



An
Coimisiún
Pleanála

Commission Order
ABP-322522-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2171/24

Appeal by Terenure Residents Association and others care of Fionnuala Blake of 23 Greenmount Road, Terenure, Dublin against the decision made on the 16th day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Granbrind Terenure Limited care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: 66 number apartment units accommodated within three number apartment blocks (Blocks A, B and C) ranging from three to six storeys in height over basement comprising 26 number one-bedroom units and 40 number two-bedroom units, each provided with a private balcony/terrace, a one-storey ancillary residential amenity building (circa 59.0 square metres), associated and ancillary site development, landscaping and boundary treatment works, including demolition of the existing buildings on site (circa 1,156 square metres), communal and private open space, 43 number car parking spaces (including 40 number located at basement level and three number at surface level), three number motorcycle parking spaces at basement level, residential and visitor bicycle parking spaces located at surface level. Relocation of existing site entrance to provide vehicular, cyclist

and pedestrian access at Rathfarnham Road (R114) to serve the proposed development, all at Terenure Synagogue, 32A Rathfarnham Road, Rathfarnham, Dublin on lands generally bounded by Rathfarnham Road (R114) to the west, Greenmount Lawns to the east, 32 Rathfarnham Road and Beachlawn Mews to the north, and 34 Rathfarnham Road and Wasdale Park to the south.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

The Commission performed its functions in relation to the making of its decision, in a manner consistent with Section 15(1) of the Climate and Low Carbon Development Act 2015, as amended by Section 17 of the Climate Action and Low Carbon Development (Amendment) Act 2021, (consistent with the Climate Action Plan 2024 and the Climate Action Plan 2025 and the relevant provisions of the national long term climate action strategy, national adaptation framework and approved sectoral adaptation plans set out in those Plans and in furtherance of the objective of mitigating greenhouse gas emissions and adapting to the effects of climate change in the State), and also had regard to the following:

- (a) the Revised National Planning Framework (2025),
- (b) the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024),

- (c) the Urban Development and Building Height Guidelines for Planning Authorities (2018),
- (d) the Design Standards for New Apartments Guidelines, as amended,
- (e) the Dublin City Development Plan 2022-2028,
- (f) the highly accessible location of the site in close proximity to the centre of Terenure Village, which is served by a high-quality public transport network,
- (g) the townscape character and established pattern of development in the vicinity,
- (h) the underutilised nature of the site and its previous planning history,
- (i) the Appropriate Assessment Screening Report,
- (j) the submissions and observations made in connection with the planning application and the appeal, and
- (k) the report and recommendation of the Planning Inspector,

it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for a compact and sustainable form of urban development at a highly accessible location, would not seriously injure the visual or residential amenities of the area, would not adversely impact the character of the area, would be acceptable in terms of traffic safety and convenience, would be in accordance with national and local policies for the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 21st day of January, 2025 and on the 20th day of March, 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development hereby permitted is for 60 residential units only, comprising of 23 one-bedroom units and 37 two-bedroom units.

Reason: In the interest of clarity.

3. Details of the materials, colours and textures of all the external finishes to the proposed development, including the cladding to the recessed upper floors on each of Blocks A, B and C, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

4. The mitigation measures set out in the Demolition Justification Report in relation to the reuse and recycling of materials and building components following demolition works shall be implemented in full. Prior to commencement of development, the developer shall address the following matters:

(a) Lodge the Preliminary Heritage Impact Assessment or equivalent report, including details, survey drawings and a photographic survey of the existing Synagogue building on the site, with the Irish Architectural Archive for archival purposes.

(b) Details of the location and future reuse of items removed from the existing buildings on the site, including the Holocaust Memorial Stone, the stained-glass windows, memorial plaques, lighting, polished timber benches, doors to the ark and bimah, shall be submitted to, and agreed in writing with, the planning authority.

Reason: To provide an appropriate record of the structure, to ensure the preservation of items of historical and cultural interest and in the interest of sustainable development.

5. No gates shall be provided at the entrance to the proposed development. Any gates or other boundary treatments to secure areas of communal open space within the proposed development shall be the subject of a separate planning application.

Reason: To ensure permeability and the creation of active streets and spaces.

6. (a) The developer shall liaise with the National Transport Authority in relation to the interface with the Bus Connects Templeogue/Rathfarnham to City Centre Core Bus Corridor Scheme. Evidence of correspondence and any agreements with the National Transport Authority regarding this matter shall be submitted to the planning authority prior to commencement of development.
- (a) The relocation of the existing bus shelter in front of the site, to avoid impacts to visibility of drivers exiting the site, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Any required works shall be implemented prior to occupation of the first residential unit.
- Reason:** In the interest of road safety and sustainable transportation.
7. A Stage 3 Road Safety Audit for the proposed development shall be carried out by an independent approved and certified auditor, a copy of which shall be submitted to the planning authority, and all remedial measures identified in the report shall be implemented prior to commencement of development.
- Reason:** In the interest of road safety.
8. (a) The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs, loading bays and access to the underground car park, shall comply with the detailed construction standards of the planning authority for such works and design standards as outlined in Design Manual for Urban Roads and Streets (DMURS).

- (b) Car parking for the proposed development shall be provided in accordance with the submitted parking layout. Prior to the occupation of the development, a Car Park Management Plan shall be prepared for the development and shall be submitted to, and agreed in writing with, the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned and how the car park shall be continually managed.
- (c) All the communal parking areas serving the proposed development shall be provided with functional electric vehicle charging points, and all of the car parking spaces serving individual residential units shall be provided with ducting to facilitate future cabling to serve charging points for electric vehicles. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (d) Safe and secure bicycle parking spaces shall be provided within the site in accordance with the submitted layout. Provision shall be made for a mix of bicycle types, including cargo bicycles and individual lockers, with electric charging points at accessible locations. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

- (e) The proposed development shall be carried out and operated in accordance with the provisions of the Mobility Management Plan (MMP) submitted to the planning authority. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first five years following first occupation and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: In the interest of amenity, of traffic and pedestrian safety, and of sustainable transportation.

9. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of the development in the interest of residential amenity.

10. (a) A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

- (b) The plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted to the planning authority.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

11. Proposals for an estate/street name, apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

12. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

13. Prior to commencement of development, the developer shall enter into a connection agreement with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

14. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of trees within the landscaping scheme. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

15. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual and residential amenity.

16. (a) The landscaping scheme shown on drawing number 24104_Terenure_LP_B_SLP, as submitted to the planning authority on the 20th day of September, 2024, as amended by drawing number 24104_Terenure_LP_C submitted to the planning authority on the 21st day of January, 2025, shall be carried out within the first planting season following substantial completion of external construction works.

- (b) Details of additional semi-mature trees to be planted along the southern boundary with numbers 1, 2, 3, 4 and 1A Wasdale Park shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (c) A schedule of landscape maintenance shall be submitted to, and agreed in writing with, the planning authority prior to occupation of the development. The schedule shall cover a period of at least three years and shall include details of the arrangements for its implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To provide for the satisfactory future maintenance of the development and in the interest of residential and visual amenity.

- 17. The areas of communal open space shown on the lodged plans shall be reserved for such use. These areas shall be soiled, seeded, and landscaped in accordance with the landscaping scheme submitted to the planning authority on the 21st day of January, 2025. This work shall be completed before any of the apartments are made available for occupation, unless otherwise agreed in writing with the planning authority.

Reason: In order to ensure the satisfactory development of the communal open space areas, and their continued use for this purpose.

18. All trees within and on the boundaries of the site shall be retained and maintained, with the exception of the following:
- (a) The trees specified on drawing numbers TTER-002-101 and TTER-002-103, the removal of which is necessitated to facilitate development.
 - (b) Trees which are agreed in writing with the planning authority to be dead, dying or dangerous through disease or storm damage, following submission of a qualified tree surgeon's report, and which shall be replaced with agreed specimens.
 - (c) Prior to commencement of development, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum radius of two metres from the trunk of the tree or centre of the shrub, and to a distance of two metres on each side of the hedge for its full length and shall be maintained until the development has been completed.
 - (d) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: In the interest of visual amenity and to protect trees and planting during the construction period.

19. The Mitigation measures set out at Section 6.0 of the Ecological Impact Assessment shall be implemented in full.

Reason: In the interest of biodiversity and wildlife protection.

20. The construction of the proposed development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the proposed development, including:

- (a) The location of the site and materials compound(s), including area(s) identified for the storage of construction refuse.
- (b) The location of areas for the construction site offices and staff facilities.
- (c) Details of site security fencing and hoardings.
- (d) Details of on-site car parking facilities for site workers during the course of construction.
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
- (f) Measures to obviate the queuing of construction traffic on the adjoining road network.
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works.

- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels.
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater.
- (k) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil.
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains.
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be made available for inspection by the planning authority.

Reason: In the interest of amenities, public health and safety and environmental protection.

21. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.

22. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The Resource Waste Management Plan shall include specific proposals as to how the Resource Waste Management Plan will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed Resource Waste Management Plan shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

23. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

24. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

25. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

26. The developer shall pay to the planning authority a financial contribution as a contribution in lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act, 2000, as amended, that a condition requiring contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 12th day of September, 2025.