

*Reg. Ref.*

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**SD25A/0053W**

Appeal Notified: 03/03/2026  
Appeal Lodged Date: 02/03/2026  
Appellant Type: 1st party  
Nature of Appeal: Conditions  
Councils Decision: GRANT PERMISSION  
Applicant: Irish Residential Properties REIT PLC  
Location: Site formerly known as Bruce House, Main Road, Tallaght, Dublin 24, D24 YF50

Description: Irish Residential Properties REIT PLC intends to apply for Planning Permission for development on a c.0.34 ha site formally known as Bruce House, Main Road, Tallaght, Dublin 24. The development will consist of the construction of a 6-storey residential building (c.2,792 sqm) comprising enclosed bicycle parking spaces, plant, bin stores, and an ESB substation at the ground floor level and 38 no. apartment units at the ground to fifth floor levels, including 4 no. 1-bedroom units, 34 no. 2-bedroom units, with private balconies/terraces. The development will also include the provision of car and bicycle parking spaces in the existing basement level of the adjoining mixed-use Priorsgate scheme to the south and west. Vehicle and pedestrian access to the site is provided from Old Blessington Road below. The development will include the removal of the existing boundary treatment between the Priorsgate development and the subject site to facilitate a pedestrian connection between the existing and proposed residential scheme. The development will also include piped infrastructure and ducting; roof plant including lift overrun; changes in level; attenuation areas; site landscaping; communal open space including a children's play space (c. 99 sqm) and all associated site development and excavation works above and below ground.