



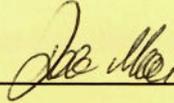
The submissions on this file and the Inspector's report were considered at a meeting held on 28 January 2026.

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

The Commission is not satisfied that the proposed vehicular entrance would provide safe access and egress, due to its conflict with the future provision of a parking bay of two spaces and a footpath build-out as permitted under the 'Liffey Valley to City Centre' Core Bus Corridor scheme (An Coimisiún Pleanála reference number: ABP-314056-22) The proposed entrance would require removal or alteration of part of this bay, resulting in the loss of on-street parking spaces. This would contravene Appendix 5 and Policy SMT25 Section 8.5.7 of the Dublin City Development Plan 2022– 2028, where there will be a presumption against the removal of on-street parking spaces to facilitate the provision of private vehicular entrances to single dwellings in predominantly residential areas, and Section 4.3.1 of Appendix 5, where vehicular entrances shall avoid the creation of a traffic hazard and that there be adequate space for manoeuvring and circulation between the front boundary and front of the building. The proposed development would set an undesirable precedent for other similar developments and would,

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

Planning Commissioner:



Declan Moore

Date:

29th day of January 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations