

An
Coimisiún
Pleanála

Commission Order
ACP-324140-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: LRD25A/0013W

Appeal by Stephanie O'Keefe and by others against the decision made on the 19th day of February, 2026 by South Dublin County Council to grant subject to conditions a permission to Templegrove Developments Limited.

Proposed Development: Large-Scale Residential Development comprising of 171 number residential units in a mix of houses and apartment buildings ranging in height from three to five storeys overall, including 24 number three-storey four-bedroom houses, 147 number apartment units accommodated across seven number blocks comprising Block A ranging in height from three-four storeys accommodating eight number apartment units (five number one-bed and three number two-bed) with balconies/terraces. A childcare facility is also provided at ground floor level of Block A (circa 364.08 square metres) with an associated outdoor play area. Block B ranging in height from three-five storeys accommodating 46 number apartment units (seven number one-bed and 39 number two-bed) with balconies/terraces. Block C ranging in height from three-five storeys accommodating 32 number apartment units (15 number one-bed and 17 number two-bed) with balconies/terraces. Block D

ranging in height from four-five storeys accommodating 23 number apartment units (nine number one-bed and 14 number two-bed) with balconies/terraces. Block E ranging in height from four-five storeys accommodating 18 number apartment units (seven number one-bed and 11 number two-bed) with balconies/terraces. Block F ranging in height from four-five storeys accommodating 15 number apartment units (eight number one-bed and seven number two-bed) with balconies/terraces. The existing Cypress Grove House (protected structure - RPS reference number 222), a three-storey building, is proposed to be repaired (externally and internally), conserved and refurbished, involving limited removal of internal walls that allows for adjustments to the internal layout, to provide five number apartment units (four number one-bed and one number four-bed). All associated and ancillary site development and infrastructural works, drainage, hard and soft landscaping and boundary treatment works, bin stores, bike stores, including public, private and communal open space. Demolition of outbuildings, covered car port and sheds on site (circa 1,200 square metres). The provision of 105 number surface car parking spaces inclusive of visitor and EV parking, with one number drop-off space to serve the creche. The provision of 354 number bicycle parking spaces, inclusive of 12 number covered bicycle parking spaces to serve the creche (staff and visitors). The development will be accessible to pedestrians, cyclists, and vehicles via the existing site entrance at Cypress Lawn (south). Additional pedestrian access will be provided from a new entrance on Cypress Lawn (north), with access to pedestrians and cyclists also provided from a new entrance on Cypress Grove South. The red line extends to the public road (Cypress Lawn (north)) to facilitate connection to the existing surface water sewer in the north-eastern portion of the site. Along Cypress Lawn (south), the red line extends to the public road Cypress Road (R817) to facilitate approximately 70 metres of a network extension from the existing 300 millimetres sewer to the site. Additionally, along Cypress Lawn (south), approximately 70 metres of a new 150 millimetres ID main from the existing 12" CI main on Cypress Road to the site, all on a site (circa 2.66

hectares) on lands at Cypress Grove House (protected structure - RPS reference number 222), Cypress Lawn, Templeogue, Dublin.

Decision

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

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 and in the absence of any Demolition Justification Report, it is considered

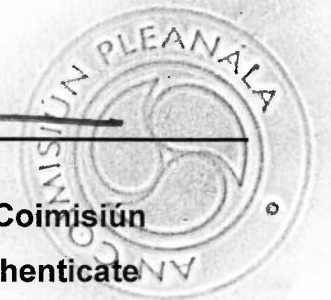
that the demolition of the ancillary structures has not been justified and would, therefore, be contrary to numerous policies and objectives in the South Dublin County Council Development Plan including Policy NCBH19 Objective 5 which only permits the demolition of protected structures in exceptional circumstances and Policy E3 Objective 2 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 B and C, 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.



Paul Caprani

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



Dated this **26th** day of **June** 2026.