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Coimisiún  
Pleanála

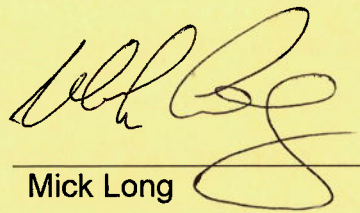
**Direction**  
**CD-021706-26**  
**ACP-323603-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 12/01/2026.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:**

  
Mick Long

**Date:** 13/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the existing character and the prevailing pattern of development in the area, the location of the site within the Crosthwaite Park Architectural Conservation Area, and the presence of a structure on site of architectural interest (1 Crosthwaite Park West) which is listed as a protected structure (reference number 1209) in the Dun Laoghaire Rathdown County Development Plan 2022-2028, it is considered that, by reason of its design, layout, massing and proximity to the protected structure, the proposed structure would seriously detract from the special character and setting of 1 Crosthwaite Park West, the character and special interest of the Crosthwaite Park Architectural Conservation Area, and the amenity of the streetscape generally. The degree to which the proposed development is set

forward of the Protected Structure, combined with its proximity to same, results in a level of encroachment on the curtilage of the Protected Structure which is harmful to its setting and diminishes its place within, and contribution to, the streetscape of the ACA and would be contrary to Policy Objectives HER 8, HER13 and HER 21 and Sections 12.11.2.3 and 12.11.4 of the Dun Laoghaire Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

Given the substantive nature of the reason for refusal the Commission did not seek further information having regard to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dun Laoghaire Rathdown County Development Plan 2022-2028, which requires that regard is had to development plan standards including car parking for existing and proposed dwellings on site. The Commission shared the Inspectors concerns relating to the reconfiguration of the wider site to cater for displacement of the car parking, cycle parking and refuse storage provision on the site serving the existing apartments in 1 Crosthwaite Park West and the proposed development.