



An
Coimisiún
Pleanála

Direction
CD-020484-25
ABP-322405-25

The submissions on this file and the Inspector's report were considered at a meeting held on 13/08/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Amend condition number _____ 4(a) _____ as follows

4 a) Driveway entrance shall be a maximum 3m in width and shall not have outward opening gates.

The Condition now reads as follows:

4. The following requirements of the Transportation Division of Dublin City Council shall be complied with:

- a) Driveway entrance shall be a maximum 3m in width and shall not have outward opening gates.*
- b) No additional dishing is required as existing dishing is sufficient for the site.*
- c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.*

Reason: *In the interests of pedestrian and traffic safety and guidance under Section 4.3.2, Volume 2, Appendix 5 of the Dublin City Development Plan 2022 – 2028.*

Planning

Commissioner:


Mary Henchy

Date: 13/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Section 4.3.2, Appendix 5 to the Dublin City Development Plan 2022-2028, and there being no need to extend the existing dished kerb area, the proposed widening of the entrance to 3m would not have any adverse impact on the nearby street tree. It is considered, therefore, that the restriction imposed by the planning authority in Condition 4(a) is not warranted.

Note: The Commission noted the Inspector's recommendation was to permit an entrance of 3.5 meters. The Commission considered, Section 4.3.1 of the Dublin City Development Plan which limits a single residential vehicular opening to at most 3 meters and, the appeal submission that stated the entrance could be reduced from the 3.5 m proposed to 3m. The Commission decided it is appropriate to limit the width to 3m in accordance with the Dublin City Development Plan.