

An
Bord
Pleanála

Board Order
ABP-309443-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0050

Appeal by Templemont Developments Limited care of AKM Design of Unit 4, 2009 Orchard Business Centre, Orchard Avenue, Citywest Business Campus, 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 18 of its decision made on the 18th day of January, 2021.

Proposed Development: A three-storey apartment building containing six apartments with external terraces/private gardens (three by two bedroom and three by three bedroom duplex) and one end of terrace two-storey house (two bedroom), landscaping of site and play area, footpath, bin stores, eight car parking spaces, eighteen bicycle parking spaces and all associated site works at Colbert's Fort, Belgard Road, 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 been properly applied in respect of condition number 18 and directs the said Council to ATTACH condition number 18 and the reason therefor.

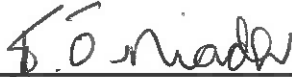
Reasons and Considerations

Having regard to the provisions (including section 2.7.2) of the Tallaght Town Centre Local Area Plan 2020 in relation to the provision of public open space and the provisions (including paragraph 10) of the South Dublin County Council Development Contribution Scheme 2021 – 2025 in relation to the shortfall in the provision of public open space in developments within the area covered by the Local Area Plan, it is considered that there is a shortfall in public open space within the proposed development site and that the payment of a contribution as provided for in condition number 18 is in accordance with the relevant Development Contribution Scheme.



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.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 14th day of July, 2021.

