

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322386-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1249/25**

**APPEAL** by Ronan Clare of 353 Griffith Avenue, Drumcondra, Dublin against the decision made on the 3<sup>rd</sup> day of April, 2025 by Dublin City Council to refuse permission.


**Proposed Development:** New front vehicular access with dropped kerb, including partial removal of front boundary wall, all at 353 Griffith Avenue, Whitehall, Dublin.

### **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to the location of the proposed development and the provisions of the Dublin City Development Plan 2022-2028, it is considered that the proposed development, comprising a new four-metre-wide vehicular entrance, would be contrary to Section 4.3.1 (Dimensions and Surfacing) of Appendix 5, Volume 2 of the development plan which states that a vehicular opening shall be at most three metres in width. Furthermore, the proposed development would result in negative impacts on existing public road traffic measures such as existing road markings/hatchings, planter boxes and the existing bus stop on this section of Griffith Avenue, and, as such, would be contrary to Section 4.3.1 (Dimensions and Surfacing) of Appendix 5, Volume 2 of the development plan which seeks to avoid the creation of a traffic hazard for passing traffic and conflict with pedestrians. It is further considered that the applicant has not demonstrated sufficient clearance from the existing street trees to the front of the site to accord with the requirements of Section 4.3.2 (Impact on Street Trees) of Appendix 5, Volume 2 of the development plan and may result in impacts to the existing street trees and their respective root zones. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *08* day of *August* 2025.