

An
Coimisiún
Pleanála

Commission Order

ACP-323603-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0486/WEB

Appeal by Vorsprung Properties Limited against the decision made on the 13th day of August, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Removal of non-original boundary wall fronting Corrig Road. Construction of three number three-bedroom, three-storey townhouses. Provision of on-site parking spaces for one number car each to the front of each house. Provision of private open space to the rear of each house which will be accessible via a shared laneway. Provision of bike and bin storage to front of each house. Provision of balcony at 2nd floor of each house. Provision of rooflights and solar panels at roof level of each house and landscaping, Sustainable Drainage Systems (SuDS) and foul drainage, boundary treatments and all ancillary work necessary to facilitate the development, all on lands to the rear of 1 Crosthwaite Park West, Dún Laoghaire, County Dublin (Protected Structure).

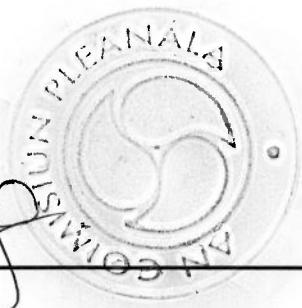
Decision

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

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 Dún 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 development 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, result 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 Architectural Conservation Area, and would be contrary to Policy Objectives HER 8 (Work to Protected Structures), HER13 (Architectural Conservation Areas) and HER 21 (Nineteenth and Twentieth Century Buildings, Estates and Features) and Sections 12.11.2.3 (Development within the Grounds of a Protected Structure) and 12.11.4 (New Development within an ACA) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



A circular seal with a stylized triskelion in the center. The outer ring contains the text "AN COIMISIÚN PLEANÁLA" in a circular pattern.

Mick Long

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

Dated this 15th day of January 2026.