

An
Coimisiún
Pleanála

Commission Order
ABP-322567-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1490/25

Appeal by Hugh McDonnell and Saskia Zuidweg care of MGNÉ Architects of 23 Mountjoy Square, Dublin against the decision made on the 2nd day of May 2025, by Dublin City Council to refuse a permission for the proposed development.

Proposed Development: Construction of a new vehicular access from The Rise and related vehicular parking area in the front garden of the existing house and all associated site works at 32 The Rise, Glasnevin, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the relevant provisions of the Dublin City Development Plan 2022- 2028, in particular Objective CAO4 (Regional Strategy for Electric Vehicle (EV) Charging), Policy QHSN18 (Needs of an Ageing Population), Sections 15.6.9 (Trees and Hedgerows) to 15.6.11(Financial Securities) and Appendix 5, Section 4.3.2 (Impact on Street Trees), which variously seek to facilitate conveniences for modern living, promote climate change initiatives, including the use of electric cars, and to protect amenity assets, including street trees, it is considered, subject to compliance with the following conditions, that the proposed development 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 layout of the entrance shall be modified so as to provide for a single vehicular and pedestrian entrance. The entrance shall be 2.88 metres in width and shall extend from the existing easternmost gate pier. Prior to the commencement of the development revised drawings, illustrating the proposed entrance design and the extent of the associated dished kerb

area, shall be submitted for the written agreement of the planning authority.

Reason: To accommodate the access and electrical vehicle charging requirements while protecting the nearby street tree.

3. The 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.

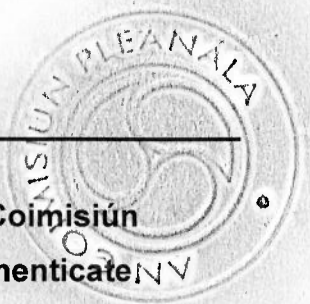
4. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the retention of the nearby street tree, coupled with an agreement empowering the planning authority to apply such security or part thereof as appropriate, up to and including the planting of a replacement tree should this be necessary. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interests of protecting the amenities of the area.



Mary Henchy

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



Dated this th 4 day of September 2025.