

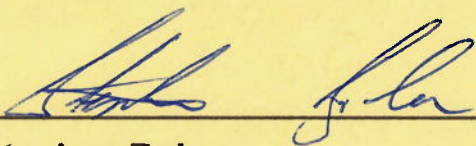
An
Coimisiún
Pleanála

Commission Direction
CD-000227
PL-500245-DS-25

The submissions on this file and the Inspector's report were considered at a meeting held on 06 March 2026.

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

Planning Commissioner:



Stephen Bohan

Date:

11th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Based on the available information, with no details on how the required dishing complies with the minimum clearance distance from the existing street tree referred to in section 4.3.2 of Appendix 5 of the Dublin City Development Plan 2022-2028, the retention of the vehicular entrance is considered to be contrary to

Section 15.6.9 of Volume 1, and Section 4.3.2 of Appendix 5, of the Dublin City Development Plan 2022-2028 and the Dublin Tree Strategy 2021 (as updated in 2026). The retention of the vehicular entrance would seriously injure the amenities of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area

[Note: The applicant has not demonstrated that there would be no adverse impact on the existing tree and has not attempted to minimise the impact by moving the access as far as possible from the tree. Notwithstanding precedents for similar developments in the area, the permission for the Tallaght/Clondalkin to City Centre BusConnects Core Bus Corridor Scheme (which retains the tree while removing on-street parking), and the potential traffic safety benefits of in-curtilage parking, the current design does not consider the health of the tree or minimise impacts on it. Designs that position the access further from the tree, supported by measured drawings, arboricultural assessment, and method statements confirming compliance with minimum clearance standards, may address these concerns. Given the nature of this retention appeal, the Commission has determined the application on the basis of the information submitted.]

[Please issue a copy of this Direction with the Commission Order to the parties.]