



An
Coimisiún
Pleanála

Commission Direction
CD-000490
PL-500625-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 29 April 2026.

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

Planning Commissioner:

Patricia Calleary

Patricia Calleary

Date:

29th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Section 12.7.4 - Car Parking Standards of the South Dublin County Development Plan 2022–2028 and to the configuration of the site and the constricted shared access from the main road, it is considered that there is inadequate space to allow for vehicular manoeuvrability for the existing and proposed dwellings and the proposed development fails to provide an adequate

quantum and layout of car parking. The proposed development would likely result in overspill parking onto the adjoining estate road and turning circle, which would interfere with the safe operation of the cul-de-sac and give rise to a traffic hazard. The proposed development would, therefore, be contrary to the Development Plan and the proper planning and sustainable development of the area.

2. Having regard to the zoning objective for the site ('RES' – to protect and/or improve residential amenity) and Section 12.6.8 (Residential Consolidation) relating to Corner/Side Garden Sites of the South Dublin County Development Plan 2022–2028, the proposed dwellings, by reason of their location and projection beyond the rear building line of the existing dwelling at No. 18 Drumcairn Gardens, would result in an overbearing and dominant form of development and would result in over development of a constrained site, adversely affecting the residential amenities of the existing dwelling. The proposed development would, therefore, be contrary to the Development Plan and the proper planning and sustainable development of the area.