



An
Bord
Pleanála

Board Order ABP- 313606-22

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 18th day of May 2022 by Landmarque Belgard Development Company Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

1. Demolition of all existing structures on site (with a combined gross floor area of circa 3,625 square metres)
2. The construction of a mixed-use residential development set out in three number blocks including a podium over a basement, ranging in height from two to thirteen storeys (with core access above to roof terrace), comprising:
 - 334 number residential units of which 118 number will be Build to Rent residential units, with associated amenities and facilities across the development,
 - Four number retail, café and restaurant units and three number commercial spaces associated with the three number live-work units (723 square metres combined),
 - Childcare facility (144 square metres),

- 670 number bicycle parking spaces including 186 number visitor spaces; 117 number car parking spaces (including six number disabled spaces) are provided at ground floor and basement level.
- Communal space in the form of residential courtyards and roof terraces;
- Public open space provision including homezone or tertiary route along the south of the site between Belgard Road and Belgard Square East
- The overall development has a gross floor area of 29,784 square metres

3. Of the total 334 number residential units proposed, unit types comprise:

Block A (Build to Rent)

- 91 number one-bedroom units
- One number two-bedroom three person units
- 26 number two-bedroom four person units

Blocks B and C

- Two number live-work studio units
- 102 number one-bedroom units
- 12 number two-bedroom three person units
- 88 number two-bedroom four person units including five number duplex units
- One number two-bedroom four person live-work unit
- 11 number three-bedroom units

4. A portion of the proposed residential development is a Build to Rent scheme in accordance with Specific Planning Policy Requirements 7 and 8 as set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020

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5. All associated works, plant, services, utilities, telecommunications infrastructure, photovoltaic panels and site hoarding during construction.

The site is bound by Belgard Road (R113) to the east, Belgard Square North to the North, Belgard Square East to the west and Clarity House to the south all located at ABB, Belgard Road, 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

1. The proposed development is located on lands described as City- Urban Neighbourhood in the Sustainable and Compact Settlement Guidelines, the proposed development at a density of 372 dwellings per hectare (dph) exceeds the maximum of the prescribed range 50-250 dwellings per hectare for such locations. The guidelines provide for exceptions to the density range where it is plan led. The Tallaght Town Centre Local Area Plan 2020 - 2026, while not providing specific parameters for density, sets parameters for building height, plot ratio and housing mix all of which inform density. The proposed scheme exceeds each of these parameters. Furthermore, the scheme does not accord with the South Dublin County Development Plan 2022-2028, H1 objective 12 housing mix, or the Urban Development Building Height Guidelines, specifically regarding matters required to be considered for development where increased height is proposed. The proposed exceedance of the maximum density prescribed in the Sustainable and Compact Settlement Guidelines is not therefore, plan led and cannot be justified on that basis. The factors that resulted in the excessive density, undermines the objective for Tallaght Town Centre, to achieve a quality urban environment. The proposed development would, therefore, contravene materially the



Tallaght Town Centre Local Area Plan 2020 - 2026, the South Dublin County Development Plan 2022-2028 and the Section 28 Ministerial Guidance with respect to the density of the development, building height and unit mix and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the Build To Rent (BTR) element of the proposed development, the submitted scheme provides for 334 units of which only 13 units (3%) are three-bedroom units. This is contrary to Objective RE2 of the Tallaght Town Centre Local Area Plan 2020 – 2026 and Policy H1, Objective 13 of the South Dublin County Development Plan 2022 – 2028. The development would therefore fail to provide for a suitable unit mix and would result in an over proliferation of one and two bed units within a large residential development in the centre of Tallaght, would be contrary to the proper planning and sustainable development of the area and would contravene materially the Tallaght Town Centre Local Area Plan 2020 - 2026 and the South Dublin County Development Plan 2022 – 2028.

3. The proposed development provides for 334 number units in three number blocks ranging in height from seven to 13 storeys. By reason of the design of the proposed development, 48 of these units are provided with one or more habitable rooms that do not demonstrate that they would receive adequate levels of daylight in accordance with BS EN17037:2018 and it is also demonstrated that the development would impact on a permitted scheme to the north of the subject site in terms of daylight loss to permitted units. The proposed development would result in a poor quality of residential amenity and would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Henchy

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

Dated this 16th day of



2025