

An
Coimisiún
Pleanála

Commission Direction
CD-000995
PL-501201-LK-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 July 2026.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

It is considered that the proposed development subject to the conditions set out below would not detract from the visual or residential amenities of the area, and would represent an improvement in terms of traffic safety by improving sightlines for vehicles exiting the site. The proposed recessed entrance would also reduce potential vehicular and pedestrian conflict and would therefore improve traffic safety and convenience. The proposed revised vehicular access arrangements would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement

of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The width of the vehicular entrance shall not exceed 3.8 meters

Reason: In the interest of traffic safety.

3. Any damage to the public road or public footpath arising from the works associated with the proposed development shall be repaired at the applicants expense to the satisfaction of the planning authority.

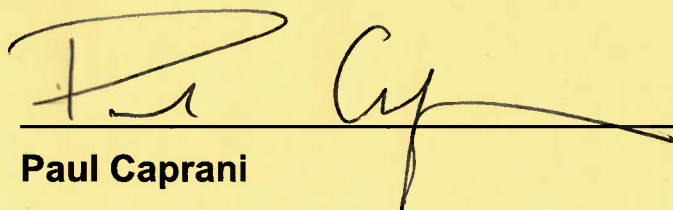
Reason: In the interests of orderly development.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

Note: In deciding not to accept the inspectors recommendation, the Commission considered that there was little uniformity in the boundary and access arrangements serving the existing dwellings on this section of North Circular Road therefore any alterations to the front boundary of the subject site would not detract from the visual amenities or character of the area. The Commission also considered that the incorporation of a recessed entrance with lower pillars and boundary walls would both improve sightlines for vehicles exiting the development and would also reduce the potential for vehicular/ pedestrian conflict on the footpath directly adjoining the site. The proposed development would constitute an improvement in terms of traffic safety over and above the arrangements that currently exist on site.

Planning Commissioner:



Paul Caprani

Date:

30th day of July 2026