



An
Coimisiún
Pleanála

Commission Order
PL-500245-DS

Planning and Development Acts 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2921/25

Appeal by Helen Power and James Grant against the decision made on the 13th day of October, 2025 by Dublin City Council to refuse permission.

Proposed Development: Retention of opening to front boundary to provide vehicular access with piers and gates at 337 Clogher Road, Crumlin, Dublin.

Decision

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

Reasons and Considerations

Based on the available information, with no details on how the required dishing would comply with the minimum clearance distance from the existing street tree referred to in Section 4.3.2 (Impact on Street Trees) of Appendix 5 of the Dublin City Development Plan 2022-2028, it is considered that the proposed retention of the vehicular entrance would be contrary to Section 15.6.9 (Trees and Hedgerows) of Volume 1, and Section 4.3.2 (Impact on Street Trees) of the Dublin City Development Plan 2022-2028 and the Dublin Tree Strategy 2021 (as updated in 2026). The proposed retention of the vehicular entrance would seriously injure the amenities of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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

Dated this 16th day of March 2026.