

An  
Bord  
Pleanála

**Board Direction**  
**BD-019050-25**  
**ABP-313590-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2025.

**Application:** for permission under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 17<sup>th</sup> of May 2022 by Hughes Planning and Development Consultants on behalf of Greenhills Living Limited.

**Proposed Development:** The application comprises:

(i) demolition of existing substation and removal of existing advertisement structure on site;

(ii) construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with eighth floor level roof garden) as follows:

- Block A containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with eighth floor roof garden);
- Block B containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;
- Block C containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,
- Block D containing 35 no. apartments (16. no one bedroom and 19 no. two bedroom) and measuring seven storeys in height.

(iii) all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m);

(iv) provision of 78 no. vehicular parking spaces (including 3 no. carshare parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 448 no. bicycle parking spaces (including 100 no. visitor parking spaces) at ground floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road;

(v) provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and,

(vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.

At Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24.

**Decision:** Refuse permission for the above proposed development based on the reasons and considerations set out below.

**Matters Considered:** In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



## 1.0 Reasons and Considerations

1. The subject site lies within a 'REGEN' zone of the South Dublin County Development Plan 2022-2028 (the CDP), the objective of which is to '*facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery*', the Board is satisfied that the Tallaght Town Local Area Plan 2020-26 has been identified in the Core Strategy of the CDP as setting the relevant framework/plan to facilitate regeneration in the zone. The proposal is considered to constitute overdevelopment of the site. The plot ratio and heights proposed exceed the clearly stated ranges for such under the Tallaght Town Centre Local Area Plan and the location and design of the development does not meet the criteria set out within the Plan to allow for an increase in height above specified ranges or an uplift in plot ratio by 20% as set out in the Local Area Plan. The development would be contrary to Section 2.6 of the Tallaght Town Local Area Plan 2020-2026 and Policy QDP8 Objective 1 and Policy QDP9 of the South Dublin County Development Plan 2022-2028 and the accompanying Building Height and Density Guide set out in Appendix 10 of this Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. Having regard to Objective RE2 of the Tallaght Town Centre Local Area Plan 2020-2026 and Objective 12 of Policy H1: Housing Strategy and Interim Housing Need and Demand Assessment of the South Dublin County Development Plan 2022-2028, it is considered that the unit mix in the proposed development fails to comply with the target of a minimum of 30% of 3+bed units in this instance and that the proposed development materially contravenes the Tallaght Town Centre Local Area Plan 2020-2026 and the South Dublin County Development Plan 2022-2028 regarding unit mix. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



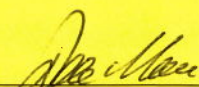
3. Having regard to the definition of Dual Aspect apartments at Section 12.6.7 Residential Standards of the South Dublin County Development Plan 2022-2028 and SPPR 4 of the Apartment Guidelines, the Board noted that (at least) 50% of the apartments do not qualify as dual aspect. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board did not agree with the Inspector's assessment (under 'SPPR4' on page 78 of their report) that the site is an 'accessible urban location' such that it is necessary to achieve a quality design in response to the subject site characteristics. The Board determined the site to be a 'suburban or intermediate location'.

The Board was also not satisfied (Reason 3 above) that all of the apartments, nominated as dual aspect by the developer, met the definition of Dual Aspect as contained within Section 12.6.7 Residential Standards of the South Dublin County Development Plan 2022-2028.

**Board Member**

  
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Declan Moore

**Date:** 27/02/2025