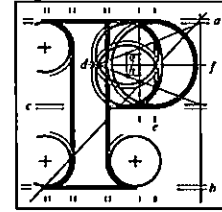


Our Case Number: ABP-312504-22

Planning Authority Reference Number: SD21A/0139



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 30 AUG 2023

Re: Demolition of three existing apartment units and bin store and the construction of a residential development arranged in two building blocks ranging from 3 to 6 storeys in height and will comprise of 40 apartment units derived from 26 new and 14 existing.

St. Basil's Training Centre, Greenhills Road, Tallaght, Dublin 24.

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

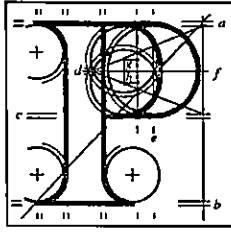
Yours faithfully,

Sue Morel
Executive Officer

BP100N

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An
Bord
Pleanála

Board Order
ABP-312504-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0139

Appeal by O'Mahony Holdings SPRL care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 13th day of December, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of three number existing apartment units (circa 239 square metres) and bin store (circa 18 square metres) and the construction of a residential development arranged in two number building blocks, (Block A and Block B) ranging from three to six storeys in height over basement level (circa 3,728 square metres, including basement). Block A comprises 11 number residential apartments (circa 1,256 square metres) in a five to six storey building and including a ground floor level café (circa 93 square metres) at the building's south-eastern corner. Block B comprises 15 number residential apartments (circa 1,393 square metres) in a three to five storey building. The proposed development will comprise 26 number new residential units (five number studio apartments, six number one-bedroom apartments, seven number two-bedroom apartments and eight number three-bedroom apartments) with associated balconies and terraces. The proposed development will comprise a total of 40 number apartment units derived from 26 number new apartments and 14 number existing apartments. The

pm

development will also consist of relocation of existing basement access on Old Greenhills Road and the upgrade and extension of the existing basement level; provision of internal footpaths; landscaped communal open space (including outdoor gym equipment, children's play area and 'working from home' area); public open space; 13 number car parking spaces and 74 number long-stay bicycle parking spaces and one number motorcycle parking spaces at basement level; two number shared car parking spaces and 20 number short-stay bicycle parking spaces at surface level (15 number car parking spaces, 94 number cycle parking spaces and one number motorcycle parking in total); all piped infrastructure and ducting; elevation treatments; plant room; lift access and stair cores; hard and soft landscaping and boundary treatments; changes in level; waste management areas; attenuation tank; backup generator; solar photovoltaic panels; lighting; and all associated site development and excavation works above and below ground at site of approximately 0.23 hectares which is generally bounded to the north by Saint Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and at the south-eastern corner by Main Street, Tallaght, Dublin.

Decision

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

Reasons and Considerations

The proposed development is located in a sensitive location within Tallaght Village in an area designated as an Architectural Conservation Area and is close to a protected structure and recorded ancient monuments. Having regard to this sensitive location, the overall impact of the proposed development on the protected structures cannot be negated by the design elements and finishes alone. It is considered that the proposed development fails to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use on the subject site as Block A would dominate this part of the site due to its proposed scale and mass which would be visible within The Priory Demesne and along Old Greenhills Road. Furthermore, the Board is not satisfied, on the basis of the documentation submitted with the application and appeal, that the overall visual impact of Block B, both by itself and in conjunction with Block A, by reason of mass and scale, would not adversely impact on the character of the Architectural Conservation Area, and on the architectural heritage of the wider area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 29 day of August, 2023.