

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

PLANNING WEEKLY LIST NO. 01 2025

FOR WEEK ENDING: 04 January 2025

Contents:

- List of Planning Applications Received
- List of Decisions Made
- List of Appeals Notified by An Bord Pleanála
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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 01 2025
DATED 29/12/2024 TO 04/01/2025**

- Total Application Registered = 9

- Permission = 9

Reg. Ref.: D25A/0004/WEB

App Rec'd Date: 03/01/2025

Applicant Name: John Maybury

Location: The Poplars, Quinn's Road, Shankill, Dublin 18, D18P6P0

Proposal: The proposed development comprises the following: Demolition of the existing 1 storey residential dwelling (c.435.9 sq.m) and removal of the existing boundary wall (c. 17 sq.m) along Quinn's Road. Construction of a 1-3 storey residential development comprising 25 no. units arranged in 2 no. terrace blocks on the site. The proposed units include 12 no. 3 bed townhouses, 8 no. 1 bed apartments, 4 no. 3 bed duplex apartments and 1 no. 2 bed townhouse. All apartment units and houses are provided with private open space in the form of balconies/ terraces and gardens. Provision of 2 no. site entrance points along Quinn's Road. A proposed pedestrian only entrance point is located at the current site access point for pedestrians/ vehicles, and a new vehicular/ pedestrian access point is provided at the southeastern boundary of the site from Quinn's Road. The development proposes c.616 sq.m of public open space and c. 85 sq.m of communal amenity open space as landscaped areas throughout the site. The proposal includes a biodiversity zone of c. 300 sq.m along the northern site boundary. The proposal includes 17 no. car parking spaces, 39 no. cycle parking spaces (27 no. private, 4 no. communal for duplex units, 2 no. cargo bike spaces for duplex units and 6 no. external visitor spaces), secure bin stores for all units, provision of an ESB kiosk, hard and soft landscaping and all other associated site works and provision of services above and below ground on an overall site area of c. 0.43ha (Net developable site area of 0.40ha excluding biodiversity zone).

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101168>

Reg. Ref.: D24A/0629/WEB

App Rec'd Date: 15/08/2024

Applicant Name: Tropical Medical Bureau

Location: 3, Bath Place, Blackrock, Co. Dublin, A94 R3K7

Proposal: Change of use from offices to Medical facility.

Application Type: Permission

Further Information: Additional Information 03/01/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99861>

Reg. Ref.: D24A/0791/WEB

App Rec'd Date: 02/10/2024

Applicant Name: Orla Morgan

Location: 45, Beechmount Drive, Dublin 14, D14 W1X6

Proposal: Full planning permission for the following to the existing two storey fully serviced semi-detached 'A' pitched roof house with single storey flat roof rear and side section with canopy over front door. Full planning permission is sought to demolish & remove front canopy and single storey flat roof. Minor changes inside and on external walls to allow new layout. Addition of a new floor over existing single storey rear and side single storey extension converting to a two storey extension. The new first floor extension to the side carried through the front elevation. Modification and extension of the front elevation with a new single storey pitched roof extension with canopy over front door. Addition of a roof light on rear main roof. Maintain connection to public sewerage and surface water and all ancillary site works. The existing vehicle entrance moved in position to accommodate the new design.

Application Type: Permission

Further Information: Additional Information 02/01/2025

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100350>

Reg. Ref.: D25A/0001/WEB

App Rec'd Date: 02/01/2025

Applicant Name: Yongheng Xu & DI Zhang

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

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

Application Type: Permission

Further Information:
Clarification FI Recd:

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

Reg. Ref.: D25A/0002/WEB

App Rec'd Date: 02/01/2025

Applicant Name: Michael Guiney

Location: Kilgobbin Castle, Sandyford, Dublin 18, D18K5W7

Proposal: Alterations to the existing vehicular access and the restoration and extension of the existing gate lodge, a protected structure. The single-storey extensions to the rear and the side of the gate lodge, connected by a glass corridor link, will provide a five-bedroom family dwelling

Application Type: Permission

Further Information:
Clarification FI Recd:

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101161>

Reg. Ref.: D25A/0003

App Rec'd Date: 02/01/2025

Applicant Name: Madra Entertainment

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

Proposal: Erection of a shed and screen/Fence on the roof of the existing single storey extension, with all ancillary site works.

Application Type: Permission

Further Information:

Clarification FI Recd:

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101169>

Reg. Ref.: D25A/0005

App Rec'd Date: 03/01/2025

Applicant Name: Westvets

Location: Rear of Errislannan, Grange Park, Dublin 18, D18V2V0

Proposal: Construction of a five bedroom dormer dwelling, connections to public utilities and ancillary site works.

Application Type: Permission

Further Information:

Clarification FI Recd:

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101170>

Reg. Ref.: D25B/0001/WEB

App Rec'd Date: 02/01/2025

Applicant Name: Aisling Cahill

Location: 3, Mount Eagle Park, Dublin 18, D18A4C4

Proposal: Planning permission is sought for garage conversion for additional lounge space, new single storey extension to front and rear to allow additional floor space with new pitched roof and all associated site works

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101164>

Reg. Ref.: D25B/0002/WEB

App Rec'd Date: 02/01/2025

Applicant Name: Kevin Courtney

Location: 4, Stradbrook Grove, Blackrock, Dublin, A94E2W9

Proposal: full planning permission for the following to the existing part two storey, part dormer fully serviced detached house with rear single storey extension .

Full planning permission is sought to part demolish the ground floor side wall to integrate the proposed single storey side extension to the existing house with rooflights overhead. Demolish part of the front roof to allow a two storey extension overhead in the existing front bedroom. A redesign of rooms on the ground floor to allow the new layout. Permission for a domestic garage to the side of the existing house with rooflight overhead. A new side window on the first floor over stairwell. Maintain connection to public sewerage and surface water and all ancillary site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101167>

END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 01 2025

DATED 29/12/2024 TO 04/01/2025

PLANNING DECISIONS FOR WEEK 01 2025

DATED 29/12/2024 TO 04/01/2025

- Total Applications Decided = 6

- Refuse Permission = 1
- Grant Permission = 2
- Declare Invalid (Site Notice) = 1
- Declare Application Invalid=3

Reg. Ref.: ABP31323522

Decision: Refuse Permission

Decision Date: 02/01/2025

Applicant Name: Orchid Residential Limited

Location: 0.34 hectares comprising the car sales premises currently known as Vector Motors (formerly known as Victor Motors), Goatstown Road, Dublin 14, D14FD23

Proposal: Permission for a strategic housing development consisting of demolition of the existing building (c.960sqm) and hard surface parking area on site and construction of a purpose built student accommodation development (including use as tourist or visitor accommodation outside the academic term) comprising: 221 no. student bedspaces (including 10 no. studios), all within a part single storey, part 4 no. storey and part 6 no. storey 'U'-Shaped building; The building is single to 4 no. storeys along the southern boundary (with roof terraces at 4th floor level) and part 5 and 6 storeys along Goatstown Road (with set backs) and boundary to the north (with roof terrace at 5th floor level fronting onto Goatstown Road); Amenity space equating to c. 2,025 sqm is provided across the site consisting of c. 1,516 sqm of external amenity in the form of a central courtyard at ground level and roof terraces at 4th and 5th floor levels; Internal amenity space equating to c. 509 sqm is provided in the form of 2 no. ground floor lounge/study areas, kitchen/tearoom, laundry, and concierge/office space; Provision of 210 no. bicycle parking spaces distributed within the central courtyard (stacked parking with glass roof cover) and adjacent to the front boundary (north); Provision for 6 no.

carparking spaces comprising 2 no. disabled parking spaces and 4 no. setdown parking spaces adjacent to the front entrance to the site; Vehicular access to the site is via Goatstown Road from 2 no. entrance points [reduction from 3 no. entrances currently]; Ancillary single storey ESB substation and switch room and refuse store are provided at ground level; Provision of surface water and underground attenuation and all ancillary site development works including site wide landscaping works, lighting, planting and boundary treatments. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dun Laoghaire Rathdown County Council. The application may also be inspected online at the following website set up by the applicant: www.goatstownroadshd2.ie

Application Type: Permission (SHD)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/92678>

Reg. Ref.: D24A/0889/WEB

Decision: Grant Permission

Decision Date: 02/01/2025

Applicant Name: RongCheng Chinese Restaurant

Location: Unit CSD 1.1, Pembroke District, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16, D16K8Y9

Proposal: Permission is sought for development consisting of proposed new signage including: 4 vinyl graphics applied to the restaurant entrance glazing. 1 internally illuminated Perspex sign with LED fittings above the entrance doors in the covered area. 2 powder-coated stainless steel signs with opal acrylic faces, LED-lit, on the building exterior facing Dundrum Town Centre and Ballinteer Road.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100705>

Reg. Ref.: D24A/1034/WEB

Decision: Declare Application Invalid

Decision Date: 03/01/2025

Applicant Name: Charton Homes Limited

Location: Site 5, located within the grounds of Shankhill House, Ferndale Road, Rathmichael, Dublin 18

Proposal: Alterations to the previously approved plans & elevations of Housetype 5 (Planning Ref: D15A/0403/E) and all ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101138>

Reg. Ref.: D24B/0515/WEB

Decision: Declare Invalid (Site Notice)

Decision Date: 03/01/2025

Applicant Name: Adrian and Jane Carroll

Location: No. 3 Woodside Grove, Churchtown, Dublin 14, D14 HT22

Proposal: The development will consist of alterations to the previously approved works (Planning Ref: D21B/0203) consisting of: 1) Extend the existing roof with an extended gable wall, including new window to side elevation, and velux rooflights to front slope. 2) Construction of new dormer to rear of the main house roof to facilitate the attic conversion (as previously permitted). 3) All associated alterations to the elevations, internal layouts, site, landscaping, drainage and ancillary works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100923>

Reg. Ref.: DZ24A/1016/WEB

Decision: Declare Application Invalid

Decision Date: 03/01/2025

Applicant Name: LSREF V Eden M1 Limited

Location: In the Townlands of Laughanstown and Cherrywood, in Cherrywood, Dublin 18

Proposal: LSREF V Eden M1 Limited Intend to Apply for Permission on a site In the Townlands of Laughanstown and Cherrywood, in Cherrywood, Dublin 18. This application relates to development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014, as amended. The site of the proposed development is located in the Cherrywood Planning Scheme area and forms part of Development Area 7 – Macnebury. The site of the development proposed is generally bound by Bishop Street to the north, Cherrywood Avenue to the east, the M50 to the west and development permitted under Reg. Ref. DZ22A/1021 and the Wyattville Link Road to the south. The proposed development comprises of amendments to development permitted under Reg. Ref. DZ24A/0017, consisting of: Removal of permitted basement floor level and reconfiguration of lower ground floor level resulting in a minor increase to cycle parking provision from 270no. spaces previously permitted to 272no. spaces now proposed. Reduction in total car parking quantum from 241no. spaces previously permitted to 160no. spaces now proposed, all of which will be situated at lower ground floor level; all associated site development and engineering works, including amendments to permitted drainage arrangements. The development as otherwise permitted under Reg. Ref. DZ24A/0017 remains unchanged. For clarity and avoidance of doubt, there is no change to any of the already permitted residential units in this case. The planning application may be inspected or purchased for a fee not exceeding a reasonable cost of making a copy, at the offices of the Planning Authority, Marine Road, Dún Laoghaire, Co. Dublin, during its public opening hours of Monday to Friday from 10:00am to 4:00pm. A submission or observation in relation to the application may be made in writing to the Planning Authority, on payment of a fee of €20 within 5 weeks of receipt of the application by the Planning Authority and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions or may refuse to grant permission.

Application Type: Permission (SDZ)

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101116>

Reg. Ref.: D24B/0545/WEB

Decision: Declare Application Invalid

Decision Date: 03/01/2025

Applicant Name: Darragh O'Connell

Location: 2, Abbey Road, Monkstown, Co. Dublin, A94WE12

Proposal: The development will consist of the removal of existing chimney and partial demolition of the rear roof structure to allow for the construction of a new dormer extension and the conversion of existing attic to a new bedroom with en-suite, and all associated works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101107>

END OF PLANNING DECISIONS FOR WEEK 01 2025

DATED 29/12/2024 TO 04/01/2025

-Planning Decisions omitted from “Weekly list 52 2024” issued 02/01/2025.

Reg. Ref.: D24A/1010/WEB

Decision: Declare Application Invalid

Decision Date: 24/12/2024

Applicant Name: Vincent O'Reilly

Location: 16, Kilteragh Pines, Foxrock, Dublin 18, D18E9K5

Proposal: Planning permission for development to consist of the conversion of part of the existing single storey garage to the side and front of the existing single storey dwelling house for use as part of the existing dwelling house with associated internal and external alterations to same and permission for construction of a single storey extension to the front and side of the dwelling house which will connect the previous garage and the existing dwelling house and the extension to the front of the existing dwelling by enclosing the existing open porch area with front elevational alterations and renovations internally and externally to the existing single storey dwelling all with associated site works and landscaping at 16 Kilteragh Pines, Foxrock, Co. Dublin, D18 E9K5.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/101101>

Reg. Ref.: D24A/0888/WEB

Decision: Grant Permission

Decision Date: 24/12/2024

Applicant Name: Eilís Griffin & Finín Canavan

Location: No. 26, Hollywood Drive, Dublin 14, Co. Dublin, D14RW66

Proposal: The development will consist of the following: the demolition of an existing single storey extension to the rear of the existing house, the construction of a new single storey extension to the rear of the existing house; the construction of a first floor extension to the rear of the existing house; the addition of a velux rooflight to the rear pitch of the existing roof. As part of the proposed works the existing vehicular access to the front of the house, off Hollywood Drive, will be widened, some internal alterations are also proposed to the existing house in conjunction with any associated site works.

Application Type: Permission

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/100708>

APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 01 2025

DATED 29/12/2024 TO 04/01/2025

**END OF APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 01
2025**

DATED 29/12/2024 TO 04/01/2025

APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK 01 2025

DATED 23 December 2024 TO 27 December 2024

- **Total Appeals Decided = 1**

- Grant permission = 1

Reg. Ref.: D24A/0409

Appeal Decision: Grant Permission

Appeal Decided: 23/12/2024

Council Decision: Grant permission for retention

Applicant Name: Martin & Eithen Moran

Location: 39A, Finsbury Park, Churchtown, Dublin 14

Proposal: Retention permission for amendments to previously approved 2 bed house DLRCC Permission Ref D21A/1025, to include increase in parapet height by approx. 690mm and additional internal floor area of 5 sqm at ground floor and 4 sqm at first floor (in addition to permitted 119sqm).

Link: <https://planning.agileapplications.ie/dunlaoghaire/application-details/99250>

**END OF APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK
01 2025**

DATED 23 December 2024 TO 27 December 2024

END OF WEEKLY LIST FOR WEEK 01 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.