

An  
Coimisiún  
Pleanála

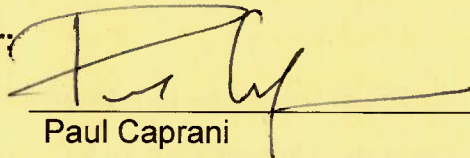
**Direction**  
**CD-022283-26**  
**ACP-324140-26**

The submissions on this file and the Inspector's report were considered at a meeting held on 24/06/2026.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 24/06/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. Having regard to the protected structure status of Cypress Grove House, including the structure, its interior and the land within its curtilage, and other structures within that curtilage, including their interiors, and all fixtures and features which form part of the interior or exterior of all these structures, the nature and extent of the proposed works, including the extensive works associated with the demolition of ancillary structures, and having regard to the lack of specific information provided in relation to the full nature and extent of these works and their impact on the special character and appearance of the protected structure, and in the absence of specific information in the application documentation indicating otherwise, it is considered that the proposed

development has the potential to have a detrimental and irreversible impact on the special interests of Cypress Grove House and its associated structures with historic curtilage, contrary to best conservation philosophy and practice. Furthermore, the Commission is not satisfied that the demolition of existing structures on site has been adequately considered or justified. The proposed development would be contrary to the policies and objectives of the South Dublin County Development Plan 2022-2028, notably Policy NCBH19 and its associated objectives. Furthermore in the absence of any Demolition Justification Report, it is considered that the demolition of the ancillary structures has not been justified and would therefore be contrary to numerous policies and objectives in the South Dublin County Council Development Plan including Policy NCBN19 which only permits the demolition of protected structures in exceptional circumstances and Policy Objective E3 which seeks to prioritise retrofitting of buildings over demolition. The proposed would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the overall design of the proposed development fails to establish the overall primacy of the main element Cypress Grove House and the associated walled Garden. It is considered that overall, Block C and B, due to their position and mass will have a detrimental and irreversible impact on the setting and context of the main structure and that Blocks D E and F do not respond to the orthogonal setting of the walled garden and that the layout and position of these buildings do not appear to provide for any residual sense of the historical space. The proposed development would therefore impact on the historic setting and context of the Protected Structure and its attendant grounds and would be contrary to the proper planning and sustainable development of the area.

**Note:**

- (i) The Commission did not share the Inspectors concerns regarding the loss of the green woodland / green infrastructure corridor along the northern boundary of the site. The Commission considered that many of the tree specimens were mature conifer trees of limited ecological value. Furthermore the Commission considered that with the imposition of Condition Number 4 of the Planning

Authority's decision which incorporated a revised layout and tree protection plan together with other mitigation measures would ensure that the Green Infrastructure Corridor would be maintained to an acceptable standard.

(ii) The Commission noted the Inspector's concerns in the final reason for refusal with regard to the substandard level of amenity and private open space associated with a number of 4-bed houses within the scheme, however the Commission noted that, while the size of the rear gardens are problematic, a slight relocation/repositioning of the dwellings would allow the standards to be met for private open space as incorporated as per condition 2(a)(ii) of the planning authorities decision. Where any repositioned footprint of the dwellings were to encroach upon the root system of trees earmarked to be retained on site, the applicant could consider a different building typology to address this.