



An
Coimisiún
Pleanála

Direction
CD-020501-25
ABP-322634-25

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

The Commission decided to make a **Split Decision**, to

- (1) **Refuse** permission for the widening of the existing pedestrian gate involving alteration to the front boundary railings to create a new vehicular entrance to facilitate 1no. off-street parking space for the reasons and considerations as set out under Schedule 1 below

and

- (2) **Grant** permission, for the provision of a covered bin storage area, associated landscaping and site works for the reasons and considerations set out under Schedule 2 below together with the conditions thereunder

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Liam McGree

Date: 18/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Schedule 1 - Reasons and Considerations

The proposed development would result in a loss of on-street parking spaces which would reduce the supply available to residents on the street and in the wider area, to accommodate vehicular access for a privately owned vehicle at a dwelling that already has a garage accessed from a rear lane. As such the proposed development would be contrary to Policy SMT25 and Volume 2, Appendix 5, Sections 4.1 (On street parking) and 4.3 (Parking in Front Gardens) of the Dublin City Development Plan 2022- 2028. The proposed development would set an undesirable precedent for other similar developments in the area and therefore, be contrary to the proper planning and sustainable development of the area.

Schedule 2 - Reasons and Considerations

Having regard to the nature of the proposed development, the scale of the development, the pattern of development in the area and the existing residential use on site and the provisions of the Dublin City Development Plan 2022-2028 it is considered that the proposed development would not seriously injure the amenities of the area of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of

development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. This permission relates to the provision of a covered bin storage area and associated landscaping and site works only. For the avoidance of doubt, the widening of the existing pedestrian gate involving alteration to the front boundary railings to create a new vehicular entrance to facilitate 1no. off-street parking space shall not be permitted herein.

Reason: To define the permission.

3. Prior to the commencement of development, the developer shall submit for the written approval of the Planning Authority, revised plans showing
 - (a) Details of the material finish and design of the covered bin storage area and its relocation to an inconspicuous location within the front garden.
 - (b) Omission of the proposed permeable granular surface area.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

6. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.