



An  
Bord  
Pleanála

## Board Order ABP- 313590-22

### Planning and Development Acts 2000 to 2022

### Planning Authority: South Dublin County Council

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, in accordance with plans and particulars, lodged with An Bord Pleanála on the 17<sup>th</sup> day of May 2022 by Greenhills Living Limited care of Hughes Planning Development Consultants of 85 Merrion Square, Dublin.

#### **Proposed Development comprises of the following:**

1. Demolition of existing substation and removal of existing advertisement structure on site.
2. Construction of a residential development of 197 number apartments (79 number one-bedroom, 105 number two-bedroom and 13 number three-bedroom) in four number blocks (ranging in height from seven to eight storeys with eighth floor level roof garden) as follows:
  - Block A containing 41 number apartments (six number one-bedroom, 34 number two-bedroom and one number three-bedroom) and measuring eight storeys in height (with eighth floor roof garden);
  - Block B containing 79 number apartments (33 number one-bedroom, 34 number two-bedroom and 12 number three-bedroom) and measuring eight storeys in height;
  - Block C containing 42 number apartments (24 number one-bedroom and 18 number two-bedroom) and measuring seven storeys in height; and,

- Block D containing 35 number apartments (16 number one-bedroom and 19 number two-bedroom) and measuring seven storeys in height.
3. All apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including two number resident lounges (114.7 square metres), gym (98 square metres) external communal amenity space (1,490.8 square metres) and public open space (1,667 square metres);
  4. Provision of 78 number vehicular parking spaces (including three number car-share parking spaces, four number mobility parking spaces, and eight number electric vehicle parking spaces), four number set-down vehicular parking spaces (including one number mobility parking space) and 448 number bicycle parking spaces (including 100 number visitor parking spaces) at ground floor and ground level accessible via new vehicular entrance gate off access road off Greenhills Road;
  5. Provision of four number commercial units (871.5 square metres total) and one number childcare facility (329.7 square metres) with associated external amenity space (168.8 square metres) located at ground floor level; and,
  6. all ancillary works including public realm and footpath improvements, landscaping, boundary treatments, internal footpaths and access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, Electricity Supply Board substation and all site services, site infrastructure and associated site development works necessary to facilitate the development all located at lands on Greenhills Road (north of Bancroft Park, south and west of Hibernian Industrial Estate and east of Airtown Road junction), Tallaght, Dublin.

## Decision

**Refuse permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under.**

## Reasons and Considerations

In coming to its decision, the Board had regard to the following:

1. The subject site lies within a 'REGEN' zone of the South Dublin County Development Plan 2022-2028 (the CDP), the objective of which is to 'facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery', the Board is satisfied that the Tallaght Town Local Area Plan 2020-2026 has been identified in the Core Strategy of the CDP as setting the relevant framework/plan to facilitate regeneration in the zone. The proposed development is considered to constitute overdevelopment of the site. The plot ratio and heights proposed exceed the clearly stated ranges for such under the Tallaght Town Centre Local Area Plan and the location and design of the proposed development does not meet the criteria as set out within the Local Area Plan to allow for an increase in height above specified ranges or an uplift in plot ratio by 20 percent as set out in the Local Area Plan. The proposed development would be contrary to Section 2.6 of the Tallaght Town Local Area Plan 2020-2026 and Policy QDP8 Objective 1 and Policy QDP9 of the South Dublin County Development Plan 2022-2028 and the accompanying Building Height and Density Guide set out in Appendix 10 of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area
2. Having regard to Objective RE2 of the Tallaght Town Centre Local Area Plan 2020- 2026 and Objective 12 of Policy H1 : Housing Strategy and Interim Housing Need and Demand Assessment of the South Dublin County Development Plan 2022- 2028, it is considered that the unit mix in the proposed development fails to comply with the target of a minimum of 30 percent of three plus bed units in this instance and that the proposed development materially contravenes the Tallaght Town Centre Local Area Plan 2020-2026 and the South Dublin County Development Plan 2022-2028

regarding unit mix. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

3. Having regard to the definition of Dual Aspect apartments at Section 12.6.7 Residential Standards of the South Dublin County Development Plan 2022-2028 and SPPFR 4 of the Apartment Guidelines, the Board noted that (at least) 50 percent of the apartments do not qualify as dual aspect. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board did not agree with the Inspector's assessment (under 'SPPR4' on page 78 of their report) that the site is an 'accessible urban location' such that it is necessary to achieve a quality design in response to the subject site characteristics. The Board determined the site to be a 'suburban or intermediate location'.

The Board was also not satisfied (Reason 3 above) that all of the apartments, nominated as dual aspect by the developer, met the definition of Dual Aspect as contained within Section 12.6.7 Residential Standards of the South Dublin County Development Plan 2022-2028.



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**Declan Moore**

**Member of An Bord Pleanála**

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

**Dated this 6<sup>th</sup> day of MARCH 2025**