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**LRD25A/0009W**

Appeal Notified: 17/02/2026  
Appeal Lodged Date: 16/02/2026  
Appellant Type: 3RD PARTY  
Nature of Appeal: AGAINST DECISION  
Councils Decision: GRANT PERMISSION  
Applicant: Midsal Homes Limited  
Location: A site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24

Description: The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and 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 23,540 sq m (including basement of 275 sq m) 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 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a cafe (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) 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. Note for the mixed-use question below: there are too many non-residential uses proposed relative to the lines available, so we have provided the

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residential floor area and the combined non-residential floor area. See submitted materials for details of the individual non-residential uses. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road.

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**SD25A/0290W**

Appeal Notified: 18/02/2026  
Appeal Lodged Date: 17/02/2026  
Appellant Type: 1st PARTY  
Nature of Appeal: Condition  
Councils Decision: GRANT PERMISSION FOR RETENTION  
Applicant: Anandaraman Narayanan  
Location: Tralee, St. John's Avenue, Dublin 22, D22 RY66.

Description: Retention permission for as constructed single storey house and ancillaries.

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**ED25/0112**

Appeal Notified: 20/02/2026  
Appeal Lodged Date: 18/02/2026  
Appellant Type: 1 st Party  
Nature of Appeal: AGAINST DECISION  
Councils Decision: DECLARED NOT EXEMPT  
Applicant: Cape Wrath Hotel  
Location: Lands at Moneyatta Commons, Boherboy, Saggart, Dublin 24

Description: The regrading of the existing ground profile with surplus pitch material.

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