



An
Coimisiún
Pleanála

Commission Direction
CD-000775
PL-500879-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 12 June 2026.

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

Planning Commissioner:

Mary Henchy

Date:

23rd day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The amenity enjoyed by the residents of Priorsgate, and the amenity of future residence of the proposed Block would be severely compromised by the design and layout of the proposed structure. The design results in a plot ratio that is greater than that provided for in the LAP, the consequence of this results in a

design and layout that has; limited separation distances between the proposed and existing buildings in Priorsgate causing overbearance, overlooking and impacting on daylight, severely compromised communal open space provision that lacks amenity and integration, and unduly fetters the potential development of the property to the east of this site due to the length of the block along this boundary and the proximity to the boundary. The proposed design would therefore not contribute to quality urban design and good place making as it does not respond in a positive manner to its surroundings as provided for in Chapter five of the South Dublin County Development Plan and Tallaght Town Centre Local Area Plan. Furthermore, the Proposed development provides no compensatory amenities by way of public gain as provided for in Section 2.6.1 of the Tallaght Town Centre Local Area Plan, which may justify an increase in plot ratio. The proposed development therefore does not accord with the proper planning and sustainable development of the area.

The Commission considered reducing the plot ratio by the removal of apartments similar to the Planning Authority's decision but concluded this did not address the matters set out above.

Note: The Commission concurred with the Inspector that the development should be refused permission. The Inspector's reason related to the proximity of the proposed development to Block 1 and Block 3 in Priorsgate and the resultant overlooking and impacts on daylight to existing homes, the Commission concluded that the impacts of the building are more significant and relate also to the wider setting of this infill block, and the quality of the communal open space proposed.

While appreciating the benefit of developing this now vacant site, Parkgate residential development was designed when a two-storey building occupied the site the subject of this appeal which at the time had negligible impacts on Priorsgate while this context has now changed the development of this site should not detract from the amenity of adjoining residences (notwithstanding the applicants ownership of a significant number of apartments in Parkgate Apartment Scheme) or the future development potential of adjoining lands.