

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322744-25

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1633/25**

**APPEAL** by Brona Burke and Philip Gilboy care of Louis Burke of The Studio, 33a Wasdale Park, Terenure, Dublin against the decision made on the 16<sup>th</sup> day of May, 2025 by Dublin City Council to refuse permission.

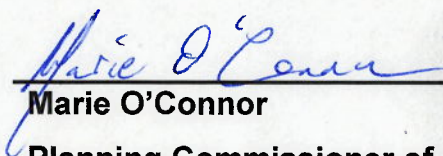
**Proposed Development:** Car vehicle access from Gilford Park to park in the undercroft area of the house at Nutgrove Lodge, 58B Gilford Road, Sandymount, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the deficiencies in sightlines available at the proposed vehicular entrance, together with the proximity of the site to the signalised pedestrian crossing to the north and to the junction with Sandymount Castle Road to the east, it is considered that the proposed development would fail to provide for a safe access and egress, which if permitted, would endanger public safety by reason of a traffic hazard or obstruction of road users. The proposed development would be contrary to Section 4.3.1 (Dimensions and Surfacing) of Appendix 5 of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Marie O'Connor

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

Dated this 26 day of August 2025.