



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000475**  
**PL-500581-KE-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 16 April 2026.

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

**Planning Commissioner:**

*Mary Gurrie*  
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**Mary Gurrie**

**Date:**

**27<sup>th</sup> day of April 2026**

It is considered that the vehicular entrance (6000mm) proposed to be retained, located in the side boundary onto a narrow access lane (less than 3000mm in width) and at the interface of the access lane and the public footpath to the main carriageway on Rowan Terrace, and associated in-curtilage parking, would result in a serious conflict with vehicular and pedestrian movements at the boundaries to the site, both in the access laneway and on Rowan Terrace given the requirement for reversing movement to egress the subject car parking space. The development to be retained would therefore endanger public safety by reason

of traffic hazard and obstruction of other road users, would interfere with the safety and free flowing nature of traffic and would be contrary to the proper planning and sustainable development of the area.