

An
Coimisiún
Pleanála

**Commission Order
PL-501299-DR-26**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0108

Appeal by Martina and Neil Carroll against the decision made on the 9th day of April, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

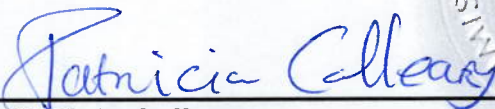
Proposed Development: A new vehicular access to accommodate off-street parking, which requires the removal of a section of the existing front boundary wall and railings and all associated site works. Located in an Architectural Conservation Area at 3 Mosaphir Terrace, Corrig Road, Dún Laoghaire, County Dublin.

Decision

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

Reasons and Considerations

The proposal to create a new vehicular access to accommodate off-street parking within the front site of the property at Number 3 Mosaphir Terrace fails to comply with Section 11.4.2.1 Policy HER13 Architectural Conservation Areas which seeks to protect the character and special interest of Architectural Conservation Areas including features such as walls and railings) and Section 12.4.8.4 (where there is an existing rear vehicular access, off street parking will generally not be permitted) of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 as it would create a new vehicular access in an area dominated by pedestrian only accesses to the front of dwellings; which collectively would be detrimental to the character and appearance of the Clarinda Park Architectural Conservation Area within which the site is located and the application site has an available rear access and the loss of a section of the railings to the front of the property. The proposed development would also set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 25 day of August 2026.