
LIST OF DECISIONS MADE

Page 1 Of 10

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SDZ20A/002 0/EP	GRANT EXTENSION OF DURATION OF PERMISSION	03/11/2025
	Applicant: Rycroft Development Limited Location: Tandy's Lane, Finnstown, Lucan, Co. Dublin	
	Description: Demolition of 3 existing dwelling houses in addition to 9 farm structures and outbuildings and the construction of 113 residential units comprising 70 two storey dwelling houses (comprising 61 three bed units and 9 four bed units ranging in size from 109sq.m to 148sq.m); 30 duplex units (comprising 16 two bed units and 14 three bed units ranging in size from 94sq.m to 110sq.m) and 13 apartments (comprising 8 one bed units and 5 two bed units ranging in size from 50sq.m to 73sq.m); duplexes and apartments will be accommodated in 3 four storey blocks which will include balconies/terraces facing north-west and south-east; the development will consist of the demolition of 4,701sq.m of existing gross floor area (730sq.m habitable and 3,971sq.m non-habitable) and the construction of 11,917sq.m gross floor area; vehicular access from the subject lands to Adamstown Way to the south and to Tandy's Lane to the north; a vehicular connection will also be provided to the north-western boundary of the site to allow for a future vehicular connection to Adamstown Park (pending the future development of adjacent third party lands to the north-west); internal routes including new north-south avenues linking Tandy's Lane with Adamstown Way and an east-west avenue which will link to Adamstown Park (pending the future development of adjacent lands); pedestrian connections from the subject lands to Adamstown Park along Tandy's Lane and to Adamstown Way; 145 car parking spaces including on-curtilage and on-street spaces; bicycle parking; bin storage; plant; sedum roofs; solar/photovoltaic panels; boundary treatments; lighting; hard and soft landscaping including 833sq.m public open space and 737sq.m communal open space; changes in levels and all other associated site works above and below ground on lands on a 2.41 Ha site at Tandy's Lane incorporating the dwelling's Carrig (Eircode K78 D348), Coolmore (Eircode K78	

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		XH33) and an unnamed dwelling (Eircode K78 X780) all at Tandy's Lane and are bounded generally to the north-east by Tandy's Lane (with Tandy's Lane Park beyond) to the south-east by Finnstown House Hotel (Protected Structure) and to the south-west and north-west by undeveloped lands; Adamstown Way is located further to the south and Adamstown Park is located further to the west; the application is made in accordance with the Adamstown Planning Scheme 2014 (as amended) and relates to a proposed development with the Adamstown Strategic Development Zone with lands located within the St. Helen's Development Area.
SD24A/0893 W	GRANT PERMISSION	03/11/2025
	Applicant:	Connmurr Projects
	Location:	24, Main Street, Tallaght, Dublin 24, D24 Y033
	Description:	Demolition of the existing former Ulster Bank building and the construction of two new buildings: a mixed-use building (Block A) and a residential building (Block B). Block A is a proposed 3-storey accessed by Old Blessington Road (Main Street) and will consist of 1no. retail unit (76.5 sqm) at the ground-floor and 4 no. apartment units (4 No. 1-bed units). Block B is a proposed 5-storey located to the rear of the site, accessed by a side lane connected to Old Blessington Road, consisting of 22 no. apartment units (8 No. 1-bed units, 4 No. 2-bed units, and 10 No. 3-bed units). The vehicular and pedestrian entrance is accessed by a side lane connected to Old Blessington Road. The development will also include associated private and communal open spaces, landscaping, bicycle storage, bin storage, retail storage, and all associated site works.
SD25A/0216 W	GRANT PERMISSION	03/11/2025
	Applicant:	Gabriel O'Brien Crane Hire Ltd.
	Location:	Unit 6, Naas Road, Red Cow Business Park, Dublin22
	Description:	Demolition of an existing single storey office building (total area

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		of 647.62m2, 4.38m high) ancillary to the existing crane hire business with this area returning to yard area.
SD25A/0227 W	GRANT PERMISSION	06/11/2025
	Applicant:	John Kelly
	Location:	36A, Hillcrest Grove, Lucan, Co. Dublin, K78 YY49
	Description:	The development will consist of change of use from creche and part residential to full residential dwelling including 1 no. new window to front elevation elimination of 2 no. windows to side elevation internal alterations and all associated site development works.
SD25B/0487	GRANT PERMISSION	04/11/2025
	Applicant:	Niall and Orlaith Horgan
	Location:	528, Orwell Park Crescent, Dublin 6W, D6W KX47
	Description:	Demolition of parts of the existing rear and side external walls and various outhouses. We intend to construct (a) a ground floor extension to the rear and side of the property (b) a first floor extension to the side of the property, (d) a redesigned roof extending over the first floor extension, (e) external works including a new bike shed, new planters along the front elevation and new entrance steps.
SD25B/0540 W	GRANT PERMISSION	03/11/2025
	Applicant:	Emma Walker
	Location:	Slievethoul, Rathcoole, County Dublin
	Description:	(A) New roof over fire damaged house (B) Modifications to windows to front and rear elevations (C) Living room extension to side of existing house (D) All associated site development works

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SD25B/0541 W	GRANT PERMISSION	03/11/2025
	Applicant: Colin & Catherine O'Neill Location: 29, Templeroan Way, Knocklyon, D16 C8C4	
	Description: A first floor extension above the existing garage, to include raising the gable wall & extending the ridge to form a Dutch Hip & for an attic conversion with dormer windows to the front & rear & widening of vehicular entrance & pavement dish along with all associated works.	
SD25B/0544 W	GRANT PERMISSION	04/11/2025
	Applicant: Kate O'Brien and Tim Chambers Location: 14, Wainsfort Manor Drive, Terenure, Dublin 6W, D6W X298	
	Description: Conversion of existing attic space comprising of modification of existing roof structure, raising of existing gable c/w window, new access stairs, 2no. roof windows to the front and flat roof dormer to the rear.	
SD25B/0553 W	GRANT PERMISSION	06/11/2025
	Applicant: Alaa El Banna Location: 32, Verschoyle Drive, Dublin, D24E0A4	
	Description: The construction of a 31m2 shed in the rear garden to be used as a gym, and all associated site development works above and below ground.	
SD25B/0554 W	GRANT PERMISSION	03/11/2025
	Applicant: Frances Wright Location: 6, Esker Lane, Ballydowd, Lucan, K78 R5D3	

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<i>Reg. Ref.</i>	<i>Decision</i>	<i>Decision Date</i>
	Description:	Planning Permission for amendments to previously approved Planning Application Ref:SD24B/0355W for new Ground Floor Front Extension on Southern Boundary, Juliette Balcony on W13 of Rear Elevation and Stone Cladding to Garden Room and to Ground Level Rear Elevation of Main Dwelling.
SD25B/0556 W	GRANT PERMISSION	05/11/2025
	Applicant:	Venkateswarlu Manchukonda & Hima Bindu N
	Location:	12, Shackleton Rise, Lucan, Co Dublin, K78 W2C6
	Description:	Single storey garden room with 2no roof windows to the rear and side of existing dwelling and all associated site works within a Strategic Development Zone
SD25A/0173 W	GRANT PERMISSION FOR RETENTION	03/11/2025
	Applicant:	Brunsdale Services Ltd
	Location:	An Poitin Stil, Main Street, Rathcoole, Co. Dublin, D24 XNR0
	Description:	The 71 sq.m development consists of a single storey extension (69 Sq.m.) to the existing restaurant area at the rear of the existing licenced premises and an escape stairs (2 sq.m.) from the existing mezzanine area to the roof of the extension.
SD25B/0546 W	GRANT PERMISSION FOR RETENTION	04/11/2025
	Applicant:	Paula Reid
	Location:	47, Limekiln Avenue, Walkinstown, Dublin 12, D12Y2RW
	Description:	Retention planning permission for widened vehicle access to front of existing house

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SD25A/0264	INVALIDATE APPLICATION	04/11/2025
	Applicant: Talbotsinch Ltd	
	Location: Old Belgard Road, Dublin 24	
	Description: The construction of a single-storey coffee kiosk complete with signage, site entrance, driveway and car-parking area and ancillary site works for a period of 10 years.	
SD25A/0266 W	INVALIDATE APPLICATION	05/11/2025
	Applicant: Benduff Ireland Ltd	
	Location: Muldowney's Pub, Main Street, Rathcoole, Co. Dublin, D24 AE33	
	Description: a) the part demolition of Muldowney's Pub to the rear; b) the change of use of the front portion of the pub to provide for 2no. 1-bed units; c) the construction of 8 no. own-door residential units within a single three storey block to provide 4no. 1- bed units and 4no. 2-bed units; d) enlargement of residential bin storage; reallocation of permitted car parking to the amended development; e) all ancillary hard and soft landscaping, boundary treatment, signage, engineering and site development works necessary to facilitate the development	
SD25B/0536 W	REFUSE PERMISSION FOR RETENTION	03/11/2025
	Applicant: Lingpi Yang	
	Location: No.33, Tamarisk Way, Kilnamanagh, Dublin 24, D24VNX0	
	Description: Retention of alterations to previously approved planning application, Reg Ref No SD24B/0329 for 1) Erection of 41.5 sqm single storey ground floor extension to the rear of the dwelling with two number glazed roof lights. 2) Erection of a 6.3 sqm single storey ground floor extension to the front of dwelling with a	

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		pitched roof porch. The alterations include 1.Erect of 56.6 sqm single storey ground floor extension to the rear of the dwelling with four number glazed roof lights. 2) Erection of a 6.3 sqm single storey ground floor extension to the front of dwelling with a pitched roof porch, and change the side extension window to a door with window and all associated works at 33 Tamarisk Way, kilnamanagh, Dublin 24. D24 VNX0.
SD25B/0542 W	REQUEST ADDITIONAL INFORMATION	04/11/2025
	Applicant:	Keith Rochford
	Location:	1, Birchview Drive, Dublin 24, D24A9R7
	Description:	1) the demolition of the existing single storey side garage and the construction of a single storey front, side & rear extension to the existing two storey detached dwelling, ancillary alterations to all elevations , demolition of existing chimneys and all associated site works, 2) the wrapping of the existing two storey dwelling with external insulation and ancillary alterations to all elevations 3) Widening of the existing vehicular entrance and all associated site works and 4) the increasing in height of a portion of the existing side boundary wall to 2.9m as measured from public footpath side and all associated site works
SD25B/0551 W	REQUEST ADDITIONAL INFORMATION	04/11/2025
	Applicant:	Margaret and Aidan Stewart
	Location:	No. 1, Woodville Lawn, Lucan, Co. Dublin
	Description:	Planning Permission for a domestic extension to include rear (single storey) and side (two storey) domestic extension and widening of existing site access from 2.3m to 2.8m wide.
SD25A/0139 W	SEEK CLARIFICATION	04/11/2025

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	OF ADDITIONAL INFO.	
	Applicant: Joseph Brennan Bakeries Unlimited Company	
	Location: Brennans Bakeries, Greenhills Industrial Estate, Greenhills Road, Walkinstown, Dublin 12, D12 XR92.	
	Description: The development shall consist of the phased partial demolition, reconstruction and extension of the existing Bakery Production and distribution complex at their expanded site in Greenhills Industrial Estate. The overall development shall consist of a number of consecutive phases designed and implemented to ensure the maintenance of the ongoing operations of the facility namely: 1) Area 1 a. Demolition of the existing Varian brushes building which forms part of the expanded site. b. Creation external staff parking area constructed the North Eastern End of the site along with a new Public footpath and cycleway constructed around the Northern Boundary and providing access from St James Road into and through Greenhills Industrial estate. c. New Boundary wall formed with a brickwork wall with piers and Steel fence to match existing. d. Van Loading Building measuring 3082m2 on plan with a height of circa 5m at eaves level. The building shall be formed with a curved green roof with Solar panels and a step at the external elevation to reduce massing to the surrounding properties. The building shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. 2) Area 2 a. Demolition of the existing centrally located two storey Office & Welfare accommodation and Van loading canopies. b. Construction of new Welfare Accommodation housing the Staff facilities including Staff Entrance, bike parking, Changing areas, toilets, canteen and office. Facility shall be formed in a Two storey concrete building clad with rendered blockwork to a parapet level and punctuated with windows along the Northern elevation. The footprint shall measure 829m2 and the overall height to parapet shall be 11m2. The roof shall house a mixture of green roof and solar panels. c. Reroofing and expansion of existing Packing operations to the South and adjoining the New Welfare Accommodation. Construction shall be of Structural Steel	

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	lattice girders supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system. The Southern wall shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. The extended Packing area shall measure 1273m ² on plan with a general height above floor level of 10.5m. 3) Area 3 a. Construction of new Bakery Facility on the site of the existing Car Park and loading area at the North Western edge of the site, directly adjoining the existing facility. The bakery shall measure 3007m ² and shall be 11m high at the boundary stepping up to 14m on the Bakery proper and 18m on the North Western Corner. The facility shall be completed with a mixture of rendered blockwork and brick work panels with high level windows into the Production area. The bakery shall be constructed of Structural Steel lattice girders supporting Trapezoidal Insulated roof panels solar panels. b. Demolition of the existing services area at the Western boundary. c. A three storey Plant and Process Area shall be constructed on the Western elevation and shall be constructed in a Concrete frame and clad with insulated Cavity walls finished with a mixture of Brick and Plastered blockwork external Elevations. The construction shall be completed with a tower structure in the North Western Corner. Roof Construction shall be an insulated built up system supported from a precast concrete superstructure. d. Reroofing of the existing batch and Multiplant Bakery areas to the South and adjoining the New Bakery. The existing low double pitch roofs shall be removed and a new higher Structural Steel lattice girder structure supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system installed along with Solar Panels. e. Reroofing and regeneration of the existing Pan Plant located on the Southern boundary to consist of the replacement of the existing external envelope of the building. 4) Area 4 a. Demolition of the existing Administration office and Silo Enclosure. b. Construction of a new three Storey Office block with ground floor covered car parking. The building shall be completed in a concrete frame and precast concrete floors. The facility shall be completed with a mixture of rendered blockwork and brick work panels with strip windows to the Western elevation. c. Realignment of the existing Flour Silos and the installation of four additional silos which hall	

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		shall be contained within a Micro rib clad steel Enclosure for visual purposes. d. Alterations to existing boundary and the creation of a new car park and Intake Vehicle unloading area including the relocation of the existing entrance gates and the addition of a new gateway specifically for the office area. e. Redefinition of the existing boundary treatments and improvements to the existing internal estate footpath network with increased definition of cyclist facilities and road separation. Improved lighting installations to the environs of the development and adjoining areas. f. Installation of Sustainable surface water drainage and retention systems to all upgraded areas.