

Reg. Ref.

LRD25A/0012W

An Bord Pleanala Ref: ACP-324127-26

Appeal Decided: 26/06/2026

Appellant Type: 3RD PARTY

Appeal Decision: Grant Permission

Councils Decision: GRANT PERMISSION

Applicant: Kelland Homes Ltd

Location: Townland of Boherboy, Saggart, Co. Dublin.

Reg. Ref.

Description: Kelland Homes Ltd. and Evara Developments Ltd. wish to apply for permission for a Large-scale Residential Development (LRD) on a site located at Boherboy, Saggart, County Dublin. To the immediate north of the site is the Carrigmore residential estate, to the west are agricultural lands and a single dwelling, to the east is the Corbally residential estate and Carrigmore Park, while to the south is the Boherboy Road. The proposed development consists of 611 no. dwellings, comprised of 306 no. 2, 3, 4 & 4-5 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. 1, 2 & 3 bed duplex units in 12 no. 2-3 storey blocks, and 172 no. 1, 2 & 3 bed apartments in 5 no. buildings ranging in height from 4-5 & 5 storeys. The proposed development also includes a 2-storey cr?che (c.630m²). Access to the development will be by via one no. new vehicular access point from the Boherboy Road, along with new vehicular connections to adjoining developments at Corbally Heath to the east and Carrigmore Green to the north. Ten no. houses in the south-eastern part of the site will be accessed from Corbally Glade to the east. The proposed development includes for pedestrian and cyclist connections throughout the proposed development and accesses into adjoining lands at Carrigmore Park, Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north. Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c.2.3Ha of public open space, and c.4,750sq.m of communal open space associated with proposed development. The proposed development also provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c.2.3Ha), (iii) communal open spaces (c.4,750sq.m), (iv) hard & soft landscaping and boundary treatments, (v) surface car parking (861 no. car parking spaces), (vi) bicycle parking (711 no. bicycle parking spaces), (vii) bin & bicycle storage, (viii) diversion of all existing overhead ESB lines underground, (ix) public lighting, and (x), plant / PV panels (M&E), utility services & 8 no. ESB sub-stations, all on an overall application site area of c.18.7Hha. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.

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An Bord Pleanala Ref: ACP-324140-26

Appeal Decided: 26/06/2026

Appellant Type: 3rd Party

Appeal Decision: Refuse Permission

Councils Decision: GRANT PERMISSION

Applicant: Templegrove Developments Limited

Location: Cypress Grove House, Cypress Lawn, Templeogue, Dublin 6W,
D6W YV12.

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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 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

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following website set up by the applicant: www.cypressgrovelrd.com

SD26A/0024W

An Bord Pleanala Ref: PL-501136-SD-26

Appeal Decided: 26/06/2026

Appellant Type: 1st Party

Appeal Decision: Grant Permission

Councils Decision: REFUSE PERMISSION FOR RETENTION

Applicant: Valdet Talla

Location: 11, Liffey Downs, Liffey Valley Park, Lucan, K78 PK40

Description: Retention of a c.40sqm prefabricated garden room/granny flat in the rear garden of home.