



An
Bord
Pleanála

Board Order ABP-312504-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0139

Appeal by O'Mahony Holdings SPRL care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 13th day of December, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of three number existing apartment units (circa 239 square metres) and bin store (circa 18 square metres) and the construction of a residential development arranged in two number building blocks, (Block A and Block B) ranging from three to six storeys in height over basement level (circa 3,728 square metres, including basement). Block A comprises 11 number residential apartments (circa 1,256 square metres) in a five to six storey building and including a ground floor level café (circa 93 square metres) at the building's south-eastern corner. Block B comprises 15 number residential apartments (circa 1,393 square metres) in a three to five storey building. The proposed development will comprise 26 number new residential units (five number studio apartments, six number one-bedroom apartments, seven number two-bedroom apartments and eight number three-bedroom apartments) with associated balconies and terraces. The proposed development will comprise a total of 40 number apartment units derived from 26 number new apartments and 14 number existing apartments. The

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development will also consist of relocation of existing basement access on Old Greenhills Road and the upgrade and extension of the existing basement level; provision of internal footpaths; landscaped communal open space (including outdoor gym equipment, children's play area and 'working from home' area); public open space; 13 number car parking spaces and 74 number long-stay bicycle parking spaces and one number motorcycle parking spaces at basement level; two number shared car parking spaces and 20 number short-stay bicycle parking spaces at surface level (15 number car parking spaces, 94 number cycle parking spaces and one number motorcycle parking in total); all piped infrastructure and ducting; elevation treatments; plant room; lift access and stair cores; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; backup generator; solar photovoltaic panels; lighting; and all associated site development and excavation works above and below ground at site of approximately 0.23 hectares which is generally bounded to the north by Saint Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and at the south-eastern corner by Main Street, Tallaght, Dublin.

Decision

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



Reasons and Considerations

The proposed development is located in a sensitive location within Tallaght Village in an area designated as an Architectural Conservation Area and is close to a protected structure and recorded ancient monuments. Having regard to this sensitive location, the overall impact of the proposed development on the protected structures cannot be negated by the design elements and finishes alone. It is considered that the proposed development fails to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use on the subject site as Block A would dominate this part of the site due to its proposed scale and mass which would be visible within The Priory Demesne and along Old Greenhills Road. Furthermore, the Board is not satisfied, on the basis of the documentation submitted with the application and appeal, that the overall visual impact of Block B, both by itself and in conjunction with Block A, by reason of mass and scale, would not adversely impact on the character of the Architectural Conservation Area, and on the architectural heritage of the wider area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this *29* day of *August*, 2023.