

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

**PLANNING WEEKLY LIST NO. 26 2025**

**FOR WEEK ENDING: 28 June 2025**

Contents:

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

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

## PLANNING APPLICATIONS RECEIVED FOR WEEK 26 2025

DATED 22/06/2025 TO 28/06/2025

- **Total Application Registered = 34**
- Permission = 28
- Extension Of Duration Of Permission = 1
- Permission for Retention = 5

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**Reg. Ref.:** D17A/0337/E

**App Rec'd Date:** 24/06/2025

**Applicant Name:** Homeland Silverpines Ltd.

**Location:** Site of c.1.65 ha at Annaghkeen & Dalwhinnie, Leopardstown Road (R113), Dublin 18 & St Joseph's House for the Adult Deaf & Deaf Blind (a Protected Structure) & adjoining lands including Marian Villa, Brewery Road N31), Stillorgan, Co Dublin.

**Proposal:** Permission for a 7 year permission for the demolition of 3 no. existing residential dwellings known as 'Annaghkeen', Dalwhinnie' and 'Marian Villa' and associated outbuildings (combined demolition c.662.2 sqm GFA) and the material change of use of St Joseph's House from residential care facility to residential use to provide for an overall development of 139 no. residential units (133 no. apartments and 6 no. houses) all in a scheme of 2-5 storeys partly over dual access basement level. The proposal shall provide for a new residential scheme (Blocks A-E) including: A. The construction of Blocks A-c (3-5 storeys) over dual access basement level (c.4,311 sqm) comprising 122 no. apartment units. B. The Construction of 6 no. townhouses in the form of Block D. C. The refurbishment and separation of St Joseph's House (2 storeys) into 11 no. residential units to form Block E, which shall include the demolition of a single storey extension and associated outbuildings (demolition total c.172.82 sqm GFA), the removal of external gates, modifications to elevations including new windows, doors and glazed balcony, new external steps and ramps, modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls and part new roof. Block A (5 storeys) shall provide for 53 no. apartment units (13 no. 1 beds, 37 no. 2 beds and 3 no. 3 beds); Block B (5 storeys) shall provide for 58 no. apartment units (7 no. 1 beds, 49 no. 2 beds and 2 no. 3 beds); Block C (3 storeys) shall provide for 11 no.

apartment units (7 no. 1 beds, 3 no. 2 beds and 1 no. 3 beds); Block D (2-3 storeys) shall provide for 6 no. townhouses (5 no. 3 bed terrace houses - Type T1 and 1 no. 4 bed detached house - Type T2) and Block E (2 storeys) shall provide for 11 no. apartment units (8 no. 2 beds and 3 no. 3 beds) in the former St Joseph's House building all with associated balcony/terrace/private garden areas. The development shall also consist of the amalgamation of 3 no. existing access points along Leopardstown Road (R113) to provide for 1 no. vehicular and pedestrian access point. The existing access point from Brewery Road (N31) to St Joseph's House via Silverpines will be maintained and the existing access serving the Anne Sullivan Centre for the Deaf Blind will be maintained with minor revisions to the point of access. Permission is also sought for 166 no. car parking spaces (139 no. at basement level, 27 no. at surface level), 200 no. bicycle parking spaces, bike stores (at basement and surface level), bin storage areas (at basement and surface level), plant areas, c.5,960 sqm of public open space (including new tree walk, courtyard spaces and new play area), new boundary treatment, green roofs associated with Blocks A-C, provision for pedestrian connections to the adjoining park, site services and all associated site development service connections and landscape works. A protected structure.

**Application Type:** Extension Of Duration Of Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102789>

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**Reg. Ref.:** D24A/0907/WEB

**App Rec'd Date:** 13/11/2024

**Applicant Name:** Edwina Brady

**Location:** Glen Holme, Landscape Road, Dublin 14, D14X4H3

**Proposal:** Retention Planning Permission for retention of log chalet to be used for habitable accomodation for a temporary period of 3 years

**Application Type:** Permission for Retention

**Further Information:** Additional Information 26/06/2025

**Clarification FI Recd:**

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100784>

**Reg. Ref.:** D25A/0196/WEB

**App Rec'd Date:** 13/03/2025

**Applicant Name:** ESB Innovation ROI Limited

**Location:** Carrickmines Park, Carrickmines, Dublin 18, D18XVC4

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

**Application Type:** Permission

**Further Information:** Additional Information 24/06/2025

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

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**Reg. Ref.:** D25A/0292/WEB

**App Rec'd Date:** 10/04/2025

**Applicant Name:** Gerard Maguire

**Location:** 73, Deerpark Road, Mount Merrion, Co Dublin, A94C4E7

**Proposal:** For development consisting of alteration and extension of existing 2-storey retail/office terraced building. Works to include extension of existing wine shop to provide new ground floor cafe/wine bar connected to the rear of the existing building. New storage areas at first floor connected to the existing raised yard to the rear of the site, and demolition & replacement of existing shed in the yard, opening onto the rear Mews lane. Renovation of existing front facade including new windows & doors, removal of paintwork from original brickwork, new signage, awning, lighting and associated site development works.

**Application Type:** Permission

**Further Information:** Additional Information 27/06/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102073>

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**Reg. Ref.:** D25A/0490/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Eamonn Donnelly

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

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

**Application Type:** Permission

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

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**Reg. Ref.:** D25A/0492/WEB

**App Rec'd Date:** 23/06/2025

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

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

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

**Application Type:** Permission

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

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**Reg. Ref.:** D25A/0493/WEB

**App Rec'd Date:** 23/06/2025

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

**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>

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**Reg. Ref.:** D25A/0494/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Pamela Young

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

**Proposal:** The development 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. 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/102761>

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**Reg. Ref.:** D25A/0496/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Aline Finnegan

**Location:** Mannford, Seafield Avenue, Monkstown, Blackrock, Dublin, A94D9K6

**Proposal:** Retention of the demolition of the dwelling, retention of the existing detached garage, construction of a single-story dwelling to comprise a kitchen/dining room, living room, utility, entrance hall & corridor, a bathroom, a single bedroom, 3 ensuite double bedrooms, a walk-in wardrobe, the design to be mainly in accord with the original

planning permission (Reg. Ref. No. D24A/0357) and the widening of the vehicular entrance to 3.5 m and associated site development works that is located in an Architectural Conservation Area

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102762>

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**Reg. Ref.:** D25A/0497/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Balance Saunas Ltd.

**Location:** Uncle Tom's Cabin, Dundrum Road, Dundrum, Dublin 14, D14W895

**Proposal:** Balance Saunas Ltd. trading as The Barrel Sauna intend to apply for retention permission for sauna and wellness development. The development to be retained consists of four wood burning saunas, cold plunges, showers and ancillary wellness, changing and relaxation area, twenty bicycle spaces, and 1 cargo bike space and all associated development works for the reconfiguration of the undercroft, advertising signage, site landscaping, mural, services and all ancillary development.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102763>

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**Reg. Ref.:** D25A/0498/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Faouzi Benarab

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

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

**Application Type:** Permission

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

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**Reg. Ref.:** D25A/0499/WEB

**App Rec'd Date:** 24/06/2025

**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>

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**Reg. Ref.:** D25A/0500/WEB

**App Rec'd Date:** 25/06/2025

**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>



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**Reg. Ref.:** D25A/0501/WEB

**App Rec'd Date:** 25/06/2025

**Applicant Name:** Aoife Kearney and John O'Brien

**Location:** Strathdene, Cross Avenue, Blackrock, Dublin, A94Y7X3

**Proposal:** A - Retention of the following works: (i) Conversion of garage to study/playroom including replacement of the garage doors with a window to the front elevation; (ii) Metal fascia over entrance door and front window; (iii) Side wall with access gate. B) Permission for the following: (i) Existing front vehicular entrance to be increased in width to 3.5 meters; (ii) Associated ground works; (iii) Velux type roof windows to be incorporated into the front and rear roof slopes ( total 6 number roof windows, 3 to the front and 3 to the rear).

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102792>

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**Reg. Ref.:** D25A/0502/WEB

**App Rec'd Date:** 25/06/2025

**Applicant Name:** Fergus and Clare Foody

**Location:** 36, Granville Road, Dun Laoghaire, Dublin, A96DY93

**Proposal:** First floor flat roof extension to side of dwelling, attic conversion with rear attic window in roof, ground floor kitchen extension, widening of existing entrance to 3.5 metres, external insulation to front and rear of dwelling, reconfiguration of existing front garage door, new front porch and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102793>

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**Reg. Ref.:** D25A/0503/WEB

**App Rec'd Date:** 26/06/2025

**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>

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**Reg. Ref.:** D25A/0504/WEB

**App Rec'd Date:** 26/06/2025

**Applicant Name:** Leo Bujari

**Location:** The Bungalow, Barnacullia, Dublin 18, D18A8H7

**Proposal:** Retention permission for vehicular access onto the public roadway and internal roadway / driveway.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102801>

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**Reg. Ref.:** D25A/0505/WEB

**App Rec'd Date:** 26/06/2025

**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>

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**Reg. Ref.:** D25A/0506/WEB

**App Rec'd Date:** 27/06/2025

**Applicant Name:** HH Matilda

**Location:** 9-12, Haddington House, (Front Garden) Haddington Terrace, Dun Laoghaire, Dublin, A96F2R9

**Proposal:** Permission is sought for: A single-storey garden cafe of 88m2 including ancillary servery, toilets, kitchen, covered external terrace with seating, sedum roof and all associated works as well as enabling works and connection to public water and sewerage networks, external hard landscaping, access, outdoor seating terrace, rehabilitation of the existing garden railings, low-level garden lighting, reinstatement of a lawn area and the reinforcement of existing perimeter soft landscaping. Note - This proposed building & works were previously granted planning permission Ref D24A/0815/WEB. This planning application seeks a new 5 year permission to allow for construction to be commenced & fully completed. The proposed works are within the curtilage of Haddington House, which is a Protected Structure;

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102806>

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**Reg. Ref.:** D25A/0507

**App Rec'd Date:** 26/06/2025

**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>

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**Reg. Ref.:** D25A/0508/WEB

**App Rec'd Date:** 27/06/2025

**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>

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**Reg. Ref.:** D25A/0509/WEB

**App Rec'd Date:** 27/06/2025

**Applicant Name:** Adam & Leanne O'Leary

**Location:** Carrigmore, Golf Lane, Torquay Road, Dublin 18, D18F2Y8

**Proposal:** To apply for planning permission for development consisting of the renovation and extension of existing 2 storey detached house know as Carrigmore. Works to include a two storey part single storey extension to the north east and north west facing elevations of the existing house. The following accommodation will be provided; new kitchen dining family room with adjoining utility and study at ground floor together with two additional bedrooms and bathroom at first floor. New clay tiled roof to entire house,

triple glazed windows with external wall insulation and smooth render finish. Provision of new services, drainage and boundary treatments to site curtilage.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102819>

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**Reg. Ref.:** D25A/0510/WEB

**App Rec'd Date:** 27/06/2025

**Applicant Name:** Beacon Hospital Sandyford Ltd.

**Location:** Suite 20-23, The Mall, Beacon Court, Sandyford, Dublin 18, D18K277

**Proposal:** Change of use from office use to medical/healthcare use (615.7 sqm) on levels 1 (Units 22 & 23), & levels 2 and 3 (Units 20-23 inclusive), and Retention Permission sought for change of use from office space to medical/healthcare use (558.2 sqm) at ground floor level (Units 20-23 inclusive) and level one (Units 20 & 21)., The Mall, Block A, Beacon Court, Sandyford Dublin 18 for Beacon Hospital Sandyford Ltd.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102820>

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**Reg. Ref.:** D25B/0155/WEB

**App Rec'd Date:** 25/03/2025

**Applicant Name:** Ian McDonnell

**Location:** 32, Ailesbury Grove, Dundrum, Dublin 16, D16NH32

**Proposal:** The demolition of existing single storey flat roof porch to the front, single storey flat roof extension to the rear and 2 storey pitched roof extension to the side and construction of new 2 storey pitched roof extension to the side, new entrance and canopy to the front and side and new single storey flat roof extension to the rear with first floor terrace, conversion of existing garage including raising roof height and new openings/elevational treatment to all existing elevations and all ancillary works necessary to facilitate the development.

**Application Type:** Permission

**Further Information:** Additional Information 23/06/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101907>

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**Reg. Ref.:** D25B/0158/WEB

**App Rec'd Date:** 28/03/2025

**Applicant Name:** Jennifer Sinnamon

**Location:** 22, Llewellyn Court, Rathfarnham, Dublin 16, D16YH22

**Proposal:** Demolition of the front porch and construction of a single-storey extension with flat and pitched roofs to the front, side, and rear, including a new front door, revised front fenestration, Velux windows on the front and rear roof slopes, and a side gable window.

**Application Type:** Permission

**Further Information:** Additional Information 26/06/2025

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101942>

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**Reg. Ref.:** D25B/0355/WEB

**App Rec'd Date:** 23/06/2025

**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>

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**Reg. Ref.:** D25B/0356/WEB

**App Rec'd Date:** 23/06/2025

**Applicant Name:** Tony Page

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

**Proposal:** Proposed 2 story extension to north elevation (36.7m<sup>2</sup>) & single story extension (27.1m<sup>2</sup>) to east/west elevation to existing 2 story end of terrace dwelling (78m<sup>2</sup>). 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>

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**Reg. Ref.:** D25B/0357/WEB

**App Rec'd Date:** 24/06/2025

**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>

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**Reg. Ref.:** D25B/0358/WEB

**App Rec'd Date:** 24/06/2025

**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>

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**Reg. Ref.:** D25B/0359

**App Rec'd Date:** 23/06/2025

**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>

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**Reg. Ref.:** D25B/0360/WEB

**App Rec'd Date:** 26/06/2025

**Applicant Name:** Andria O'Donovan

**Location:** Development to the side of No.12 Magenta Place, Sandycove, Co. Dublin

**Proposal:** The proposed development will consist of additions to the previously approved semi-detached dwelling (Planning Reference Reg Ref D24A/0397) indicated below; 1) An additional area of (2.7 sq.m.) at ground floor level to the rear; 2) A roof



extension (10.5 sq.m.) to the rear with a flat roof at attic level including 2No. of roof lights; 3) Amendments to the main entrance from Magenta Place, including an additional area of (1.7 sq.m.); 4) An additional 4No. of roof lights to flat roof; 5) Minor amendments to the glazing of the rear living room.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102795>

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**Reg. Ref.:** D25B/0361/WEB

**App Rec'd Date:** 26/06/2025

**Applicant Name:** Tara Gorby & Colin Kavanagh

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

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

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102798>

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**Reg. Ref.:** D25B/0362/WEB

**App Rec'd Date:** 27/06/2025

**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>

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**Reg. Ref.:** D25B/0363

**App Rec'd Date:** 26/06/2025

**Applicant Name:** Paul and Jane Oslizlok

**Location:** 16, Green Road, Blackrock, Co.Dublin, A94X9E8

**Proposal:** Permission for the demolition of existing garden shed to rear with recovery of existing bricks for re-use. The construction of a new garden room to rear with brick external face, glazing and drainage in compliance with DLR SuDS.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102828>

**END OF PLANNING APPLICATIONS RECEIVED FOR WEEK 26 2025**

**DATED 22/06/2025 TO 28/06/2025**

## PLANNING DECISIONS FOR WEEK 26 2025

DATED 22/06/2025 TO 28/06/2025

- **Total Applications Decided = 30**
- Grant Permission = 15
- Request Additional Information = 5
- Refuse Ext. Of Duration Of Permission = 2
- Declare Application Invalid = 3
- Refuse Permission For Retention = 1
- Grant Permission & Grant Retention = 2
- Grant Permission For Retention = 1
- Refuse Permission = 1

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**Reg. Ref.:** D14A/0567/E2

**Decision:** Refuse Ext. Of Duration Of Permission

**Decision Date:** 26/06/2025

**Applicant Name:** Diarmuid Phelan

**Location:** 3, Marine Terrace, Dun Laoghaire, Co. Dublin

**Proposal:** Permission is sought for additional storey to existing 3 storey return over basement comprising bedroom, bathroom and storage in 12.5m<sup>2</sup>, leaking rear main roof and rooflights raised and re-shaped, 2 new etched side windows to existing return bathroom at second floor, elevational changes and associated works to existing dwelling over offices. A Protected Structure.

**Application Type:** Extension Of Duration Of Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102354>

**Reg. Ref.:** D21A/0136/E

**Decision:** Refuse Ext. Of Duration Of Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Daniel Hughes & Malindi Demery

**Location:** Rear of 4 & 4a, Proby Square, Blackrock, Co. Dublin

**Proposal:** Permission for development. The proposed development will consist of: A. partial excavation and lowering of ground level with associated site works. B. The construction of 1 no. 3 bedroom two storey mews dwelling. C. Construction of new boundary walls to the rear of the proposed dwelling and adjacent dwelling at No. 5 Proby Square Mews. D. Construction of a parking area and a turning circle accessed from laneway. E. Installation of new foul and surface drainage runs under adjoining laneway, and all associated site works.

**Application Type:** Extension Of Duration Of Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102311>

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**Reg. Ref.:** D24A/0478

**Decision:** Refuse Permission For Retention

**Decision Date:** 24/06/2025

**Applicant Name:** Hannahmay Ltd

**Location:** 27/28, Sandycove Road, Dun Laoghaire, Dublin, A96KD53

**Proposal:** Retention Planning Permission sought by Hannahmay Ltd. for the following:- (i) change of use from shop with ancillary storage to the rear (425.6 sq.m.) to social and wellness centre, and which includes the following; (i) two movable saunas with ice baths, jacuzzi, showers, and changing room; (ii) retail, café and wine bar; (iii) indoor and outdoor seating; (iv) ice cream van; (v) Roof over part of courtyard, rear gates; and (vi) drainage, landscaping, and all site works.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/99438>

**Reg. Ref.:** D24A/0825/WEB

**Decision:** Grant Permission

**Decision Date:** 24/06/2025

**Applicant Name:** Nicholas Scroxtton Cummins

**Location:** Grove Paddock House, Grove Paddock, Blackrock, Dublin, A94N9Y4

**Proposal:** The proposed development will comprise of: the construction of a 1-2 storey 5-bedroom detached residential dwelling (c. 398 sq.m) in the northwest portion of the site replacing the existing primary residential dwelling; refurbishment and repurposing of the existing dwelling (c. 120 sq.m) to provide ancillary residential use only to the proposed primary dwelling; the demolition of the single storey extension (c. 37 sq.m) to the side of the existing dwelling; and associated landscaping, utilities, and site development works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100469>

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**Reg. Ref.:** D24A/0838

**Decision:** Grant Permission

**Decision Date:** 25/06/2025

**Applicant Name:** Chunyan Ma

**Location:** The former AXA insurance, Corke Abbey Avenue, Bray, Dublin, A98DT89

**Proposal:** The development will consist of 1) Change of use the existing GF Insurance office to motor sales including associated internal works, 2) Change of use the existing Car parking lot to car exhibition area, 3) Partial demolition of existing bushes, trees, and fences within the site, the rearrangement of car parking spaces and associated site works, 4) Change of use the Garage to staff rest room, 5) Change of use existing first floor offices to a 3-bedroom accommodation apartment, 6) Erect a new signage at front entrance porch, 7) Change the existing facade render finish into colour grey, 8) Erect new 1.1m height boundary security fencing and all associated site development works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100518>

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**Reg. Ref.:** D25A/0344/WEB

**Decision:** Grant Permission & Grant Retention

**Decision Date:** 23/06/2025

**Applicant Name:** Juan Pablo & Katie Guardianelli

**Location:** 30 Glenvar Park, Blackrock, Co Dublin, A94 F2X7

**Proposal:** Retention permission is sought for variation of detached single-storey shed/home office granted permission (Reg Ref No D23A/0710) at end of rear garden and permission for to complete together with all necessary siteworks.

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102266>

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**Reg. Ref.:** D25A/0346/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Olga Cox Cameron

**Location:** 19, Belgrave Square North, Monkstown, Co. Dublin, A94CY23

**Proposal:** 1) Reconfiguration of the structure as a single dwelling combining what is currently arranged as two separate dwelling units set out over the three floor levels. 2) Removal of the existing spiral stairs serving the lower ground floor level and provision of a new stairs to the rear. 3) Reinstatement of two doorways off the main hall at ground floor level connecting into the principal rooms at this level.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102267>

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**Reg. Ref.:** D25A/0349/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Eamonn & Fionnuala Redmond

**Location:** Tigín Bán, Uplands Road, Glenalua Road, Killiney, Dublin, A96Y221

**Proposal:** The widening of the pedestrian entrance to form a 2.8 metre wide vehicular entrance with gates and off street car parking (comprising grass-crete or similar material). The site is within the Killiney architectural conservation area.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102279>

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**Reg. Ref.:** D25A/0352/WEB

**Decision:** Request Additional Information

**Decision Date:** 24/06/2025

**Applicant Name:** Malkeet Singh

**Location:** 7, Georges Avenue, Blackrock, Dublin, A94H9D8

**Proposal:** in lieu of existing granted permission (D24A/0358/WEB) for the part demolition of an existing restaurant and two bed apartment and conversion to a new shop on ground floor with a new shop front with roller shutter and construction of a first floor and second floor with 1no. 1 bed apartment, 1 no. 2 bed apartment and 1no. 3 bed apartment with recessed balconies, bicycle parking and ancillary works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102290>

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**Reg. Ref.:** D25A/0353

**Decision:** Grant Permission For Retention

**Decision Date:** 23/06/2025

**Applicant Name:** Carrie Wang

**Location:** 96, Rosemount Estate, Dundrum, Dublin 14, D14K299

**Proposal:** I intend to apply for retention planning permission for the following works; 1: For new additional window in west gable wall at first floor level 2: For increasing height of rendered block boundary wall from existing 1.28m to 1.55m, and increasing height of associated 2 sets of rendered block gate piers in same from existing 1.62m to 1.89m, and from 1.38m to 1.65m respectively

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102292>

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**Reg. Ref.:** D25A/0354/WEB

**Decision:** Refuse Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Robert Conan and Sarah Conway

**Location:** Graigueconna Cottage, Thornhill Road, Ballyman, Bray, Co.Dublin, A98TY43

**Proposal:** (1) The provision of a new first floor and pitched roof; (2) The provision of a new single storey extension to the rear of the existing house; (3) The provision of a new front porch; (4) The provision of a new covered outdoor space to the side of the existing house; (5) Associated alterations to all elevations; (6) The provision of a new wastewater treatment system with sand polishing filter.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102293>



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**Reg. Ref.:** D25A/0355/WEB

**Decision:** Request Additional Information

**Decision Date:** 24/06/2025

**Applicant Name:** The Congregation of the Holy Spirit

**Location:** Willow Park School, Blackrock, Co. Dublin, A94TW98 (A Protected Structure)

**Proposal:** The development will consist of: The construction of a 797m<sup>2</sup> new swimming pool for Willow Park School, along with the demolition of a 465m<sup>2</sup> existing swimming pool, changing rooms, store rooms and pump rooms. The proposed works will consist of a swimming pool, changing rooms, store, ancillary accommodation and associated site works at Willow Park School, Blackrock, Co. Dublin on behalf of the Congregation of the Holy Spirit. Willow Park has protected structures within its curtilage.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102295>

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**Reg. Ref.:** D25A/0357/WEB

**Decision:** Request Additional Information

**Decision Date:** 24/06/2025

**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.

**Application Type:** Permission

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

**Reg. Ref.:** D25A/0358/WEB

**Decision:** Request Additional Information

**Decision Date:** 24/06/2025

**Applicant Name:** O'Flynn Construction (Foxrock) Limited

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

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

**Application Type:** Permission

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

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**Reg. Ref.:** D25A/0360

**Decision:** Grant Permission

**Decision Date:** 24/06/2025

**Applicant Name:** Helen Maguire

**Location:** 60, Roebuck Downs, Clonskeagh, Dublin 14, D14HE65

**Proposal:** Planning Permission sought to widen existing vehicular entrance, provide new pedestrian site entrance and all associated site development works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102315>

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**Reg. Ref.:** D25A/0363/WEB

**Decision:** Grant Permission

**Decision Date:** 24/06/2025

**Applicant Name:** John and Claire Kilbride

**Location:** 27, Dargle Drive, Rathfarnham, Dublin 16, D16AD77

**Proposal:** Planning Permission to a). construct a first floor extension to side of property, b). alter and refurbish existing dwelling, c). develop landscaping, incorporate SUDS and all associated site works

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102308>

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**Reg. Ref.:** D25A/0364/WEB

**Decision:** Request Additional Information

**Decision Date:** 26/06/2025

**Applicant Name:** The Board of Management of St Kevin's National School

**Location:** St Kevins National School, Pearse Street, Sallynoggin, Co Dublin

**Proposal:** The development will consist of 1); Removal of four existing single storey temporary prefabricated portacabins. ( 2); Construction of single storey Primary School extension (1,510.3 sqm in total) which incorporates nine additional standard primary classrooms, two Special Needs Unit classrooms, two SET rooms, restrooms, electrical and data rooms, ancillary rooms, and necessary circulation areas. ( 3); The implementation of a new pedestrian entrance. ( 4); Reinstatement of external play areas. ( 5); All associated site works and landscaping.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102316>

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**Reg. Ref.:** D25A/0365/WEB

**Decision:** Grant Permission

**Decision Date:** 25/06/2025

**Applicant Name:** Conor Tweed

**Location:** Site on Impex Lane, Rear of, 67 Georges Street Upper, Dún Laoghaire

**Proposal:** Modifications to previously approved development Reg ref D22A/0581 for a two storey, three bedroom mews dwelling fronting Impex Lane, to the rear of no. 67 George's Street Upper. The modifications comprise internal changes to provide the living room and dining room/kitchen at first floor level and a split level ground floor providing two bedrooms; minor modifications to the front and rear windows to facilitate the internal modifications; change of finish to the front elevation from brick to self-coloured render; modifications to the front entrance gate and screen; provision of an external access stairs from the first floor dining room to the rear garden similar to the approved first floor access stairs from the adjoining mews house.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102317>

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**Reg. Ref.:** D25A/0367/WEB

**Decision:** Grant Permission & Grant Retention

**Decision Date:** 26/06/2025

**Applicant Name:** Hsueh-Jung Chen

**Location:** Sun (formerly Glenbeigh House), Torquay Road, Foxrock, Dublin 18, D18N8R9

**Proposal:** The development will consist of: Retention permission for 1. Construction of a single-storey pantry room (7m<sup>2</sup>) with a sloped roof to the rear of the dwelling, adjacent to the main kitchen. 2. Construction of a single-storey bathroom (13m<sup>2</sup>) with a flat roof and one rooflight to the rear of the dwelling, adjacent to the existing drawing room. 3. Construction of a detached single-storey sunroom (20m<sup>2</sup>) with a sloped roof in the

backyard. Planning permission for 4. Replacement of the existing aluminium balustrade gate with an aluminium panel gate. 5. Change of the front entrance signage name from 'Glenbeigh' to 'Sun.'and all associated works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102334>

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**Reg. Ref.:** D25A/0494/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 27/06/2025

**Applicant Name:** Pamela Young

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

**Proposal:** The development 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. 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/102761>

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**Reg. Ref.:** D25A/0496/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 25/06/2025

**Applicant Name:** Aline Finnegan

**Location:** Mannford, Seafield Avenue, Monkstown, Blackrock, Dublin, A94D9K6

**Proposal:** Retention of the demolition of the dwelling, retention of the existing detached

garage, construction of a single-story dwelling to comprise a kitchen/dining room, living room, utility, entrance hall & corridor, a bathroom, a single bedroom, 3 ensuite double bedrooms, a walk-in wardrobe, the design to be mainly in accord with the original planning permission (Reg. Ref. No. D24A/0357) and the widening of the vehicular entrance to 3.5 m and associated site development works that is located in an Architectural Conservation Area

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102762>

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**Reg. Ref.:** D25B/0233/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Sarah Alexander

**Location:** Malbay, 13 Eden Road Upper, Glenageary, Co. Dublin, A96V0T6

**Proposal:** Permission is sought for the demolition of two gable chimney stacks and existing rear extension, along with internal alterations to existing ground floor, and construction of a new ground floor rear extension and alterations to existing roof to form a new dormer at rear and side roof level / new first floor level to accommodate a new stairs, bedroom, walk-in wardrobe and ensuite bathroom.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102263>

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**Reg. Ref.:** D25B/0235/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Edwin Maguire

**Location:** 36, Rosemount Court, Rosemount Terrace, Blackrock, Dublin, A94FK61

**Proposal:** Single-storey flat-roof extension to the rear and side of the existing dwelling.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102281>

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**Reg. Ref.:** D25B/0236/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Peter Dempsey

**Location:** 27, Monaloe Park Road, Cornelscourt, Blackrock, Dublin, A94X6Y8

**Proposal:** Attic conversion for storage, including two dormer windows to the rear and three Velux rooflights to the front.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102282>

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**Reg. Ref.:** D25B/0238/WEB

**Decision:** Grant Permission

**Decision Date:** 23/06/2025

**Applicant Name:** Paul & Cathy Monahan

**Location:** 26, Westbrook Road, Dundrum, Dublin 14, D14K6V9

**Proposal:** Construction of a first floor extension to the rear, together with a flat roof dormer and two roof lights to the attic

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102286>

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**Reg. Ref.:** D25B/0240/WEB

**Decision:** Grant Permission

**Decision Date:** 25/06/2025

**Applicant Name:** Dr Michael Maguire and Ms Brid Stack

**Location:** The Gables, 17A Woodlands Park, Stillorgan, Dublin, A94VX84

**Proposal:** The proposals comprise alterations, extensions and refurbishment of the existing single family dwelling. Proposals include raising the ground floor perimeter walls by 1.7 M and raising the roof and roof ridge of the house to a matching extent. A new floor is proposed over the existing void over a reception room, allowing the formation of additional bedrooms and enlarging the other existing first floor bedrooms. A new two storey front extension is proposed with a zinc apex roof incorporating a porch at ground floor level- with obscured glass to the family bathroom at first floor. An extension is proposed, glazed on three sided to the south east elevation. This glazed extension, forms a dining area to a new kitchen with a solid zinc roof. It is also proposed to add a rear extension incorporating an extended kitchen and pantry area with rooflight over the kitchen component. A new store and plant area are formed against the rear elevation of the house with access doors and a glazed covered walkway as shown. Small dormer elements are proposed above each of the new window elements to the front and rear elevations with steel windows within zinc surrounds. New steel windows and doors are proposed as replacements of existing to all other ground floor apertures. The new elevational changes also include removal of the existing masonry chimney stack and replacement with twin wall flue to new stove. Other detailed layout amendments to the plans of the house are included on the proposed plans.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102307>

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**Reg. Ref.:** D25B/0241/WEB

**Decision:** Grant Permission

**Decision Date:** 26/06/2025

**Applicant Name:** Thomas & Eleanor Greavy



**Location:** Kewarra, Plunkett Avenue, Foxrock, Dublin 18, D18T0X6

**Proposal:** The proposed development will consist of: 1) Removal of existing bay window on south-east side elevation. 2) Proposed flat roof extension to the south east side and rear on ground floor level with rooflights. 3) Proposed amendments to all elevations. 4) Proposed internal alterations. 5) Removal of existing garage door with proposed replacement door. 6) Proposed new rooflight to garage. 7) Proposed new patio terrace layout and all associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102321>

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**Reg. Ref.:** D25B/0242

**Decision:** Grant Permission

**Decision Date:** 25/06/2025

**Applicant Name:** Jill & Gareth Wakefield

**Location:** 40, Quinns Road, Shankill, Dublin 18, D18WY63

**Proposal:** Planning permission for development will consist of the demolition of existing single-storey garage roof. Construction of new two-storey front/side flat roof extension, conversion of existing garage at ground floor level, incorporating new office and boiler room. First floor comprising of new master bedroom and en-suite. Alteration to existing front door entrance, new window into new utility room at the side of existing dwelling, minor internal alterations to ground and first floor levels. Construction of new rear single storey flat roof extension, new single storey cantilever roof and new decking area, existing rear single story shed to be demolished. Energy retrofit to existing dwelling, including external insulation wrap to existing external walls, replacement of windows, doors & installation of solar panels to existing two-storey semi-detached dwelling and associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102324>

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**Reg. Ref.:** D25B/0243/WEB

**Decision:** Grant Permission

**Decision Date:** 24/06/2025

**Applicant Name:** Julie Collison

**Location:** 117, Carysfort Park, Blackrock, Dublin, A94E702

**Proposal:** The proposed development will consist of: 1. Proposed amendments to the existing dwelling, including internal alterations 2. Amendments to all elevations 3. Removal of rear external cover 4. Replacement rooflights to the rear 5. All associated site works.

**Application Type:** Permission

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102322>

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**Reg. Ref.:** D25B/0361/WEB

**Decision:** Declare Application Invalid

**Decision Date:** 27/06/2025

**Applicant Name:** Tara Gorby & Colin Kavanagh

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

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

**Application Type:** Permission for Retention

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102798>

**END OF PLANNING DECISIONS FOR WEEK 26 2025**

**DATED 22/06/2025 TO 28/06/2025**

## APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 26 2025

DATED 22/06/2025 TO 28/06/2025

### - Total Appeals Lodged = 2

- Appeal against Grant of Permission = 1

- Appeal against Refusal of Permission = 1

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**Reg. Ref.:** D25A/0284/WEB

**Registration Date:** 08/04/2025

**Applicant Name:** RRYRDL Ltd.

**Location:** Lands located at Saint Helens, York Road, Dún Laoghaire, Co. Dublin, A96Y838

**Proposal:** (i) demolition of 1 no. greenhouse and 5 no. ancillary shed structures on site, and the removal of existing wing wall attached to the existing house (St. Helen's Christian Brothers Monastery, A96 Y838 via the southern elevation; (ii) construction of a residential development comprising a total of 12 no. units as follows: 2 no. two-storey, three-bedroom detached dwellings (Unit Nos. 1 & 2), 4 no. three-storey, four-bedroom terraced houses (Unit Nos. 3 – 6), 1 no. duplex block comprising 2 no. two-bedroom apartments (Block C), 1 no. two storey over basement level block (Block B) comprising 2 no. six-bedroom maisonette units, and 1 no. three story over basement block (Block A) comprising 1 no. four-bedroom apartment and 1 no. ten-bedroom unit which will provide accommodation for the Christian Brothers. Private amenity space to serve each unit will be in the form of private gardens and balcony/terrace spaces. Designated communal open space is provided to the south west of Block B and to the east of Block A. Larger areas of open space are also provided in the form of a courtyard between Blocks A and B, and in the form of a landscaped area adjacent to the eastern site boundary. The proposed development also includes; (iii) provision of 15 no. car parking spaces (including 2 no. visitor parking spaces, one of which is accessible), 5 no. of which are on curtilage (electric vehicle) parking spaces to serve the proposed house units. (iv) 2 no. bicycle/bin stores including a total of 40 no. bicycle parking spaces (including 1 no. cargo bicycle parking space and 1 no. visitor space). 4 no. visitor bicycle parking spaces are provided in the form of Sheffield stands to the south of the existing property on-site; (v) alterations to the site access arrangement, including the relocation of the existing

vehicular entrance along York Road and the provision of a revised internal roadway arrangement, partial demolition of the eastern boundary wall is required to facilitate the new access point; (vi) hard and soft landscaping, drainage, and all associated works necessary to facilitate the development. No works are proposed to the existing property on-site (St. Helen's) as part of this application aside from external landscaping improvements and the formalisation of the rear garden within its curtilage.

**Council Decision:** Grant permission

**Appeal Lodged:** 24/06/2025

**Nature of Appeal:** Appeal against Grant of Permission

**Type of Appeal:** 3rd Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102057>

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**Reg. Ref.:** D25A/0305/WEB

**Registration Date:** 15/04/2025

**Applicant Name:** Caroline Moloney

**Location:** The Priory, Monkstown Road, Monkstown, Blackrock, Dublin, A94F6Y2 (a Protected Structure)

**Proposal:** (i) change of roof profile atop existing side extension at first floor level (granted under Reg. Ref. D16A/0156) from flat roof to hipped roof and extension of the building southwards at this location by 30sqm; (ii) the removal of 1 no. existing window and providing for 1 no. circular window to eastern elevation, the replacement of 2 no. existing windows to the north and south, and the provisions of painted timber windows to the north, south, and east elevation of the new bedroom and its en-suite; (iii) provision of a 43.3sqm single storey garden room along the western boundary of the rear garden; and; (iv) all ancillary landscaping, SuDS drainage, and site works necessary to facilitate development. The proposed works will result in the existing 4-bedroom house now comprising 5 bedrooms and the provision of a rear garden room to 'The Priory', Monkstown Road, Monkstown, Blackrock, Co. Dublin, A94 F6Y2 (a Protected Structure).

**Council Decision:** Refuse permission

**Appeal Lodged:** 27/06/2025

**Nature of Appeal:** Appeal against Refusal of Permission

**Type of Appeal:** 1st Party Appeal

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/102139>

**END OF APPEALS NOTIFIED BY AN BORD PLEANÁLA FOR WEEK 26  
2025**

**DATED 22/06/2025 TO 28/06/2025**

## APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK 26 2025

DATED 16 June 2025 TO 20 June 2025

**- Total Appeals Decided = 3**

- Grant permission = 2

- Refuse permission = 1

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**Reg. Ref.:** D24A/0976/WEB

**Appeal Decision:** Refuse Permission

**Appeal Decided:** 20/06/2025

**Council Decision:** Refuse permission

**Applicant Name:** Ross Bartley & Eithne O'Brien

**Location:** 23, Rosmeen Park, Dun Laoghaire, Dublin, A96AH99

**Proposal:** Removal of portion of existing railings (and plinth) to create a 3.5m wide opening providing vehicular access and landscaped, offstreet parking in front garden area.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101020>

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**Reg. Ref.:** D24B/0418/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 19/06/2025

**Council Decision:** Refuse permission

**Applicant Name:** Grainne & Dualta Moore

**Location:** Glengarriff House, 22 Adelaide Road, Glenageary, Co. Dublin, A96V9P5

**Proposal:** Planning permission for development comprising of the raising of the height of the existing boundary wall enclosing the side garden along Spencer Villas and Adelaide Road at Glengarriff House, 22 Adelaide Road (Corner of Adelaide Road & Spencer Villas), Glenageary, Co. Dublin, A96 V9P5.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/100336>

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**Reg. Ref.:** D24B/0537/WEB

**Appeal Decision:** Grant Permission

**Appeal Decided:** 16/06/2025

**Council Decision:** Grant permission

**Applicant Name:** Declan Corcoran

**Location:** 2 Cambridge Close, Sandycove Road, Co Dublin, A96RW28

**Proposal:** Demolition of the existing chimney and open fireplace, and construction of a new additional second floor flat roof extension on top of the existing first floor flat roof, with associated roof lights, new roof coverings, windows, and related works.

**Link:** <https://planning.agileapplications.ie/dunlaoghaire/application-details/101091>

**END OF APPEALS DECISION BY AN BORD PLEANÁLA FOR WEEK  
26 2025**

**DATED 16 June 2025 TO 20 June 2025**



## END OF WEEKLY LIST FOR WEEK 26 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.