An Coimisiún Pleanála

Commission Direction
CD-001452
PL-501600-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 October 2026.

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

Planning Commissioner:

Marie O'Connor

Date: **27th day of October 2026**

Reasons and Considerations

Having regard to the location of the site within the curtilage of 23 Cross Avenue which is listed as a protected structure (reference number 100) in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, by reason of its scale, massing and proximity to the protected structure the proposal does not sufficiently comply with the requirements of Policy Objective HER8 and Section 12.11.2.3 of the development plan, which seek to ensure that development within the curtilage of a Protected Structure protects and enhances

its character, setting and special architectural interest. The Commission is not satisfied that the proposed development would preserve the special character or setting of 23 Cross Avenue and, as such, would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.