

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0099

An Bord Pleanála Reference Number: PL 06S.247535

APPEAL by Institute of Technology Tallaght of Tallaght, Dublin in relation to the application by South Dublin County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 16 of its decision made on the 10th day of October, 2016.

PROPOSED DEVELOPMENT: 10 year planning permission for the construction of two number third level educational buildings and an outdoor playing pitch, located to the east of the existing main building. The development will consist of: (1) A Sport Science, Health and Recreation Building with brick and stone cladding finish containing a single storey sports hall with teaching accommodation and associated facilities arranged over two storeys plus roof plant areas, total floor area 3,280 square metres, a grass playing pitch 140 by 90 metres with flood lighting, score boards, one metre high spectator barrier, 12 metres high by 25 metres wide ball catch nets behind goal posts and spectator seating. (2) A four-storey building plus roof plant areas, with brick and stone cladding finish, containing a full height atrium space with general teaching accommodation consisting of classrooms and computer rooms, teaching kitchen facilities and restaurant with production kitchen, ancillary store rooms and class kitchens, technical development teaching accommodation with various engineering and other technical laboratories and postgrad study area, meeting rooms and administration offices, total floor area 6,402 square metres. (3) A new entrance formed on the east façade of the existing main building with new single storey entrance

lobby, total floor area 22 square metres. (4) A new external landscaped quadrangle, pedestrian areas, footpaths and landscaping, linking existing facilities with the development. Building signage, 50 number covered bicycle parking spaces, covered walkways, refuge storage, relocation of 70 number existing car parking spaces and associated site works are also included. (5) Enhanced pedestrian crossing facilities at Greenhills Road access, comprising new raised entry treatment across access and pedestrian refuge island on Greenhills Road with associated road marking and traffic signs. The development may be constructed in phases. The application site is centrally located within the Institute of Technology Tallaght campus, which is bounded by Belgard Road to the west, industrial buildings accessed off Airtown Road to the north, Greenhills Road to the east and to the south by Old Blessington Road and the grounds of the Old Priory, Tallaght, Dublin.

DECISION

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 16 and directs the said Council to REMOVE condition number 16 and the reason therefor.

REASONS AND CONSIDERATIONS

Having regard to the contents of the planning appeal, the terms of the adopted South Dublin Council Development Contribution Scheme 2016-2020 and the response received from the planning authority, it is considered that the proposed development qualifies for an exemption from the requirement to pay development contributions under paragraph 10 of the contribution scheme as the applicants are a registered charity and a voluntary organisation and are carrying out a not for profit development. The Board, therefore, considered that the terms of the scheme had not been properly applied and that condition number 16 should be removed.

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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.