



An
Coimisiún
Pleanála

Commission Direction
CD-001029
PL-501317-DN-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 refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Tom Rabbette

Date:

7th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

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1. The proposed development for the creation of a new vehicular entrance and excavation of the front garden area to provide on-site parking,

would seriously injure the visual and residential amenities of the terraces of properties adjoining to the south-east which represent the predominant established pattern of development in this vicinity, would set an undesirable precedent for similar developments and, as such, would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development which would result in an intensification of use of the existing dished footpath in front of number 149a Griffith Avenue and staggered access from the site across an existing public footpath, in close proximity to an existing bus stop and bay and where traffic management measures include a continuous white line along the centre of the carriageway extending from the junction with Grace Park Road, narrowing of the public carriageway in a south easterly direction, an on-street parking bay, and dedicated cycleway, would endanger vehicular and pedestrian safety by reason of traffic hazard and obstruction to users of the public footpath. As such, the proposal would be contrary to Policy SMT25 (On-Street Parking) and Section 4.3.1(Permissible and Non-Permissible Uses) of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.