

An
Coimisiún
Pleanála

**Commission Order
PL-501317-DN-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1391/26

Appeal by Wendy Bradfield against the decision made on the 15th day of April, 2026 by Dublin City Council to refuse permission for the proposed development.

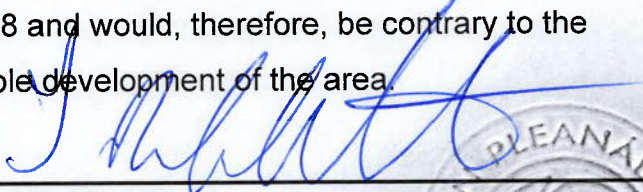
Proposed Development: A new vehicular entrance with new gates and a car parking space to the front of the front garden of the existing residential dwelling. Also, for associated landscaping, drainage works and boundary treatment, at 149 Griffith Avenue, Drumcondra, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development for the creation of a new vehicular entrance and excavation of the front garden area to provide on-site parking, would seriously injure the visual and residential amenities of the terraces of properties adjoining to the south-east which represent the predominant established pattern of development in this vicinity, would set an undesirable precedent for similar developments and, as such, would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development which would result in an intensification of use of the existing dished footpath in front of number 149a Griffith Avenue and staggered access from the site across an existing public footpath, in close proximity to an existing bus stop and bay and where traffic management measures include a continuous white line along the centre of the carriageway extending from the junction with Grace Park Road, narrowing of the public carriageway in a south easterly direction, an on-street parking bay, and dedicated cycleway, would endanger vehicular and pedestrian safety by reason of traffic hazard and obstruction to users of the public footpath. As such, the proposal would be contrary to Policy SMT25 (On-Street Parking) and Section 4.3.1(Permissible and Non-Permissible Uses) of the Dublin City Development Plan 2022 - 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.


Tom Rabbette

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

Dated this 7th day of August 2026