

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020347-25**  
**ABP-322243-25**

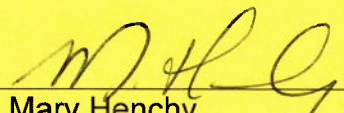
The submissions on this file and the Inspector's report were considered at a meeting held on 28/07/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 28/07/2025

  
Mary Henchy

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the insufficient depth of the front gardens and the restricted and angled configuration of the proposed parking areas, and having regard to the standards for off-street residential parking as set out in the Dublin City Development Plan 2022-2028, Appendix 5, Section 4.0, it is considered that the proposed development would give rise to obstruction to pedestrians and hazardous vehicular turning movements on the busy Harold's Cross Road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.