

An
Bord
Pleanála

Board Direction
BD-019433-25
ABP-313606-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/04/2025.

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

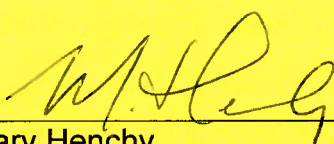
Reasons and Considerations

1. The proposed development is located on lands described as City- Urban Neighbourhood in the Sustainable and Compact Settlement Guidelines, the proposed development at a density of 372 dwellings per hectare (dph) exceeds the maximum of the prescribed range 50-250 dph for such locations. The Guidelines provide for exceptions to the density range where it is Plan led. The Tallaght Town Centre Local Area Plan, while not providing specific parameters for density, sets parameters for building height, plot ratio and housing mix all of which inform density. The proposed scheme exceeds each of these parameters. In addition, the scheme does not accord with the South Dublin County Development Plan 2022-2028, H1 objective 12 housing mix, or the Urban Development Building Height Guidelines, specifically regarding matters required to be considered for development where increased height is proposed. The proposed exceedance of the maximum density prescribed in the Sustainable and Compact Settlement Guidelines is not therefore Plan led and cannot be justified on that basis. The factors that resulted in the excessive density, undermines the objective for Tallaght Town Centre, to achieve a quality urban environment. The proposed development therefore materially

contravenes the Tallaght Town Centre Local Area Plan, the South Dublin County Development Plan and Section 28 Ministerial Guidance with respect to density of development, building height and unit mix and would be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the Build To Rent (BTR) element of the proposed development, the submitted scheme provides for 334 units of which only 13 units (3%) are three-bedroom units. This is contrary to Objective RE2 of the Tallaght Town Centre Local Area Plan 2020 – 2028 and Policy H1, Objective 13 of the South Dublin County Development Plan 2022 – 2028. The development would therefore fail to provide for a suitable unit mix and would result in an over proliferation of one and two bed units within a large residential development in the centre of Tallaght, would be contrary to the proper planning and sustainable development of the area and would materially contravene the Tallaght Town Centre Local Area Plan 2020 - 2026 and the South Dublin County Development Plan 2022 – 2028.
3. The proposed development provides for 334 units in three blocks ranging in height from 7 to 13 storeys. By reason of the design of the proposed development, 48 of these units are provided with one or more habitable rooms that do not demonstrate that they would receive adequate levels of daylight in accordance with BS EN17037:2018 and it is also demonstrated that the development would impact on a permitted scheme to the north of the subject site in terms of daylight loss to permitted units. The proposed development would therefore result in a poor quality of residential amenity and would be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Henchy

Date: 10/04/2025