An Coimisiún Pleanála

Commission Order
PL-501600-DR-26

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0269/WEB

Appeal by Fitzwilliam Square Investments Limited against the decision made on the 28th day of May, 2026 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: (i) Construction of two number three-storey, four-bedroom detached dwellings to the side of the existing dwelling; (ii) provision of four number on site new vehicular parking spaces (two number per each proposed dwelling); (iii) alterations to the existing site boundary along Cross Avenue to provide one number new vehicular and pedestrian entrance to serve the proposed dwellings; (iv) new stone boundary wall and fence between the existing and proposed dwellings; and (v) landscaping, boundary treatments, engineering and all associated works necessary to facilitate the development. The subject property is a protected structure (RPS number 100) all at Lands adjacent to 23 Cross Avenue, Blackrock, County Dublin.

Decision

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

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.

Marie O'Connor

Marie O'Connor
Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this 27th **day of** October **2026**