
Reg. Ref.

LRD25A/0013W

Appeal Notified: 18/03/2026
Appeal Lodged Date: 16/03/2026
Appellant Type: 3rd Party
Nature of Appeal: AGAINST DECISION
Councils Decision: GRANT PERMISSION
Applicant: Templegrove Developments Limited
Location: Cypress Grove House, Cypress Lawn, Templeogue, Dublin 6W, D6W YV12.

Description: Templegrove Developments Limited Intends to Apply for Permission for a Large-Scale Residential Development, at this site (c. 2.66ha) on lands at Cypress Grove House (Protected Structure - RPS Ref. 222), Cypress Lawn, Templeogue, Dublin 6W. The proposed development comprises 171no. residential units in a mix of houses and apartment buildings ranging in height from 3 to 5 storeys overall including: 24no. 3 storey 4-bedroom houses; 147no. apartment units accommodated across 7no. blocks comprising: Block A ranging in height from 3-4 storeys accommodating 8no. apartment units (5no. 1-bed and 3no. 2-bed) with balconies / terraces. A childcare facility is also provided at ground floor level of Block A (c. 364.08sqm) with an associated outdoor play area. Block B ranging in height from 3-5 storeys accommodating 46no. apartment units (7no. 1-bed and 39no. 2-bed) with balconies / terraces. Block C ranging in height from 3-5 storeys accommodating 32no. apartment units (15no. 1-bed and 17no. 2-bed) with balconies / terraces. Block D ranging in height from 4-5 storeys accommodating 23no. apartment units (9no. 1-bed and 14no. 2-bed) with balconies / terraces. Block E ranging in height from 4-5 storeys accommodating 18no. apartment units (7no. 1-bed and 11no. 2-bed) with balconies / terraces. Block F ranging in height from 4-5 storeys accommodating 15no. apartment units (8no. 1-bed and 7no. 2-bed) with balconies / terraces. Existing Cypress Grove House (Protected Structure - RPS Ref. 222), a 3 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 5no. apartment units (4no. 1-bed and 1no. 4-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 (c.1,200sqm); The provision of 105no. surface car parking spaces inclusive of visitor and EV parking, with 1no. drop off space to serve the creche; The provision of 354no. bicycle parking spaces, inclusive of 12no. 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

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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 70m of a network extension, from the existing 300mm sewer to the site. Additionally, along Cypress Lawn (south), approximately 70m of a new 150mm ID main, from the existing 12" CI main on Cypress Road to the site. The application may be inspected online at the following website set up by the applicant:
www.cypressgrovelrd.com