



An
Coimisiún
Pleanála

Commission Order
ACP-322969-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1865/25

Appeal by Christy and June Bradley care of Architectural Drafting Services of 42 Saint Domhnach's Well, Burrow, Sutton, Dublin against the decision made on the 10th day of June, 2025 by Dublin City Council to refuse permission.

Proposed Development: Widen the existing pedestrian entrance to create a new vehicular entrance with associated kerb dishing to provide for off-street parking and facilitate electric vehicular charging and to relocate existing streetlight at 136 Tolka Road, Dublin.

Decision

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

Reasons and Considerations

The proposed parking area depth is insufficient to provide for in curtilage parking and would likely result in a parked vehicle encroaching onto the public footpath. The proposed development would endanger public safety by reason of a traffic hazard and obstruction of pedestrians, which would be contrary to Section 4.3.1 (Dimensions and Surfacing), Volume 2, Appendix 5 of the Dublin City Development Plan 2022-2028, which aims to ensure that vehicular entrances are designed to avoid the creation of a traffic hazard and that adequate car parking space is provided to accommodate a car safely without overhanging the public footpath. The proposed development would set an undesirable precedent for similar type developments, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not prepared to make a significant change to what had been publicly notified, and applied for, by the applicant and considered by the planning authority, but did note that a new application incorporating the proposal(s) might meet the needs of the applicant and the requirements of the development plan with respect to avoiding vehicles overhanging the footpath.


Declan Moore

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



Dated this 8th day of October 2025.