

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2798/25

Appeal by Paul Magee against the decision made on the 24th day of September 2025, by Dublin City County Council to refuse permission for the proposed development.

Proposed Development: The development seeking permission will consist of the provision of a 2.5 metre wide vehicular entrance to the front of the property at 18 Emmet Road, Dublin.

Decision

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

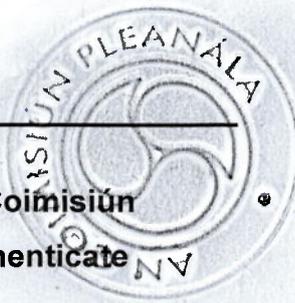
Reasons and Considerations

The Commission is not satisfied that the proposed vehicular entrance would provide safe access and egress, due to its conflict with the future provision of a parking bay of two spaces and a footpath build-out as permitted under the 'Liffey Valley to City Centre' Core Bus Corridor scheme (An Coimisiún Pleanála reference number: ABP-314056-22). The proposed entrance would require removal or alteration of part of this bay, resulting in the loss of on-street parking spaces. This would contravene Appendix 5 and Policy SMT25 Section 8.5.7 of the Dublin City Development Plan 2022–2028, where there will be a presumption against the removal of on-street parking spaces to facilitate the provision of private vehicular entrances to single dwellings in predominantly residential areas, and Section 4.3.1 of Appendix 5, where vehicular entrances shall avoid the creation of a traffic hazard and that there be adequate space for manoeuvring and circulation between the front boundary and front of the building. The proposed development would set an undesirable precedent for other similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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



Dated this 9th day of FEBRUARY 2026.