



An
Coimisiún
Pleanála

Direction
CD-020437-25
ABP-322386-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/08/2025.

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

Planning

Commissioner:

Date: 08/08/2025


Mary Gurrle

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development and the provisions of the Dublin City Development Plan 2022-2028 it is considered that the proposed development, comprising a new four metre wide vehicular entrance, would be contrary to Section 4.3.1 (Dimensions and Surfacing) of Appendix 5, Volume 2 of the Dublin City Development Plan 2022-2028 which states that a vehicular opening shall be at most three metres in width. Furthermore, the proposed development would result in negative impacts on existing public road traffic measures such as existing road markings/hatchings, planter boxes and the existing bus stop on this section of Griffith Avenue and as such, would be contrary to Section 4.3.1 (Dimensions and

Surfacing) of Appendix 5, Volume 2 of the Development Plan which seeks to avoid creation of a traffic hazard for passing traffic and conflict with pedestrians. It is further considered that the applicant has not demonstrated sufficient clearance from the existing street trees to the front of the application site to accord with the requirements of Section 4.3.2 (Impact on Street Trees) of Appendix 5, Volume 2 of the Development Plan and may result in impacts to the existing street trees and their respective root zones. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.