bedroom semi-detached house and 6 no. four bedroom houses) ranging from 2 to 3 storeys in height; 26 in-curtilage car parking spaces, 3 no. covered bicycle stands; 1,023 sq.m of public open space; landscaping and boundary treatments including tree retention, removal and new planting; water and utility services and connections; lighting; waste management; and all enabling and ancillary development and works above and below ground. Vehicular access is proposed from a new entrance onto Mart Lane. Pedestrian and cycling access is also provided from St. Brigid's Park.

The existing site boundary and pedestrian footpath along St. Brigid's Park will be set back by 2m into the site for a distance of 52 m to facilitate additional set down facilities along St. Brigid's Park to be used in connection with St. Brigid's Boys National School.

Council Decision: Refuse permission

Appeal Lodged: 08/09/2025

Nature of Appeal: Appeal against Refusal of Permission

Type of Appeal: 1st Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102877>

Reg. Ref.: D25B/0382/WEB

Registration Date: 07/07/2025

Applicant Name: Christine Wunschel

Location: Stepside House, Stepside Lane, Dublin 18, D18T0V1

Proposal: the installation of a stone sculpture (footprint: approx. 7.2 sq.m., total height: 4.8m) located between the main house and vehicular entrances (to the Northwest of the main house).

Council Decision: Grant permission

Appeal Lodged: 10/09/2025

Nature of Appeal: Appeal against Grant of Permission

Type of Appeal: 3rd Party Appeal

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/102891>

**END OF APPEALS NOTIFIED BY AN COIMISIÚN PLEANÁLA FOR
WEEK 37 2025**

DATED 07/09/2025 TO 13/09/2025

APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR WEEK 37 2025

DATED 01 September 2025 TO 05 September 2025

- **Total Appeals Decided = 4**
- Grant permission & refuse permission = 1
- Refuse permission = 2
- Grant permission = 1

Reg. Ref.: D24A/0133

Appeal Decision: Grant Permission

Appeal Decided: 02/09/2025

Council Decision: Refuse permission

Applicant Name: Prinjen Ltd.

Location: Site at Roebuck Grove House, Our Lady's Grove, Goatstown Road, Dublin 14, D14X9T3

Proposal: The development principally consists of: the repair, restoration and refurbishment of the derelict Roebuck Grove House and the construction of a 4 no. storey over lower ground floor level (viewed as part 4 no. to part 5 no. storey) extension to the rear to provide a 29 bedroom hostel (totalling 1,515 sq.m gross floor area). The development will also include internal alterations and reconfigurations including minor demolitions to facilitate opes, partial demolition of an external wall, removal of existing temporary structures and elevational alterations. The development also comprises: A kitchen facility, dining/lounge areas, 3 no. car parking spaces, bicycle parking including cargo spaces, motorcycle parking, bin store, plant, hard and soft landscaping, boundary treatments, lighting, green roofs, PV panels, lift overrun and all other associated above and below ground works to facilitate the development.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/98415>

Reg. Ref.: D24A/0250/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 04/09/2025

Council Decision: Grant permission

Applicant Name: Anthony Byrne

Location: 39, Woodside Drive, Rathfarnham, Dublin 14, D14C8Y0

Proposal: The development will consist of Permission for Demolition of existing dwelling and tennis court Construction of 2 no. apartment buildings set around landscaped open space. The northern building (Block A) has a height of 4-storey over basement. The southern building (Blocks B & C) has a height of 4 to 5-storey over basement. The proposed buildings will accommodate 52 no. apartments comprising 38 no. 2-bedroom and 14 no. 3 bedroom units, all with associated balconies/terraces. The basement will accommodate 58 no. car parking spaces, refuse store, plant room and apartment storage area. The development will include: Vehicular and pedestrian access from Woodside Drive via a revised entrance arrangement Ramped vehicular access to the basement Cycle parking, landscaped open spaces and boundary treatments Construction of a foul drain to connect to the existing sewer at Woodside Drive/Hillside Drive Construction of a surface water drain to connect to the existing sewer at Woodside estate (located within the boundary of South Dublin County Council); Associated site works and services. A Protected Structure. The application is submitted to Dun Laoghaire Rathdown County Council and South Dublin County Council. The site is located within the curtilage of a Protected Structure (lime kiln, ref. 315).

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/98794>

Reg. Ref.: D25A/0108/WEB

Appeal Decision: Grant Permission & Refuse Permission

Appeal Decided: 01/09/2025

Council Decision: Refuse permission

Applicant Name: Laura Houlton

Location: 1, Kerry Mount Green, Cornelscourt, Dublin 18, D18N8X3

Proposal: Demolition of car garage and plant room. Sub division of side garden to form two additional house plots. Construction of 2 x two story houses. Interior alterations and single story extension to existing house. Widening and subdivision of existing car gateway to provide hard standing for three cars. New vehicular entrance off Cornelcourt Hill.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101510>

Reg. Ref.: D25A/0127/WEB

Appeal Decision: Refuse Permission

Appeal Decided: 03/09/2025

Council Decision: Refuse permission

Applicant Name: Covelo Developments Ltd.

Location: Montebello House, Killiney Hill Road, Killiney, Dublin, A96CP08 (A Protected Structure)

Proposal: (i) construction of a residential infill development comprising 4 no. two-storey four-bedroom flat-roofed (with 3 no. rooflights) houses to be served by a shared surface access road off the existing driveway via Killiney Hill Road; and, (ii) all ancillary works necessary to facilitate the development inclusive of tree removal/planting, landscaping, SuDS drainage works, level alterations and provision of visitor bicycle parking (8 no. stands). Each house will be served by vehicular parking (2 no. spaces) within a front garden and will be served by private amenity space in the form of a rear (south-facing) garden and 2 no. terraces at first floor level (to the front/north and rear/south) with shared access provided to public open spaces on site. The site is within the curtilage of Montebello House which is a Protected Structure.

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101575>

**END OF APPEALS DECISION BY AN COIMISIÚN PLEANÁLA FOR
WEEK 37 2025**

DATED 01 September 2025 TO 05 September 2025

END OF WEEKLY LIST FOR WEEK 37 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.