

An Roinn Pleanála & Forbairt Maoine

Bloc 4, Urlár 3, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E: planning@dublincity.ie

20-Jul-2026

Hughes Planning
85, Merrion Square South
Dublin 2 D02 FX60

Application No.	WEB1250/26
Registration Date	24-Jun-2026
Decision Date	17-Jul-2026
Decision Order No	P3944
Location	Nos. 16-18 Terenure Road West, Nos. 1-13 Templeogue Road, Nos. 1-7 Templeogue Road (Eircode No. D6WW611), and unnamed commercial building fronting Templeogue Road (Eircode No. D6WX688), Dublin 6W
Proposal	(i) demolition of commercial buildings at Nos. 1-7 Templeogue Road (Eircode No. D6WW611) and unnamed commercial building fronting Templeogue Road (Eircode No. D6WX688); (ii) demolition of the party boundary wall and non-original single-storey rear returns to the residential buildings at Nos. 16-18 Terenure Road West and provision of new party/ boundary walls to the rear of these properties; (iii) construction of a part-four part-five storey mixed-use block with frontage to Terenure Road West and Templeogue Road comprising 36 no. apartments (13 no. one-bedroom & 23 no. two-bedroom units) and 165sq.m of commercial floor space; (iv) construction of a three storey residential block within the centre of the site comprising 9 no. apartments (2 no. one-bedroom & 7 no. two-bedroom units); (v) provision of an ESB substation accessible via Terenure Road West and provision of service/loading bay and new footpath on Terenure Road West; (vi) provision of surface level carparking areas (20 no. car spaces, 3 no. motorcycle spaces & 1 no. service bay) accessible via Templeogue Road; (vii) all ancillary works necessary to facilitate the development including boundary treatments, landscaping, SuDS drainage works, construction of pedestrian infrastructure, provision of bin/bicycle storage. All residential apartments will be served by private amenity space in the form of a balcony/terrace and will have shared access to an area of communal amenity space at surface level between the proposed blocks.
Applicant	Reverie Developments Limited, Reverie Developments Limited
Application Type	Permission

- **If you have any queries regarding this Decision, please contact the email shown above**

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NOTIFICATION OF DECISION TO REFUSE PERMISSION

In pursuance of its functions under the Planning & Development Acts 2000 as amended, Dublin City Council, being the Planning Authority for the City of Dublin has by order dated 17-Jul-2026 decided to REFUSE PERMISSION for the development described above, for the following reason(s).

REASON(S)

1. The proposal includes the demolition of the last remaining structures of the historic circular-plan Roundtown housing development which is recorded on the first edition Ordnance Survey map and earlier maps. This building is of historical interest, makes a positive and unique contribution to the historic streetscape and character of Terenure Village and is of local and regional significance. The proposed demolition would be contrary to Policy BHA6 of the Dublin City Development Plan (2022-2028) - 'Buildings on Historic Maps' and Policy BHA11 - 'Rehabilitation and Reuse of Existing Older Buildings' and would set an undesirable precedent in this regard. The proposal to demolish the structure, rather than incorporate it into the proposed new development, would result in a seriously adverse visual impact to the historic streetscape within the urban village of Terenure, thus being contrary to development plan policy and to the proper planning and sustainable development of the area

2. Having regard to the unique characteristics of this prominent corner site, situated on the edge of Terenure village, it is considered that the design of the proposed development fails to adequately respond to the site context, including the historic circle of cottages around the junction, the outline of which partly remains. The proposal, by reason of its scale and massing, would also result in a visually discordant feature, which would fail to successfully integrate into the built form of Terenure village or provide an appropriate transition between the village and adjoining residential areas on Terenure Road West and Templeogue Road. The proposal would therefore be seriously injurious to the visual amenities and character of the surrounding area and to the proper planning and sustainable development of the area

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- Any observations or submissions received by the Planning Authority in relation to this application have been noted.
- Appeals must be received by An Bord Pleanála within **FOUR WEEKS** beginning on 17-Jul-2026. (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.
- Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months, where the full standard fee was paid in respect of the first application, and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of the Planning Authority's decision on the second application.

Signed on behalf of the Dublin City Council

For Administrative Officer

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage