

An
Bord
Pleanála

Board Direction
BD-008670-21
ABP-309731-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

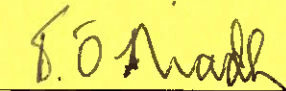
Having regard to:

- The tenure mix being proposed, that being 100% Build to Rent with no Build to Sell units, and
- the plot ratio in conjunction with the building height proposed,

it is considered that, given the scale of the proposal of 1,104 number units on a site of circa 5 hectares in particular, the proposed development would conflict with the provisions of the Tallaght Town Centre Local Area Plan 2020-2026 in relation to tenure mix and intensity of development. Furthermore, the Board is not satisfied that a material contravention of the said Tallaght Town Centre Local Area Plan 2020-2026 has been justified in this instance and a grant of permission would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be premature having regard to the existing deficiencies in the water supply and wastewater sewerage network in the area and the period within which this constraint may reasonably be expected to cease.

Board Member



Terry Ó Niadh

Date: 08/07/2021

Note:

The applicant is advised that the Board considers that the proposed development is deficient with respect to:

- The quantum and quality of resident support facilities and resident services and amenities,
- The number of north facing single aspect apartments, regard being had to section 3.0 of the Sustainable urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2020),
- Daylight / Sunlight analysis - sufficient analysis and justification has not been carried out of Average Daylight Factor (ADF) to Kitchen / Living / Dining (KLD).