



An  
Coimisiún  
Pleanála

**Direction**  
**ABP-322810-25**

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The submissions on this file and the Inspector's report were considered at a meeting held on 20/11/2025.

The Commission decided, as set out in the following Order, that the proposed widening of a vehicular entrance from 2.89 metres to 3.1 metres at 17 Killiney Gate, Killiney, County Dublin is development and is exempted development

Commission Order as follows:-

**WHEREAS** a question has arisen as to whether the proposed widening of a vehicular entrance from 2.89 metres to 3.1 metres at 17 Killiney Gate, Killiney, County Dublin is or is not development or is or is not exempted development,

**AND WHEREAS** Kay Kelly care of Armstrong Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin requested a declaration on the said question from Dun Laoghaire-Rathdown County Council and the said Council issued a declaration on the 11<sup>th</sup> day of June, 2025 stating that the said matter is development and is not exempted development,

**AND WHEREAS** Kay Kelly care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin referred the declaration for review to An Coimisiún Pleanála on the 12<sup>th</sup> day of June, 2025,

**AND WHEREAS** An Coimisiún Pleanála, in considering this referral, had regard particularly to:

- (a) Section 2(1) of the Planning and Development Act 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act 2000, as amended,
- (c) Section 4(1)(h), Section 4(2) and Section 4(3) of the Planning and Development Act 2000, as amended,
- (d) Article 6(1) and Article 9(1)(a) of the Planning and Development Regulations 2001, as amended,
- (e) Parts 1, 3 and 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (f) the pattern of development in the area, and
- (g) the report and recommendation of the Inspector,

**AND WHEREAS** An Coimisiún Pleanála has concluded that

- (a) there is no planning condition which the development would contravene,
- (b) the development would not endanger public safety by reason of a traffic hazard or obstruction to road users



(c) the proposed widening of a vehicular entrance from 2.89 metres to 3.1 metres is not a material widening by virtue of the fact that the appearance of the entrance before and after the development is likely to be appear the same, the increase in width of 21cm is unlikely to be obvious to a casual observer, and the entrance is of sufficient width to accommodate a single vehicle only both before and after the works,

**NOW THEREFORE** An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the proposed widening of a vehicular entrance from 2.89 metres to 3.1 metres at 17 Killiney Gate, Killiney, County Dublin is development and is exempted development.

**Planning**

**Commissioner:**

*Eamonn James Kelly*

**Date:** 20/11/2025

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Eamonn James Kelly