An Coimisiún Pleanála

# Commission Direction
# CD-001421
# PL-501564-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 October 2026.

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

**Planning Commissioner:**

**Emer Maughan**

**Date:** **21st day of October 2026**

## DRAFT WORDING FOR ORDER

### Reasons and Considerations

Having regard to Section 12.6.8 and Policies SM5 and SM6 of the South Dublin County Development Plan 2022–2028, the proximity of the proposed vehicular entrance to the N4 junction, the restricted visibility at the entrance, the height of the adjoining boundary wall, and the difference in level between the site and Ballyowen Lane, it is considered that it has not been demonstrated that safe

access to and egress from the site can be achieved. In particular, the submitted plans do not demonstrate an acceptable driveway gradient or show that vehicles could use the entrance without reversing onto or from Ballyowen Lane. The apparent conflict between the entrance and trees and traffic signs in the adjoining public verge also remains unresolved. The proposed development would be likely to endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.