

An
Coimisiún
Pleanála

Direction
CD-021335-25
ABP-321433-24

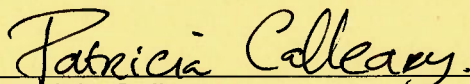
The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 18/11/2025


Patricia Calleary

DRAFT WORDING FOR ORDER

Reasons and Considerations

The existing laneway of Little Fitzwilliam Place from which the proposed mews dwellings would gain access is currently substandard and contrary to the relevant provisions of the Dublin City Development Plan, 2022-2028, including those outlined for access for mews development in section 15.13.5.4 and section 4.3.8 of Appendix 5 of the development plan. The proposed development would result in reversal of vehicular movements, including deliveries, emergency vehicles and refuse vehicles, onto or off Little Fitzwilliam Place and this arrangement would endanger public safety by reason of traffic hazard. The proposed development would set an undesirable precedent for other sites along the laneway, and would, therefore, be contrary to the proper planning and sustainable development of the area.