



An
Coimisiún
Pleanála

Direction
CD-020898-25
ACP-322969-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 08/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed parking area depth is insufficient to provide for in curtilage parking and would likely result in a parked vehicle encroaching onto the public footpath. The development would therefore endanger public safety by reason of a traffic hazard and obstruction of pedestrians, contrary to Section 4.3.1, Volume 2, Appendix 5 of the Dublin City Development Plan 2022-2028 which aims to ensure that vehicular entrances are designed to avoid creation of a traffic hazard and that adequate car parking space is provided to accommodate a car safely without overhanging the public footpath. The proposed development would therefore set an undesirable precedent for similar developments and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not prepared to make a significant change to what had been publicly notified, and applied for, by the applicant and considered by the Planning Authority, but did note that a new application incorporating the proposal(s) might meet the needs of the applicant and the requirements of the Development Plan with respect to avoiding vehicles overhanging the footpath.