

An
Coimisiún
Pleanála

Commission Order
ABP-322405-25

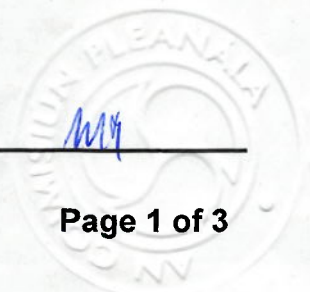
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1278/25

Appeal by Dylan Coughlan and Louise Ward of 37 Quarry Road, Cabra East, Dublin against the decision made on the 7th day of April 2025 by Dublin City Council, to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of the widening of front vehicular access, retention of single-storey side and rear extension, demolition of front porch and rear utility, new ground-floor rear extension, and alteration of side extension roof from flat to sloped with three rooflights, at 37 Quarry Road, Cabra East, Dublin.



Decision

Having regard to the nature of the condition 4 the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND part (a) condition number 4 so that condition number 4 shall be as follows for the reasons set out.


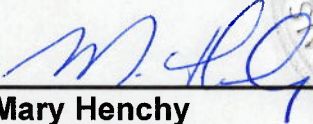
4. The following requirements of the Transportation Division of Dublin City Council shall be complied with:
 - (a) Driveway entrance shall be a maximum three metres in width and shall not have outward opening gates.
 - (b) No additional dishing is required as existing dishing is sufficient for the site.
 - (c) 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.

Reason: In the interests of pedestrian and traffic safety and guidance under Section 4.3.2, Volume 2, Appendix 5 of the Dublin City Development Plan 2022-2028.

Reasons and Considerations

Having regard to Section 4.3.2, Appendix 5 to the Dublin City Development Plan 2022-2028, and there being no need to extend the existing dishd kerb area, the proposed widening of the entrance to three metres would not have any adverse impact on the nearby street tree. It is considered, therefore, that the restriction imposed by the planning authority in Condition 4(a) is not warranted.

The Commission noted the Inspector's recommendation was to permit an entrance of 3.5 meters. The Commission considered, Section 4.3.1 of the Dublin City Development Plan which limits a single residential vehicular opening to at most three meters and, the appeal submission that stated the entrance could be reduced from the 3.5 metres proposed to three metres. The Commission decided it is appropriate to limit the width to three metres in accordance with the Dublin City Development Plan 2022-2028.



Mary Henchy

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

Dated this 14 day of Sept 2025.