

ARCHITECTURAL DESIGN STATEMENT

Site bounded by Belgard Square East,
Old Blessington Road and Belgard Road,
Tallaght, Dublin 24.

Applicant: MIDSAL Homes Ltd.



Site bounded by Belgard Square East, Old Blessington
Road and Belgard Road, Tallaght, Dublin 24

Donnelly Turpin Architects

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Revision	Description	Date
01	LRD Opinion Submission	21/03/25
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1.0 INTRODUCTION

1.1 Purpose of this Report

This Architectural Design Statement has been prepared by Donnelly Turpin Architects on behalf of Midsdal Homes Limited as part of a Large Scale Residential Development (LRD) Planning Application submitted to South Dublin County Council.

This design statement describes the site context, the design concept and details of the proposed design and how it sets out to comply with all aspects of the current Planning policy guidelines and objectives in respect of this site.

This document should be read in conjunction with all of the drawings and reports that have been prepared by the Design Team and appointed consultants to accompany this Planning submission.



Aerial View, Existing Site

1.0 INTRODUCTION



Aerial View: Proposed Design

1.2 Proposed Development

The proposed development comprises a mixed-use development with a gross floor area of 23,540 sq m and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement to include 199 no. residential apartment units (including 49 apartments dedicated to 'senior living'), 2,123 sq.m. commercial space, including a 350sq.m. crèche, and 58 car parking spaces on a c. 1.19 ha site at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The proposed development will consist of the demolition of the existing masonry wall to the east, west and northern perimeter of the site and the construction of the following:

- 199 No. residential dwellings (6 no. studios, 47 no. 1-bed, 98 no. 2-beds and 48 no. 3-beds) in 2 no. separate blocks, with Block A incorporating 49 No. 'senior living' apartment units and Block B incorporating 150 No. 'standard' apartment units.
- 2123 sq m of non-residential floor space across 17 no. commercial units, with the following uses proposed: a dental practice (72 sq m); a medical centre (210 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); 4 No. retail units (totalling 331 sq m); Café/Bar units (totalling 238 sq m); a crèche (350 sq m) including external play area; a pharmacy (195 sq m); and beauty/health salon (195 sq m).
- 275 sq.m. basement for plant room.
- secure and gated 'undercroft' car park with access from Belgard Square East to provide 58 No. car parking spaces, including 3 accessible spaces and a dedicated set down area for the crèche.
- 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
- internal communal amenity spaces for the senior living units (totalling 114 sq m).

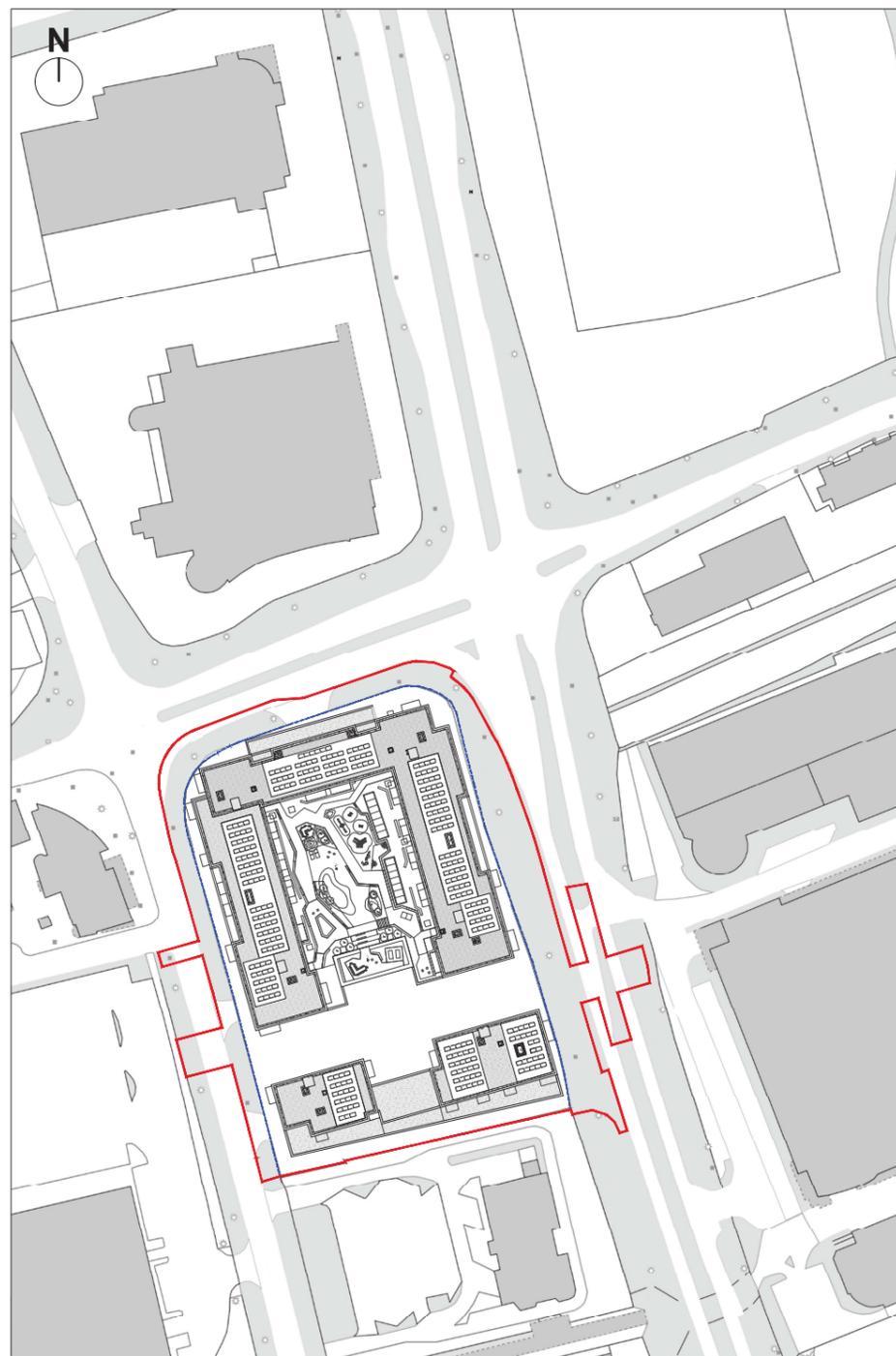
1.0 INTRODUCTION

1.2 Proposed Development

- external communal amenity spaces for the senior living units (totalling 189 sq m).
- hard and soft landscaping, including public open space, communal amenity space and incidental spaces
- private amenity spaces (as balconies/terraces, facing all directions)
- provision of 2 no. ESB sub-stations
- provision of plant/operational rooms; bin stores; public lighting; blue roofs; PV arrays, rooftop opening vents and lift overruns atop both Blocks A and B
- provision of 4no. 0.3m dia. Microwave dishes to be mounted on 2no. steel support poles affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds

1.3 Previous SHD Planning Application

The previous SHD Application was lodged with ABP in June 2022 and was refused permission by AnBord Pleanála in June 2025 (refer to section 7 of this report). The current design proposal submitted as part of this LRD Planning Application process presents what we consider to be a more sustainable and economically viable option to successfully develop this site while meeting the vision and aspirations of the Tallaght Town Local Area Plan 2020 as adopted by South Dublin County Council in June 2020.



Proposed Site Plan

2.0 DESCRIPTION OF SITE AND CONTEXT

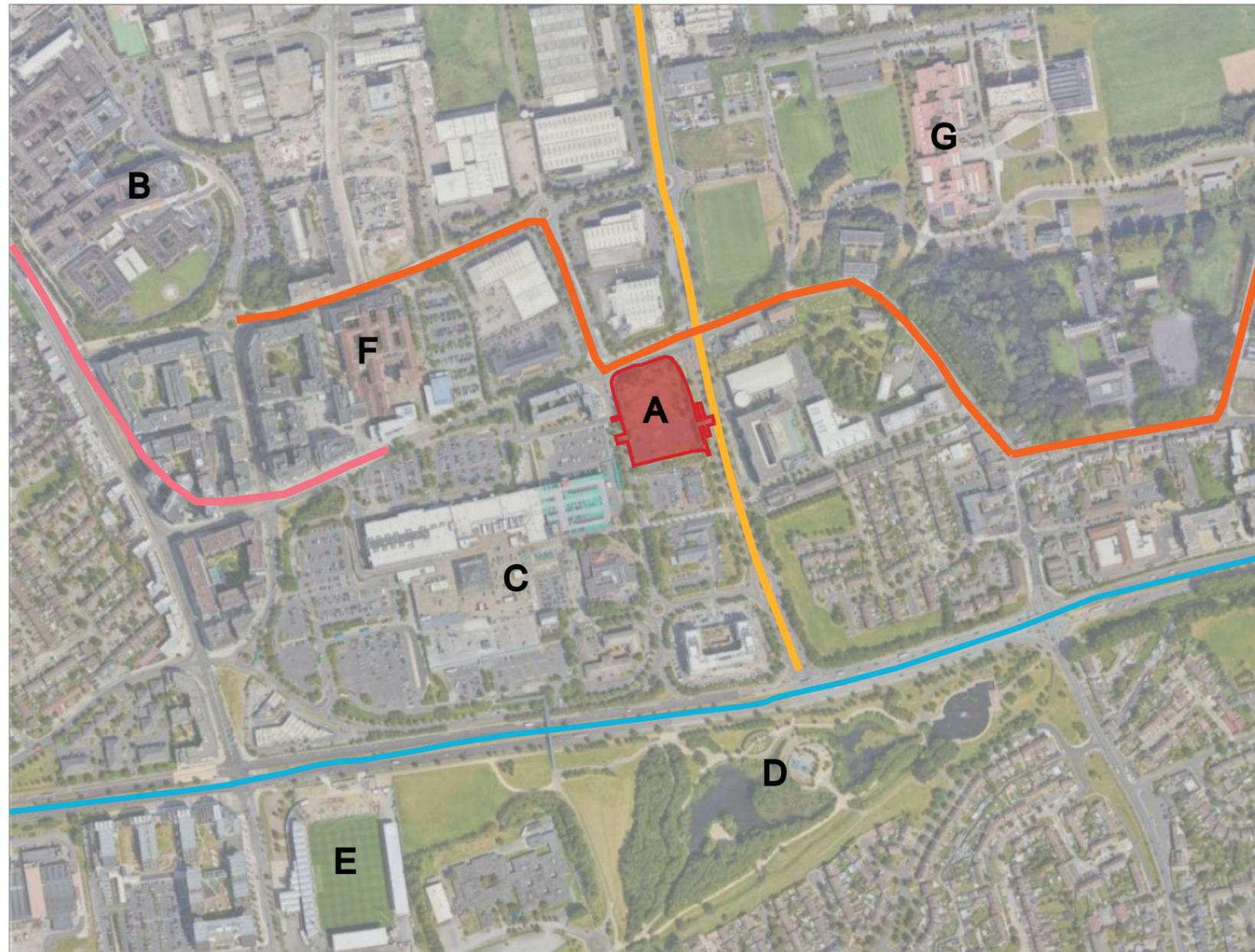
2.1 Site Location

The site is located at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24.

Located centrally within Tallaght town centre, the site is within walking distances of a number of key destinations. These include Tallaght Shopping Centre which is under 5 minutes' walk to the west of the site and TU Dublin Tallaght campus which lies to the north east of the site. A number of other areas of employment and leisure are located in close proximity, including South Dublin County Council offices, Tallaght Civic Theatre and Tallaght County Library which are all located 5 minutes walking distance to the west of the site along Old Blessington Road. Leisureplex Tallaght is located less than 500m. from the south east corner of the site.

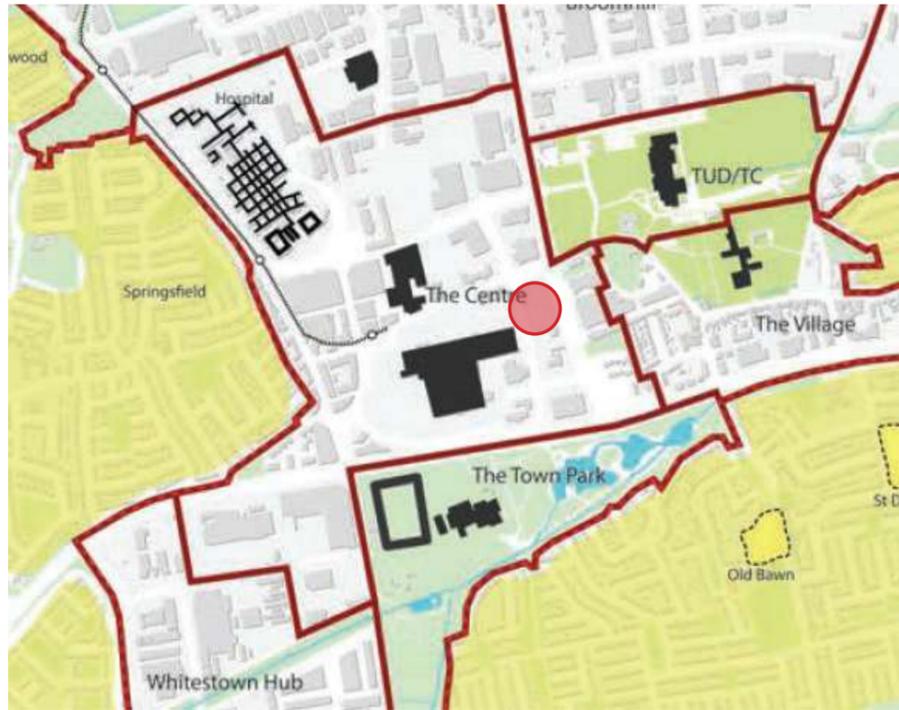
Tallaght Luas stop is located within 375m. from the North West corner of the site, along Old Blessington Road. The red Luas line connects directly with the city centre and the major transport hubs of Heuston and Connolly railway stations and Busáras, the central bus station in Dublin for Intercity and regional bus services operated by Bus Éireann.

The site is well served by a number of local bus routes connecting different areas of Dublin, including the city centre and it is located less than 2.5km from access to the on/off ramps serving the M50 motorway, the busiest motorway in Ireland.

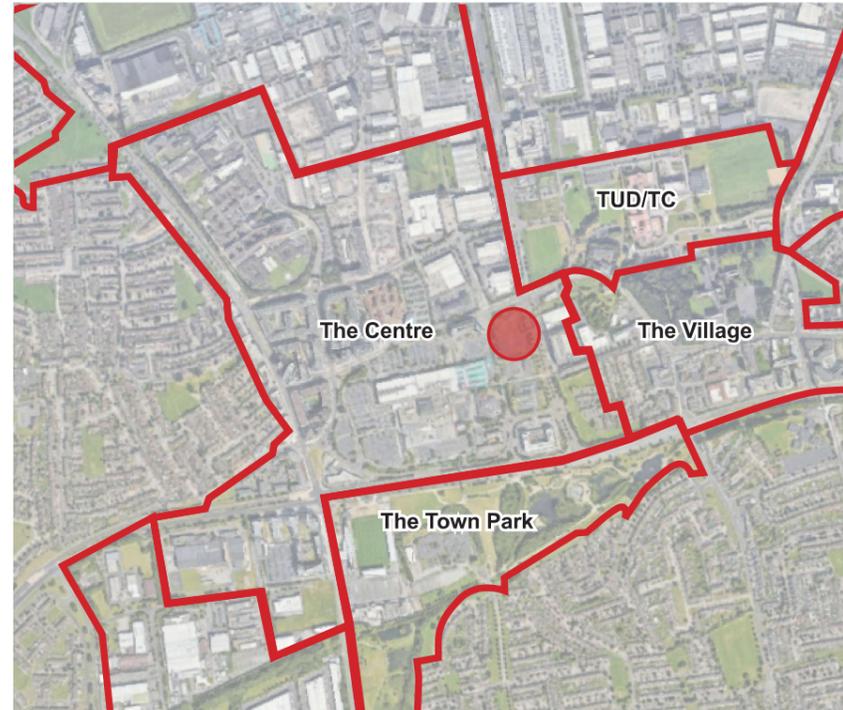


Site Location Map

A	-	Development Site		Belgard Road Cycle Way
B	-	Tallaght Hospital		Core Bus Corridor
C	-	The Square Shopping District		N81
D	-	Sean Walsh Memorial Park		Luas Route
E	-	Tallaght Stadium		
F	-	Council Offices		
G	-	TU Dublin, Tallaght		



Tallaght Local Area Plan, Fig 2.6, Urban Neighbourhoods



Tallaght Neighbourhoods

 Denotes Application Site

2.2 Site Context

The site is located towards the eastern side of the 'The Centre' neighbourhood of Tallaght, close to the 'The Village' neighbourhood and the Technological University Dublin / Tallaght Campus (TUD/TC) to the east. Therefore, the site occupies a very important strategic location by linking these neighbourhoods in the east to Tallaght town centre which lies immediately to the western edge of the site.