

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

23-Jul-2026

Killian O'Driscoll,
Architectural Drafting Services
42 St.Domhnach's Well, Sutton, Dublin 13,
D13NY67

Application No.	WEB2308/26
Registration Date	29-May-2026
Decision Date	22-Jul-2026
Decision Order No	P3948
Location	7, Coolatree Road, Beaumont, Dublin 9, D09W861
Proposal	Planning permission to remove existing street tree to enable the widening of the existing pedestrian entrance in order to create a new vehicular entrance that will facilitate off street parking and EV charging
Applicant	Brian and Sinead Somers
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 22-Jul-2026 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

1. Having regard to the location of a medium-sized, mature street tree adjacent to the subject site, it is not considered possible to create a new vehicular entrance in accordance with Development Plan standards and dishing without the negatively impacting on the tree root zone or removal of the existing street tree. As such, the proposed development, due to its detrimental impact on the street tree located in front of the property, would be contrary to Section 15.6.10 (Tree Removal), Policy GIO41 (Dublin City Tree Strategy 2016) and to Sections 4.3.1 (Dimensions and Surfacing) and 4.3.2 (Impact on Street Trees) under Appendix 5 of the City Development Plan 2022 - 2028. The development would set an undesirable precedent, would prove seriously injurious to property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area

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

- 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 22-Jul-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.
- 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)

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

Outdoor seating / smoking areas.

Shopfronts / signage