



Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25A/0053W

Appeal by Tallaght Community Council and by Irish Residential Properties REIT PLC against the decision made on the 3rd day of February, 2026 by South Dublin County Council to grant subject to conditions a permission to Irish Residential Properties REIT PLC in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for development on a circa 0.34 hectare site. The development will consist of the construction of a six-storey residential building (circa 2,792 square metres) comprising enclosed bicycle parking spaces, plant, bin stores, and an ESB substation at the ground floor level and 38 number apartment units at the ground to fifth floor levels, including four number one-bedroom units, 34 number two-bedroom units, with private balconies/terraces. The development will also include the provision of car and bicycle parking spaces in the existing basement level of the adjoining mixed-use Priorsgate scheme to the south and west. Vehicle and pedestrian access to the site is provided from Old Blessington Road below. The development will include the removal of the existing boundary treatment between the Priorsgate development and the subject site to facilitate a

pedestrian connection between the existing and proposed residential scheme. The development will also include piped infrastructure and ducting; roof plant including lift overrun; changes in level; attenuation areas; site landscaping; communal open space including a children's play space (circa 99 square metres) and all associated site development and excavation works above and below ground at Site formerly known as Bruce House, Main Road, Tallaght, Dublin.

Decision

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

Reasons and Considerations

The amenity enjoyed by the residents of Priorsgate, and the amenity of future residents of the proposed Block would be severely compromised by the design and layout of the proposed structure. The design results in a plot ratio that is greater than that provided for in the Tallaght Town Centre Local Area Plan. The consequence of this results in a design and layout that has limited separation distances between the proposed and existing buildings in Priorsgate causing overbearance, overlooking and impacting on daylight, severely compromised communal open space provision that lacks amenity and integration, and unduly fetters the potential development of the property to the east of this site due to the length of the block along this boundary and the proximity to the boundary. The proposed design would not contribute to quality urban design and good place making as it does not respond in a positive manner to its surroundings as provided for in chapter five of the South Dublin County Development Plan 2022-2028 and Local Area Plan.

Furthermore, the proposed development provides no compensatory amenities by way of public gain as provided for in Section 2.6.1 of the Tallaght Town

Centre Local Area Plan, which may justify an increase in plot ratio. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission considered reducing the plot ratio by the removal of apartments similar to the planning authority's decision but concluded this did not address the matters set out above.

Note: The Commission concurred with the Inspector that the development should be refused permission. The Inspector's reason related to the proximity of the proposed development to Block 1 and Block 3 in Priorsgate and the resultant overlooking and impacts on daylight to existing homes, the Commission concluded that the impacts of the building are more significant and relate also to the wider setting of this infill block, and the quality of the communal open space proposed.

While appreciating the benefit of developing this now vacant site, Parkgate residential development was designed when a two-storey building occupied the site, the subject of this appeal, which at the time had negligible impacts on Priorsgate. While this context has now changed, any development of this site should not detract significantly from the amenity of adjoining residences (notwithstanding the applicant's ownership of a significant number of apartments in Parkgate Apartment Scheme) or from the future development potential of adjoining lands.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of June 2026