

An
Bord
Pleanála

Board Direction
BD-019867-25
ABP-313760-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2025.

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

Reasons and Considerations

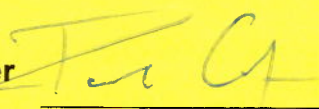
1. The Tallaght Town Centre Local Area Plan 2020 - 2026 indicates that residential development would be permitted in blocks of between 4 and 7 storeys on the subject site, however the applicant has proposed a development of between 6 and 12 storeys, which is far in excess of the building heights for this block provided for in the Local Area Plan. Whilst some flexibility in relation to height is permissible within the Tallaght Town Centre Local Area Plan lands, this site is not designated as one suitable for landmark buildings. It is considered that the proposed building heights are excessive for the site and the overall quantum of development is excessive in the context of Section 28 Guidelines including the Apartment Guidelines, 2023, and the Urban Development and Building Heights Guidelines, 2018. The proposed development materially contravenes the South Dublin County Development Plan 2022 - 2208 in not complying with the indicative heights set out in the Tallaght Town Centre Local Area Plan 2020 – 2026, which was informed by the Guidelines for Planning Authorities for Urban Development and Building Heights, 2019.

2. The proposed development provides for 310 residential units on a net site area of 0.906 hectares giving a density of 341 units per hectare. While it is acknowledged that the Tallaght Town Centre Local Area Plan 2020 - 2026 and the South Dublin

County Development Plan 2022 – 2028 do not set out prescriptive standards in relation to density, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, indicate that sites located in City-Urban Neighbourhood Areas in Dublin and Cork City and Suburbs, a density of 250 dwellings per hectare (dph) is acceptable. The proposed density in this instance far exceeds this limit. Whilst exceptions may be considered in accordance with Section 3.3.6(a) of the guidelines, allowing densities that exceed 300 dph, this is only open for consideration on a plan-led basis only and where opportunity sites are identified in the relevant statutory plan. The site is not designated for such a scale or density of development in the South Dublin County Development Plan 2022 – 2028, and the Tallaght Town Centre Local Area Plan 2020 – 2026. The proposed development would materially contravene the South Dublin County Development Plan 2022 – 2028, and the Tallaght Town Centre Local Area Plan 2020 – 2026 and would not be in accordance with Section 28 Guidance and would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the inspectors third reason for refusal which related to inadequate levels of internal daylight penetration in approximately 11% of the total rooms proposed. The Board considered that the Guidelines referred to are Guidelines only and not standards, and that this issue may require further consideration, but may not in itself constitute adequate grounds for refusal, having regard to the fact that the inspector acknowledged that the proposed development in broader terms, provided adequate levels of amenity for in terms of open space provision (private, communal, and public), internal room sizes, proportion of dual aspect units and impact on residential amenity etc. On balance therefore the Board decided not to include this reason for refusal and relied on concerns in relation to non-compliance with Section 28 Guidelines and Development/ Local Area Plan Policies and Objectives in relation to height and density.

Board Member



Paul Caprani

Date: 05/06/2025