



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 9th day of June 2022 by Ravensbrook Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin.

Proposed Development comprises of the following:

A mixed-use development including 310 number Build to Rent residential apartments, a creche and a number of commercial units.

The proposed development will consist of the demolition of existing boundary wall and construction of:

1. Circa 2,289 square metres of retail and commercial floor space across 10 number units including retail, restaurant and café and Class 2 financial and professional services and office use, and a crèche (257 square metres) at ground and first floor levels;
2. 310 number Build to Rent residential apartments including 99 number one-bedroom units, 203 number two-bedroom units and eight number three-bedroom units within a part six to part twelve number storey development across three number blocks over partial basement;
3. Circa 2,223 square metres of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; circa 1,026 square metres of public open space

provided in the form of a central courtyard with landscaped areas at site perimeters;

4. Circa 1,785 square metres of resident support facilities and services and amenities provided at basement, ground and first floor levels;
5. Vehicular access to the basement development from a new access point at Belgard Square East;
6. A new tertiary route provided in the southern part of the site linking Belgard Square East and Belgard Road;
7. Provision of 130 number car parking spaces (including eight number club car spaces and six number disabled access spaces) at basement level in addition to five number set down spaces (four number serving creche) and one number disabled access space at ground level, layby on Belgard Square East, six number motorcycle spaces and a total of 763 number bicycle parking spaces;
8. Provision of four number Ø0.3 metre microwave link dishes to be mounted on two number steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B;
9. Provision of three number Electricity Supply Board substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works all located at this site on lands at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin.

Decision

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

Reasons and Considerations

1. The Tallaght Town Centre Local Area Plan 2020 - 2026 indicates that residential development would be permitted in blocks of between 4 and 7 storeys on the subject site, however the applicant has proposed a development of between 6 and 12 storeys, which is far in excess of the building heights for this block provided for in the Local Area Plan. Whilst some flexibility in relation to height is permissible within the Tallaght Town Centre Local Area Plan lands, this site is not designated as one suitable for landmark buildings. It is considered that the proposed building heights are excessive for the site and the overall quantum of development is excessive in the context of Section 28 Guidelines for Planning Authorities - Design Standards for New Apartments (July 2023), including the Apartment Guidelines, 2023 and the Urban Development and Building Heights Guidelines for Planning Authorities, 2018. The proposed development materially contravenes the South Dublin County Development Plan 2022 - 2028 in not complying with the indicative heights set out in the Tallaght Town Centre Local Area Plan 2020 – 2026, which was informed by the Urban Development and Building Heights Guidelines for Planning Authorities, 2018.
2. The proposed development provides for 310 residential units on a net site area of 0.906 hectares giving a density of 341 units per hectare. While it is acknowledged that the Tallaght Town Centre Local Area Plan 2020 - 2026 and the South Dublin County Development Plan 2022 – 2028 do not set out prescriptive standards in relation to density, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, indicate that sites located in City-Urban Neighbourhood Areas in Dublin and Cork City and Suburbs, a density of 250 dwellings per hectare (dph) is acceptable. The proposed density in this instance far exceeds this limit. Whilst exceptions may be considered in accordance with Section 3.3.6(a) of the guidelines, allowing densities that exceed 300 dph, this is only open for consideration on a plan-led basis only and where opportunity sites are identified in the relevant statutory plan. The site is not designated for such a

scale or density of development in the South Dublin County Development Plan 2022 – 2028, and the Tallaght Town Centre Local Area Plan 2020 – 2026. The proposed development would materially contravene the South Dublin County Development Plan 2022 – 2028, and the Tallaght Town Centre Local Area Plan 2020 – 2026 and would not be in accordance with Section 28 Guidance and would be contrary to the proper planning and sustainable development of the area.



Paul Caprani

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



Dated this 11th day of June 2025