



The submissions on this file and the Inspector's report were considered at a meeting held on 19 June 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 3(a) and 3(b) and amend condition number 3 to read as follows:

3. The development shall comply with the following requirements of the Council's Transportation Planning Division:

- a) The existing dished kerbing shall be removed and full upstand kerbing shall be constructed to the requirements of the Area Engineer, Roads Maintenance Division. This shall be carried out prior to occupation of the residential unit.
- b) The applicant/developer shall contact the Area Traffic Engineer and Parking Enforcement Section regarding alterations to pay and display scheme/line markings, in order to extend the parking bays to include the vehicular entrances to be removed. All works shall be at the developer's expense including fees

applicable for the removal of a Pay and Display permit parking bay. This shall be carried out prior to occupation of the residential unit.

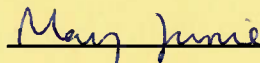
c) The proposed new pedestrian entrance openings shall not have outward opening gates.

d) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

e) The developer shall be obligated to comply with the requirements set out in the Code of Practice.

Reason: In the interests of pedestrian and traffic safety

Planning Commissioner:



Mary Gurrie

Date: 26/06/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to residential land use zoning of the site, the infill nature of the development, the prevailing form and pattern of development and its interface

w the public realm, and the availability of on-street parking in the area, it is considered that the proposed development would be in keeping with the residential character of the area and would protect public amenity and not cause any traffic hazard in the area. Condition number 3(a) of the planning authority's decision requiring the submission of revised drawings showing a setback from the public realm is therefore, not warranted. Condition number 3(b) of the planning authority's decision requiring to advertise zero-car parking on site and in the vicinity of the site is, therefore, not warranted.