



An
Coimisiún
Pleanála

Inspector's Report

ACP-324080-26

Development	Construction of a mixed use development comprising 199 no. residential units and 2,123sqm of non-residential uses in 2 no. blocks and all associated site works.
Location	A site at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24
Planning Authority	South Dublin County Council
Planning Authority Reg. Ref.	LRD25A/0009W
Applicant(s)	Midsal Homes Limited.
Type of Application	Large-Scale Residential Development (LRD)
Planning Authority Decision	Grant Permission
Type of Appeal	Third Party
Appellant(s)	Gerard Stockil – Tallaght Community Council.
Observer(s)	None

Date of Site Inspection

11th April 2026

Inspector

Elaine Power

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Appendix 1: EIA Pre-Screening.

Appendix 2: EIA Screening Determination.

Appendix 3: Appropriate Assessment Screening (Stage 1).

Appendix 4: WFD Impact Assessment Stage 1: Screening.

1.0 **Site Location and Description**

- 1.1. The appeal site is located in Tallaght Town Centre. It is bound to the north by Old Blessington Road, to the south by a McDonald's Restaurant and Drive Thru, to the east by Belgard Road (R113), and to the west by Belgard Square East. It is located c. 40m east of The Square Shopping Centre, on the opposite side of Belgard Square East, c. 360m west of Tallaght Village and c.400m west of Technological University Dublin (TUD) Tallaght. The surrounding area comprises a mix of urban land uses, including commercial, retail, residential, health, industrial, warehousing, educational and community uses with building heights of up to 7-storeys.
- 1.2. The site has a stated area of c. 1.19 ha, which includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (c. 0.28 ha). The main development site was previously in use by Woodies DIY. However, all structures have been demolished, and the site currently comprises hardstanding. The site boundaries comprise walls, railings and vegetation / trees.
- 1.3. The area is well served by public transport. The Luas Red Line, Tallaght stop is located c. 380m walking distance to the east of the site. There are a large number of bus stops in the vicinity of the site, located at The Square Shopping Centre, Blessington Road, Belgard Road and Belgard Square North.

2.0 **Proposed Development**

- 2.1. The proposed development which is the subject of the current LRD appeal consists of the demolition and removal of existing boundary walls and railings. The construction of a mixed-use development in 2 no. blocks (Block A and Block B) ranging in height from 1 no. to 7 no. storeys. The development has a gross floor area of 23,540sqm.
- 2.2. The development includes 199 no. apartments and 2,123sqm of non-residential floor space. Block A is predominately 6-storeys in height with a single and 2-storey element. It contains 49 no. 'senior living' apartments, comprising 23 no. 1-bed units and 26 No. 2-bed units. It is envisioned that these units would be occupied by older persons aged 55 or over. Block B is predominately 7-storeys in height with a part single and part 2-storey podium level. It comprises 150 no. 'standard' apartment units, comprising 6 no. studios, 24 no. 1-bed units, 72 no. 2-bed units and 48 no. 3-bed units. The non-

residential uses are provided at ground floor level of both blocks and the creche is provided at ground, mezzanine and first floor levels of Block B.

2.3. The development also includes undercroft car park accessed via a new entrance / exit at Belgard Square East, which provides 58 no. car parking spaces, a gated service lane to the south of Block A with entrances / exits off Belgard Square East and Belgard Road, 2 no. pedestrian / cycle crossings at Belgard Square East and Belgard Road, the continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road, alteration to the median and northbound right turn at Belgard Road onto Abberley Square, cycle parking, internal communal amenity spaces for the senior living units, hard and soft landscaping including public open space, communal amenity space and incidental spaces, private amenity spaces, boundary treatments, 2 no. substations, plant / operational rooms, bin stores, public lighting, blue roofs, rooftop PV arrays, lift overruns and rooftop opening vents atop both blocks, 4 no. 0.3m diameter microwave link dishes mounted on 2 no. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds and all associated works above and below ground.

2.4. Key Development Statistics are outlined below:

	Proposed
Site Area	1.19 ha Gross, 0.91 ha Net
No. of Units	199 no.
Unit type	49 no. 'senior living' apartment units and 150 no. 'standard' apartment units.
Unit mix	6 no. (3%) studios, 47 no. (23.6%) 1-bed, 98 no. (49.3%) 2-bed and 48 no. (24.1%) 3-beds.
Density	243 units per ha.
Plot Ratio	2.4: 1 (net site area)
Site Coverage	81.7%
Height	1 – 7 storeys.
Dual / Triple Aspect	55% (110 no.)
Other Uses	4 no. retail units (331sqm) 4 No. class 1 / class 2 commercial units (387sqm) Bicycle sales and repair shop (81sqm)

	Off-licence (64sqm), a bar (151sqm) Café (87sqm) Medical centre (210sqm) Dental practice (72sqm) Pharmacy (195sqm) Beauty / health salon (195sqm) Crèche (350sqm) with external play area.
Public Open Space	1,463sqm 16% of the net site area and 12.3% of the gross site area
Car Parking	58 no.
Bicycle Parking	557 no. (412 no. short stay and 145 long stay)

2.5. In addition to the standard plans and particulars, the application is accompanied by the documents and reports which include inter alia:

- Planning Report and Statement of Consistency.
- Statement of Response to LRD Opinion.
- Architectural Design Statement.
- Ecological Impact Assessment Report.
- Appropriate Assessment Screening Report.
- Statement in accordance with Article 103(1A)a of the Planning and Development Regulations, 2001 (as amended).
- EIA Screening Report.
- Daylight and Sunlight Assessment Report.
- Acoustic Design Statement.
- Landscape Strategy.
- Townscape and Visual Impact Assessment.
- Arboricultural Report.
- Outdoor Lighting Report.
- Aeronautical Assessment Report.
- Glint and Glare Assessment Report.

- Archaeological Assessment.
- Traffic and Transport Assessment Report.
- Flood Risk Assessment Report.
- Construction Environmental Management Plan.
- Operational Waste Management Plan.
- Resource and Waste Management Plan.
- Engineering Services Report.
- Energy Efficiency and Climate Change Adaptation Design Statement.
- Telecommunications Report.
- Social Infrastructure Audit.
- Part V Proposal.
- Building Lifecycle Report.

3.0 Planning Authority Pre-Application Opinion

- 3.1. A Section 247 (Stage 1) pre-application consultation meeting was held on the 24th of October (LRDPP021/24).
- 3.2. A Section 32C LRD Meeting was held on 28th April 2025 with representatives of the applicant and planning authority in attendance for a Large-Scale Residential Development (LRD) comprising 204 no. residential units and 2,109sqm of non-residential uses in 2 no. blocks. The LRD Opinion issued on the 23rd of May 2025 under reference LRDOP002/25. This set out that the documentation submitted constituted a reasonable basis for an application for permission for the proposed LRD under Section 34 of the Act, subject to further consideration and amendment based on the recommendations and assessment contained in the LRD Opinion.
- 3.3. The application includes a response to the LRD Opinion issued by South Dublin County Council and a response to the points of specific information requested. This is included in the documentation on file from the planning authority.
- 3.4. The key items to be addressed by the application are summarised in Table 5 of the LRD Opinion and are summarised below.

Procedural

- Any discrepancies in the submitted documentation should be corrected.

Urban Design and General Layout

- Further justification for the proposed plot ratio, having specific regard to the criteria set out in Section 2.6.1 of the Tallaght Town Centre Local Area Plan (LAP) 2020.
- Further consideration of ground floor uses to provide active street frontages, with regard to the provision of a bicycle shelter at Belgard Road / Old Blessington Road, plant from fronting onto Old Blessington Road, dominance of back of house areas fronting onto Belgard square East, use of high-level windows, solid brick and quality of materials.
- Final details of signage should be included.

Housing and Residential Amenity

- Additional sections showing how overlooking between the units addressing the communal amenity courtyard will be avoided.
- Further consideration of impacts on adjoining restaurant and drive thru to the south.
- An updated Acoustic Report.
- Details of opening hours for the non-residential uses.

Residential Accommodation

- Full compliance with Development Plan and relevant Guidelines.
- Demonstrate that the apartments in the scheme comply with the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023).

Unit Mix

- Demonstrate compliance with Policy H1 Objective 12 of the South Dublin County Development Plan 2022-2028 and Objective RE2 of the LAP.

Part V

- Proof of date of purchase, engage directly with the Housing Department and submit full details of Part V proposals.

Creche

- The 1-bed units should be included in the calculation for childcare spaces.

- Demonstrate that the proposed facility is capable of accommodating the childcare spaces required.

Open Space and Green Infrastructure

- Either:
 Demonstrate how the needs of children and young people can be met on site and how the proposal can contribute in terms of biodiversity within the POS space identified on site.
 Or
 Contribute to the upgrade of an existing nearby park to fulfil the necessary community needs of the residents.
- Liaise with the Public Realm Team.
- Provide details of how communal open space would be managed.
- Ensure the size of each area of private open space aligns with the standards set in the Apartment Guidelines.

Trees / Landscaping

- Adequate provision to offset any loss of trees and vegetation
- Engage with the Public Realm team.

Sustainable Movement

- All works outside to the public road to be agreed with the Planning Authority and at the applicant's expense.
- Submit a Construction Traffic Management Plan and a Road Safety Audit.
- Details of how the service lane will operate.

Infrastructure and Environmental Services

- Confirmation of Feasibility (COF) from Uisce Éireann
- The applicant will need to show the location of Uisce Éireann's assets on the proposed plans and demonstrate that the proposed development meets Uisce Éireann's separation distances. If separation distances cannot be achieved a Build Near Enquiry must be lodged and a Confirmation of Feasibility from Uisce Éireann's Diversions team will be required.
- The existing above ground natural gas pressure reduction unit and associated relief vent stack does not appear on any of the documentation submitted. Full

details of what this structure is shall be provided. Confirmation should also be provided from the relevant service provider that this structure can be relocated and any easements related to same identified on relevant plans.

- An Updated Operational Waste Management Plan and Resource and Waste Management Plan.

Specified Information required in addition to Article 23 of the Planning and Development Regulations (as per Article 16A(7)) is listed below.

1. Updated Development Statistics Table/Schedule of Accommodation
2. Housing Quality Assessment
3. Updated Planning Report appropriately justifying any departure from the policies within the South Dubin County Development Plan and the Tallaght Local Area Plan, 2020, particularly those relating to plot ratio, 3 bed unit mix and mixed-use frontages.
4. Schedule of Accommodation.
5. Architectural Design Statement.
6. Detailed CGIs of development during summer and winter (trees with and without leaves), with additional views from St Maelruain's Church.
7. Updated Sunlight and Daylight Analysis.
8. Shadow Assessment of existing environment and proposed development.
9. Green Infrastructure Plan.
10. Green Space Factor Calculations.
11. Street Tree Planting Plan.
12. Landscape Scheme.
13. Tree Management Plan
14. Tree and Hedgerow Protection & Arborists Report.
15. Taking in charge plan.
16. Ecological Impact Assessment (EclA).
17. Stage 1 and 2 Road Safety Audit
18. Updated Traffic & Transport Assessment.
19. SUDS Strategy.

20. SUDS Management Plan.
21. Flood risk mapping and Assessment.
22. Confirmation of Feasibility from Uisce Eireann.
23. Statement of Design Acceptability from Uisce Eireann.
24. Appropriate Assessment Screening Report.
25. Environmental Impact Assessment Report (EIAR) Screening Report.
26. Archaeological Impact Assessment and Method Statement.
27. Building Lifecycle Report.
28. Community and Social Infrastructure Audit.
29. Part V Proposals.
30. Updated Operational Management Plan.

4.0 **Planning Authority Decision**

4.1. **Decision**

The Planning Authority granted planning permission for the proposed mixed use development comprising 199 no. residential units and 2,123sqm of non-residential uses in 2 no. blocks, subject to 25 no. standard conditions.

4.2. **Planning Authority Reports**

4.2.1. ***Planning Reports***

The Planners Report dated 21st January 2026 outlines the statutory basis and procedural background of the application, describes the proposed development and the site and surrounding context, sets out the planning history for the subject site, summarises national and location policy, lists the consultees and summarises the third-party observation. The report provides a detailed planning assessment of the proposed development and concludes that overall, the scheme broadly aligns with the relevant policies and objectives of the South Dublin County Development Plan 2022-2028 and the Tallaght Local Area Plan 2020 and would contribute to housing delivery in the County on suitably located and serviced sites. The scheme is at an appropriate scale and density relative to the context of the site and wider receiving environment

and would accord with the provisions of the 2022-2028 CDP regarding the 'TC' land use zoning objective of the site, and relevant policies and objectives regarding residential consolidation and intensification, reflecting the wider objectives of the RSES including the implementation of the MASP. The report recommends that permission be granted for the proposed development subject to conditions.

4.2.2. **Other Technical Reports**

Roads Department: Report dated 18th December 2025 stated there is no objection to the proposed development, subject to standard conditions.

Parks and Public Realm: Report dated 10th December 2025 recommends that conditions be attached requiring the applicant to (1) liaise with the Public Realm Department to determine what additional Green Infrastructure interventions can be provided within the scheme and (2) redesign the streetscapes outside of the blueline boundary to tie into the established street pattern.

Water Services: Report dated 17th December 2025 raised concerns that the surface water attenuation tank is undersized and recommended that further details be submitted regarding surface water management. No concerns regarding flood risk.

Housing Department: Report dated 23rd December 2025 notes the Part V proposal and recommends that a Part V condition be attached to any grant of permission.

4.3. **Prescribed Bodies**

Department of Defence: Report dated 8th December 2025 states that given the proximity to Casement Aerodrome, operation of cranes should be coordinated with Air Corps Air Traffic Services, no later than 30 days before use.

Uisce Éireann: Report dated 22nd December 2025 notes that a Confirmation of Feasibility has been issued to the applicant.

- *Water:* Feasible without infrastructure upgrade
- *Wastewater:* Feasible subject to upgrade. In order to accommodate the proposed development, an upgrade of the 225mm gravity sewer along Belgard Square East by c. 400m is required. These upgrade works are not currently on Uisce Éireann investment plan, therefore, the applicant will be required to fund these local network upgrades. At a connection application stage, the network

upgrade requirement will be reviewed, new sewer diameter will be confirmed, and the applicant will be provided with a quote for these works.

- *Diversion of Assets:* The applicant has obtained a Confirmation of Feasibility to divert Uisce Éireann's watermain.

The report recommends standard conditions be attached to any grant of permission.

Environmental Health Officer: Report dated 30th December 2025 stated there is no objection to the proposed development, subject to standard conditions.

National Transport Agency: Report dated 15th December 2025 notes that the site is immediately adjacent to the permitted Tallaght / Clondalkin to City Centre Bus Connects Core Bus Corridor Scheme (ABP HA29N.316828) on the Old Blessington Road. It is requested that appropriate conditions be attached to ensure the applicant co-ordinates any of their works with the NTA and that a liaison take place in advance of commencement of construction.

Transport Infrastructure Ireland (TII): Report dated 11th December 2025 notes that the Planning Authority are required to abide by official policy in relation to development on/affecting national roads as outlined in DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) subject to compliance with the recommendations of the submitted Traffic Assessment and Road Safety Audit.

South Dublin Community Childcare: Email dated 11th December 2025 considered that to allow for an assessment of the creche further details, including the size of each room, intended age group for each room and details of the outdoor play area are required.

4.4. **Third Party Observations**

A third-party submission was received by the appellant, Gerard Stockil – Tallaght Community Council. The concerns raised are similar to those outlined in the appeal below and related to excessive plot ratio, density, building height, negative impact on visual amenity and unit mix.

5.0 Planning History

Subject Site

Reg. Ref. SD04A/0975: Permission was granted in 2006 for 223 no. residential units, retail and creche space in 6 no. blocks (Block A – F) ranging in height from 4 – 6 storeys. The development also included a 200 no. space Luas Park and Ride car park on a 0.089 ha site.

An extension of permission was granted in 2013 (Reg. Ref. SD04A/0975/EP). This permission expired in March 2016 with no works commenced.

Reg. Ref. SD09A/0419: Permission was granted in 2010 for the construction of a 5-storey over basement mixed use development comprising retail (6,339sqm), café / restaurant (297sqm), leisure/ bowling (3,321sqm), cinema (9,987sqm) and 240 no. car parking spaces on a c. 0.91 ha site.

An extension of permission was granted in 2015 (PA Ref. SD09A/0419/EP). This permission expired in March 2020 with no works commenced.

ABP-313760-22: Strategic Housing Development Application: Permission was refused in 2025 for 310 Build to Rent apartments and a creche. The 2 no. reasons for refusal related to (1) the 6-12 storey height 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 and (2) the density of 341 uph 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 the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, where a maximum density of 250 dph is acceptable at sites located in City-Urban Neighbourhood Areas in Dublin and Cork City and Suburbs.

Surrounding Sites:

ABP-316828-23: The Tallaght / Clondalkin to City Centre BusConnects Core Bus Corridor Scheme was approved with Conditions in 2024. This scheme is located on the Old Blessington Road, immediately adjacent to the appeal site.

There have been a number of **Strategic Housing Development Applications** within the immediate environs of the appeal site. The most relevant planning history is summarised below.

ABP-313606-22: Permission was refused in 2025 for the demolition of existing structures and the construction of 334 no. apartments (216 no. apartments, 118 no. Build to Rent apartments), a creche in 3 no blocks ranging in height from 2-11 storeys, at the former ABB site, Belgard Road, c. 110m north of the appeal site. The reasons for refusal related to (1) the density, building height and unit mix materially contravene Tallaght Town Centre Local Area Plan, the South Dublin County Development Plan 2022 – 2028 and does not accord with the provisions of Urban Development and Building Heights Guidelines for Planning Authorities, 2018 and Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024 and (2) the unit mix fails to provide for a suitable unit mix and would contravene materially the Tallaght Town Centre Local Area Plan 2020 - 2026 and the South Dublin County Development Plan 2022 – 2028.

ABP -309916-21: Permission was granted in 2021 to demolish existing buildings and construct 170 no. Build to Rent apartments at a site within the Glen Abbey Industrial / Commercial Estate, c. 700m north of the appeal site.

ABP-308398-20: Permission was granted in 2021 to demolish existing buildings and construct 252 no. Build to Rent apartments and all associated works at Fourth Avenue, Cookstown Industrial Estate, c. 450m northwest of the appeal site.

ABP-305763-19: Permission was granted in 2020 for the demolition of existing buildings and the construction of 328 no. apartments and a creche in a development with a maximum height of 9-storeys, at the junction of Belgard Road and Airton Road, c. 300m north of the appeal site

ABP 306705-20: Permission was granted in 2020 for the construction of 502 no. apartments, a creche and 3 no. retail units in a development with a maximum height of 8-storeys at the junction of Airton Road and Greenhills Road, approx. 700m northeast of the appeal site.

ABP-303306-18: Permission was granted in 2019 for the construction of 438 no. apartments and 403 no. student bedspaces, a crèche and 6 no. retail / commercial

units in 5 no. blocks ranging in height from 4 -10 storeys, at the junction of Belgard Road and Belgard Square located approx. 200m north of the appeal site.

Lands with the Ownership of South Dublin County Council

Reg. Ref. SD208/0005: A Part VIII application was approved by South Dublin County Council in October 2020 for public realm works comprising c. 1.2ha on lands to the north and south of Belgard Square North, c. 250m west of the appeal site. The public realm improvements include a new public space at Innovation Square; new Belgard Square North / Airton East West pedestrian link street; pedestrian crossings; advertising; reconfiguration of county council car parking; and all associated landscaping works.

Reg. Ref. SD218/0009: A Part VIII application was approved by South Dublin County Council in October 2023 for a new public square at Tallaght LUAS stop and improved public space in front of Rua Red Arts Centre and The Civic Theatre with a total area of c. 0.5ha, located c. 250m west of the appeal site. The two spaces will be a continuation of the Tallaght public realm scheme from Cookstown to the County Hall as approved under separate Part 8 application Reg. Ref: SD208/0005 in 2020.

Reg. Ref. SD208/0007: A Part VIII application was approved by South Dublin County Council in October 2000 for the construction of 133 no. affordable rental apartments with a community facility in 3 no. blocks ranging in height from 3-8 storeys on lands located c. 210m northwest of the appeal site.

Reg. Ref. SD208/0012: A Part VIII application was approved by South Dublin County Council in December 2000 for the construction of a new 4-storey innovation centre for Tallaght. The development has a gross floor area of c. 2,980sqm and accommodates a town hall, reception and café at street level engaging with new Public Square (which forms separate Part 8 application); 3 levels of flexible office accommodation - to support start up enterprise and a new access road to the north of the site, to include the provision of 11 no. new car parking spaces on lands c. 330m north west of the appeal site.

6.0 Policy Context

6.1. ***South Dublin County Development Plan 2022 -2028***

The subject site is on lands zoned TC with the associated land use objective *to protect, improve and provide for the future development of Town Centres*. Residential, housing for older people, shop-local, offices, off-licence, childcare facility, doctor / dentist, health centre, restaurant / café are uses permitted in principle under this zoning objective.

The appeal site is located within the core retail area of Tallaght and is identified as a retail opportunity site in Figure 9.1 of the Development Plan.

To the east of the site, on the Belgard Road, is an objective for a Cycleway Proposal. Further north along the Belgard Road is an objective for a Long Term High Capacity Public Transport (RPA Preferred Route).

Chapter 2 sets out the Core Strategy and Settlement Strategy. Section 2.5.6 states that based on the population targets and housing need set out within National and Regional planning policy, South Dublin County Council must accommodate an additional 45,002 persons to achieve the target of 323,769 persons by 2028. This increase requires an additional 15,576 housing units by 2028. These figures are based on an average household size of 2.73 persons per unit. Figure 9 identifies a total housing capacity of 42,570 no. units on 990 ha of already zoned land.

- Policy CS3: Monitoring Population and Housing Growth,
- Policy CS6: Settlement Strategy and
- Policy CS7: Consolidation Areas within the Dublin City and Suburbs are considered relevant.

Chapter 3 sets out a vision for protecting, conserving and enhancing the county's Natural, Cultural and Built Heritage. Policy NCBH1: Overarching, Policy NCBH2: Biodiversity, Policy NCBH3 Natura 2000 Sites are considered relevant.

Chapter 4 aims to promote the development of a green infrastructure network within the county. Policy GI1: Overarching, Policy GI2: Biodiversity, Policy GI4: Sustainable Drainage Systems, and Policy GI5: Climate Resilience are considered relevant.

Chapter 5 addresses Quality Design and Healthy Placemaking includes policies and objectives relating to urban design, densities, building heights, mix of dwelling types and open space. Of particular relevance are:

- Policy QDP1: Successful and Sustainable Neighbourhoods,
- Policy QDP2: Overarching: Successful and Sustainable Neighbourhoods,
- Policy QDP3: Neighbourhood Context,
- Policy QDP4: Healthy Placemaking,
- Policy QDP5: Connected Neighbourhoods,
- Policy QDP7: High Quality Design: Development General: Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture,
- Policy QDP8: High Quality Design: Building Height and Density Guide (BHDG),
- Policy QDP9: High Quality Design: Building Height and Density,
- Policy QDP10: Mix of Dwelling Types, and
- Policy QDP11: Materials, Colours and Textures.

Chapter 6 addresses Housing and sets out the county's housing strategy. Of particular relevance are:

- Policy H7: Residential Design and Layout,
- Policy H8: Public Open Space,
- Policy H9: Private and Semi-Private Open Space,
- Policy H10: Internal Residential Accommodation,
- Policy H11: Privacy and Security, and
- Policy H12: Steep or Varying Topography Sites.

Chapter 7 addresses Sustainable Movement. Of particular relevance are:

- Policy SM1: Overarching – Transport and Movement,
- Policy SM2: Walking and Cycling,
- Policy SM3: Public Transport – General,
- Policy SM7: Car Parking and EV Charging.

Chapter 8 addresses Community Infrastructure and Open Space. Of particular relevance are:

- Policy COS2: Social / Community Infrastructure,
- Policy COS7: Childcare Facilities.

Chapter 9: addresses Economic Development and Employment with the aim of creating a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest. Of particular relevance are:

- Policy EDE8: Retail.
- Policy EDE9: Retail - Tallaght Town Centre.

Chapter 10 addresses Energy. Of particular relevance are:

- Policy E1: Responding to European, National and Regional Policy and Legislation,
- Policy E3: Energy Performance in Existing and New Buildings,
- Policy E4: Electric Vehicles,
- Policy E7: Solar Energy,
- Policy E11: Green Infrastructure.

Chapter 11 addresses Infrastructure and Environmental Services. Of particular relevance are:

- Policy IE2: Water Supply and Wastewater,
- Policy IE3: Surface Water and Groundwater,
- Policy IE7: Waste Management.

Chapter 12: Implementation and Monitoring sets out the Land Use Zoning Objectives and development standards.

Appendix 10: Building Height and Density Guide 2022, Appendix 11: Housing Strategy and HNDA and Appendix 12: Our Neighbourhoods are also considered relevant.

6.2. ***Tallaght Town Centre Development Plan 2020 (as extended)***

On the 14th April 2025 the Tallaght Town Centre LAP was extended for a further period, up to the expiry of the current South Dublin County Development Plan 2022-2028. The

LAP sets out a Strategic Framework for the development of Tallaght. As per the Development Plan the site is zoned Town Centre (TC).

The lands within the LAP are subdivided into Neighbourhoods. The appeal site is located within 'The Centre'. The LAP promotes the continued transformation of The Centre Neighbourhood towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings.

Section 2.6.1 sets out a Plot Ratio range of 1.5 – 2.0 for The Centre Neighbourhood and states flexibility in relation to the gross floor area of up to 20% of the plot ratio ranges may generally be applicable where there is a strong design rationale for an increase in density / height and the development would result in significant public gain including public open space, creation of streets and links, major upgrades to streets, community / cultural amenities or other public domain works.

Section 2.6 states that to reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:

- High-capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane).
- The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood.
- The proposed 'New Urban Square' within the Cookstown neighbourhood; and
- The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood.

This provision will only apply to the extent of a site which is within 100m walking distance of the above locations and will only be considered where the Planning Authority is satisfied that provision of the above facilities will be achieved.

Section 2.6.2 states that in general terms the height strategy provides for the following:

- Building height and scale is greatest in the Centre, in close proximity to Luas stops and along arterial and primary route frontages (up to 6–7 storeys residential, +1 recessed and up to 5–6 storeys non-residential, +1 recessed).
- Building height and scale on secondary routes/frontages is lesser but still within an urban scale, (4–6 storeys residential, 3–5 storeys non-residential).
- Building Height (3-4 storeys) is lower along tertiary routes, within the network of secondary streets).

The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6

Section 3 of the LAP sets out Key Objectives for the Centre. Of relevance are:

- TC1: Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.
- TC4: Improve the condition of existing streets to encourage walking and cycling.
- TC7: Improve interface with all existing and proposed routes and open spaces.
- TC10: Improve and enhance the public realm.

6.3. ***National Planning Framework First Revision (2025)***

The National Planning Framework is a high-level strategic plan for shaping the future growth and development of the county to 2040. It is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between.

It states that the major policy emphasis on renewing and developing existing settlements established under the NPF 2018 will be continued, rather than allowing

the continual expansion and sprawl of cities and towns out into the countryside, at the expense of town centres and smaller villages. It includes revised figures of 50,000 units per annum in the years to 2040. The NPF was revised to allow planning for an additional 950,000 people in Ireland between 2022 and 2040.

Relevant Policy Objectives include:

- National Policy Objective 7: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements and ensure compact and sequential patterns of growth.
- National Policy Objective 8: Deliver at least half (50%) of all new homes that are targeted in the five Cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- National Policy Objective 9: Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- National Policy Objective 10: Deliver Transport Orientated Development (TOD) at scale at suitable locations, served by high-capacity public transport and located within or adjacent to the built-up footprint of the five cities or a metropolitan town and ensure compact and sequential patterns of growth.
- National Policy Objective 12: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.
- National Policy Objective 14: Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity, enhanced levels of amenity and design and placemaking quality, in order to sustainably influence and support their surrounding area to ensure progress toward national achievement of the UN Sustainable Development Goals.
- National Policy Objective 20: In meeting urban development requirements, there be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

- National Policy Objective 22: In urban areas, planning and related standards, including, in particular, height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

6.4. ***Climate Action Plan, 2025***

The Climate Action Plan was published in June 2019 by the Department of Communications, Climate Action and Environment. The Climate Action Plan 2025 (CAP25) is the fourth annual update to Ireland's Climate Action Plan 2019. This plan is prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021. CAP25 builds upon [Climate Action Plan 24](#) (CAP24) by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with CAP24.

The plan implements carbon budgets and sectoral emissions ceilings and sets a roadmap for taking decisive action to half emissions by 2030 and reach net zero no later than 2050. By 2030, it aims for a 40% reduction in emissions from residential buildings and a 50% reduction in transport emissions. The reduction in transport emissions includes a 20% reduction in total vehicle kilometres, a reduction in fuel usage, significant increases in sustainable transport trips, and improved modal share. The residential sector is on track to meet its 2021-2025 sectoral emissions ceiling and is ahead of its 2025 indicative reduction target of -20%.

6.5. ***Climate Action and Low Carbon Development (Amendment) Act 2021***

This Act amends the Climate Action and Low Carbon Development Act 2015. It sets out the national objective of transitioning to a low carbon, climate resilient and environmentally sustainable economy in the period up to 2050. The Act commits us, in law, to a move to a climate resilient and climate neutral economy by 2050. An Coimisiún Pleanála is a relevant body for the purposes of the Climate Act. As a result, the obligation of the Commission is to make all decisions in a manner that is consistent with the Climate Act.

6.6. ***Eastern and Midland Regional Assembly – Regional Spatial and Economic Strategy (RSES) 2019 - 2031***

The RSES is underpinned by key principles that reflect the three pillars of sustainability: Social, Environmental and Economic, and expressed in a manner which best reflects the challenges and opportunities of the Region. It is a key principle of the strategy to promote people’s quality of life through the creation of healthy and attractive places to live, work, visit and study in.

The site is located with the ‘Dublin Metropolitan Area’. The Metropolitan Area Strategic Plan (MASP), which is part of the RSES, seeks to focus on a number of large strategic sites, based on key corridors that will deliver significant development in an integrated and sustainable fashion. The followings RPOs are of particular relevance:

RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan Area shall provide for higher densities and qualitative standards set out in the ‘Sustainable Residential Development in Urban Areas’. ‘Sustainable Urban Housing; Design Standards for New Apartment’ Guidelines, and Draft ‘Urban Development and Building Heights Guidelines for Planning Authorities’.

RPO 5.5: Future residential development in the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, supported by the development of Key Metropolitan Towns in a sequential manner as set out in the Dublin Area Strategic Plan (MASP) and in line with the overall settlement strategy for the RSES.

6.7. ***National Biodiversity Action Plan (NBPA) 2023-2030***

The 4th NBAP strives for a “whole of government, whole of society” approach to the governance and conservation of biodiversity. The aim is to ensure that every citizen, community, business, local authority, semi-state and state agency has an awareness of biodiversity and its importance, and of the implications of its loss, while also understanding how they can act to address the biodiversity emergency as part of a renewed national effort to “act for nature”.

This NBAP builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing

new and emerging issues:

- Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity.
- Objective 2 - Meet Urgent Conservation and Restoration Needs.
- Objective 3 - Secure Nature's Contribution to People.
- Objective 4 - Enhance the Evidence Base for Action on Biodiversity.
- Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives.

6.8. **Section 28 Ministerial Guidelines**

Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant Section 28 Ministerial Guidelines are as follows.

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).
- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2025) (the 'Apartment Guidelines').
- The Planning System and Flood Risk Management (including the associated Technical Appendices) (2009).
- Appropriate Assessment of Plans and Projects in Ireland – Guidelines for Planning Authorities (2009).
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme.
- Urban Development and Building Height, Guidelines for Planning Authorities (2018) (the 'Building Height Guidelines').
- EPA - Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018 (updated 2019).
- The Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (DELG, July 1996) and *Circular Letter PL 07/12 (DECLG,*

October 2012)

Other

- Design Manual for Urban Roads and Streets (DMURS December 2013) (as updated) (Including Interim Advice note Covid-19 May 2020).

5.4 Natural Heritage Designations

There are no designated sites within or immediately adjacent to the appeal site.

I refer the Commission to Appendix 3: Appropriate Assessment Screening (Stage 1) of this report.

7.0 The Appeal

7.1. Grounds of Appeal

The main grounds of the third-party appeal from Gerard Stockil – Tallaght Community Council are summarised below.

- Overall, the positive aspect of the development is noted. However, there are concerns regarding some aspects of the plot ratio, density and unit mix.
- The plot ratio is excessive and should be reduced to comply with the clear guidelines in the Tallaght Town Centre LAP and the Development Plan. Proximity to the Luas is not a sufficient justification for the density or plot ratio.
- The density is excessive and is comparable to density in London, which has much better public transport infrastructure.
- Building height is excessive and would negatively impact on the visual amenity of Tallaght Village, in particular on St. Maelruain's Church.
- The building height is not permissible under any reasonable interpretation of the planning regulations.
- The unit mix does not comply with H1 Objective 12 to provide 30% 3-bed units. Proximity to the Luas is not an adequate reason for non-compliance. The Commission have refused permission (ABP-313591-22) due to non-compliance with the unit mix.

- The Apartment Guidelines do not override the Development Plan housing mix objectives which are based on the Housing Need and Demand Assessment. The housing mix isn't arbitrary it is meant to be evidence led. There are insufficient 3-bed units in Tallaght.
- The design approach would lead to unnecessary massing.

7.2. Applicant's Response

The applicant's response to the third-party appeal is summarised below.

- Given the Councils support of the development, local and national housing shortage, long term vacancy and underutilisation of the site and the limited number of concerns raised by the single appellant it is requested that the Commission limit its assessment to the issues raised in the appeal.
- The Planning Report and Statement of Consistency submitted with the application describe and justify the plot ratio, density, dwelling mix and building height.
- The 2.4.1 plot ratio correctly benefits from the 20% uplift permitted in the LAP due to its strong design rationale and significant public gain at this strategically located and prominent town centre site.
- The density is appropriately and sustainably at the upper end of the 50-250 dph range established, due to its central location, proximity to public transport, services and amenities and lack of constraints and restrictions.
- The Planning Authority had no concerns regarding the plot ratio or density.
- The proposed height wholly complies with the height strategy set out in the LAP.
- The LAP states that the building heights may be exceeded particularly in the core of the town centre proximate to the Luas terminus and The Square Shopping Centre. Notwithstanding this, the development is constrained by the plot ratio limitations and has been designed to comply with the prescribed building height standards in the LAP.
- The building height is not bluntly or blanketly proposed. Various design interventions have been incorporated to moderate its overall form and

presentation including inseting of building lines, variations in building height, use of brick with variations on its stacking and layering and alternating and varied fenestration positions.

- The results provide for excellent access to daylight and sunlight, with no undue impacts on adjacent buildings.
- The design would not negatively impact on the visual amenities of the area. There are multiple existing buildings between the site and St. Maelruain's Church, including a 6-storey mixed use development at Abberley Square.
- In existing urban and suburban areas there will inevitable be of a greater quantum of development and extent of built form in closer proximity to each other. Given the need to more sustainably use land within existing settlements this should be embraced, subject to careful design and planning considerations.
- The scheme is an important and progressive regeneration project in Tallaght due to the brownfield sites highly prominent position, proximity to the Luas stop, multiple bus routes, various services and amenities. It will provide residential units, create employment opportunities and provide active street frontage.

7.3. **Planning Authority Response**

The Planning Authority confirmed its decision and stated that the issues raised in the appeal have been covered in the Chief Executive Order.

7.4. **Observations**

None

7.5. **Further Responses**

None

8.0 **Assessment**

- 8.1. My assessment focuses on the National Planning Framework, the Regional Economic and Spatial Strategy and all relevant Section 28 guidelines and policy context of the statutory development plan. It has full regard to the planning authority's report, third party appeal and submission by prescribed bodies. I am satisfied that no other

substantial planning issues arise and consider that the main issues in this appeal can be dealt with under the following headings:

- Principle of Development.
- Design Approach.
- Quantum of Development (density and plot ratio).
- Housing Tenure and Mix.
- Building Height.
- Built and Cultural Heritage.
- Transportation and Car Parking.
- Water Services.
- Telecommunications Infrastructure.

8.2. ***Principle of Development***

8.2.1. Tallaght is the County Town of South Dublin County Council. The surrounding area comprises urban land uses, including commercial, retail, residential, health, educational and community uses with building heights of up to 7-storeys. The site is located c. 40m east of The Square Shopping Centre, c. 360m west of Tallaght Village and 400m west of Technological University Dublin (TUD) Tallaght. The site has a stated area of c. 1.19 ha and includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (c. 0.28 ha). The main development site has a net area of 0.91 ha. The site was previously in use by Woodies DIY. However, all structures were demolished in the early 2000's, and the site is currently vacant and comprises hardstanding. The surrounding area is well served by public transport. The Luas Red Line, Tallaght stop, is located c. 380m walking distance to the east of the site. There are a large number of bus stops located at The Square Shopping Centre, with additional bus stops on Blessington Road, Belgard Road and Belgard Square North.

8.2.2. The proposed development includes the construction of 199 no. residential units, comprising 49 no. 'senior living' and 150 no. 'standard' apartments and 2,123sqm of non-residential floor space in 2 no. urban blocks with a maximum height of 7 storeys. The non-residential uses are provided at ground floor level of both blocks and includes 4 no. retail units (331sqm), 4 no. class 1 / class 2 commercial units (387sqm), bicycle

sales and repair shop (81sqm), off-licence (64sqm), a bar (151sqm), café (87sqm), medical centre (210sqm), dental practice (72sqm), pharmacy (195sqm) and beauty / health salon (195sqm). A creche (350sqm) with external play area is provided at ground, mezzanine and first floor levels.

- 8.2.3. The subject site is on lands zoned TC (Town Centre) with the associated land use objective *to protect, improve and provide for the future development of Town Centres*. Residential, housing for older people, shop-local, offices, off-licence, doctor / dentist, health centre, restaurant / café and childcare facility are uses permitted in principle under this zoning objective.
- 8.2.4. The appeal site is located within the core retail area of Tallaght and is identified as a retail opportunity site in Figure 9.1 of the Development Plan. I am satisfied that the proposed retail uses at ground floor level area in accordance with the provisions of Policy EDE8 of the Development Plan to ensure adequate retail provision having regard to the sequential approach and to protect the vitality and viability of existing centres and Policy EDE9 to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre.
- 8.2.5. The lands within the Tallaght Town Centre Local Area Plan (LAP) are subdivided into Neighbourhoods. The appeal site is located within 'The Centre' Neighbourhood. The LAP promotes the continued transformation of The Centre Neighbourhood towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings. It further states that this neighbourhood should develop as an area that supports a broad mix of uses in accordance with zoning objectives in the County Development Plan. Again, I am satisfied that the proposed mix of uses is in accordance with the provisions of the LAP.
- 8.2.6. Overall, I am satisfied that the proposed uses are generally in accordance with the sites zoning objective and the provisions of the LAP and are, therefore, acceptable in principle. It is noted that no concerns were raised regarding the mix of uses by the Planning Authority, third party or prescribed bodies.

8.3. Design Approach

Design and Layout

- 8.3.1. The third party raised concerns regarding the massing of the proposed development. The proposed development comprises the construction of 2 no. urban blocks (Block A and Block B). Block A is a rectangular shaped block located on the southern portion of the site, adjacent to the McDonalds restaurant and Drive Thru. Block B is a U-shaped perimeter block, located on the northern portion of the site. It sits at the site's boundaries with Old Blessington Road to the north, Belgard Square East to the east and Belgard Road to the west. Blocks A and B are separated by a proposed new pedestrian street / public plaza, with a stated area of 1,463sqm. This new street provides connectivity between Belgard Road and Belgard Square East, and to The Square Shopping Centre further east. The proposed non-residential units are located at ground floor level and provide direct frontage onto Old Blessington Road, Belgard Road, Belgard Square East and the proposed new public plaza.
- 8.3.2. Block A has a maximum height of 6-storeys in height. It is rectangular in shape with 2 no. 6-storey elements at the eastern and western boundaries of the site and a central 2-storey element. This stepped approach to building height allows for increased access to daylight and sunlight for the central plaza and communal open space at podium level in Block B. Block A contains 49 no. 'senior living' apartment comprising 23 no. 1-bed units and 26 No. 2-bed units over 4 no. ground floor non-residential units comprising pharmacy, beauty / health salon, a retail unit and a class 1 / class 2 commercial unit.
- 8.3.3. Block B is predominantly a 6 - 7 storey, U-shaped block. It contains 150 no. 'standard' apartment units, comprising 6 no. studios, 24 no. 1-bed units, 72 no. 2-bed units and 48 no. 3-bed units over 13 no. non-residential units comprising 3 no. retail units, 3 no. class 1 / class 2 commercial units, bicycle sales and repair shop, off-licence, a bar, cafe, medical centre and a dental practice at ground floor level. The creche is located at ground, mezzanine and first floor level of Block B, with the outdoor play space immediately adjacent to the proposed public plaza. The central area of the block contains undercroft car parking with podium (first floor) level communal open space above.

- 8.3.4. The scheme includes a variety of unit types. In Block A there are 11 no. unit types (1 A-D and 2A-G) ranging in size from 51.1sqm (1-bed unit) to 95sqm (2-bed unit). In Block B there are 12 no. unit types (1A, 1B and SA, 2A-D and 3A -E) ranging in size from 40.1sqm (studio) to 103.4sqm (3-bed). The information provided within the applicants Architectural Design Statement and within the drawings indicates that each of the apartments reaches or exceeds the minimum standards for room sizes and widths as set out in the Apartment Guidelines.
- 8.3.5. SPPR3 of the Apartment Guidelines, 2025 requires that a minimum of 25% of apartments should be dual aspect. The layout provides for 109 no. dual aspect units, 37 no. in Block A (75.5%) and 72 no. in Block B (48%) which equates to a total of 55% of dual aspect units, which is significantly in excess of the minimum standard. It is noted that there are no single aspect north facing units.
- 8.3.6. The undercroft car parking at the ground floor level of Block B contains 58 no. car parking spaces, 3 no. motorcycle spaces and 3 no. set down bays access to the car park is from Belgard Square East only. There is an additional gated service lane located to the south of Block A with access from both Belgard Square East and Belgard Road. I have no objection to the proposed access arrangements for both the residential and non-residential uses.
- 8.3.7. The elevational treatment for both blocks is the same. To reduce the scale and massing of the building the building lines are staggered, with a vertical emphasis. The ground floor level is predominately glazing, serving the non-residential units, with elements of decorative brick and signage. The predominate external material at the upper levels is brick, with variation in colour. Elements of decorative brick are also provided around some of the windows and the projecting balconies at the upper levels. The balconies are also staggered and include 3 no. design variations. The use of a high-quality durable materials at this prominent location is welcome.
- 8.3.8. The concerns of the third party regarding the mass of the building are noted. However, it is my view the design of the blocks, the use of differing brick colour and materials, the staggered building line and the variation in balcony position and style has been well considered by the applicant and creates a visually interesting, high-quality scheme on this prominent site within Tallaght Town Centre. I am also satisfied that the

provision of the non-residential uses at ground floor level provide an appropriate active frontage at this town centre location.

Open Space

- 8.3.9. Table 12.21 of the Development Plan sets out minimum standards for private and communal open space for apartment developments. These standards are reflective of the standards set out in the Apartment Guidelines (2025) of 4sqm per studio, 5sqm per 1-bed, 7sqm per 2- bed (4-person) and 9sqm per 3-bed.
- 8.3.10. The information provided within the applicants Architectural Design Statement and within the drawings indicates that private open space provision for each of the apartments reaches or exceeds these minimum standards.
- 8.3.11. The unit mix results in a requirement for 1,377sqm of communal open space. It is proposed to provide a total of 1,701sqm of communal open space. Block A comprises 23 no. 1-bed and 26 no. 2-bed 'senior living units' which results in a requirement for 297sqm of communal open space. It is proposed to provide a total of 303sqm of communal open space in Block A, in this regard an external space at ground floor level (139sqm) immediately adjacent to the proposed public plaza and an internal space at first floor level (114sqm) which is connected to an outdoor terrace (50sqm). I have no objection to the quantity or quality of the proposed communal open space to serve the senior living units.
- 8.3.12. Block B comprises 6 no. studios, 24 no. 1-bed, 72 no. 2-bed and 48 no. 3-bed apartments, which results in a requirement for 1,080sqm of communal open space. It is proposed to provide 1,398sqm of communal open space at podium level, above the undercroft car park. The communal open space is overlooked by the residential units. The space includes a raised roof garden which provides passive overlooking of the proposed new street area for passive. The space includes seating, planting and a dedicated play space (125sqm).
- 8.3.13. Table 8.2 of the Development Plan sets out a minimum standard of 10% of the site area be provided as public open space for new residential developments on lands in other zones, including mixed use. The proposed scheme includes a new pedestrian street between the Belgard Road and Belgard Square East. This new area of public open space has a stated area of 1,463sqm, which equates to 16.1% of the total site

area which is in excess of the 10% required by the Development Plan. The new street would include seating, play features, planting and lighting. It is envisioned that this area of public open space would serve as a civic space, facilitating public events, cultural activities and community gatherings. Table 8.1 of the Development Plan sets out the Public Open Space Hierarchy. It states that civic spaces / squares are important spaces that vary in space and are generally less than 2,000sqm. These spaces are intended to serve a neighbourhood function and are designed for pedestrian movement and social interaction in urban settings. To incorporate the new street into the surrounding area it is proposed to provide new pedestrian / cycle crossing points on the Belgard Road and Belgard Square East. I have no objection to the quantity or quality of the proposed area of public open space and am satisfied that it would provide a high level of amenity for future occupants for the scheme and the wider area. If the Commission are of a mind to grant permission, a condition should be attached requiring that the pedestrian access to the new street / public plaza be open 24 hours a day, with no gates or security barrier at the entrance to the development or within the development in a manner which would prevent pedestrian access.

Public Art

- 8.3.14. Public art contributes to the distinctiveness of an area and promotes a sense of place and identity. COS11 Objective 3 requires the provision of a piece of public art in scheme greater than 5,000sqm non-residential or in excess over 500 residential units. The proposed development includes 199 No. residential dwellings and 2,123sqm of non-residential floor space and, therefore, falls below both of these thresholds. Notwithstanding this, having regard to Section 8.13 of the Development Plan which states that the Council will encourage and support proposals for the creation and installation of public art in suitable and accessible public places. It is my opinion that given the overall size of the scheme and the urban location, the provision of a new public plaza is an appropriate location for a piece of public art. It is my recommendation that if permission is being granted that a condition be attached that the applicant engage with the planning authority regarding the requirement for an art installation within the subject site.

Creche

8.3.15. The proposed scheme includes a 350sqm creche over ground, mezzanine and first floor level of Block B, with external play area at ground floor level. The proposed creche has a stated capacity of 70 no. children. The South Dublin Community Childcare submission considered that further details, including the size of each room, intended age group for each room and details of the outdoor play area of the creche are required. I satisfied that that there is sufficient capacity in the proposed facility to accommodate demand generated by the proposed development and that the concerns of the South Dublin Community Childcare are noted could be addressed by way of condition. Therefore, it is recommended that a suitable condition be attached to any grant of permission.

Contribution to Placemaking

8.3.16. Policy H7 of the Development Plan promotes high quality design and layout in new residential developments to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

8.3.17. Chapter 4 of the Compact Settlement Guidelines focuses on planning and design at settlement, neighbourhood and site levels. In accordance with Policy and Objective 4.2 of the Guidelines an assessment of the proposed development against the stated 'key indicators of quality design and placemaking' is outlined in the following table.

Table 1: Placemaking

(i) Sustainable and Efficient Movement	(a) The proposed development includes a new street which would act as a plaza / civic space and provide a link between Belgard Road and Belgard Square East The new street, Belgard Road, Old Blessington Road and Belgard Square East would all be passively overlooked by the non-residential uses at ground floor level and the residential uses above. The proposed development results in a high quality and coherent urban scheme that would improve the legibility of the urban area.
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	<p>(b) The appeal site is located within Tallaght town centre with a wide variety of services and amenities within the immediate vicinity of the proposed development.</p> <p>As outlined in Section 8.8 below, I am satisfied that the appeal site is well served by high frequency and high capacity public transport.</p> <p>(c) The scheme includes 2 no. new pedestrian crossing on both the Belgard Road and Belgard Square East which would improve connectivity between the appeal site and Tallaght Village and TU Tallaght to the east and The Square Shopping Centre to the west.</p> <p>The scheme also includes upgrades to the public road surrounding the appeal site, including new pavements and planting, the continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road and an alteration to the median and northbound right turn at Belgard Road onto Abberley Square.</p> <p>The scheme incorporates 557 no. bicycle parking spaces (412 no. short stay and 145 long stay) both within the undercroft car parking area and on the footpaths surrounding the proposed development, on land within the ownership of the applicant.</p> <p>(d) The proposed development includes 58 no. car parking spaces to serve the residential element of the proposed development. The quantum of car parking equates to c. 0.3 no. spaces per unit. As addressed below in Section 8.9 I am satisfied that the proposed quantum of car parking is acceptable in this instance.</p> <p>All car parking spaces are provided at ground floor level / undercroft, under the proposed communal open space at podium level. These spaces would be accessed from Belgard Square East. An additional servicing area is proposed to the rear (south) of Block A with gated access / egress from both Belgard Road and Belgard Square East.</p> <p>Overall, I am satisfied that the proposed scheme would be safe and would not be dominated by cars.</p>
<p>Mix and Distribution of Uses</p>	<p>(a) The site is located within Tallaght Town Centre and is highly accessible by walking, cycling and public transport in the form of Luas and bus. The proposed scheme provides for 150 no. standard (Build to Sell) apartments and 49 no. older</p>

	<p>person (Build to Sell) apartments, above non-residential uses at ground floor level including 4 no. retail units (331sqm), 4 No. class 1 / class 2 commercial units (387sqm), Bicycle sales and repair shop (81sqm), Off-licence (64sqm), a bar (151sqm), Café (87sqm), Medical centre (210sqm), Dental practice (72sqm), Pharmacy (195sqm) and Beauty / health salon (195sqm). A crèche (350sqm) at ground, mezzanine and first floor level with external play area is also proposed in Block B. I am satisfied that the mix of uses responds in scale and intensity to the level of accessibility of the site.</p> <p>(b) The development includes a new street / plaza between the blocks, which would provide a pedestrian / cycle link between Belgard Road and Belgard Square East. This new area of public open space has a stated area of 1,463sqm (16.1% of the total site area) and would include seating, play features, planting and lighting. It is envisioned that this area of public open space would serve as a civic space, facilitating public events, cultural activities and community gatherings.</p> <p>(c) Less central area policy is not applicable.</p> <p>(d) The proposed site is a vacant, brownfield site in the urban area. The proposed quantum of development would support the consolidation of the urban area.</p> <p>(e) As noted below in Section 8.9 the appeal site is highly accessible by public transport. The proposed development would support the integration of land use and transportation.</p> <p>(f) Housing Tenure and Mix is addressed in Section 8.5 of this report. Overall, I am satisfied that the proposed development would provide an appropriate tenure and mix at this location.</p>
<p>(iii) Green and Blue Infrastructure</p>	<p>(a) The proposed site is a vacant brownfield site in the urban area that is generally covered in hard standing. There are no natural features, biodiversity or landscapes located within the site.</p> <p>(b) The proposed scheme comprises a high-density urban development and does not include multifunctioning and interlinked green spaces. Table 8.1 of the Development Plan sets out the Public Open Space Hierarchy. It states that civic spaces / squares are important spaces that vary in space and are generally less than 2,000sqm. These spaces are intended to serve a neighbourhood function</p>

	<p>and are designed for pedestrian movement and social interaction in urban settings.</p> <p>(c) / (d) The proposed scheme incorporates blue roofs, permeable paving, tree pits and raised planters. Blue/green roofs will cover the majority of the total roof area (c. 6,000sqm). This would function as attenuation storage with capacity of c. 774m³, which is in excess of the required (696m³) 1-100 year storm event.</p>
(iv) Public Open Space	<p>As outlined above, the quantum of public open space proposed is in excess of the Development Plan standards. I have no objection to the quantity or quality of the proposed area of public open space and am satisfied that it would provide a high level of amenity for future occupants for the scheme and the wider area.</p>
(v) Responsive Built Form	<p>(a) The proposed scheme results in the construction of 2 no. perimeter blocks. I am satisfied that the layout of the blocks is an appropriate design response to the context of the site which supports the creation of a high quality and legible urban area.</p> <p>(b) The height, scale and massing of the blocks are similar to existing and previously approved developments within Tallaght Town Centre. I am satisfied that the proposed development responds positively to the established pattern of development.</p> <p>(c) As noted above the proposed scheme incorporates a new street. I am satisfied that the layout supports the overall urban structure of the wider area.</p> <p>(d) The scheme provides 2 no. perimeter blocks which provide direct frontages onto the Belgard Road, Old Blessington Road, Belgard Square East and the proposed new street. In my opinion the non-residential uses at ground floor level would result in an active street frontage. Both the residential uses and the non-residential uses would provide passive overlooking of areas of public open space.</p> <p>(e) The proposed development comprises a high-quality contemporary design approach, with variety in height, scale and massing which result in a coherent urban scheme. I consider the proposed design reflects a contemporary modern design approach utilising traditional built forms with varied finishes the respects and enhances local character.</p>

	(f) As outlined above, the predominate external material is brick, which is a high quality and durable material and glazing to the non-residential uses at ground floor level. I have no objection to the proposed palette of materials and finishes.
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Conclusion

In conclusion, having regard to the urban location, the brownfield nature of the site, the high quality design and layout of the scheme, the provision of a new street and the landscaping proposals, it is my view that the proposed development successfully integrates into the streetscape and would support the consolidation of the urban environment and represents a reasonable response to its context and would be in accordance with the provisions of Policy H7 of the Development Plan Policy and Objective 4.2 of the Compact Settlement Guidelines.

8.4. Quantum of Development (Density and Plot Ratio)

Density

- 8.4.1. It is noted that permission was refused in 2025 (ABP-313760-22) for a Strategic Housing Development (SHD) Application comprising 310 no. 'Build to Rent' apartments and a creche on the appeal site. The second reason for refusal considered that proposed density of 341 uph 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 the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024, where a maximum density of 250 dph is acceptable at sites located in City-Urban Neighbourhood Areas in Dublin and Cork City and Suburbs.
- 8.4.2. Excluding the area on the public road, the appeal site has a net developable area of 0.91 ha. Based on the net developable area the proposed scheme has a density of 243 dpa. The third party raised concerns that the density is excessive. The Development Plan and the Tallaght Town Centre LAP do not set out prescriptive out density standards. However, Section 5.2.7 of the Development Plan notes that the Building Height and Density Guide (BHDG) Appendix 10 of the Development Plan forms the primary policy basis and toolkit to employ the delivery of increased building height and density within the County in a proactive but considered manner. The guide

contains a detailed set of performance-based criteria for the assessment of developments of greater density and increased height. An assessment of the scheme against these performance-based criteria is set out below in Section 8.6 of this report. As assessed in detail below, I am satisfied that the density of the scheme is in accordance with the criteria set out in the BHDG.

- 8.4.3. The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) identify types of locations that may be suitable for different density ranges. Table 3.1 of the Guidelines sets out the areas and density ranges for Dublin as well as Cork City and its suburbs and divides the city into City - Centre, City-Urban Neighbourhoods and City – Suburbs / Urban Expansion. In my opinion the site is located within the City - Urban Neighbourhoods. The Guidelines note that these neighbourhoods are highly accessible urban locations with good access to employment, education and institutional uses and public transport. It is a policy and objective of the Guidelines that residential densities in the range 50 dph to 250 dph (net) shall generally be applied in urban neighbourhoods of Dublin and Cork. Therefore, while the proposed density of 243 dph is at the higher end of the density range it is in accordance with the provisions of the Guidelines.
- 8.4.4. As set out below in Section 8.6, having regard to the surrounding urban context and the high level of accessibility to public transport and a wide range of services and amenities I am satisfied that the proposed density is reasonable at this location. It is also noted that the Planning Authority raised no concerns regarding the density.

Plot Ratio

- 8.4.5. Based on the net developable site area the proposed scheme has a plot ratio of 2.4. The third party raised concerns that the plot ratio is excessive and should be reduced to comply with the clear guidelines in the Tallaght Town Centre LAP and the South Dublin County Development Plan (SDCDP).
- 8.4.6. Plot ratio is an expression of the amount of floor space in relation to the site area. It is a useful tool to ensure that high density schemes are appropriately developed to a high standard by controlling the bulk and mass of buildings. However, as the floor area or volume of a building can be distributed in different ways plot ratio should be considered in combination with other development control measures such as site coverage, building height, quantum of open space and built form.

- 8.4.7. The Development Plan does not set out plot ratio standards. However, Section 2.6.1 of the LAP sets out a plot ratio range of 1.5 – 2.0 for The Centre Neighbourhood, which the appeal site is located within. The LAP allows for a 20% increase in the plot ratio ranges where there is a strong design rationale for an increase in density / height and where the development would result in significant public gain including public open space, creation of streets and links, major upgrades to streets, community / cultural amenities or other public domain works. Therefore, subject to certain criteria a plot ratio of 1.8 – 2.4 is acceptable. Although at the higher end, the proposed plot ratio of 2.4 falls within this range.
- 8.4.8. Section 7.3.1 of the applicants Planning Report and Statement of Consistency provides a justification for additional 20% increase in plot ratio, with regard to the strong design rationale and significant public gain including public open space provision within the sachem, major upgrades to the streets surrounding the site, provision of community and / or cultural amenities and other works to be carried out in the public domain.
- 8.4.9. An assessment of the design and layout of the scheme is provided above, and I am satisfied that the high-quality contemporary design of the scheme with a variety in height, massing and scale of the blocks is appropriate within its urban context and, therefore, I agree with the applicant that there is a strong design rationale for the proposed plot ratio.
- 8.4.10. With regard to significant public gain, the proposed scheme includes a new street / plaza between the blocks, which would provide a pedestrian / cycle link between the Belgard Road and Belgard Square East. This new area of public open space has a stated area of 1,463sqm, which equates to 16.1% of the total site area, and is in excess of the 10% required by the Development Plan. The new street would include seating, play features, planting and lighting. It is envisioned that this area of public open space would serve as a civic space, facilitating public events, cultural activities and community gatherings. The proposed development also includes 2 no pedestrian / cycle crossing points on the Belgard Road and Belgard Square East which would provide connectivity to The Square Shopping Centre to the west and the retail units on the Belgard Road and Tallaght Village further east of the appeal site. It is my view that this street would provide high quality public open space, which would be a significant gain for the surrounding area. Therefore, I am satisfied that the proposed

development is in accordance with the criteria set out in Section 2.6.1 of the Tallaght Town Centre LAP which allows for an increase in plot ratio of 20%.

- 8.4.11. The proposed scheme includes tree planting and minor works around the northern, eastern and western boundaries of the appeal site. The applicant considered these works to be major upgrades to support the increased plot ratio. However, given the limited nature of the works and the report of the Planning Authority's Parks and Public Realm division which requested a redesign the streetscapes outside of the blueline boundary to tie into the established street pattern, I do not consider these works to be major upgrades.

Conclusion

- 8.4.12. While the concerns of the third party are noted, it is my opinion that the proposed development should be viewed in the context of the surrounding area which has experienced a transition to a more urban / denser area, with a mix of uses, including apartment blocks of varying heights and significantly increased densities and plot ratios. Details of recent grants of permission are outlined in Section 5 Planning History of this report and include developments that have approved densities of up to 359dpu and plot ratios of up to 2.95 (ABP-308398-20). Having regard to these recent planning permissions in the wider area, it is my view that the proposed development would be appropriate and reinforce the changing profile towards a mixed-use urban centre.
- 8.4.13. In conclusion, I am satisfied that the proposed density and plot ratio are in accordance with the provisions of the Development Plan and the LAP and are consistent with recent grants of permission in the wider area. It is also my view that they are appropriate at this location and would support the consolidation of the urban environment, which is welcomed.

8.5. *Housing Tenure and Mix*

Housing Tenure

- 8.5.1. The proposed development contains 199no. 'Build to Sell' apartments comprising 49 no. 'senior living' apartments and 150 no. standard apartments. Appendix 11 of the Development Plan sets out the South Dublin Housing Strategy and Interim Housing Need and Demand Assessment (HNDA). Section 7.4.4 of Appendix 11 states that

housing for older people is becoming an increasingly significant issue, with the most recent Census data indicating that the over-65 age category has increased by 19.1% in the State as a whole since 2011. The senior living / older persons apartments are wholly provided in Block A, while the standard apartments are provided in Block B. The applicants Planning Report notes that the senior living units would likely be occupied by a resident aged 55 years or older, subject to agreement with the Planning Authority. I have no objection to the proposed tenure and note that the provision of dedicated older persons accommodation is in accordance with H3 Objective 1, H3 Objective 2, H3 Objective 4, H3 Objective 7 all of which promote the provision of older person accommodation at suitable locations. To ensure the residential units in Block A are solely reserved for older persons it is recommended that a suitable condition be attached to any grant of permission.

Housing Mix

- 8.5.2. The apartment units comprise 6 no. (3%) studios, 47 no. (23.6%) 1-bed, 98 no. (49.3%) 2-bed and 48 no. (24.1%) 3-beds. The third party raised concerns that the proposed unit mix does not comply with H1 Objective 12 of the Development Plan to provide 30% 3-bed units.
- 8.5.3. H1 Objective 12 requires a minimum of 30% 3-bedroom units shall be provided in new residential developments. It is noted that in some circumstances a lesser provision can be provided including *inter alia* where the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA. Objective RE 2 of the LAP also requires a that a minimum of 30% of all new residential units be 3-bedroom.
- 8.5.4. The proposed scheme includes 49 no. older persons units containing 23 no. 1-bed (2-person) and 26 no. 2-bed (4-person). The applicants Planning Report and Statement of Consistency notes that the senior living units have been specifically designed for occupation by a distinct cohort of older persons who would not need multi-bedroom dwellings, as they will be single persons and couples. This is a specific type of housing that is supported in the Development Plan. Having regard to the provisions of Chapter 6 Housing and Appendix 11 Housing Strategy of the Development Plan, I am satisfied

that older persons units are unlikely to generate a significant demand for 3-bed units. It is my view that they should be excluded from the calculation of 3-bed units are required under H1 Objective 12. Therefore, the unit mix as required under H1 Objective 12 relates to Block B only. Block B comprises 6 no. (4%) studios, 24 no. (16%) 1-bed, 72 no. (48%) 2-bed and 48 (32%) no. 3-bed apartments. Therefore, I am satisfied that the unit mix complies with the provisions of H1 Objective 3 of the Development Plan and Objective RE 2 of the LAP, that a minimum of 30% 3-bed units in new residential developments.

- 8.5.5. In addition to the above, and having regard to H1 Objective 12 which further states that in some circumstances a lesser provision can be provided including *inter alia* where the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA the applicant undertook a review of existing housing mix within a 10 minute walk of the site. The information provided in Section 7 of the applicants Planning Report indicates that the majority of existing housing stock (72%) are 3-bed units or larger, with 26% 2-beds and 2% 1-beds. The Planning Report notes that the proposed development would provide an appropriate balance to the local housing mix. Having regard to the information provided by the applicant I agree that the proposed development would provide for an appropriate unit mix for this urban area.
- 8.5.6. While the concerns of the third party are noted I am satisfied that the unit mix is appropriate at this location and in accordance with the provisions of H1 Objective 12 of the Development Plan and Objective RE 2 of the LAP, as the older persons accommodation is unlikely to generate a requirement for 3-bed units and having regard to the existing unit mix within a 10 minute walk of the appeal site. It is also noted that the Planning Authority raised no objection to the proposed unit mix.
- 8.5.7. It is also noted that SPPR 1(B) of the Apartment Guidelines (2025) states that to promote increase density there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development with the exception set out in SPPR1 (A), which relates to specific schemes where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA).

8.6. ***Building Height***

- 8.6.1. As noted above, permission was refused in 2025 on the appeal site (ABP-313760-22) for a Strategic Housing Development (SHD) Application comprising 310 Build to Rent apartments and a creche. The first reason for refusal considered that the proposed 6-12 storey building height materially contravened 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. The height of the proposed development has been reduced to a maximum of 7-storeys to address the previous reason for refusal.
- 8.6.2. The third party raised concerns that the proposed building height is excessive and would negatively impact on the visual amenity of Tallaght Village, in particular on St. Maelruain's Church. The concerns raised regarding the impact on St. Maelruain's Church are addressed below in Section 8.7 Built Heritage.
- 8.6.3. Section 2.6.2 of the Tallaght Town Centre LAP sets out the height strategy. Figure 3.3 of the LAP identifies the sites northern boundary with Old Blessington Road and the sites eastern boundary with the Belgard Road as suitable for 6–7 storeys residential, +1 recessed and up to 5–6 storeys non-residential, +1 recessed. The LAP identifies the sites western boundary with Belgard Square East and the sites southern boundary with the existing Mc Donalds restaurant and Drive Thru as suitable for heights of 4-6 storeys residential, 3–5 storeys non-residential. It further notes that the height standards may be exceeded in the Centre Neighbourhood, where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre. The proposed scheme has been designed in accordance with the height strategy. In this regard the northern elevation (Block B) at the boundary with Blessington Road is 7-storeys in height. The eastern elevation with the Belgard Road varies in height from 6 storeys (Block A) to 7 storeys (Block B). The western elevation is 6 storeys (both Block A and B) and the southern elevation varies from 2 – 6 storeys (Block A). It is noted that the proposed development comprise non-residential uses at ground floor level with a floor to ceiling height of c. 4.2m. The residential units above have a lightly larger than standard floor to ceiling

height of c. 2.7m. However, I am satisfied that the number of storeys provided within the scheme is in accordance with the provisions of the LAP.

- 8.6.4. The development plan does not set out prescriptive height parameters. Policy QDP8 of the development plan aims to adhere to the requirement of the Building Height Guidelines through the implementation of the Assessment Toolkit set out in Appendix 10: Building Height and Density Guide (BHDG). Policy QDP9 of the development plan aims to apply a context driven approach to building heights as supported by the BHDG. It is noted that the criteria set out in the BHDG is similar to that outlined in the Building Height Guidelines and the Urban Design Manual
- 8.6.5. The Urban Development and Building Heights Guidelines support compact development through higher density developments in appropriate locations, to avoid the trend towards predominantly low-density commuter-driven developments. Section 3.2 of the guidelines sets out criteria for assessing the scale of the development with regard to the city, street and site level including, proximity to high frequency public transport; integration / enhancement of the character and public realm of the area; response to overall natural and built environment; architectural response; urban design; improved legibility; mix of uses and building typologies. Additional specific assessment may also be required for issues including daylight and sunlight; microclimate; communication.
- 8.6.6. The proposed heights are in accordance with the provision of the LAP and similar to those previously approved in the surrounding area. However, having regard to the concerns raised by the third-party regarding height and density, it is my opinion that it is appropriate to assess the scheme in accordance with the planning authority's Building Height and Density Guide. This is set out in the table below. The Commission should also have regard to Section 8.4 of this report which addressed density.

Table 2: Building Height and Density Guide

Theme	Yes / No	Comment
CONTEXT Is the site well served by public transport with high capacity,	Yes	As outlined in Section 8.9 below, I am satisfied that the appeal site is well served by high frequency and high

<p>frequent service and good links to other modes of public transport by which it links to the wider city and region?</p>		<p>capacity public transport.</p>
<p>Has the proposal adopted an approach to urban intensification proportionate to its setting?</p>	<p>Yes</p>	<p>The proposed design and layout of the scheme is similar to other recently approved residential and mixed use developments within Tallaght Town Centre, including ABP-309916-21, ABP-308398-20, ABP-306705-20, ABP-305763-19 the details of which are provided in Section 5 Planning History above). I am satisfied that the design approach is proportionate to its setting.</p>
<p>Is the increased height proposed required for density?</p>	<p>Yes</p>	<p>The proposed scheme is predominately 6-7 storeys with a 2-storey element. The density of 243 units per ha is mainly achieved by the unit mix and the building height within the scheme.</p>
<p>SETTING</p>		
<p>How does the proposal respond positively to its surroundings?</p>	<p>-</p>	<p>The subject site is an underutilised brownfield site in the urban area of Tallaght Town Centre. The proposed development is a high quality scheme with a new public plaza. The design, layout, height and materiality are similar to previously permitted developments in the vicinity of the site. Due to the vacant nature of the site the proposed scheme would improve the streetscape.</p>
<p>Are there specific issues of character, topography or visual impact to which the proposal should respond?</p>	<p>Yes</p>	<p>The proposed development is bound by 3 no. public roads, at a visually prominent site in Tallaght town centre. The design of the perimeter blocks with a central courtyard responds appropriately to the sites location.</p>
<p>How does the proposal make a</p>	<p>-</p>	

<p>positive contribution to its context?</p>		<p>The form, massing and height of the blocks, the relationship between the blocks and areas of open spaces results in a high quality and coherent urban scheme that would have a significant positive impact on the consolidation of the urban environment and the visual amenities of this area.</p>
<p>CONNECTIONS</p> <p>Do proposals incorporate new streets to facilitate new links at the local level or improve existing streets and links to local amenities?</p> <p>How does the proposed layout respond to existing streetscape and patterns of development and how are increased heights located in relation to these patterns?</p>	<p>Yes</p> <p>-</p>	<p>The proposed scheme includes a new street / public plaza between Blocks A and B. The new street provides connectivity between the Belgard Road and Belgard Square East.</p> <p>The proposed development is located in Tallaght Town Centre and the proposed heights are in accordance with the provisions of the Tallaght Town Centre LAP.</p> <p>The existing buildings in the vicinity of the appeal site range in height up to 6 storeys. As noted above, permission was recently granted for a number of SHD developments in the vicinity of the appeal site (ABP-305763-19, ABP306705-20, ABP-308398-20 and 309916-21). These developments have a maximum height of 7 – 9 storeys.</p> <p>The proposed scheme provides a stepped approach to height, with the lower 2-storey element located at the site’s southern boundary with the McDonalds Restaurant and Drive Thru, to allow for access to daylight and sunlight to the internal areas of open space. The higher elements provide appropriate urban frontage onto the Belgard Road, Old Blessington Road and Belgard Square East.</p>

<p>INCLUSIVITY</p> <p>Does the proposal provide equitable, people-friendly streets, spaces and uses?</p> <p>Are routes appropriately scaled and properly located within the urban environment to encourage maximum use by as many people as possible?</p>	<p>Yes</p> <p>Yes</p>	<p>The scheme incorporates a new pedestrian / cycle route with public plaza between the proposed Blocks with public seating. This area of public open space is level and accessible.</p> <p>The non-residential uses at ground floor level provide for an active street frontage. The ground floor level commercial units are also level with the public footpath and accessible.</p> <p>The proposed new route is appropriately scaled and would allow for pedestrian access within and through the site. It provides a link between the Belgard Road and Belgard Square East and The Square further west. The proposal includes new pedestrian crossing on the public roads to ensure pedestrian safety.</p>
<p>VARIETY</p> <p>Does the form of development at higher densities proposed complement or compete with existing built form and local variations of height?</p> <p>Does the increased height proposed facilitate and encourage a wider mix of uses in the development?</p>	<p>-</p> <p>Yes</p>	<p>The proposed development is located within Tallaght Town Centre, which has a variety of building forms and heights. It is my opinion that the form of the proposed development is similar to existing and proposed development within the surrounding urban environment and that it would complement the existing streetscape.</p> <p>The proposed height is in accordance with the Height Strategy set out in the LAP.</p> <p>The proposed development would increase the number of standard residential units (150 no.) and provide for a new tenure of housing, in this regard 49 no. older persons units. The ground floor level would provide for a mix of commercial and retail units which in my opinion</p>

		are appropriate within an urban environment. The scheme would also include a creche to serve the proposed standard residential units and the wider area.
<p>EFFICIENCY</p> <p>Is the proposed increase in height enabling the optimal use of the land at a sustainable density?</p>	Yes	The proposed site is located within a town centre on a vacant site, which is zoned and serviced. The residential density is in accordance with the standards outlined in the Compact Settlement Guidelines.
<p>DISTINCTIVENESS</p> <p>How does the development preserve, complement or enhance the character of the area and contribute in a positive manner to the visual setting or built heritage of the area?</p>	-	The subject site is an underutilised brownfield site in Tallaght Town Centre. The vacant nature of the site results in a gap in the streetscape. It is my opinion that the development of this site would have a positive impact on the visual amenity of this urban streetscape and the urban character of the wider area.
<p>LAYOUT</p> <p>Is the overall layout making use of forms of development appropriate to higher densities?</p>	Yes	The proposed scheme incorporates a perimeter block design with a central courtyard (communal open space) and a new street / public plaza between the blocks. In my opinion the scale and form of this block and the relationship between the blocks and the areas of open space results in an appropriate layout for this visually prominent urban site and responds positively to the characteristics of the site.
<p>PUBLIC REALM</p> <p>How safe, secure and enjoyable are the public areas adjacent to higher buildings, and how has the human scale been taken into account?</p>	-	The scheme provides for perimeter blocks with an internal podium level communal open space and a new street (public open space) between the blocks. The orientation of the blocks and the variation in height of Block A block ensures that the areas of open space receive adequate daylight and sunlight. All areas of

		<p>public open space are passively overlooked by the proposed residential and commercial units.</p> <p>The redline boundary of the site includes sections of the public footpath and road along the Belgard Road, Old Blessington Street and Belgard Square East to provide for upgrades to the public footpath, the provision of a cycle route on Old Blessington Road, cycle parking and street planting. The footpaths / grass verges would have a width of up to 10m with potential for outdoor seating on the public footpath. All the non-residential units would provide for passive overlooking of the public realm.</p> <p>I am satisfied that adequate consideration has been given to the public spaces and that they would be safe, secure and enjoyable.</p>
<p>ADAPTABILITY</p> <p>Are the buildings and layouts designed to accommodate future change?</p>	Yes	<p>The non-residential uses at ground floor level have c. 4m high floor to ceiling height and could accommodate a variety of uses. The internal layout of the majority of residential units would allow for interior alterations or future amalgamation of units.</p>
<p>PRIVACY AND AMENITY</p> <p>Has the proposal addressed recognised potential impacts of increased height and densities?</p>	Yes	<p>Adequate separation distances have been provided between the proposed blocks and between the proposed development and existing adjacent properties. The internal layout of each block also ensures there would be no overlooking within the blocks.</p>
<p>PARKING</p> <p>Has parking been considered from a people-first perspective?</p>	Yes	<p>All car parking is provided at ground floor level under podium level communal open space. The car park is</p>

		accessed from Belgard Square East. The commercial and residential units in Block B can be directly accessed from the car park. I am satisfied that the location of car parking has been adequately considered and that the provision of an undercroft car park is appropriate at this urban location.
DETAILED DESIGN		
Have external material finishes and assembly been well considered?	Yes	The external material would predominately comprise a high-quality brick, with elements of glazing, steel balconies and feature bricks. The external materials are high quality and would complement the wider area.
Has the relationship between street width and building height been considered?	Yes	It is my view that the relationship between the blocks and the proposed new street and communal open space results in a high quality and coherent urban scheme that would have a significant positive impact on the consolidation of the urban environment and the visual amenities of the area.

8.6.7. The concerns raised by the third party regarding the proposed building height are noted. However, having regard to the above, I am satisfied that the proposed building height is not excessive and that the height, and density, of the proposed development is in accordance with the criteria set out in South Dublin County’s BHDG, the LAP and the Building Height Guidelines. While it is acknowledged that the development would be visually prominent at this location, it is my opinion that it is appropriate in this urban context.

8.7. **Residential Amenity**

External Overlooking and Overbearing Impact

8.7.1. The appeal site is bound to the north by Old Blessington Road with a commercial building (Clarity House) on the opposite side of the road, c. 45m from the proposed

development. To the east the site is bound by the Belgard Road on the opposite side of Belgard Road, c. 50m from the proposed development is a mixed-use building, including Abberley Square apartments at the upper levels. To the west the site is bound by Belgard Square East with The Square car park generally opposing the site. There is a commercial building (no. 1 Tuansgate) to the northwest of the site, which is located c. 22m from proposed development. Having regard to the significant separation distances and the general commercial and retail uses within the existing buildings I am satisfied that the proposed development would not result in an overlooking or overbearing impact on these existing properties.

- 8.7.2. To the south the site is bound by a McDonalds restaurant and Drive Thru. The ground floor level of the proposed development is located c. 4m from the site's southern boundary and c. 18m from the existing restaurant. The first to fifth floor levels are set back a minimum of c. 8m from the site's boundary and c. 24m from the existing restaurant. Having regard to the separation distances and the commercial nature of the development to the south I am satisfied that the proposed development would not result in an undue overlooking or have an overbearing impact. It is acknowledged that the proposed development includes balconies and windows on the southern elevation. However, given the minimum set back of c. 8m from first floor level and having regard to the minimum 16m separation distance between directly opposing windows in habitable rooms set out in the Compact Settlement Guidelines I am satisfied that the proposed development would not impede any potential future redevelopment of the site to the south.

Internal Overlooking and Overbearing Impact

- 8.7.3. The northern elevation of Block A is located c. 15m from the southern elevation of Block B. In general, the scheme has been designed to ensure there are no directly opposing windows between the blocks. However, there are some directly opposing windows. In this regard between units A1.01 and B1.02 at first floor level, between units A2.01 and B2.02 and A2.07 and B2.27 at second floor level, between units A3.01 and B3.02 and A3.07 and B3.27 at third floor level, between units A4.01 and B4.02 and A4.07 and B4.27 at fourth floor level and between units A5.01 and B5.02 and A5.07 and B5.27 at fifth floor level. The units (B1.02 B2.02 B2.27 B3.02 B3.27 B4.02 B4.27 B5.02 and B5.27) in Block B are all dual aspect with additional windows and

balconies on the eastern elevations. The first to fourth floor plans submitted with the application state that the windows on the southern elevation of Block B and opposing the windows in Block A would be high level windows. As these windows are secondary, I have no objection to the provision of high-level windows to prevent undue overlooking.

8.7.4. Notwithstanding this, the floor plans for the fifth floor do not indicate that the windows serving units B5.02 and B5.27 would be high level. In the interest of clarity, it is recommended that a condition be attached to any grant or permission that the relevant windows on the southern elevation of Block B serving units B1.02 B2.02 B2.27 B3.02 B3.27 B4.02 B4.27 B5.02 and B5.27 be high level windows only, to prevent undue overlooking.

8.7.5. Block B is a U-shaped Block. There is a separation distance of c. 65m between the eastern and western elevations of the Block. However, there are pinch points between the proposed balconies, at the internal corners of the block, where the eastern and western elevations join with the northern elevation of the block. These pinch points are illustrated in Drawing No. P03_32. To prevent overlooking it is proposed to provide 1.8m high privacy screens at the side elevation of the projecting balconies on the eastern and western elevations of the block. The location of these privacy screens are shown on the floor plans submitted. I am satisfied that the use of privacy screens is an appropriate design response in a high-density urban scheme to prevent undue overlooking between balconies.

External Daylight, Sunlight and Overshadowing

8.7.6. QDP7 Objective 7 of the SDCCDP aims to *ensure that all proposals for development contribute positively to providing a coherent enclosure of streets and public spaces, taking into consideration the proportions and activities of buildings on both sides of a street or surrounding a public space, providing for good standards of daylight and sunlight, and micro climatic conditions and having regard to the guidance and principles set out in the South Dublin County's Building Height and Density Guide and the Design Manual for Urban Streets and Roads (DMURS) (2019)*. Therefore, in accordance with QDP7 Objective 7 daylight and sunlight are one of a number of consideration when assessing a scheme.

- 8.7.7. A Daylight and Sunlight Assessment was submitted with the application, which follows the guidelines set out in the BRE (2022). The report includes an assessment of Vertical Sky Component (VSC). In general, VSC is a measure of the amount of sky visible from a given point (usually the centre of a windows) within a structure. The 2022 BRE guidelines state that if the VSC, with the new development in place, is both less than 27% and less than 0.8 times its former value occupants of the existing building would notice the reduction in the amount of skylight. The impact of the proposed development on the residential development Abberley Square to the east of the site and commercial developments, Clarity House to the north and no. 1 Tuansgate to the west of the site were undertaken.
- 8.7.8. Abberley Square: The assessment analysed the impact on 29 no. residential windows in Abberley Square and is provided in Table A.1.1 and A.1.2. The windows are numbered and illustrated in Figure 3.1. The analysis found that the development would have a negligible impact 26 no. windows and a minor adverse effect on 3 no windows (A1a, A1c and A2c). The report notes that the 3 no. affected windows are located within a recessed section of the apartment building with a low baseline VSC value, varying between 8% and 15% and significantly below the recommended 27%.
- 8.7.9. The applicant's report also carried out an assessment of the impact of the development on access to sunlight (Annual / Winter Probable Sunlight Hours (APSH / WPSH)) for Abberley Square apartments. If a room can receive more than 25% of Annual Probable Sunlight Hours (APSH) including at least 5% in winter, then a room should receive adequate sunlight. The analysis indicates that of the 29 no. windows assessed the effect on APSH for 25 no. windows was negligible with a minor adverse effect on 4 no. windows (A1a, A1c, A2a and A2c). With regard to WPSH the impact was negligible on 27 no. windows and minor adverse on 2 no. windows (A1a and A2a).
- 8.7.10. The minor impacts on VSC and APSH for windows within Abberley Square apartments is acknowledged. However, when balanced against the existing VSC and APSH / WPSH for these windows and the need for housing on zoned and serviced lands in the urban area I consider these minor adverse effects to be acceptable.
- 8.7.11. In accordance with Section 2.2.13 of the BRE Guide the applicant carried out a 'no balcony' study. This assessment analysis the impact of the proposed development on

VSC for the 3 no. windows affected and APSH / WPSH for the 4 no. windows affected, if their balconies were removed and if the windows were in line with the building's façade. This analysis indicates that the proposed development would have negligible impact on these existing windows.

8.7.12. Clarity House and no. 1 Tuansgate: The assessment analysed the impact on 35 no. commercial windows in Clarity House, to the north of the site and no. 1 Tuansgate to the west of the site. The assessment is summarised in Tables A.1.3 – A.1.5. The windows are numbered and illustrated in Figures 3.2 and 3.3. The analysis found that the development would have a negligible impact on 31 no. windows. There would be a minor adverse effect on 2 no. windows, 1 no. window in Clarity House (C1a) and 1 no. window in no. 1 Tuansgate (T2a) and a major adverse effect on 2 no. windows at no. 1 Tuansgate (T0a and T1a). The report notes that the window in Clarity House is located within a recessed area of the building

8.7.13. The applicants report also carried out an assessment of the impact of the development on access to sunlight (APSH / WPSH) for existing commercial properties. The analysis indicates that of the 23 no. windows assessed the effect on APSH for 22 no. windows was negligible with a minor adverse effect on one window (C1a) in Clarity House. With regard to WPSH the impact was negligible on all 23 no. assessed.

8.7.14. The impact on VSC and APSH for windows within the adjacent commercial buildings are acknowledged. However, when balanced against the existing VSC and APSH / WPSH for these windows and the need for housing on zoned and serviced lands in the urban area I consider these minor adverse effects to be acceptable.

8.7.15. Again, the applicant carried out a 'no balcony' study which indicates that if the affected windows in the commercial units were level with the front building line the impact of the proposed development on VSC and APSH /WPSH would be negligible on Clarity House. The impact on VSC for the 2 no. windows (T0a and T1a) at no. 1 Tuansgate would be reduced from major adverse effect to moderate adverse effect.

Conclusion

8.7.16. In conclusion, while it is noted that the scheme does not achieve all recommended standards, consideration should be given to the fact that the comparison being made

is between an existing, under-utilised brownfield site and the proposed development, which will inevitably have some form of an impact. It is considered that this development results in wider planning benefits, such as the delivery of a significant quantum of housing, high quality public open space and the comprehensive development of an underutilised serviced site in the urban area, which would support the consolidation of the urban environment. Therefore, the shortfalls outlined above are considered acceptable in this instance.

Internal Daylight, Sunlight and Overshadowing

8.7.17. The 2022 BRE Guidelines provides target spatial daylight autonomy (SDA) values to be applied. The illuminance methodology was adopted for the assessment. The target values are 200 Lux for kitchens, 150 Lux for living rooms and 100 Lux for bedroom. The BRE notes that where rooms serve more than one function the higher target value should be applied. The information provided indicates that the scheme has a 96% compliance rate, with 560 no. of the 586 no. habitable rooms reaching or exceeding the recommended Lux target. The 24 no. rooms that do not reach the target are located in Block B. In addition, the UK National Annex BS EN17037 provides target spatial daylight autonomy (SDA) values to be applied, these values do not vary depending on the room function. Under EN 17037:2019, at least 50% of the working plane should receive above 300 lux for at least half the daylight hours, with 95% of the working plane receiving above 100 Lux. The information submitted demonstrates that the scheme has a compliance rate of 72%.

8.7.18. The Report notes that the scheme was developed having consideration to daylight and sunlight and Section 3.2 provides compensatory design solutions for the 24 no. units that do not achieve the recommended Lux targets, these measures include floor to ceiling heights of 2.7m, orientated to overlook the area of communal open space and additional floor areas. It is also noted that the scheme incorporates high quality public open space (16.1% of the total site area) and that 55% of the units are dual aspect.

8.7.19. A sunlight exposure (SE) assessment was undertaken. In total, 199 no. relevant units have been assessed. The level of sunlight exposure for the assessed units is as follows:

- High (at least 4 hours): 95 no.
- Medium (at least 3 hours): 38 no.
- minimum (at least 1.5 hours): 51 no.
- below minimum recommendation (less than 1.5 hours): 15 no.

8.7.20. The information provided indicates that the scheme has a 92% compliance rate. Of the 15 no. units that do not meet the required levels of sunlight, 6 no. are in Block A and 9 no. are in Block B.

8.7.21. The BRE guide states that good site layout planning for daylight and sunlight should not limit itself to providing good natural lighting inside buildings. Sunlight in the spaces between buildings has an important impact on the overall appearance and ambience of a development. It is recommended that at least half of the amenity areas should receive at least 2 hours of sunlight on 21st March. The proposed development incorporates 3 no. areas of open space, in this regard the new street / plaza, the podium level communal open space, and the creche outdoor play area. Table C.4.1 of the report demonstrates that all areas of public and communal open space assessed within the scheme achieve the BRE target.

Conclusion

8.7.22. The scheme generally accords with the provisions of the BRE guidelines, and the shortfalls identified are not significant in number or magnitude. It is acknowledged that in urban schemes there are challenges in achieving the recommended standards in all instances, and to do so could unduly compromise the design / streetscape and that it is not mandatory for an applicant to achieve full compliance. Overall, I am satisfied that the applicant has endeavoured to maximise sunlight/daylight to the units and where possible achieve the recommended standards. I am also satisfied that the proposed residential units and open spaces would have sufficient daylight and sunlight to provide an acceptable standard of residential amenity for future occupants. Therefore, it is my view that the proposed development is in accordance with QDP7 Objective 7 of the Development Plan.

8.8. ***Built and Cultural Heritage***

8.8.1. The Archaeological Assessment submitted with the application states that the northeast corner of the proposed development area is located within a Zone of

Archaeological Potential, associated with the historic settlement of Tallaght (RMP DU021-037). The Record of Monuments and Place is attached as Appendix 3b of the Development Plan. The settlement of Tallaght (RMP DU021-037) is not included on the current record. Notwithstanding this, Section 3.4.2 of the Development Plan notes that Zones of Archaeological Potential are demarcated around the historic centres of most of the villages of the County. However, the zone of archaeological potential for Tallaght is not indicated on the Development Plan maps, therefore, it is unclear if any of the site is located within a zone of archaeological potential.

- 8.8.2. The site is located within the urban area and is highly modified, as it was previously in use as a Woodies DIY store and car park and currently comprises of hard standing. Having regard to the previous use and highly modified nature of the site I agree with the applicants Archaeological Assessment that the archaeological potential of the site is low and no archaeological mitigation by way of condition is required as part of the development.
- 8.8.3. The appeal site is located c. 210m east of St. Maelruain's Church and the graveyard extends to the Belgard Road, c. 30m from the appeal site. St. Maelruain's Church, Tallaght and Monastic Enclosure are a protected structure (Ref. 271). They are described on the Record of Protected Structures (Appendix 3a of the Development Plan) as a stone church, tower, font, cross and graveyard and the church is listed on the NIAH (ref. 11215004) as a detached gable-fronted Gothic Revival church, built in 1829 and restored and remodelled in 1891. It has a rating of national importance.
- 8.8.4. The church is also listed on the record of monuments (Appendix 3b of the Development Plan). There are 9 no. recorded monuments within 250m of the appeal site, 8 no. of which are associated with St. Maelruain's Church. These are the church itself, Church (DU021-037003), Ecclesiastical enclosure (DU021-037002), Graveyard (DU021-037004), Tomb - unclassified (DU021-037005), Cross (DU021-037006), Font (DU021-037009), Tomb - chest tomb (DU021-037018) and Tomb - unclassified (DU021-037019). There is also a former mill (DU021-037007) located c. 130m southeast of the appeal site.
- 8.8.5. The third party considered that the proposed development would negatively impact on St. Maelruain's Church. The applicant submitted a townscape and visual impact assessment. Viewpoints 18 and 19 are taken from the western portion of the church

grounds and indicate that the upper levels of Block B would be visible from within the graveyard. It is noted that an existing 3-storey apartment building that immediately adjoins the graveyard and a single storey commercial building that front onto Old Blessington Road are both highly visible from the graveyard. The 6-storey commercial building no. 1 Tuansgate, located to the west of the appeal site is also visible from the graveyard. It is acknowledged that elements of the proposed development would be visible from the graveyard. However, having regard to the existing urban context I am satisfied that the proposed development would not have a significant negative impact on the visual amenities or setting of the graveyard.

8.8.6. Viewpoint 20 is taken from the western elevation of St. Maelruain's Church. The information provided indicates that the proposed development would not be visible from this viewpoint. Therefore, I am satisfied that the proposed development would have a negligible impact on the setting of St. Maelruain's Church.

8.8.7. While the concerns of the third party regarding a potential negative impact on St. Maelruain's Church, a protected structure, a recorded monument and list on the NIAH are noted. Having regard to the separation distance, the urban context and the high-quality design of the proposed scheme and the lack of a visual link between the church building and the proposed development I am satisfied that the proposed development would have no impact on the visual amenities or setting of the church.

8.9. ***Transportation and Car Parking***

Accessibility

8.9.1. The site is located within Tallaght Town Centre with a large variety of services and amenities that are highly accessible by walking and cycling. There are existing high-quality footpaths surrounding the site and in the wider area.

8.9.2. The Development Plan maps identify an objective for a Cycleway Proposal to the east of the site on Belgard Road. There is an existing cycle route on the Belgard Road, to the east of the site. The proposed development includes the continuation of this existing northbound cycle lane from Belgard Road onto Old Blessington Road. The provision of an additional cycle lane is welcomed, and it is noted that the Planning Authority raised no concerns in this regard. However, if permission is granted it is

recommended that a condition be attached that the final details of any works to the public road be agreed with the Planning Authority.

- 8.9.3. The site is also well served by public transport in the form of Luas and bus. The Luas Red Line, Tallaght stop is located c. 380m (walking distance) to the east of the site. The Tallaght Stop is the southwestern terminus of the Luas Red Line and provides connectivity to Connolly Station and The Point. The Transport for Ireland website (Transportforireland.ie) which I accessed in April 2026 indicates that the Luas Red Line operates every 3-4 minutes at peak times and every 10-15 minutes outside of these times. Therefore, offering a high capacity and high frequency service to the surrounding area.
- 8.9.4. In addition to the Luas there are a large number of bus routes in the vicinity of the site. A bus stop on Belgard Square North, located c. 200m from the appeal site is served by the 27, 77A, 65 and the 82. The 27 provides connectivity to Clarehall and 77A provides connectivity to Ringsend both routes are via the city centre and operate every 10 minutes in the peak. The 82 provides connectivity to Irishtown via the to the city centre and operates every 20 minutes in the peak. The 65 is an infrequent service to Poolbeg Street. The S6 which is an orbital route providing connectivity to Blackrock and operates every 15 minutes and the
- 8.9.5. A bus stop on the Belgard Road, c. 100m from the site is served by the W2 and S8 which are orbital routes. The S8 provides connectivity to Dun Laoghaire every 10 minutes in the peak and the W2 provides connectivity to Liffey Valley Shopping Centre every 15 minutes in the peak.
- 8.9.6. There are additional bus stops on the western side of The Square Shopping Centre, c. 400m from the appeal site that, in addition to the above routes they stops are served by the F1 which is a high frequency route providing connectivity to Ballymun via the city centre every 8 minutes in the peak and the 56A which is an infrequent service provide connectivity to Ringsend via the city centre. These stops are also served by orbital routes, W4 which provides connectivity to Blanchardstown every 15 minutes and the W6 which provide connectivity to Maynooth every 30 minutes and Blanchardstown.
- 8.9.7. The applicant submitted a Public Transport Capacity Assessment as Appendix N of the Traffic and Transport Assessment (TTA). Having regard to the information

provided I am satisfied that there is capacity within the existing and the proposed network to accommodate the proposed demand generated by the proposed development.

- 8.9.8. The approved Tallaght / Clondalkin to City Centre BusConnects Core Bus Corridor Scheme (ABP-316828-23) is located on the Old Blessington Road, immediately adjacent to the appeal site. The proposed development does not impact on the approved scheme. However, the applicant notes that the cycle route along Old Blessington Road, which was requested by the Planning Authority, does not form part of the BusConnects design. The submission from the National Transport Agency (NTA) notes that the site is immediately adjacent to the permitted Tallaght / Clondalkin to City Centre Bus Connects Core Bus Corridor Scheme and requested that appropriate conditions be attached to ensure the applicant co-ordinates any of their works with the NTA and that a liaison take place in advance of commencement of construction. If permission is being granted it is recommended that a condition be attached in this regard.

Car Parking

- 8.9.9. Maximum car parking standards are set out in Section 12.7.2 of the Development Plan and summarised below. Given the sites town centre location and proximity to public transport it is my view that the site is located in Zone 2, which apply a more restrictive approach to car parking.

Table 3: Car Parking

Use	Zone 2 Standard	Proposed
Residential (199 no.)	0.75 per unit (150 no.)	0.3 per unit (58no.)
4 no. retail units (331sqm) / Off-licence (64sqm) / Pharmacy (195sqm)	1 per 25sqm (23 no.)	-
Commercial units (387sqm)	1 per 75sqm GFA (5 no.)	-
Bicycle sales and repair shop (81sqm) / Beauty / health salon (195sqm)	1 per 35sqm (8 no.)	-
a bar (151sqm)	1 per 40 sqm (4 no.)	-

Café (87sqm)	1 per 20sqm GFA (4 no.)	-
Medical centre (210sqm) / Dental practice (72sqm)	1.5 per consulting room (18 no.)	-
Crèche (350sqm)	0.5 per classroom (3 no.)	-
Total	219 no.	

8.9.10. Having regard to the above, a maximum of 219 no. car parking spaces are permissible to serve the proposed development, in this regard 150 no. residential spaces and 69 no. non-residential spaces. The proposed scheme includes an undercroft car park with 58 no. car parking spaces which equates to c. 0.3 space per residential unit. It is not proposed to provide any non-residential car parking within the site. As the Development Plan standards are maximum standards and having regard to the proximity of the site to public transport, and high quality services and amenities within the wider area I am satisfied that the quantum of car parking is appropriate at this location and is in accordance with the Development Plan.

8.9.11. SPPR 3 (i) of the Compact Settlement Guidelines states that in urban neighbourhoods' car-parking provision should be minimised, substantially reduced or wholly eliminated. It further states that applicants should provide a rationale and justification for the proposed number of car parking spaces.

8.9.12. Section 7.11 of the applicants Planning Report sets out a justification for the proposed quantum of car parking. It considers that the proposed quantum of spaces is appropriate having regard to the sites town centre zoning objective, proximity to the Tallaght Luas Stop, various bus stops, services and facilities, and employment opportunities at The Square Shopping Centre and Cookstown Industrial Estate, national and local policy and the abundance of car parking in the surrounding areas. It is also noted that the 49 no. older persons apartments are less likely to generate a demand for car parking.

8.9.13. Having regard to the provisions of SPPR 3 of the Compact Settlement Guidelines, and the maximum standards set out in the Development Plan, and the sites characteristics as outlined above I have no objection to the proposed ratio of car parking and consider

it appropriate at this highly accessible urban site and in accordance with the maximum car parking standards set out in the Development Plan.

Servicing

8.9.14. The proposed scheme also includes a gated service lane to the rear of Block A, at the site's southern boundary with access from Belgard Road and Belgard Square East. It is proposed that this area would be used by large delivery vehicles and refuse trucks servicing the proposed development. The undercroft car park in Block B also includes 3 no. drop off / service spaces suitable for smaller services vehicles. No on-street servicing is proposed or envisioned. I am satisfied that adequate servicing facilities have been provided within the scheme to accommodate all proposed uses.

Cycle Parking

8.9.15. Table 12.23 of the Development Plan sets out minimum bicycle parking standards, which are outlined below.

Table 4: Cycle Parking

Use	Long Term	Short Stay
Residential (199 no.)	1 per bedroom	1 per 2 apartments
4 no. retail units (331sqm) / Off-licence (64sqm) / Pharmacy (195sqm) / Bar (151sqm) / Bicycle sales and repair shop (81sqm) / Beauty / health salon (195sqm)	1 per 5 staff	1 per 50 GFA
Commercial units (387sqm)	1 per 200sqm	1 per 200sqm
Café (87sqm)	1 per 5 staff	1 per 10 seats
Medical centre (210sqm) / Dental practice (72sqm)	1 per 5 staff	0.5 per consulting room
Crèche (350sqm)	1 per 5 staff	1 per 10 children

8.9.16. Based on the proposed number of bedspaces (393 no.), this equates to a requirement of 493 no. cycle parking spaces, 393 no, long stay and 100 no. short stay to serve the residential element. The Traffic and Transport Assessment estimates that the proposed non-residential uses would employ c. 85 staff members. Based on the standards set out above, the proposed non-residential uses would result in a minimum requirement for c. 17 no. long stay bicycle spaces and 42 no. short stay spaces. This

equates to a total requirement of 552 no. bicycle parking spaces (410 long stay and 142 no. short stay spaces). It is proposed to provide 557 no. (412 no. short stay and 145 long stay), which is in accordance with Development Plan standards.

- 8.9.17. The proposed long-term spaces are provided in double stacked storage units at undercroft level and in the service lane to the south of Block A. The short-term spaces are provided with the sites redline boundary, adjacent to the site's boundaries with the Belgard Road, Old Blessington Road and Belgard Square East and along the proposed new street / plaza. While the quantum of cycle parking is welcomed, I have some concerns that insufficient space has been provided to allow for the efficient and effective use of the double stacked cycle parking storage areas. If permission is being contemplated it is recommended that a condition be attached that the final details of the long-term cycle parking areas be submitted to and agreed in writing with the planning authority. It is noted that this may result in a reduction in the overall number of bicycle parking spaces.

Capacity

- 8.9.18. The TRICS data base was utilised to estimate the number of trips likely generated by the proposed development. This is summarised in Table 3.1 of the TTA and indicates 183 no. trips in the AM peak and 256 no. in the PM peak. It is likely that some of the trips to the non-residential uses would be generated within the site, in particular trips to the creche and that some trips to the appeal site are likely to have a dual function linked to existing services and amenities within the Square and Tallaght Village. I have also had regard to the limited number of car parking spaces within the appeal site, which would limit the number of trips generated. Therefore, I agree with the applicant that the volume of trips represents a worst-case scenario
- 8.9.19. The TTA provides an assessment of the impact of the proposed development, based on the TRICS data, on 6 no. junctions, (1) site access, (2) Belgard Square East / Old Blessington Rd, (3) Belgard Square East / The Square, (4) Belgard Square East / McDonalds Access, (5) Belgard Square East / Belgard Walk Roundabout and (6) Belgard Road / Belgard Walk Roundabout for the AM and PM peak periods in the opening year (2028) and the design year (2043). That analysis is summarised in Tables 4.2 – 4.6 and indicates that in general the proposed development would have a negligible on the existing junctions. It is noted that by 2043 both the Belgard Square

East / Belgard Walk Roundabout and Belgard Road / Belgard Walk Roundabout being to reach capacity (85% RFC). However, this is considered the norm within a busy urban environment and is acceptable.

8.10. **Water Services**

Water Mains

8.10.1. To facilitate the proposed development, it is proposed to relocate an existing watermain under the site. The proposed scheme has been designed to provide a 3m wayleave either side of the diverted pipe. The submission from Uisce Éireann states that the applicant has obtained a Confirmation of Feasibility to divert Uisce Éireann's watermain. I have no objection in principle to the relocation of Uisce Éireann infrastructure to facilitate the proposed development. However, it is recommended that a condition be attached to any grant of permission that final details be agreed with Uisce Éireann.

8.10.2. It is proposed to connect to the proposed development to an existing water main located under Old Blessington Road. The submission from Uisce Éireann indicates that a connection is without an infrastructure upgrade.

Wastewater

8.10.3. The submission from Uisce Éireann states that a connection is feasible subject to the upgrade of the 225mm gravity sewer along Belgard Square East over a length of c. 400m. The applicant Engineering Report notes that these works would be carried out by Uisce Éireann at the applicant's expense.

8.10.4. A daily foul discharge volume of 139m³, including 10% allowance for infiltration, has been calculated. It is intended to drain the site by gravity. The foul sewer from the new buildings will to the existing public drainage system along Belgard Square East.

8.10.5. From the information submitted I am satisfied that, subject to the required upgrade, there is sufficient capacity within the wastewater network to accommodate the proposed development.

Surface Water

- 8.10.6. The proposed development incorporates SuDS measures with some surface water infiltrating to ground at source via permeable paving (c. 1,000m²), tree pits and raised planter beds. The remainder of the surface water would attenuate on site and be discharged at the current run off rate calculated for the site (1.92L/sec).
- 8.10.7. The SuDS measures proposed include blue / green roofs, planted within native Irish wildflowers. These will cover the majority of the roof area (6,000m²) and will function as attenuation storage. The blue roofs have a capacity of 774m³ which is in excess of the 696m³ required for a 1 in 100-year storm event. The outfall from the blue roof would connect to the surface water drainage network within the site, via gravity and ultimately to the public network along Belgard Square East. It is noted that no concerns were raised by the Planning Authority regarding the proposed surface water management.

8.11. ***Telecommunication Infrastructure***

- 8.11.1. The proposed development includes 4 no. 0.3m diameter microwave link dishes mounted on 2 no. steel support poles affixed to the Block B lift overrun, all of which would be enclosed in radio-friendly GRP shrouds. A Telecommunications Report was submitted with the application which states that the proposed infrastructure is to provide adequate allowance for the retention of, and future, telecommunication channels that may be impacted by the height and scale of the proposed development.
- 8.11.2. The Telecommunications Antennae and Support Structures Guidelines states that in assessing proposals for telecommunication antennae and support structures, factors such as the object in the wider townscape and the position of the object with respect to the skyline will be closely examined. These factors will be carefully considered when assessing proposals in a designated conservation area, open space amenity area, historic park, or in the vicinity of protected buildings, special views or prospects, monuments or sites of archaeological importance. The location of antennae or support structures within any of these areas or in proximity to protected structures, archaeological sites and other monuments should be avoided.

- 8.11.3. The appeal site is not located within a designated site and there are no protected views or prospects within the vicinity of the site. As noted above in Section 8.8, the appeal site is located c. 210m east of St. Maelruain's Church and Monastic Enclosure which are a protected structure (Ref. 271). The church is also listed on the recorded of monuments and on the NIAH (ref. 11215004). There are 9 no. additional recorded monuments within 250m of the appeal site, 8 no. of which are associated with St. Maelruain's Church.
- 8.11.4. The proposed telecommunication infrastructure is not indicated on the submitted CGI's or roof plan. However, it is clearly indicated on the elevational drawings, and the location and details of the proposed telecommunications infrastructure are provided in Figure 8 of the Telecommunications Report. The infrastructure is located on the northeastern portion of the roof of Block B, at the junction of Belgard Road and Old Blessington Road. The elevational plans indicates that the infrastructure would be c. 1m above the lift overrun. Having regard to the information provided and having carried out a site visit, it is my opinion that the proposed infrastructure would be visible from both the Belgard Road and Old Blessington Road and within the graveyard of St. Maelruain's Church. While it is acknowledged that the proposed telecommunications infrastructure is located within the vicinity of protected structures and national monuments and would be would be visible, given the nature and scale of the development, the overall size of the roof, the height and contemporary nature of the building and the adjacent buildings and the urban streetscape I am satisfied that the location of the infrastructure does not negatively impact on the visual amenity of the area or on the wider skyline, the character or setting of any protected structure, national monument or archaeological feature, and would be in accordance with the provisions of the Telecommunications Antennae and Support Structures Guidelines.
- 8.11.5. The provision of telecommunications infrastructure is also supported by National and Regional policy, in particular National Planning Framework First Revision (April 2025) to develop a stable, innovative and secure digital communications and services infrastructure, the Climate Action Plan which supports the national digital transformation framework and recognises the importance of this transformation to achieve Ireland's climate targets. The National Development Plan 2021-2030 which recognises that access to quality high speed broadband is essential for today's

economy and society. The National Broadband Plan 2020 to improve digital connectivity by delivering high speed broadband services to all premises in Ireland and the RSES which aims to enable infrastructure growth through collaboration with providers to deliver. Therefore, I am satisfied that the provision of telecommunications infrastructure is in accordance with National and Regional policy.

8.11.6. In addition, I am satisfied that the proposed telecommunications infrastructure is in accordance with Policy IE5 of the Development Plan to promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas and IE5 Objective 3 which supports telecommunications antennas subject to high quality design and protection of visual amenity.

8.11.7. It is also noted that no concerns were raised by the third party, prescribed bodies or the Planning Authority regarding the provision of telecommunications infrastructure at the roof top of Block B.

9.0 Environmental Impact Assessment

9.1. An EIA Screening Report, which includes Schedule 7 and 7a information, and a statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended, were submitted with the application. The proposed development has been subject to preliminary examination for EIA and an EIA Screening Determination, as set out in Appendix 1 and 2 below.

9.2. Having regard to:

- The nature and scale of the proposed development, which is below the threshold in respect of classes 10(b)(i), 10(b)(iv) and 15 of Part 2 to Schedule 5 of the Planning and Development Regulations 2001(as amended).
- The location of the proposed development on lands zoned within the South Dublin County Development Plan 2022-2028 as Objective 'TC' –*'to protect, improve and provide for the future development of Town Centres'*, and the results of the Strategic Environmental Assessment of the Development Plan.

- The brownfield nature of the existing site and the pattern of development in the surrounding area.
- The availability of mains water and wastewater services to serve the proposed development.
- The location of the development outside of any sensitive location specified in Article 299(C)(1)(a)(v) of the Planning and Development Regulations 2001, as revised.
- The guidance set out in the 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development', issued by the Department of the Environment, Heritage and Local Government (2003).
- The criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended).
- The results of other relevant assessments of the effects on the environment submitted by the applicant including the AA Screening Report, Ecological Impact Assessment, Engineering Report and site-specific Flood Risk Assessment, and
- The features and measures proposed by the applicant that are envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Construction Environmental Management Plan, the Resource and Waste Management Plan, the Operational Waste Management Plan, Site Specific Flood Risk Assessment, Ecological Impact Assessment, Archaeological Impact Assessment, Landscaping Report and the Engineering Services Report.

9.3. The EIA Screening Determination concluded that the proposed development would not be likely to have significant effects on the environment, and that an environmental impact assessment report is not required.

10.0 **Appropriate Assessment**

10.1. **Stage 1 Screening Determination**

10.1.1. I refer the Commission to Appendix 2 of this report.

10.1.2. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on South Dublin Bay SAC (000210), South Dublin Bay and River Tolka Estuary SPA (004024), North Dublin Bay SAC (000206) or North Bull Island SPA (004006) or the North West Irish Sea SPA (004236) in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

10.1.3. This determination is based on:

- The urban location.
- The nature and extent of the proposed development.
- The absence of any surface water feature in the vicinity of the appeal site and the distance from nearest water body.
- The distance to the nearest European Site and
- Lack of a direct hydrological or ecological pathway to a European Site.

11.0 **Water Framework Directive**

11.1. I refer the Commission to Appendix 3 of this report.

11.2. The appeal site is located in the urban area of Tallaght Town Centre. The nearest watercourse is Dodder_040 (IE_EA_09D010620) located c. 410m southeast of the appeal site on the opposite side of the Tallaght By-Pass (N81). This waterbody has a Moderate Status and is At Risk. The groundwater body underlying the site is Dublin (IE_EA_G_008). The groundwater has a Good Status and is Not at Risk.

11.3. No water deterioration concerns were raised.

- 11.4. The development comprises the demolition and removal of existing boundary walls and railings and the construction 199 no. residential units and 2,123sqm of non-residential floor space in 2 no. blocks (Block A and Block B) ranging in height from 1 no. to 7 no. storeys (with mezzanine level) over basement.
- 11.5. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface and ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and / or groundwater water bodies either qualitatively or quantitatively.
- 11.6. The reason for this conclusion is as follows
- The urban location.
 - The nature and extent of the development
 - The absence of any surface water feature in the vicinity of the appeal site and the distance from nearest water body.
 - The location of the appeal site outside an area at risk of flooding.
- 11.7. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment

12.0 **Conclusion and Recommendation**

- 12.1. Having regard to the above assessments, I recommend that permission be granted for the proposed development, subject to conditions, and for the reasons and considerations set out in the draft Order below.

13.0 Recommended Commission Order

Planning and Development Acts 2000 to 2020 as amended.

Planning Authority: South Dublin County Council

Planning Register Reference Number: LRD25A/009W

Appeals by Gerard Stockil – Tallaght Community Council, against the decision made on the 21st January 2026 by South Dublin County Council to grant permission to Midsal Homes Limited for the proposed Large Scale Residential Development application.

Location:

Proposed Development: Development of a Large-scale Residential Development (LRD) will consist of:

- The removal of existing boundary walls and railings on the main development site's eastern, western and northern sides.
- the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540sqm (including basement of 275sqm) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement.
- The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units.
- The development also includes 2,123sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331sqm); 4 No. class 1 / class 2 commercial units (totalling 387sqm); a bicycle sales and repair shop (81sqm); an off-licence (64sqm); a bar (151sqm); a café (87sqm); a medical centre (210sqm); a dental practice (72sqm); a pharmacy (195sqm); a beauty/health salon (195sqm); and a crèche (350sqm) with external play area.
- The development also comprises an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle

lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground.

Decision: Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered: In making its decision, the Comision had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

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

- The location of the site in an area where residential/mixed use development is permitted under zoning Objective 'TC' – '*to protect, improve and provide for the future development of Town Centres*',
- The policies and objectives of the South Dublin County Development Plan 2022-2028,
- The National Planning Framework first revision issued by the Department of Housing, Planning and Local Government in April 2025,
- The Regional Spatial and Economic Strategy for the Eastern and Midland Region 2019 -2031 (RSES),
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) (The 'Compact Settlement Guidelines'),

- Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2025) (the ‘Apartment Guidelines’),
- The Urban Development and Building Heights Guidelines for Planning Authorities (2018) (the ‘Building Heights Guidelines’),
- The Design Manual for Urban Roads and Streets (DMURS) (2013),
- The Planning System and Flood Risk Management (including the associated Technical Appendices) (2009),
- Childcare Facilities – Guidelines for Planning Authorities 2001 and Circular PL3/2016 – Childcare facilities operating under the Early Childhood Care and Education (ECCE) Scheme,
- The nature, scale and design of the proposed development,
- The availability of infrastructure in the area,
- The pattern of existing and permitted development in the area,
- The grounds of appeal received, and
- The report of the Planning Authority

it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of urban design, height and quantum of development, built heritage, traffic and pedestrian safety and convenience and would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area and consistent with the Climate Action Plan, 2025 and the Climate Action and Low Carbon Development (Amendment) Act 2021.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on European Sites, taking into account the nature and scale of the proposed development on serviced lands, the nature of the receiving environment, which comprises a built-up urban area, the distances to the nearest European sites and the hydrological pathway considerations, submissions on file, the information submitted as part of the subject application Appropriate Assessment Screening Report and application documentation, and the

Planning Inspector's report. In completing the screening exercise, the Commission agreed with and adopted the report of the Planning Inspector and concluded that, by itself or in combination with other development, plans and projects in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the Conservation Objectives of such sites.

Environmental Impact Assessment Screening

The Commission completed an environmental impact assessment screening of the proposed development and considered that the Environment Impact Assessment Screening Report submitted by the applicant which contains information set out in Schedule 7A of the Planning and Development Regulations 2001, as amended, identifies and describes adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment.

Having regard to:

- The nature and scale of the proposed development, which is below the threshold in respect of classes 10(b)(i), 10(b)(iv) and 15 of Part 2 to Schedule 5 of the Planning and Development Regulations 2001 (as amended).
- The location of the proposed development on lands zoned within the South Dublin County Development Plan 2022-2028 as Objective 'TC' – *'to protect, improve and provide for the future development of Town Centres'*, and the results of the Strategic Environmental Assessment of the Development Plan.
- The brownfield nature of the existing site and the pattern of development in the surrounding area.
- The availability of mains water and wastewater services to serve the proposed development.
- The location of the development outside of any sensitive location specified in Article 299(C)(1)(a)(v) of the Planning and Development Regulations 2001, as revised.
- The guidance set out in the 'Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development',

issued by the Department of the Environment, Heritage and Local Government (2003);

- The criteria set out in Schedule 7 of the Planning and Development Regulations 2001 (as amended),
- The results of other relevant assessments of the effects on the environment submitted by the applicant including the AA Screening Report, Ecological Impact Assessment, Engineering Report and site-specific Flood Risk Assessment, and
- The features and measures proposed by the applicant that are envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Construction Environmental Management Plan, the Resource and Waste Management Plan, the Operational Waste Management Plan, Site Specific Flood Risk Assessment, Ecological Impact Assessment, Archaeological Impact Assessment, Landscaping Report and the Engineering Services Report.

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report would not, therefore, be required.

Conclusions on Proper Planning and Sustainable Development

The Commission considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable quantum and density of development in this urban / brownfield location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and scale of development, would not detrimentally impact on the built heritage of the area, would be acceptable in terms of impacts on traffic, would provide an acceptable form of residential amenity for future occupants, would not be at risk of flooding, or increase the risk of flooding to other lands and would be capable of being adequately served by wastewater and water supply networks. The Commission considered that the proposed development would be compliant with the provisions of the South Dublin County Development Plan 2022-

2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

14.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 19th day of November 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The sale of the 49 no. Older Person / Senior Living units in Block A shall be restricted to persons over the age of 65 years. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to the occupation of the development. Prior to the commencement of development, the dwelling units to be restricted in accordance with this condition shall be agreed in writing with the planning Authority.

Reason: In the interest of clarity and to ensure that dwellings are suitably restricted.

3. Mitigation and monitoring measures outlined in the plans and particulars submitted with this application, shall be carried out in full, except where otherwise required by conditions attached to this permission.

Reason: In the interest of protecting the environment and in the interest of public health.

4. The windows on the southern elevation of Block B, serving Kitchen / Living / Dining rooms in units B1.02, B2.02, B2.27, B3.02, B3.27, B4.02, B4.27, B5.0,2 and B5.27 and directly opposing bedroom windows in Block A serving units

A1.01, A2.01, A2.07, A3.01, A3.07, A4.01, A4.07, A5.01, A5.07, shall be high level windows only.

Reason: In the interest of clarity and residential amenity.

5. Prior to commencement of development, the location, design / construction and specification of the pedestrian crossings on Belgard Road and Belgard Square East and all proposed alterations to the public road, footpath and grass verges shall be agreed in writing with the Planning Authority. The crossing facilities shall be in place and operational prior to the occupation of the development. All works to the public road shall be at the developer's expense.

Reason: In the interest of pedestrian safety.

6. (a) Pedestrian access to the public open space areas shall be permanent, open 24 hours a day, with no gates or security barrier at the entrance to the development or within the development in a manner which would prevent pedestrian access.

(b) Prior to the occupation of any residential unit, the developer shall ensure that the public open spaces, as outlined in the site layout plan and landscape drawings shall be fully completed and open to the public.

Reason: In the interest of social inclusion and to secure the integrity of the proposed development including open spaces.

7. Prior to commencement of development the applicant shall agree in writing with the Planning Authority the requirement for a piece of public art within the site. All works shall be at the applicant's expense.

Reason: In the interest of place making and visual amenity.

8. A schedule of all materials to be used in the external treatment of the development to include a variety of high-quality finishes, such as brick and stone, roofing materials, windows and doors shall be submitted to and agreed in writing with, the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

9. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority details of the number and location of bicycle parking spaces to be provided within the scheme.

Reason: In the interest of residential amenity and to promote sustainable travel.

10. Prior to commencement of development the applicant shall submit for the written agreement of the planning authority final details of the internal layout of the creche, including the size of each room, intended age group for each room and details of the outdoor play area.

Reason: In the interest of clarity.

11. Deliveries to the retail / commercial units shall be restricted to between 06.00 – 22.00 Monday to Saturday and 07.00 – 20.00 on a Sunday / Bank Holidays.

Reason: To protect residential amenity.

12. Details of signage, waste management and hours of operation of the non-residential units shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

13. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs including any signs installed to be visible through the windows, advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the retail units or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

14. The antennae type and mounting configuration shall be in accordance with the details submitted with the appeal, and notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision

amending or replacing them, shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

15. In the event of the proposed telecommunication structures becoming obsolete and being decommissioned, the developers shall, at their own expense remove the telecommunications structures and associated equipment.

Reason: In the interest of orderly development.

16. Proposals for an apartment naming / numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

17. (a) The communal open spaces, including hard and soft landscaping and access ways, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.
(b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

Reason: To provide for the satisfactory future maintenance of this in the interest of residential amenity.

18. The boundary planting and public open spaces shall be landscaped in accordance with the landscape scheme submitted to the planning authority with the application, unless otherwise agreed in writing with the planning authority. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwellings are made available for occupation. Access to green roof areas shall be strictly prohibited unless for maintenance purposes.

Reason: In order to ensure the satisfactory of the public open space areas, and their continued use for this purpose.

19. Public lighting shall be provided in accordance with a scheme which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interest of amenity and public safety.

20. The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and to prevent inappropriate commuter parking.

21. A minimum of 10% of all car parking spaces should be provided with functioning EV charging stations/points, and ducting shall be provided for all remaining car

parking spaces, including in-curtilage spaces, facilitating the installation of EV charging points/stations at a later date.

Reason: To provide for and/or future proof the development such as would facilitate the use of Electric Vehicles

22. The internal road network serving the proposed development, including footpaths and kerbs, the service lane and the undercroft car park shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in DMURS. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of amenity and of traffic and pedestrian safety.

23. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

24. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the Council for such works and services. Prior to the commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interest of public health and surface water management.

25. Prior to the commencement of development, the developer shall enter into a Connection Agreements with Uisce Éireann to provide for a service

connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

26. Prior to the commencement of development, the developer shall engage with the National Transport Authority to coordinate works along the site's northern boundary with Old Blessington Road and the approved Tallaght / Clondalkin to City Centre BusConnects Core Bus Corridor Scheme.

Reason: In the interest of orderly development.

27. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

28. (a) Prior to the commencement of the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority, such agreement must specify the number and location of each house, pursuant to Section 47 of the Planning and Development Act 2000, that restricts all residential units permitted, to first occupation by individual purchasers i.e. those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each of the residential units for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

(c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

29. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays and between 0800 and 1400 on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

30. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols.

The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of proper planning and sustainable development.

31. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.

32. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer

or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: To ensure the satisfactory completion and maintenance of the development until taken in charge.

33. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Elaine Power

Senior Planning Inspector

30th April 2026

Appendix 1: EIA Pre-Screening

Case Reference	ACP-324080-26
Proposed Development Summary	The development comprises the demolition and removal of existing boundary walls and railings and the construction 199 no. residential units and 2,123sqm of non-residential floor space in 2 no. blocks (Block A and Block B) ranging in height from 1 no. to 7 no. storeys (with mezzanine level) over basement.
Development Address	A site at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	

<p>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Part 2, Schedule 5, Class 10 Infrastructure Projects – (b)</p> <p>(i) Construction of more than 500 dwelling units. (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>The number of housing units proposed in this instance is 199 which is significantly below the 500-unit threshold. The site area is c. 1.19 ha gross (net site area 0.91ha) is also below the 10ha threshold for urban development in other parts of a built-up area that’s not a business district.</p> <p>15: Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</p>

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes <input checked="" type="checkbox"/>	
No <input type="checkbox"/>	

Inspector: _____

Date: _____

Appendix 2: EIA Screening Determination

A. Case Details		
An Coimisiún Pleanála Case Reference	ACP324080-26	
Sub-threshold - development class referred to under Schedule 5 of Planning and Development Regulations 2001 (as amended) or Article 8 of Roads Regulations 1994	<p>Part 2, Schedule 5, Class 10 Infrastructure Projects – (b)</p> <p>(ii) Construction of more than 500 dwelling units. (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.</p> <p>Clas 15 of Part 2, Schedule 5 relates to any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.</p>	
	Yes / No / NA	Comment (if relevant)
1. Was a Screening Determination carried out by the PA?	Yes	The Planning Authority's EIA Screening stated that having regard to the nature of the proposed development, and the distance of the site from nearby sensitive receptors, it is concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for a full environmental impact assessment report can therefore be excluded.

<p>2. Has Schedule 7A information been submitted?</p>	<p>Yes</p>	<p>Schedule 7A information is included in the applicant EIA Screening Report and the statement in accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as amended.</p>
<p>3. Has an AA screening report or NIS been submitted?</p>	<p>Yes</p>	<p>An Appropriate Assessment Screening Report was submitted which concludes that on the basis of the best scientific knowledge available and objective information, that the possibility of any significant effects on any European sites, whether arising from the project itself or in combination with other plans and projects, can be excluded in light of the above listed European sites' conservation objectives. Thus, there is no requirement to proceed to Stage 2 of the Appropriate Assessment process; and the preparation of an NIS is not required.</p>
<p>4. Is a IED/ IPC or Waste Licence (or review of licence) required from the EPA? If YES has the EPA commented on the need for an EIAR?</p>	<p>No</p>	<p>Having regard to the nature of the proposed development an IED/ IPC or Waste Licence (or review of licence) is not required from the EPA.</p>
<p>5. Have any other relevant assessments of the effects on the environment which have a significant bearing on the project been carried out pursuant to other relevant Directives – for example SEA</p>	<p>Yes</p>	<ul style="list-style-type: none"> The AA Screening Report and the Ecological Assessment Report had regard to Directive 92/43/EEC (as amended) The Habitats Directive, the Convention on the Conservation of European Wildlife and Natural Habitats - Bern Convention, Convention on the Conservation of Migratory Species of Wild Animals – Bonn Convention and The Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat.

		<ul style="list-style-type: none">• The Engineering Service Report, the Construction Environmental Management Plan, the AA Screening Report and the Ecological Assessment Report had regard to Directive 2000/60/EC (as amended) EU Water Framework Directive.• The South Dublin Development Plan 2022-2028 and the Eastern Midlands Regional Waste Management Plan 2015-2021.• The Construction Environmental Management Plan, the Acoustic Design Statement and the EIA Screening Report had regard to Directive 2002/49/EC, Environmental Noise Directive and Directive 2000/14/EC (as amended) on noise emission in the environment by equipment for use outdoors.• The Construction Environmental Management Plan and the EIA Screening Report had regard to Directive 2008/50/EC (as amended) on ambient air quality and cleaner air for Europe.• The Flood Risk Assessment, the Environmental Impact Screening Report and the Construction Environmental Management Plan had regard to Directive 2007/60/EC on the assessment and management of flood risks.• The Operational Waste Management Plan and the Resource Waste Management Plan had regard to Directive (EU) 2018/850 on the landfill of waste and Directive 2008/98/EC on waste and repealing certain Directives• The Energy Efficiency and Climate Change Adaptation Design Statement and the Telecommunicators Report had regard to Directive 2012/27/EU on energy efficiency.
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		<ul style="list-style-type: none"> The Energy Efficiency and Climate Change Adaptation Design Statement had regard to Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No 525/2013 and Directive (EU) 2018/2001 on the promotion of the use of energy from renewable sources. It is noted that the proposed development is not especially vulnerable to risk of major accidents as there are no substances to be stored as part of the proposed development that would be controlled under the Seveso Directive 82/501/EEC, Directive 96/82/EC, Directive 2012/18/EU. 	
B. Examination	Yes / No / uncertain	Briefly describe the nature and extent and Mitigation Measures (where relevant) (having regard to the probability, magnitude (including population size affected), complexity, duration, frequency, intensity, and reversibility of impact) Mitigation measures –Where relevant specify features or measures proposed by the applicant to avoid or prevent a significant effect.	Is this likely to result in significant effects on the environment? Yes/ No/ Uncertain
1. Characteristics of proposed development (including demolition, construction, operation, or decommissioning)			
1.1 Is the project significantly different in character or scale to the existing surrounding or environment?	No	The proposed development comprises the construction of a mixed-use development in Tallaght Town Centre on zoned and serviced lands. In my opinion the character and scale of the proposed	No

		development is consistent with the surrounding pattern of development.	
1.2 Will construction, operation, decommissioning or demolition works cause physical changes to the locality (topography, land use, waterbodies)?	Yes	The proposed development is located within the established urban area on a brownfield site. The proposed development would result in a change of land use from a vacant brownfield site to a mixed-use urban development n 2 no. urban blocks with a maximum height of 7-storeys. There would be no change to the topography of the site or any watercourse or feature within or within the vicinity of the site.	No
1.3 Will construction or operation of the project use natural resources such as land, soil, water, materials/minerals or energy, especially resources which are non-renewable or in short supply?	No	Construction materials will be typical of such urban development sites. The construction and operation of the proposed development will not result in any significant loss of natural resources or local biodiversity.	No
1.4 Will the project involve the use, storage, transport, handling or production of substance which would be harmful to human health or the environment?	Yes	Construction activities will require the use of potentially harmful materials, such as fuels and other such substances. Such use will be typical of construction sites. Any impacts would be local and temporary in nature and implementation of a Construction Environmental Management Plan will satisfactorily mitigate potential impacts. No operational impacts in this regard are anticipated.	No
1.5 Will the project produce solid waste, release pollutants or any hazardous / toxic / noxious substances?	Yes	Construction activities will require the use of potentially harmful materials, such as fuels and other such substances and give rise to waste for disposal. Such use will be typical of construction sites.	No

		Noise and dust emissions during construction are likely. Such construction impacts would be local and temporary in nature and implementation of a Construction Environmental Management Plan will satisfactorily mitigate potential impacts. Significant operational impacts are not anticipated.	
1.6 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No	Operation of the standard measures listed in the Construction Phase Environmental Management Plan, will satisfactorily mitigate emissions from spillages during construction and operation. The operational development will connect to mains services and discharge surface waters only after passing through fuel interceptors and SUDS. Surface water drainage will be separate to foul services within the site.	No
1.7 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	There is potential for construction activity to give rise to noise and vibration emissions. Such emissions will be localised and short term in nature, and their impacts would be suitably mitigated by the operation of standard measures listed in the Construction Phase Environmental Management Plan.	No
1.8 Will there be any risks to human health, for example due to water contamination or air pollution?	Yes	Construction activity is likely to give rise to dust emissions. Such construction impacts would be temporary and localised in nature and the application of standard measures within the Construction Environmental Management Plan, Resource and Waste Management Plan and Operational Waste Management Plan would satisfactorily	No

		address potential risks on human health. No significant operational impacts are anticipated for the piped water supplies in the area.	
1.9 Will there be any risk of major accidents that could affect human health or the environment?	No	No significant risk is predicted having regard to the nature and scale of the development. Any risk arising from the construction phase would be highly localised and temporary in nature. The site is not at risk of flooding. There are no Seveso / COMAH sites in the vicinity of this location	No
1.10 Will the project affect the social environment (population, employment)	Yes	The development of this site would result in an increase in employment opportunities during the construction and operational phase and would increase the population of the area. The development would provide housing that would serve towards meeting an anticipated demand in the area.	No
1.11 Is the project part of a wider large scale change that could result in cumulative effects on the environment?	No	No. This is a stand-alone development, comprising renewal of a site and is not part of a wider large scale change. Other developments in the wider area are not considered to give rise to significant cumulative effects.	No
2. Location of proposed development			
2.1 Is the proposed development located on, in, adjoining or have the potential to impact on any of the following: - European site (SAC/ SPA/ pSAC/ pSPA) - NHA/ pNHA	No	No European sites located within or within close proximity to the site.	No

<ul style="list-style-type: none"> - Designated Nature Reserve - Designated refuge for flora or fauna - Place, site or feature of ecological interest, the preservation/conservation/ protection of which is an objective of a development plan/ LAP/ draft plan or variation of a plan 		<p>An AA Screening Assessment accompanied the application which concluded the development would not be likely to give rise to significant effects on any European Sites.</p> <p>This site does not host any species of conservation interest.</p>	
<p>2.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, for example: for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?</p>	No	<p>The proposed development is located on a brownfield site in the urban area. The re-development of the site would not result in significant impacts to protected, important or sensitive species.</p>	No
<p>2.3 Are there any other features of landscape, historic, archaeological, or cultural importance that could be affected?</p>	No	<p>The appeal site is located c. 210m east of St. Maelruians Church and Monastic Enclosure which is a protected structure (Ref. 217) comprising a stone church, tower, font, cross and graveyard. The church is listed on the NIAH (ref. 11215004). There are also 9 no. recorded monuments within 250m of the appeal site, 8 no. of which are associated with St. Maelruains Church. The Archaeological Impact Assessment which includes reference to local built heritage determined that impact of the development is not anticipated to be significant.</p>	No
<p>2.4 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, for example: forestry, agriculture, water/coastal, fisheries, minerals?</p>	No	<p>No such features arise at this urban site.</p>	No

2.5 Are there any water resources including surface waters, for example: rivers, lakes/ponds, coastal or groundwaters which could be affected by the project, particularly in terms of their volume and flood risk?	No	The development will implement SUDS measures, including blue roofs, to attenuate and control surface water run-off. The development would not increase risk of flooding to downstream areas as surface water run off would be the same as the current run off rate from this brownfield site.	No
2.6 Is the location susceptible to subsidence, landslides or erosion?	No	No risks identified at this urban location.	No
2.7 Are there any key transport routes(eg National primary Roads) on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	The site is served by a local road network. There are sustainable transport options available for future residents. No significant contribution to traffic congestion is anticipated to arise from the proposed development.	No
2.8 Are there existing sensitive land uses or community facilities (such as hospitals, schools etc) which could be affected by the project?	No	The site is in close proximity to a hospital and schools. However, there is no negative impact anticipated as a result of the proposed development.	No
3. Any other factors that should be considered which could lead to environmental impacts			
3.1 Cumulative Effects: Could this project together with existing and/or approved development result in cumulative effects during the construction/ operation phase?	No	No existing or permitted developments have been identified in the immediate vicinity that would give rise to significant cumulative environmental effects with the subject project.	No
3.2 Transboundary Effects: Is the project likely to lead to transboundary effects?	No	No	No

3.3 Are there any other relevant considerations?	No	No	No
C. Conclusion			
No real likelihood of significant effects on the environment.	<input checked="" type="checkbox"/>	EIAR Not Required	
	<input type="checkbox"/>	EIAR Required	
D. Main Reasons and Considerations			
<p>Having regard to</p> <ul style="list-style-type: none"> • The nature and scale of the proposed development, which is below the threshold in respect of classes 10(b)(i), 10(b)(iv) and 15 of Part 2 to Schedule 5 of the Planning and Development Regulations 2001 (as amended), • The location of the proposed development on lands zoned within the South Dublin County Development Plan 2022-2028 as Objective ‘TC’ –<i>‘to protect, improve and provide for the future development of Town Centres’</i>, and the results of the Strategic Environmental Assessment of the Development Plan, • The brownfield nature of the existing site and the pattern of development in the surrounding area, • The availability of mains water and wastewater services to serve the proposed development, • The location of the development outside of any sensitive location specified in Article 299(C)(1)(a)(v) of the Planning and Development Regulations 2001 (as amended), • The guidance set out in the ‘Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development’, issued by the Department of the Environment, Heritage and Local Government (2003), • The criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as revised, 			

- The results of other relevant assessments of the effects on the environment submitted by the applicant including the AA Screening Report, Ecological Impact Assessment, Engineering Report and site-specific Flood Risk Assessment, and
- The features and measures proposed by the applicant that are envisaged to avoid or prevent what might otherwise be significant effects on the environment, including measures identified in the Construction Environmental Management Plan, the Resource and Waste Management Plan, the Operational Waste Management Plan, Site Specific Flood Risk Assessment, Ecological Impact Assessment, Archaeological Impact Assessment, Landscaping Report and the Engineering Services Report.

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact assessment report would not, therefore, be required.

Inspector _____

Date _____

Approved (DP/ADP) _____

Date _____

Appendix 3: Appropriate Assessment Screening (Stage 1)

Screening for Appropriate Assessment Test for likely significant effects
<i>Brief description of project</i>
A description of the project is summarised in Section 2 of my report. In summary, the proposed development comprises the construction of a mixed-use development comprising 199 no. residential units and 2,123sqm of non-residential uses in 2 no. blocks and all associated site works.
<i>Brief description of development site characteristics and potential impact mechanisms</i>
<p>The appeal site is located on a brownfield site in Tallaght Town Centre. It has a stated area of c. 1.19 ha and includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (c. 0.28 ha). The main development site was previously in use by Woodies DIY. However, all structures have been demolished, and the site currently comprises hardstanding. The site boundaries comprise walls, railings and vegetation / trees. There are no drainage ditches or surface water bodies within or immediately adjacent to the site. The nearest water course is the Jobstown Stream (Dodder_040) located c. 410m southeast of the appeal site, which flows to the River Dodder c. 2km southeast of the appeal site.</p> <p>Surface water from the site would enter the public network, which discharges to the Jobstown Stream, which flows to the River Dodder and ultimately to the Liffey Estuary and Dublin Bay.</p> <p>Foul water from the site would enter the public network and be treated at Ringsend WWTP, which ultimately discharges to Dublin Bay.</p> <p>There is also potential for surface water discharge to ground, which would drain to the downgradient receiving surface waterbody (Jobstown Stream) and ultimately to Dublin Bay.</p>
<i>Screening Report / Natura Impact Statement</i>
An Appropriate Assessment Screening Report was prepared by DNV was submitted in support of the application.
<i>Relevant Submissions</i>
No concerns raised by the third party, the prescribed bodies or the Planning Authority with regard to AA.

Identification of relevant European sites using the Source-pathway-receptor model

The proposed development is not located within or adjacent to any designated site. Therefore, the proposed development would not result in any direct effects such as habitat loss on any European Site.

The applicant AA Screening report identified 5 no. European sites as being located within a potential zone of influence of the proposed development. These are detailed in Table 1 below.

Site synopsis and conservation objectives can be found on the NPWS website (www.npws.ie).

I am satisfied that there is no ecological pathway to any other designated sites.

Table 1: European Sites within the Zone of Influence.

European Site (code)	Summary of Qualifying Interests	Distance from proposed development	Ecological connections (source, pathway, receptor)	Consider further in screening Y/N
South Dublin Bay SAC (000210)	Mudflats and sandflats not covered by seawater at low tide. Annual vegetation of drift lines. Salicornia and other annuals colonising mud and sand. Embryonic shifting dunes.	11.3km	Yes. Indirect hydrological connect via the public surface water network and the public foul water network.	Yes
South Dublin Bay and River Tolka Estuary SPA (004024)	Light-bellied Brent Goose. Oystercatcher. Ringed Plover. Grey Plover. Knot. Sanderling. Dunlin. Bar-tailed Godwit. Redshank. Black-headed Gull. Roseate Tern. Common.	11.3km	Yes. Indirect hydrological connect via the public surface water network and the public foul water network.	Yes

	Tern Arctic Tern. Wetlands & Waterbirds.			
North Dublin Bay SAC (000206)	Mudflats and sandflats not covered by seawater at low tide. Annual vegetation of drift lines. Salicornia and other annuals colonising mud and sand. Atlantic salt meadows. Mediterranean salt meadows. Embryonic shifting dunes. Shifting dunes along the shoreline with white dunes. Fixed coastal dunes with herbaceous vegetation. Humid dune slack. Petalwort.	15.8km	Yes. Indirect hydrological connect via the public surface water network and the public foul water network.	Yes
North Bull Island SPA (004006)	Light-bellied Brent Goose Shelduck Teal Pintail Shoveler Oystercatcher Golden Plover Grey Plover Knot Sanderling Dunlin Black-tailed Godwit Bar-tailed Godwit Curlew Redshank Turnstone Black-	15.8km	Yes. Indirect hydrological connect via the public surface water network and the public foul water network.	Yes

	headed Gull Wetlands			
North West Irish Sea SPA (004236)	Red-throated Diver Great Northern Diver Fulmar Manx Shearwater Cormorant Shag Common Scoter Black-headed Gull Common Gull Lesser Black-backed Gull Herring Gull Great Black-backed Gull Kittiwake Roseate Tern Common Tern Arctic Tern Guillemot Razorbill Puffin Little Gull Little Tern	15.8km	Yes. Indirect hydrological connect via the public surface water network and the public foul water network.	Yes

Likely effects of the project, alone or in combination on European Sites

The development is not located within a designated site and, therefore, does not result in any direct effects on the site. However, due to the indirect hydrological connection to the designated sites within the inner section of Dublin Bay via groundwater infiltration, the public surface water drainage network and the foul network potential impacts generated by the construction and operational phases of the development requires consideration.

Sources of impact and likely significant effects are detailed in Table 2 below.

Table 2: Screening Matrix

Site Name / QI's are listed in Table 1 above.	Possibility of significant effects (alone) in view of the conservation objectives of the site	
	Impact	Effects
South Dublin Bay SAC (000210)	<u>Direct:</u> No direct impacts	Due to the distant and interrupted hydrological connection, the nature and scale of the development and the

<p>South Dublin Bay and River Tolka Estuary SPA (004024)</p>	<p><u>Indirect:</u> Potential release of silt and sediment during site works and potential release of</p>	<p>distance and volume of water separating the application site from Natura 2000 sites in Dublin Bay (dilution factor) no effects are likely.</p>
<p>North Dublin Bay SAC (000206)</p>	<p>construction related compounds including hydrocarbons to surface water and ground water.</p>	<p>The foul discharge from the site is negligible in the context of the overall licenced discharge at Ringsend WWTP, and thus its impact on the overall discharge would be negligible.</p>
<p>North Bull Island SPA (004006)</p>	<p>Indirect impacts on water quality from an accidental spill or leak of a contaminant to surface water network or to groundwater during the operational phase.</p>	<p>There is no direct hydrogeological pathways from groundwater to any designated site. Due to the distance and intervening watercourses between the Proposed Development and the nearest European sites within Dublin Bay no effects are likely.</p>
<p>North West Irish Sea SPA (004236)</p>	<p>Indirect impacts on water quality from Ringsend WWTP. Due to the significant separation distances there is no pathway for indirect loss or disturbance of habitats within any Natura 2000 sites or other semi-natural habitats that may act as ecological corridors for important species associated with their qualifying interests; there is no potential for ex-situ impacts associated with any SPA qualifying interest species.</p>	<p>There is no direct hydrogeological pathways from groundwater to any designated site. Due to the distance and intervening watercourses between the Proposed Development and the nearest European sites within Dublin Bay no effects are likely.</p>
<p>Likelihood of significant effects from proposed development alone? No</p>		
<p>Likelihood of significant effects occurring in combination with other plans or projects? No</p>		

Comments:

Habitat Loss

Having regard to the current characteristics of the appeal site and as the intervening land is occupied by urban development and combined with the separation there is no pathway for loss or disturbance of habitats in any Natura 2000 site, or other semi-natural habitats that may act as ecological corridors or stepping stones for important species associated with the qualifying interests of Natura 2000 sites. No significant effects are likely to arise to Natura 2000 sites from this source.

Habitat Disturbance/Ex situ impacts

The appeal site comprises hardstanding and is located in a well-established urban area. It is not identified as an ex-situ site for any protected species. There is no pathway for indirect loss or disturbance of habitats within any Natura 2000 site or other semi-natural habitats that may act as ecological corridors for important species associated with their qualifying interests.

Hydrological Impacts – surface water during construction

During the construction phase there will be earth works, however, the likelihood of sediment, or other construction pollutants entering the River Dodder is low due to the separation distance to the nearest watercourse and the fact that the lands are already largely composed of hard surfaces, and so significant quantities of soil will not be disturbed. No significant effects are likely to arise to Natura 2000 sites from this source.

Hydrological Impacts – surface water during operation

During the operational phase attenuated surface water would flow by gravity to the existing surface water drain which runs along the site's western boundary under Belgard Square East. During both the construction and operational phases standard pollution control measures would be put in place. Pollution control measures standard practices for urban sites and would be required for a development on any urban site in order to protect local receiving waters, irrespective of any potential hydrological connection to Natura 2000 sites. In the event that the pollution control and surface water treatment measures were not implemented or failed, I remain satisfied that the potential for likely significant effects on the qualifying interests of Natura 2000 sites in Dublin Bay can be excluded given the distant and interrupted hydrological connection, the nature and scale of the development and the distance and volume of water separating the application site from Natura 2000 sites in Dublin Bay (dilution factor).

Hydrological Impacts - wastewater

There is an indirect pathway between the development site and Natura 2000 sites in Dublin Bay. The foul discharge from the proposed development would drain, via the public network, to the Ringsend WWTP for treatment and ultimately discharge to Dublin Bay. There is potential for an interrupted and distant hydrological connection between the site and sites in Dublin Bay due to the wastewater pathway. The Uisce Eireann Wastewater treatment capacity register indicates that there is capacity at Ringsend WWTP (green status). I am satisfied that there is capacity within the Ringsend WWTP to accommodate the proposed development. In addition, the foul discharge from the site is negligible in the context of the overall licenced discharge at Ringsend WWTP, and thus its impact on the overall discharge would be negligible.

Based on a consideration of the likely impacts arising from the proposed works and a review of their significance in terms of the conservation interests and objectives of the Natura 2000 Sites screened, no significant impacts have been identified on the Natura 2000 sites as a result of the proposed development.

Cumulative Impact:

Table 3 of the applicants report identifies developments recently granted planning permission within 500m of the appeal site, each of which was subject to a Screening AA Screening which concluded that there would be no potential for significant impacts to any European site as a result of those developments.

While there are other permissions and projects in the vicinity of the appeal site, I am satisfied that the cumulative residual impacts are not likely to be significant

Conclusion

I conclude that the proposed development (alone) would not result in likely significant effects on South Dublin Bay SAC (000210), South Dublin Bay and River Tolka Estuary SPA (004024), North Dublin Bay SAC (000206) or North Bull Island SPA (004006) or the North West Irish Sea SPA (004236). The proposed development would have no likely significant effect in combination with other plans and projects on any European sites. No further assessment is required for the project. No measures intended to avoid or reduce harmful effects on European sites were taken into account in reaching this conclusion.

Appendix 4: WFD IMPACT ASSESSMENT STAGE 1: SCREENING

Step 1: Nature of the Project, the Site and Locality

An Bord Pleanála ref. no.	ACP-324080-26	Townland, address	A site at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24.
Description of project		The development comprises the demolition and removal of existing boundary walls and railings and the construction 199 no. residential units and 2,123sqm of non-residential floor space in 2 no. blocks (Block A and Block B) ranging in height from 1 no. to 7 no. storeys (with mezzanine level) over basement.	
Brief site description, relevant to WFD Screening,		Site is a vacant brownfield site in the urban area. It is cleared of all structures and consists of a mix of hard surface and areas that were previously landscaped. There are no water features within or adjoining the site.	
Proposed surface water details		The proposed scheme would incorporate SUDS measures, which allow for infiltration to ground via permeable paving, tree pits and raised planters and attenuation of surface water via blue roofs. Surface water would be discharged to the public network, at the current run off rate for the site.	
Proposed water supply source & available capacity		It is proposed to connect to the public network. The submission from Uisce Eireann indicates that a connection is without an infrastructure upgrade.	

Proposed wastewater treatment system & available capacity, other issues	<p>It is proposed to connect to the public network. The submission from Uisce Eireann states that a connection is feasible subject to the upgrade of the 225mm gravity sewer along Belgard Square East over a length of c. 400m.</p> <p>The Uisce Eireann Wastewater treatment capacity register indicates that there is capacity at Ringsend WWTP (green status).</p>
Others?	N/A

Step 2: Identification of relevant water bodies and Step 3: S-P-R connection							
Identified water body	Water body name(s) (code)	WFD Status	Risk of not achieving WFD Objective e.g.at risk, review, not at risk	Identified pressures on that water body.	Pathway linkage to water feature (e.g. surface run-off, drainage, groundwater)	Mitigation Measures Proposed	Is mitigation sufficient, will there be any residual impacts?
River Waterbody	Dodder_040 (IE_EA_09D010620)	Moderate Status	At risk	Urban Run-off	Surface Water run-off.	Standard construction practices.	No residual risk. I am satisfied that the preventative measures will reduce any possible effects to a non-significant level.
Groundwater Waterbody	Dublin (IE_EA_G_008)	Good Status	Under Review	Under Review	Infiltration to groundwater.	SuDS measures include them incorporation of grit and petrol/oil interceptors.	
Coastal Waterbody	Dublin Bay (IE_EA_090_0000)	Good Status	Not At Risk	N/A	The foul network is treated at Ringsend WWTP which	No mitigation measures proposed	No residual risk.

					ultimately discharges to Dublin Bay.		
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