

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

15-Jun-2026

Liam Cullen,
Liam Cullen Design & Planning
44, Ballinteer Crescent
Ballinteer
Dublin 16

Application No.	WEB1897/26
Registration Date	18-Apr-2026
Decision Date	12-Jun-2026
Decision Order No	P3558
Location	117, Leinster Road, Dublin 6, D06 W205
Proposal	PROTECTED STRUCTURE: RETENTION & PERMISSION: The development will consist/consists of retention permission for reduction in width of the existing vehicular entrance on Leinster Road West from 5.50 metres to 4.0 metres. It also includes the retention of new 2.0 metre high rendered block piers finished with granite capping in lieu of the previous red brick piers. Retention of the new rendered 1.9 m high block wall separating the front and rear gardens incorporating 2.1m high rendered block piers with granite capping. Planning permission to erect new electrified wrought iron gates (4.0m wide x 1.8m high) to vehicular entrance on Leinster Road West. Planning permission to erect new high metal framed, timber panel gates (3.6m wide x 2.0 metre high) in wall separating the front & rear gardens.
Applicant	Thomas O'Grady
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 12-Jun-2026 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

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1. The boundary wall to the vehicular entrance, including pillars and gates, at a height of 2.0 metres, together with the excessive entrance width of 4 metres, results in reduced sightlines and poor visibility for drivers exiting the site across a public footpath. The proposed development to be retained therefore gives rise to a traffic hazard and endangers public safety. Furthermore, the vehicular entrance width exceeds the maximum permitted for a single residential dwelling as set out under Section 4.3.1 of Appendix 5 of the Dublin City Development Plan (2022-2028). The development is therefore contrary to the provisions of the Development Plan and would set an undesirable precedent for similar development in the area, contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning objective for the site, which is Z2, to protect and/or improve the amenities of residential conservation areas, it is considered that the boundary treatment, including the excessive width of the vehicular entrance (4 metres), the height of the gate piers and gates, and the design of the internal boundary, would constitute an inappropriate and visually intrusive intervention within the curtilage of a Protected Structure. The proposal undermines the historic character and setting of the Protected Structure and detracts from the adjoining stone boundary wall. The proposal would therefore be contrary to Policies BHA2 and BHA9 of the Dublin City Development Plan 2022-2028, Section 4.3.7 of Appendix 5, and the Architectural Heritage Protection Guidelines (2011). The development would, in itself and by the precedent it would set, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 12-Jun-2026. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.

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- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage