



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0037

APPEAL by Templemont Developments Limited care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 1st day of April, 2019 by South Dublin County Council to refuse permission to the said Templemont Developments Limited.

Proposed Development: Three-storey apartment building containing eight apartments with external terraces or private gardens (four number two-bed and four number three-bed duplex); one number end of terrace two-storey house (two-bed); landscaping; footpath; bin store; 11 car parking spaces; 20 bicycle parking spaces and all associated site works, all at Colberts Fort, Belgard Road, Tallaght, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

Reasons and Considerations

1. Having regard to the nature, scale and layout of the proposed development on this restricted site, to the pattern of existing and permitted development in the surrounding area, and to the juxtaposition of the proposed residential units and their associated amenity areas with adjoining established commercial and industrial uses, it is considered that the proposed development would provide a poor standard of development with inadequate levels of residential amenity for future occupiers. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would not provide adequate, well-designed communal amenity space in a secure and usable form to meet the needs of future residents of the development. The proposed development would, therefore, conflict with the provisions, as set out in the current Development Plan for the area and with the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in March, 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.