

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 19th day of March 2021 by Joseph Costello, Absolute Limousines Limited and Boherkill Property Development Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin.

Proposed Development comprises of the following:

- (a) Demolition of the existing industrial and commercial buildings (15,989 square metres).
- (b) Construction of a mixed use development featuring:
 - 1104 number Build to Rent apartments (132 number studio apartments, 475 number one-bed apartments, 208 number two-bed apartments, 244 number two-bed duplex units and 45 number three-bed apartments) in four number blocks varying in height from four to eleven storeys. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to internal communal amenity spaces (totalling 2741 square metres) and 5,107 square metres of external communal amenity space at ground, first floor and roof levels,

- Four number commercial units at ground floor level of Blocks B and D (comprising of two number in Block B accommodating a café, restaurant and bar; one number in Block D accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended; and one number in Block D to serve the Circle K Belgard petrol station which is to be retained), 1,500 square metres of office space across first to sixth floor levels of Block D and a crèche with external play area at ground floor level of Block C.
- (c) The development is served by a total of 351 number parking spaces including 17 number limited mobility parking spaces and 16 number car share spaces and 1860 number bicycle spaces (1464 number resident spaces and 396 number visitor spaces).
- (d) Road, junction and streetscape upgrade works along First Avenue, Cookstown Road and Old Belgard Road, including the installation of a signalised junction at the intersection of First Avenue and Cookstown Road and Old Belgard Road and Cookstown Road.
- (e) Construction of three number new roads and one number pedestrian and cycle link to the Belgard Luas Stop.
- (f) Construction of a 1,688 square metre landscaped public plaza with an outdoor flexible events space in the southwestern corner of the site.
- (g) Associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; Electricity Supply Board substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works all located at lands west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Tallaght, Dublin 24.

Decision

Refuse permission for the above proposed development based on the reasons and considerations set out below.

Matters Considered

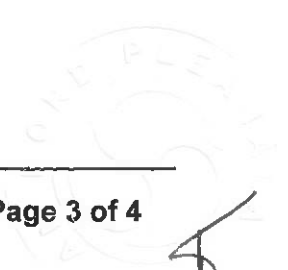
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. Having regard to:

- The tenure mix being proposed, that being 100% Build to Rent with no Build to Sell units, and
- the plot ratio in conjunction with the building height proposed,

it is considered that, given the scale of the proposal of 1,104 number units on a site of circa 5 hectares in particular, the proposed development would conflict with the provisions of the Tallaght Town Centre Local Area Plan 2020-2026 in relation to tenure mix and intensity of development. Furthermore, the Board is not satisfied that a material contravention of the said Tallaght Town Centre Local Area Plan 2020-2026 has been justified in this instance and a grant of permission would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

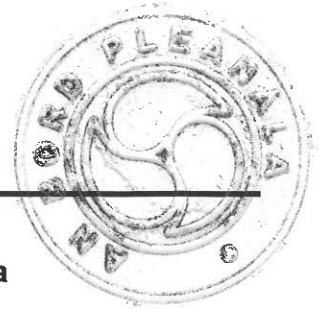


2. The proposed development would be premature having regard to the existing deficiencies in the water supply and wastewater sewerage network in the area and the period within which this constraint may reasonably be expected to cease.

T. O'Niadh

Terry O'Niadh

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



Dated this

8th

day of

July,

2021