An Coimisiún Pleanála

Commission Order
PL-501564-SD-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26A/0087W

APPEAL by James Lawlor against the decision made on the 27th day of May, 2026 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a new detached two-storey flat-roofed dwellinghouse to rear of existing dwelling, to include new storm water percolation area, and removal of rear garden wall to facilitate new vehicular access from Ballyowen Lane, Lucan, and associated site works, all at 7 Hermitage Way, Ballydowd, Lucan, County Dublin.

Decision

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

Reasons and Considerations

Having regard to Section 12.6.8 and Policies SM5 and SM6 of the South Dublin County Development Plan 2022 – 2028, the proximity of the proposed vehicular entrance to the N4 junction, the restricted visibility at the entrance, the height of the adjoining boundary wall, and the difference in level between the site and Ballyowen Lane, it is considered that it has not been demonstrated that safe access to, and egress from, the site can be achieved. In particular, the submitted plans do not demonstrate an acceptable driveway gradient or show that vehicles could use the entrance without reversing onto or from Ballyowen Lane. The apparent conflict between the entrance and trees and traffic signs in the adjoining public verge also remains unresolved. The proposed development would be likely to endanger public safety by reason of traffic hazard, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 21st **day of** October **2026.**