

An
Coimisiún
Pleanála

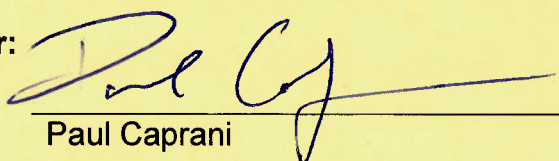
Direction
CD-020985-25
ACP-322923-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/10/2025.

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

Planning

Commissioner:


Paul Caprani

Date: 16/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed vehicular entrance, with a width of approximately 2.14 metres, falls below the minimum standard of 2.5 metres as required under Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 of the Dublin City Development Plan 2022-2028. The substandard width will therefore result in an inadequate and unsafe access arrangement. The proposed development would, therefore, compromise the safety of other road users including pedestrians and is therefore considered to be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.

Note: In deciding not to incorporate the inspectors second reason for refusal, the Commission noted the proliferation of vehicular access entrances on either side of the site and noted that there were restricted opportunities to facilitate the demand for on-street parking to the front of the dwelling. The proposal would not result in the loss of on-street parking in the immediate vicinity of the dwelling.