

An  
Bord  
Pleanála

**Board Direction**  
**BD-018385-24**  
**ABP-313591-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/12/2024.

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

Note: In relation to the first reason for refusal, the Board agreed with the inspector that the proposal was not in full accordance with the key land use objectives pertaining to the site which seeks to ensure that lands zoned 'Regen' accommodate a significant portion of business, enterprise and employment uses. However the Board acknowledged that residential development is also permitted in principle on lands governed by the 'Regen' zoning objective. In this regard the Board considered that the proposal may not materially contravene the zoning objectives of the development plan.

In relation to the Inspector's third reason for refusal, the Board noted the provision contained in H1 Objective 12 of the South Dublin County Council Development Plan which seeks to provide a minimum of 30% 3 bedroom units and that this objective is underpinned and supported by Housing Needs Demand Assessment which forms part of the Development Plan. This Plan and the associated Housing Needs Demand Assessment however, was adopted subsequent to the lodgement of the planning application and therefore was not in force at the time of making the application. The Board considered that normally, the applicant should be given an opportunity comment on the proposed housing mix in light of the Housing Needs Demand Assessment adopted by the Planning Authority. However given the other substantive reasons for refusal the Board decided not to pursue this specific matter further.

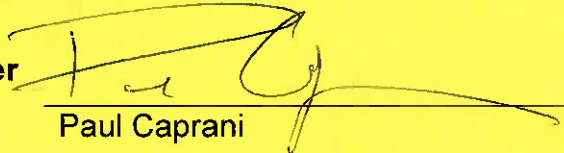
## **Reasons and Considerations**

1. Key Objective BH1 of the Tallaght Town Centre Local Area Plan 2020 relating to the Broomhill neighbourhood area (section 3.5) identifies a “transition to mixed use area primarily focussed on higher value commercial uses” for the area. Under section 3.5 relating to land use mix/urban function, the area is to be “predominantly business, enterprise and employment area with more mixed-use residential development fronting along the southern side of Airton Road, subject to integrating effectively with existing surrounding uses”. The proposal, which is mainly residential in nature with a limited level of business, enterprise and employment uses would contravene of key objective BH1 of the Tallaght Town Centre Local Area Plan 2020 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development due to its location centrally within the Broomhill neighbourhood area where the existing road network is lacking in appropriate pedestrian and cycling infrastructure to serve the transition of the area from commercial development to mixed uses, including residential as envisaged under South Dublin County Council Development Plan (2022-2028) and the Tallaght Local Area Plan 2020, would lead to a piecemeal, haphazard approach to development of the overall neighbourhood lands with the Broomhill area. The proposal would be contrary to the policy regarding Sequencing and Implementation as set out under Section 8.0 of the Tallaght Town Centre Local Area Plan whereby development should extend outwards from the town centre with lands closest to the centre and public transport nodes being given preference. As such the proposal is also contrary to EDE4 Objective 11 of the South Dublin County Development Plan 2022-2028 requiring compliance with the Local Area Plan. The piecemeal nature of the development itself represents an uncoordinated approach that would compromise the provision of a good quality development and future connections to adjoining lands, which would also be contrary to the objectives of the Local Area Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is within the boundaries of the Tallaght Town Centre Local Area Plan 2020, which provides significant guidance regarding the scale and intensity of development permissible including specific ranges in terms of plot ratio and building height for the Broomhill Neighbourhood. The plot ratio and height proposed exceeds the clearly stated ranges for such under the Tallaght Town Centre Local Area Plan and that the location and design of the development does not meet the criteria set out that allows for an increase in height above specified ranges by 2-4 storeys or an uplift in plot ratio by 20% as set out under Section 2.6 of the Local Area Plan. The proposed development would be contrary to the stated policy of the Local Area Plan, would constitute overdevelopment of the site and would set an undesirable precedent for other development within the Local Area Plan boundary.

**Board Member**

  
Paul Caprani

**Date:** 05/12/2024