



An
Coimisiún
Pleanála

Direction
CD-021480-25
ACP-323558-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/12/2025.

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

Planning

Commissioner:

Date: 04/12/2025



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the inadequate width and limited capacity of Louis Lane to safely accommodate vehicular traffic, including emergency and service vehicles, and in the absence of a coordinated development strategy for the mews lane, the proposed development would be contrary to the standards outlined in Section 15.13.5 and Section 4.3.8 of Appendix 5 of the Dublin City Development Plan 2022-2028 as the proposed development fails to demonstrate safe access and egress for both vehicles and pedestrians and therefore the development would negatively impact the residential amenities of the surrounding area and would set an undesirable precedent for similar future developments. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

Note.

The Commission noted that the pictures attached to the Inspectors report did not relate to this file. The correct photographs were available to the Commissioners at the meeting.