

## 2.0 DESCRIPTION OF SITE

### 2.3 Surrounding Neighbourhood and Uses

Located very close to the eastern boundary of the site, separated by the wide tree lined carriageway that is Belgard Road, is the neighbourhood known as 'The Village'. Located here is the Village Green Shopping Centre, close to the centre of the original village and the site of the old Tallaght Town Centre with a surrounding area that is characterized by modest 2-storey houses. Of note is the proliferation of surface car parking, which dominates the neighbourhood and has resulted in a distinct lack of quality public open space.

Immediately to the north of the Village neighbourhood and located to the North East of the application site is the Technological University Dublin / Tallaght Campus with its mature parkland setting to the South and surrounded by a range of sports fields.



Aerial View showing Surrounding Neighbourhoods

● Denotes Application Site



## 2.0 DESCRIPTION OF SITE

### 2.3 Surrounding Neighbourhood and Uses

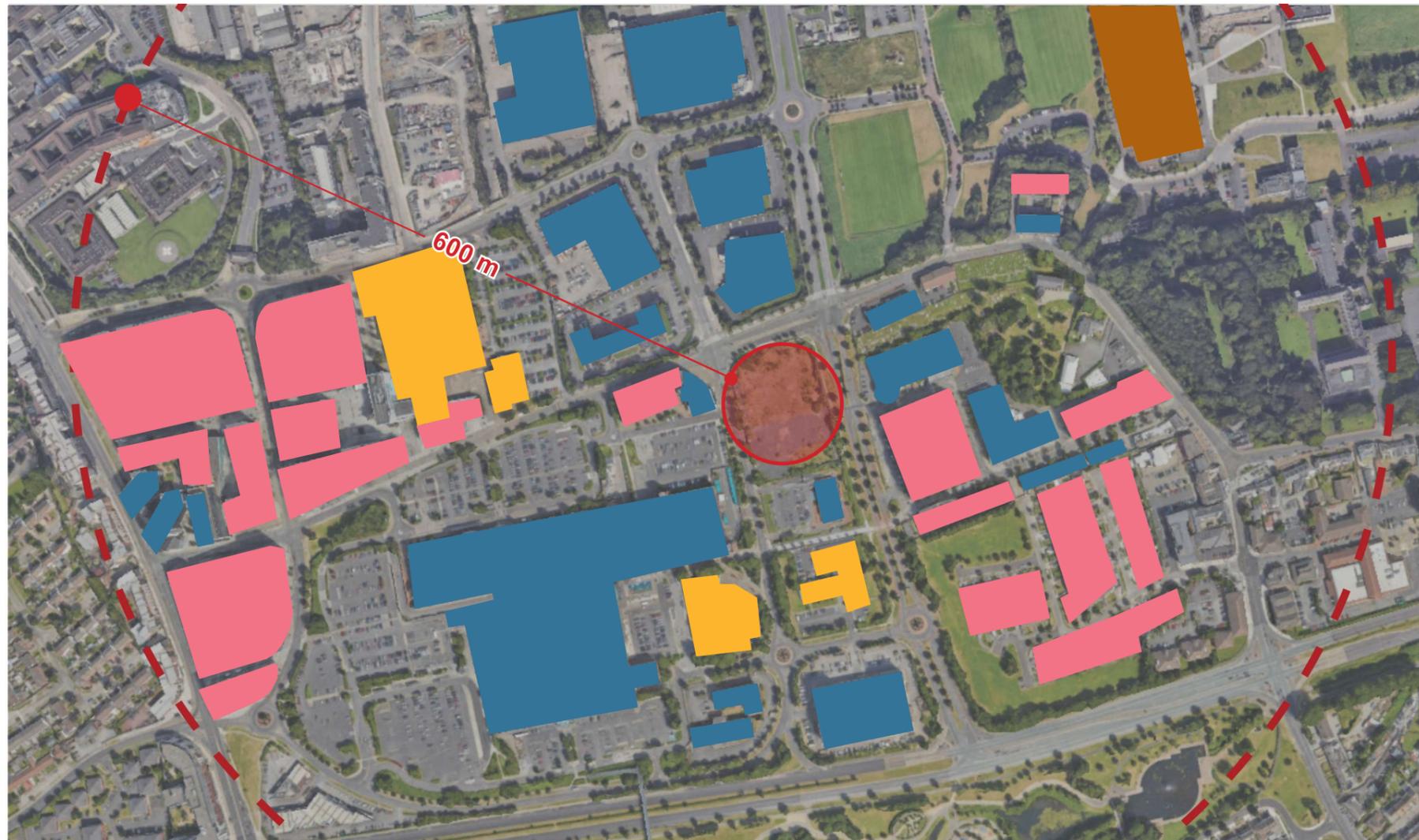
#### Surrounding Building Uses

The application site is located within the south eastern corner of the 'The Centre' neighbourhood. 'The Square', one of the largest shopping destinations in South Dublin, is located directly to the West of the site on the other side of Belgard Square East.

The mix of existing uses that surround the site is recognised in Section 7 of this report (Proposed Design Strategy) as playing a very important role in the uses and layouts that are proposed as part of this Application.

#### Surface Car Parking

Extensive surface level car parking is located immediately to the West of the site, mostly serving 'The Square' shopping centre.



Aerial View showing Building Uses



- |   |                  |   |           |
|---|------------------|---|-----------|
|  | Application Site |  | Education |
|  | Commercial       |   |           |
|  | Residential      |   |           |
|  | Civic            |   |           |

## 2.0 DESCRIPTION OF SITE

### 2.4 Surrounding Building Heights

The surrounding building heights are indicated on the map opposite. As can be seen from the map, this varies quite significantly across a 600m. radius from the centre of the site.

A number of 6-7 storey structures are located within close proximity of the site, confirming that there is a prevalence of taller buildings within 'The Centre' neighbourhood.

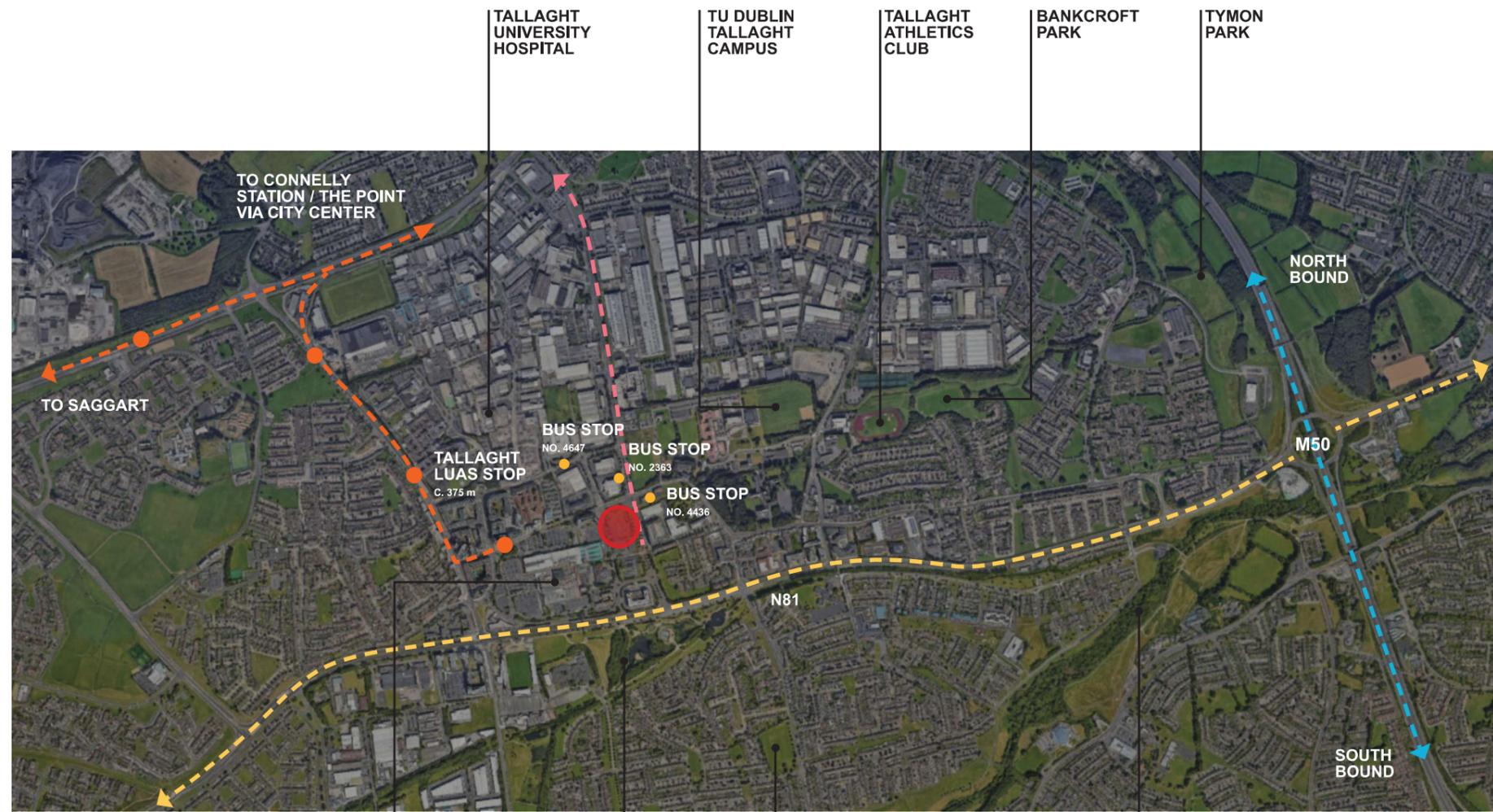


Aerial View showing Building Heights



**2.5 Existing Traffic Links and Infrastructure**

Belgard Road is a primary transport route incorporating cycleways while Old Blessington Road and Belgard Square East are tertiary routes. There is also a pedestrian route to the south of the site connecting the main retail areas to the west with the site. Thus, the site has been identified as a 'Retail Opportunity Site'.



Aerial View showing Main Transport Links



THE SQUARE TALLAGHT  
TALLAGHT UNIVERSITY HOSPITAL  
TYMON BAWN FC  
DODDER RIVERBANK PARK

- Application Site
- National Road
- Luas Line
- Luas Stop
- M50
- Regional Road Links
- Bus Stop

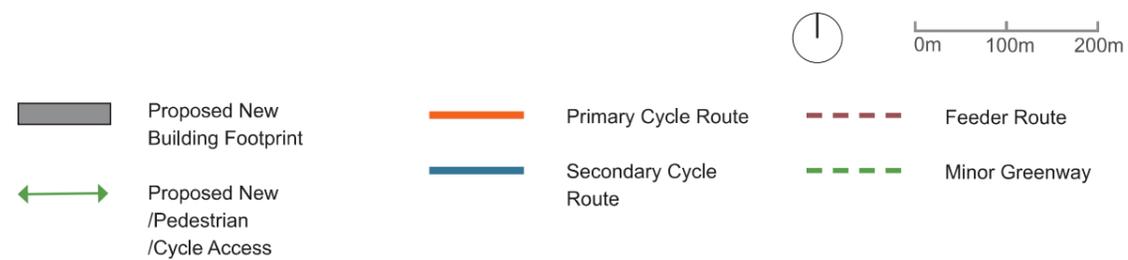
## 2.0 DESCRIPTION OF SITE

### 2.6 Cycle Lane Infrastructure

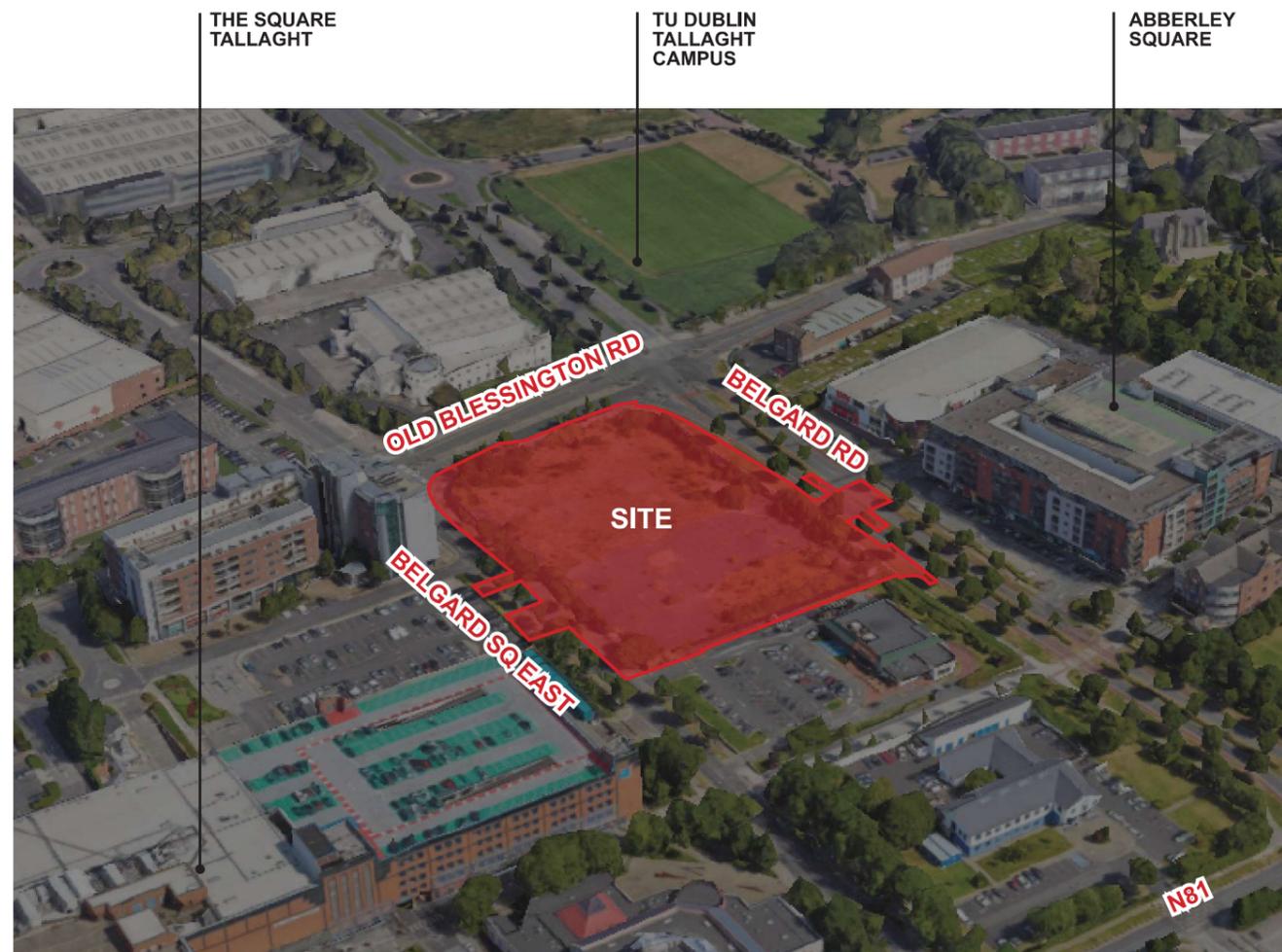
The development site is located at an important juncture between (i) the primary cycle route which runs on an east-west axis from 'The Village' and (ii) the northern end of the secondary cycle route which runs on a north - south axis from the Tallaght Bypass and connects to the primary route at the junction with Old Blessington Road.



Aerial View showing Cycle Lane Infrastructure



## 2.0 DESCRIPTION OF SITE



Aerial View of site looking North East



Belgard Road: Site Boundary Looking South



Abberley Square

### 2.7 Application Boundary

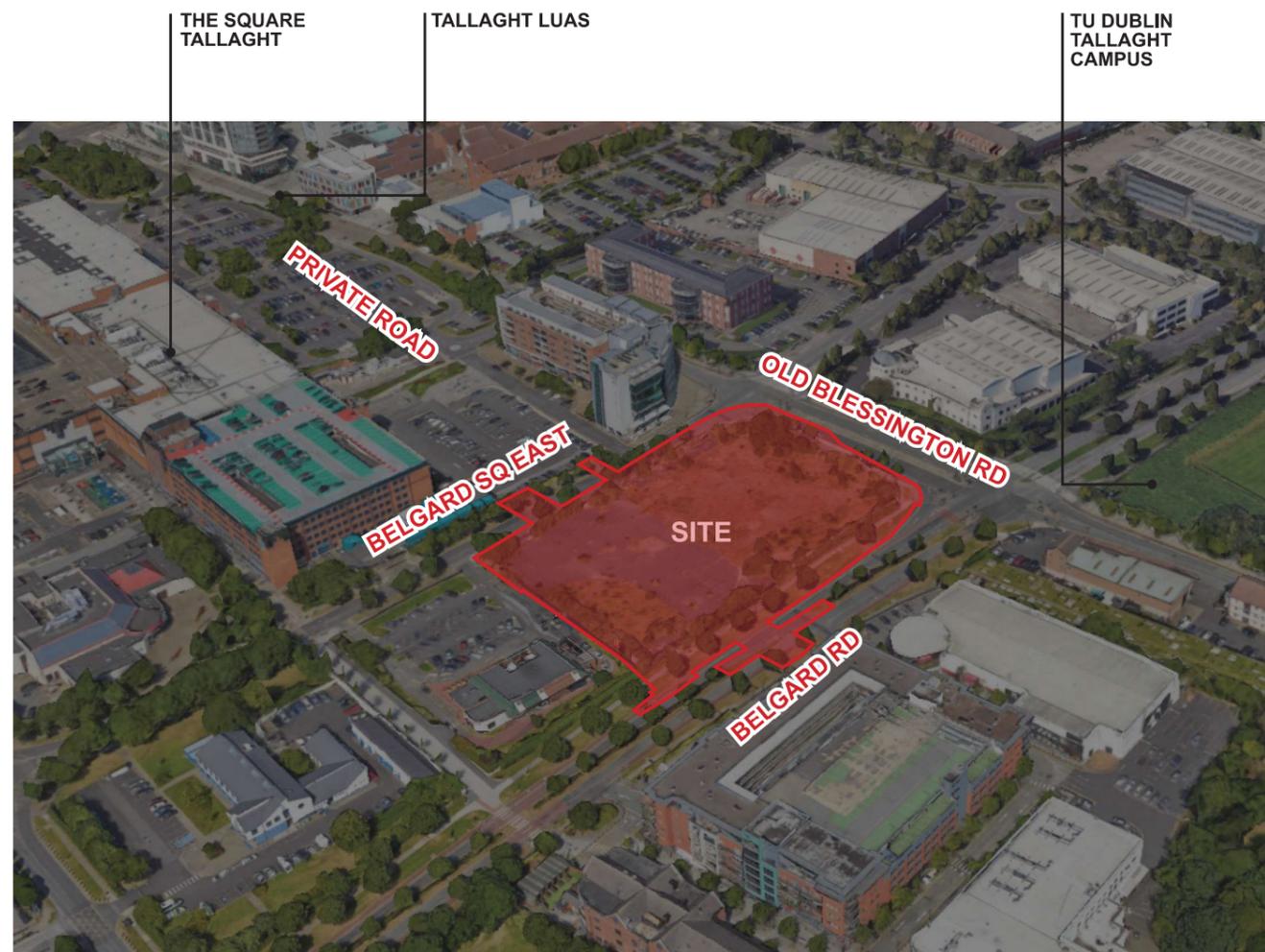
This is generally bounded by Belgard Road to the east, Old Blessington Road to the north, Belgard Square East to the west and a McDonald's restaurant with a drive-through along its southern boundary.

The line of site ownership is currently clearly delineated by a blockwork masonry wall which is typically c. 1.6m tall (although it reduces along the western boundary to 0.5m) with a metal fence on top extending to c. 2m. A tall 2m. beech hedge conceals much of the wall along the Belgard Road edge.

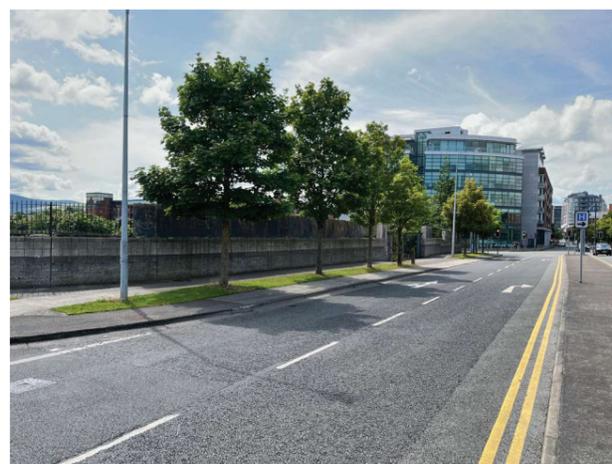
## 2.0 DESCRIPTION OF SITE

### 2.7 Application Boundary

The Application boundary line extends beyond the line of the site ownership to design a new high quality landscaped interface between the new building edge and the public realm. In addition, the Application line also extends beyond the ownership line to include the 2no. proposed new pedestrian/cycle crossings at Belgard Square East and Belgard Road and the various 'spurs' which are required for accesses/junctions, minor road and footpath works, and water services infrastructure.



Aerial View of site looking North West



Blessington Road: View looking West



Belgard Square East: View looking South



Site Plan

Application Boundary

Ownership Line

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

Donnelly Turpin Architects

November 2025

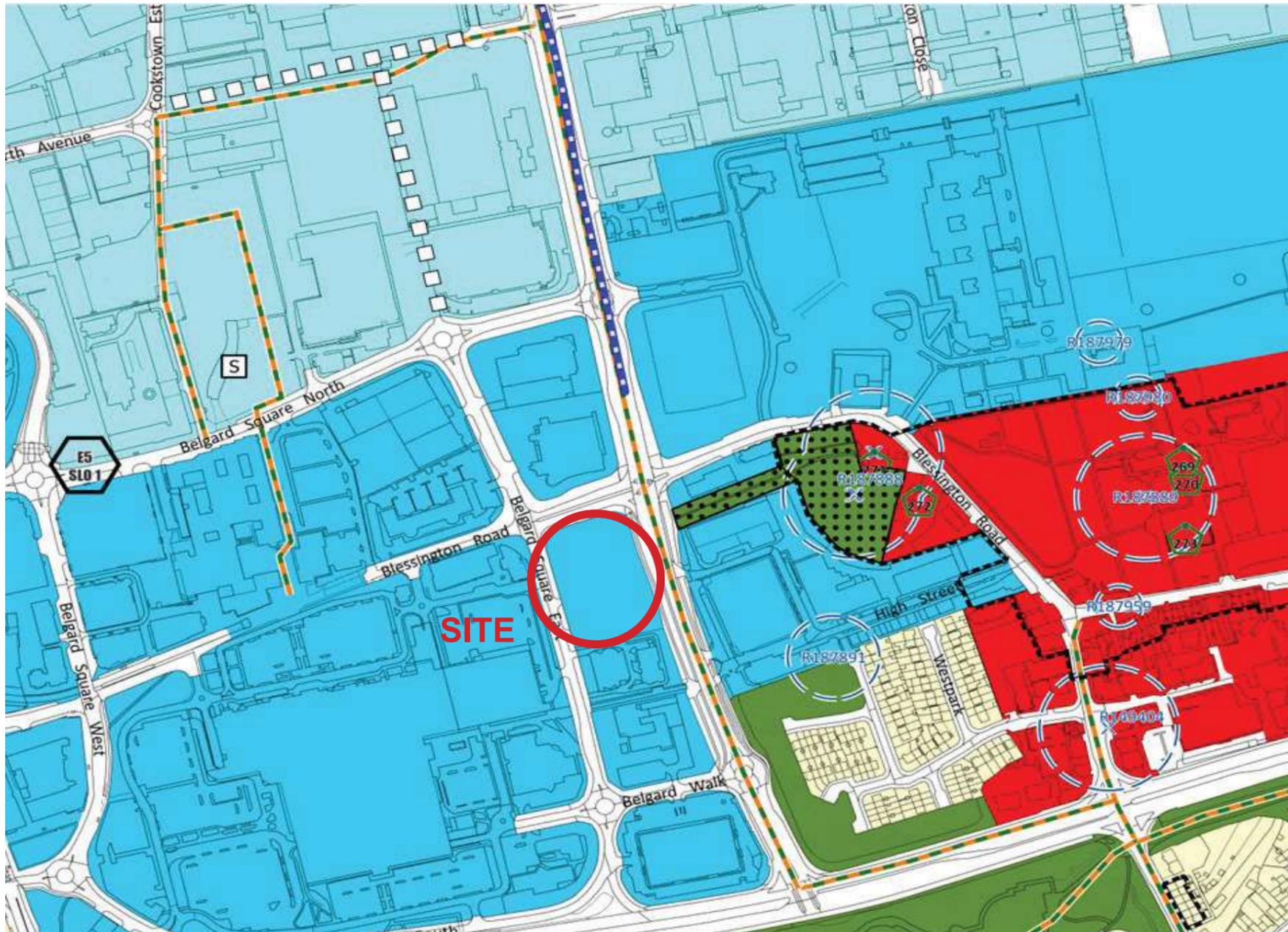
### 3.0 STATUTORY OVERVIEW

#### 3.1 Site Zoning

The site is zoned 'Town Centre' (TC) in the South Dublin County Council Development Plan, 2022-2028 (ref. Chapter 12: Implementation and Monitoring) with a zoning objective 'to protect, improve and provide for the future development of Town Centres'.

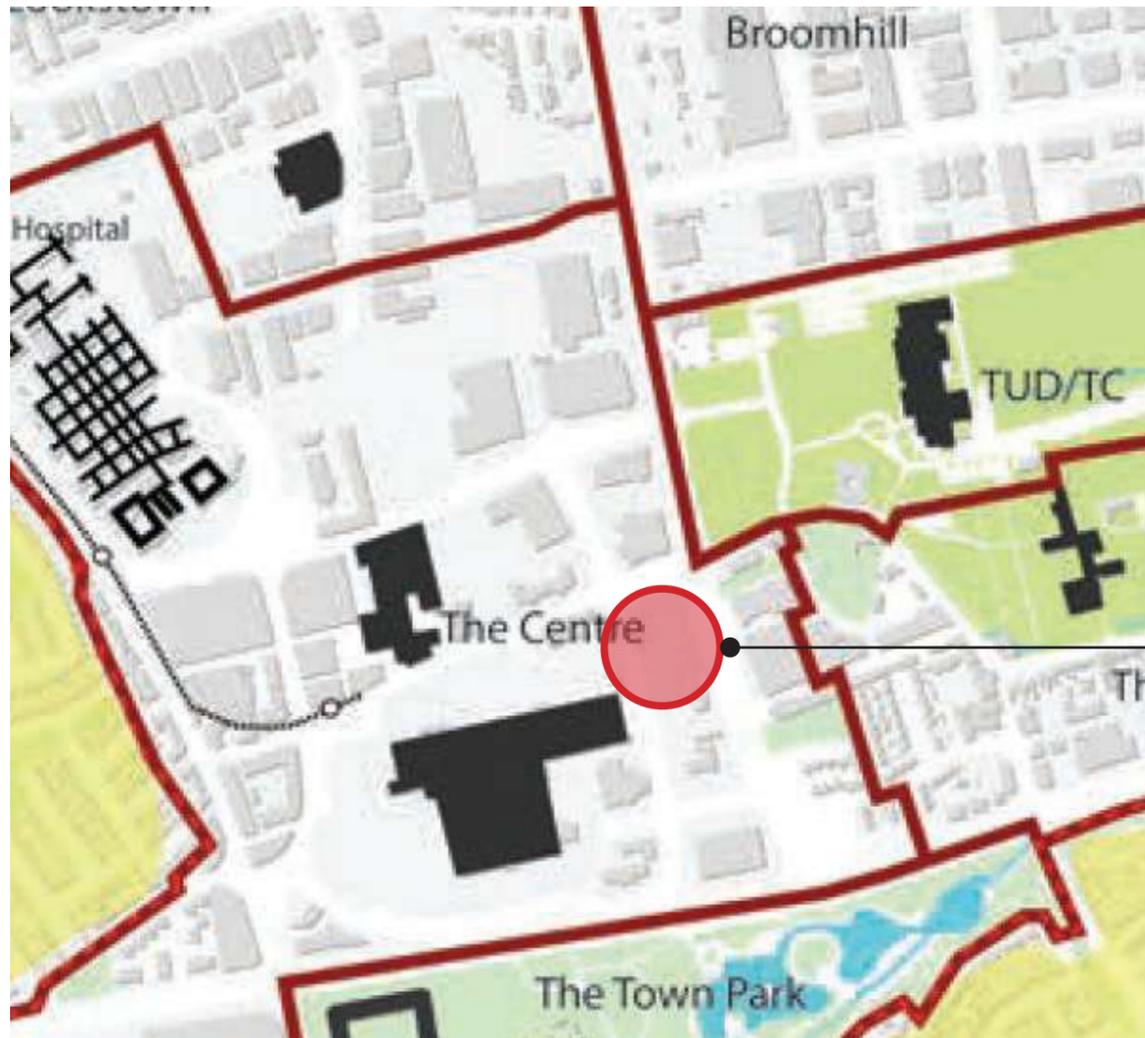
A wide range of the building use classes related to the zoning objective and which are permitted in principle are included in the design submitted as part of this application. These uses includes:

- Childcare Facility
- Dental Practice
- Health Centre
- Housing for older people
- Off-Licence
- Residential
- Café
- Shop-Local
- Shop-Neighbourhood
- Betting Office
- Office-Based Industry
- Offices
- Public House (Bar)
- Sports Club / Facility



Extract from Map 9, South Dublin County Council Development Plan, 2022-2028

### 3.0 STATUTORY OVERVIEW



Tallaght Local Area Plan, Fig 2.6, Urban Neighbourhoods

### 3.2 Tallaght Local Area Plan 2020 and Design Objectives

The Tallaght Town Centre Local Area Plan 2020 was adopted to provide a strategic framework for the sustainable development of Tallaght Town Centre. The site is located towards the eastern edge of 'The Centre' urban neighbourhood, as defined in in the Local Area Plan (LAP).

*'The vision for the 'The Centre Neighbourhood' is set out in the Local Area Plan as seeking to deliver 'continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets'.*

A number of the key objectives for the Centre (TC) contained in the LAP are aligned with the aspirations of the design proposed in this Planning Application, specifically:

- TC1: Continue the transformation of the centre with an increase in residential, commercial, retail, services and cultural uses and functions.
- TC3: Improve urban legibility throughout the area by providing new streets
- TC4: Improve the condition of existing streets to encourage walking and cycling.
- TC6: Facilitate economic development and employment generation
- TC7: Improve interface with all existing and proposed routes and open spaces.
- TC9: Provide new primary and secondary open spaces.
- TC10: Improve the public realm
- TC11: Improve connectivity to all surrounding areas

## 3.0 STATUTORY OVERVIEW

### 3.3 Core Retail Areas

Under South Dublin County Council Development Plan, 2022-2028 Chapter 9, Economic Development and Employment, which designates the retail hierarchy for the region, Tallaght is designated as Level 2 - Major Town Centres and County (Principal) Town Centres.

The Application site is identified as a 'Retail Opportunity Site' under Chapter 9 of the Tallaght LAP (ref. Fig. 9.1: Tallaght Core Retail Area and Opportunity Sites) and its development objectives are contained within Policy EDE9: Retail - Tallaght Town Centre to:

'Maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Major Town Centre and County (Principal) Town Centre'.

The specific policy objectives set out under Policy EDE9 are as follows:

#### **EDE9 Objective 1:**

To support the provisions of the Tallaght Town Centre Local Area Plan, (2020), or any superseding plan regarding retail and economic growth.

#### **EDE9 Objective 2:**

To continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchy and improve Tallaght's importance in regional retail terms.

#### **EDE9 Objective 3:**

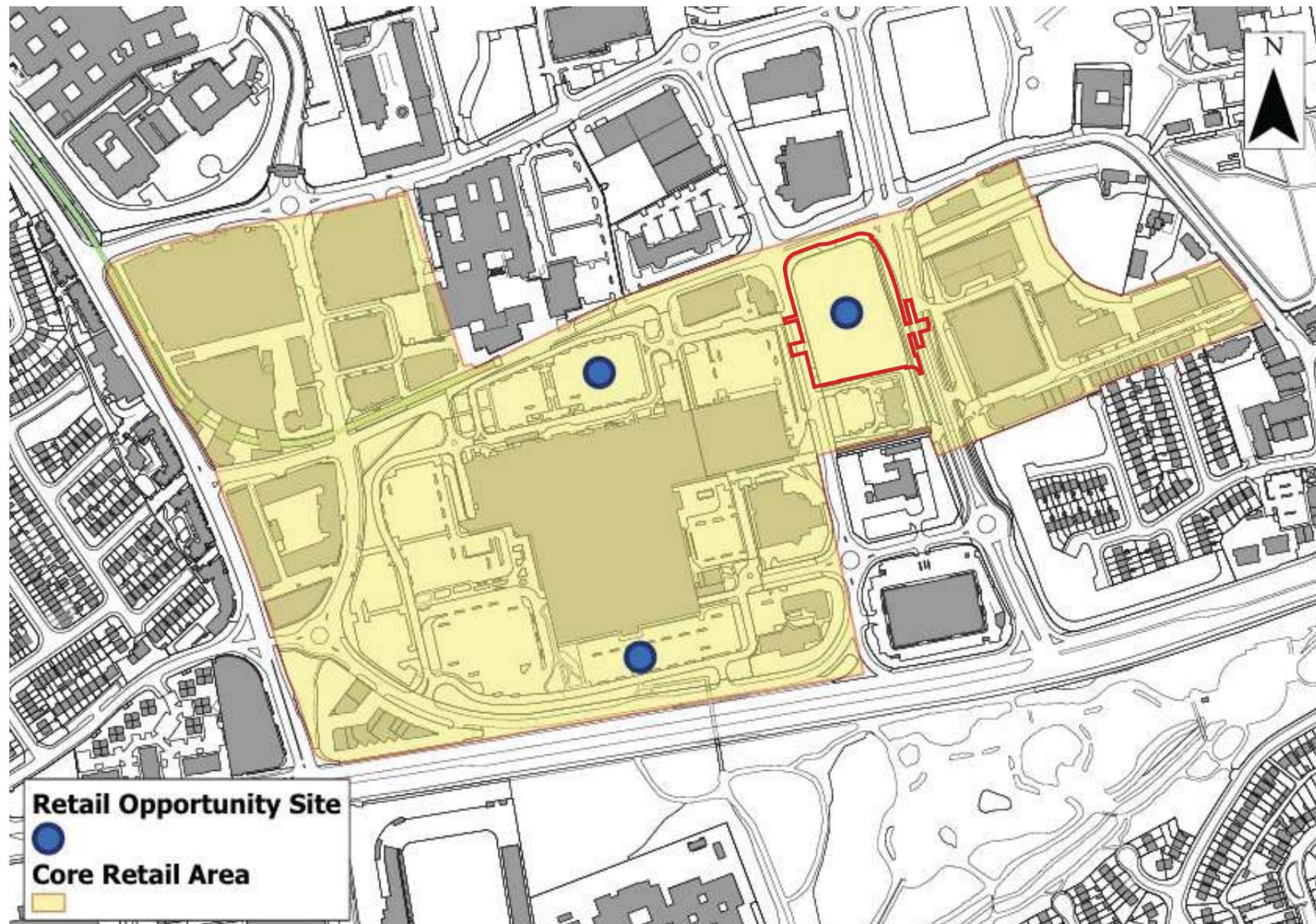
To facilitate the provision of the highest level and broadest range of retailing in the County in the Core Retail Area of Tallaght Town Centre, along with a broad range of services and functions in the wider Town Centre and Village Centre zonings.

#### **EDE9 Objective 4:**

To promote the intensification of the Core Retail Area of Tallaght.

#### **EDE9 Objective 5:**

To promote and encourage the development and redevelopment, to a high standard of urban design, of the identified Retail Opportunity Sites at, and adjacent to, the Square Shopping Centre and mixed use / retail opportunity at the former Woodies site on the Belgard Road.



SDCC Development Plan, Chapter 9, Fig 9.1, Tallaght Core Retail Areas and Opportunity Sites

Application Site



Tallaght LAP, Chapter 3.2, Fig 3.2 Mixed Use frontage - The Centre



Tallaght LAP, Chapter 3.2, Fig 3.2 Mixed Use frontage - The Centre

### 3.4 Mixed Use Frontage

The opportunity to incorporate and design high quality mixed use frontages is identified in the Tallaght LAP (ref. Chapter 3.2, Fig. 3.2: Mixed use frontage – The Centre). Since the site is a full urban block, this extends to three of the street edges along the north, east and west boundaries.

### 3.5 Urban Framework

The existing and proposed routes, key infrastructure locations, urban spaces and parks, existing and proposed building heights are clearly documented in the Tallaght LAP (ref. Chapter 3.2, Fig. 3.3: Overall Urban Structure (The Centre)).

The urban design strategy of the proposed design is intended to re-inforce the urban framework that has been carefully set down in the Tallaght LAP (2020) and to strengthen the key objectives and vision for ‘The Centre’ neighbourhood.

## 4.0 SITE ANALYSIS

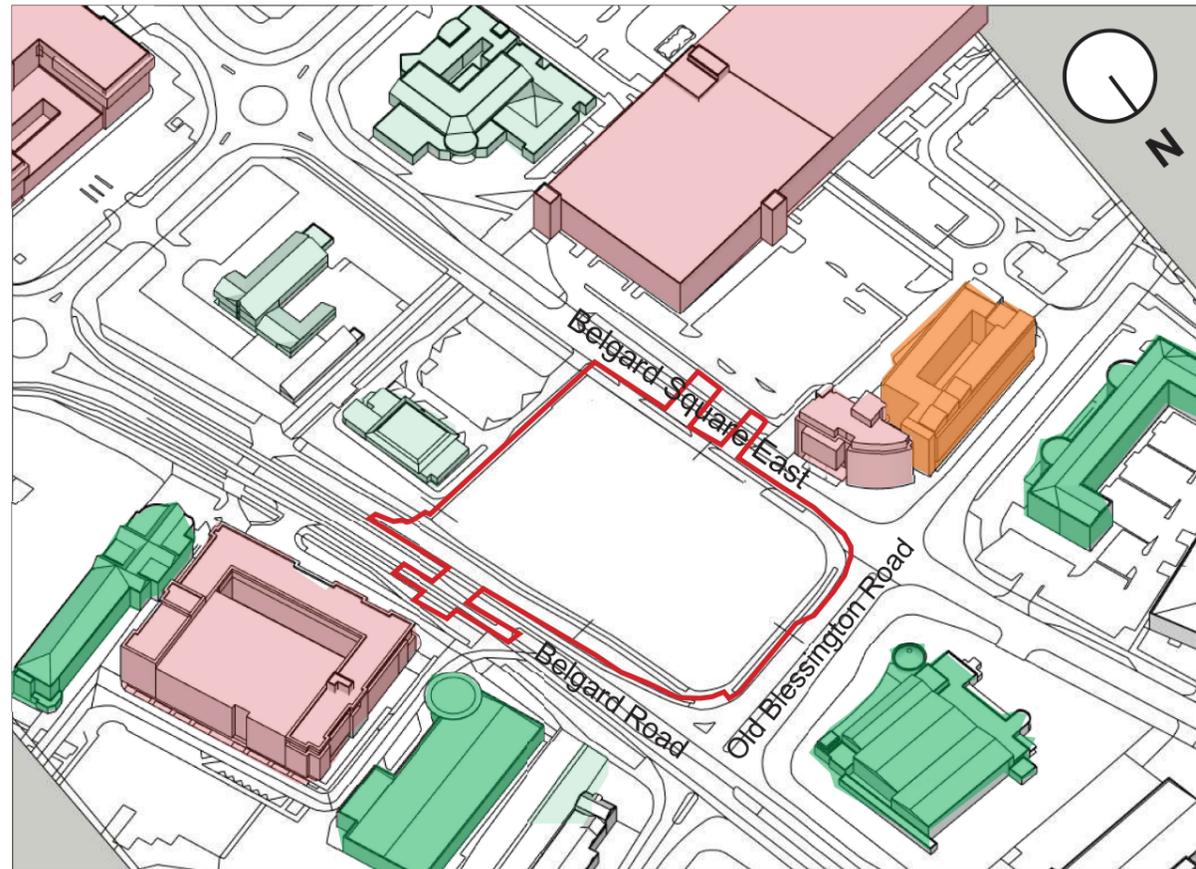
### 4.1 Scale and Massing

The Tallaght Town Centre Local Area Plan (2020) sets out the massing for the Town Centre Neighbourhood. For the Application site, it identifies buildings as being located around the perimeter of the site to form a new urban block. This sets a height of 6-7 storey residential blocks for Belgard Road to the east and Old Blessington Road to the north. This is reduced to 4-6 residential blocks to Belgard Square East along the western side boundary.

With massing formed along the outer edges of the site, the layout and design of the site lends itself to a courtyard design, the development of which is further described in Section 6



Tallaght LAP, Chapter 3.2,  
Fig 3.3 Overall Urban Structure (The Centre)



Existing Building Heights

## 4.0 SITE ANALYSIS

### 4.2 Public Realm

Under Chapter 2.7 Public Realm and Open Space of The Tallaght LAP states:

'The Tallaght LAP is re-inforced by a strong vision for the public realm and open space of the plan area'

The LAP details an Urban Framework which supports the emergence of sustainable residential neighbourhoods underpinned with quality public realm (see map opposite).

The site encompasses a large portion of a full urban block, measuring c. 120m. along its north-south axis and c. 90m. across the width of the site on its east-west axis.

The scale of the site offers the opportunity to develop a modestly scaled new public space, one which can foster a true sense of neighbourhood and encourage interaction between local residents and between surrounding residential communities who can avail of the public space, its amenities and the local shops, cafes and restaurants that are to be created.



Application Site



Extract from Tallaght LAP, Chapter 3.2, Fig. 2.10 Public Realm

## 4.0 SITE ANALYSIS



Western Boundary: Belgard Square East



Eastern Boundary: Belgard Road



Northern Boundary: Old Blessington Road



### 4.3 Building Edges and Street Frontages

The relationship between the line of the Applicant's ownership and the heel of the roadside kerb around the 3 sides of the site, varies considerably. Along the western side, Belgard Square East the existing ownership line is generally c.5m back from the kerb with a grass verge and public footpath running more or less parallel with the line of ownership. However, on the eastern side of the site facing Belgard Road the heel of the kerb varies between c. 9 -11.5m to the masonry wall (ie line of ownership).

Along the northern end of the side facing Old Blessington Road, there is c3.6m between the line of ownership and the roadside kerb line.

F



Key Plan

## 4.0 SITE ANALYSIS

### 4.4 Connectivity

The Application site is located within walking distance of a wide array of local shops, amenity areas and areas of high intensity employment. An existing cycle and pedestrian townlink route runs north - south, linking with Old Blessington Road.

There are excellent opportunities to improve the connectivity across the site, particularly pedestrian and cyclist routes which would meet the objective of the LAP to encourage the principle of 'filtered permeability', refer to **LAP Objective AM2**.

It is noted from Section 4.1, see extract from Tallaght LAP, Chapter 3.2, Fig. 3.3 Overall Urban Structure (The Centre), a proposed new secondary/ tertiary route along an east-west axis is suggested. As well as connecting the premier retail centre in Tallaght, 'The Square', to the retail, pharmacy and takeaway units located in Abberley Square units on the west side, this new route would also encourage a safer pedestrian cycle route to the TUD/TC campus and Tallaght village beyond.

### 4.5 Car Parking and Vehicular Routes

The Application site is surrounded on 3 of its 4 sides by main roads. Belgard Road is designated as a Long Term High Capacity Public Transport Route (RPA preferred route). There is an abundance of surface car parking immediately to the west of the site that surrounds 'The Square' shopping centre and extends over 400m. to Belgard Square West.

### 4.6 Servicing

Refer to all accompanying reports submitted as part of this Planning Application for a description of the existing services that currently serve the Application site.



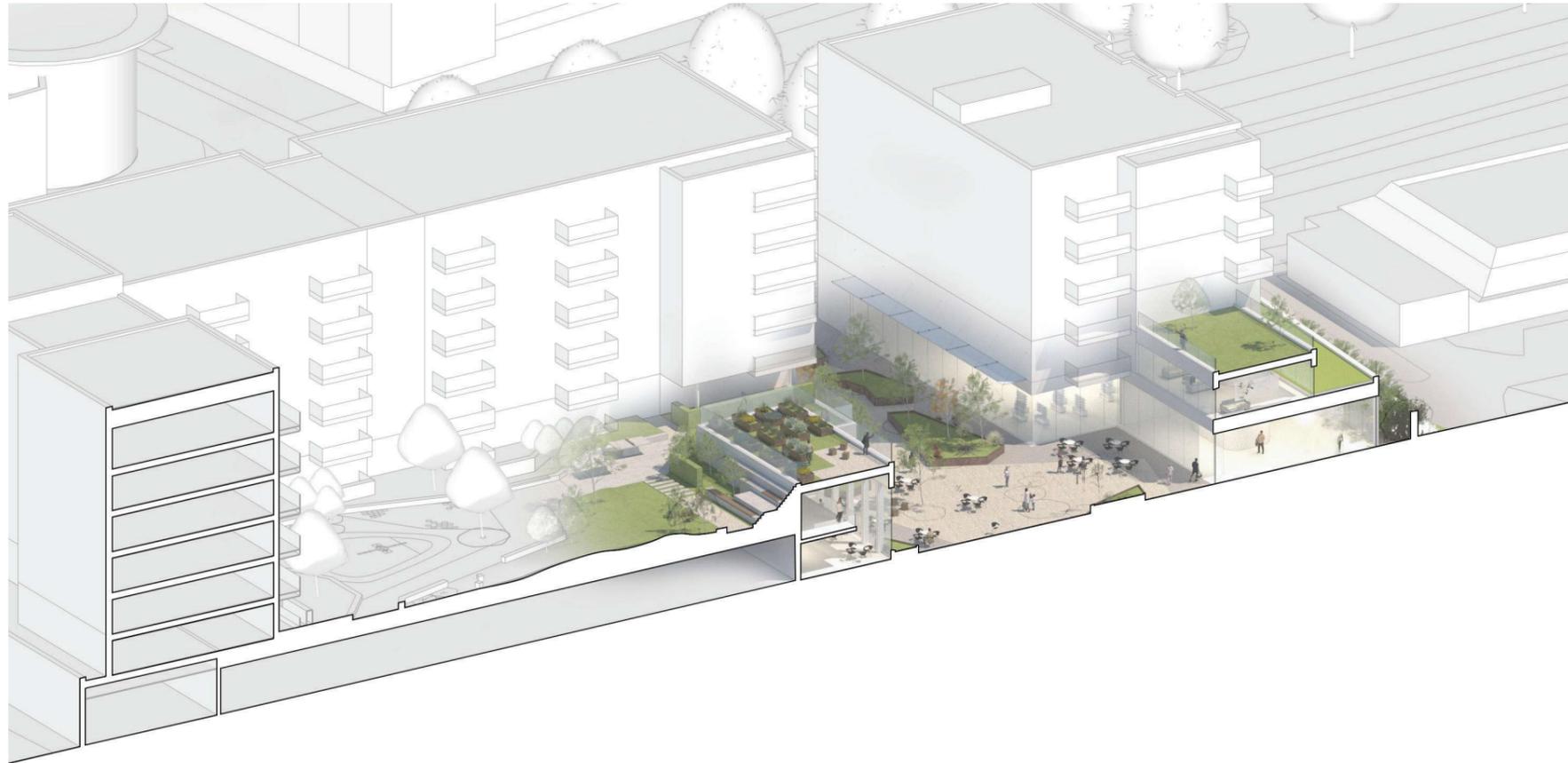
Dedicated Cycle Path

### 5.1 Pre-Planning Submission

A Pre Planning document was submitted to South Dublin County Council Planning Department by Thornton O'Connor Town Planning in September 2024.

From an Architectural and Urban Design perspective, the focus of the design strategy centred on the key principal design proposals and how these are intended to comply with the current relevant Planning policies, objectives and guidelines. The key design elements addressed in the Pre Planning submission included proposals for:

- Urban design strategy, including how it differs from the previous (SHD) design.
- New public plaza proposal
- Height, scale and massing strategy
- Residential type, layout, quantum and mix
- Commercial arrangement, mix and quantum
- Servicing and traffic strategy
- Site connectivity and additional pedestrian crossings



( Pre Planning Submission, September 2024 )



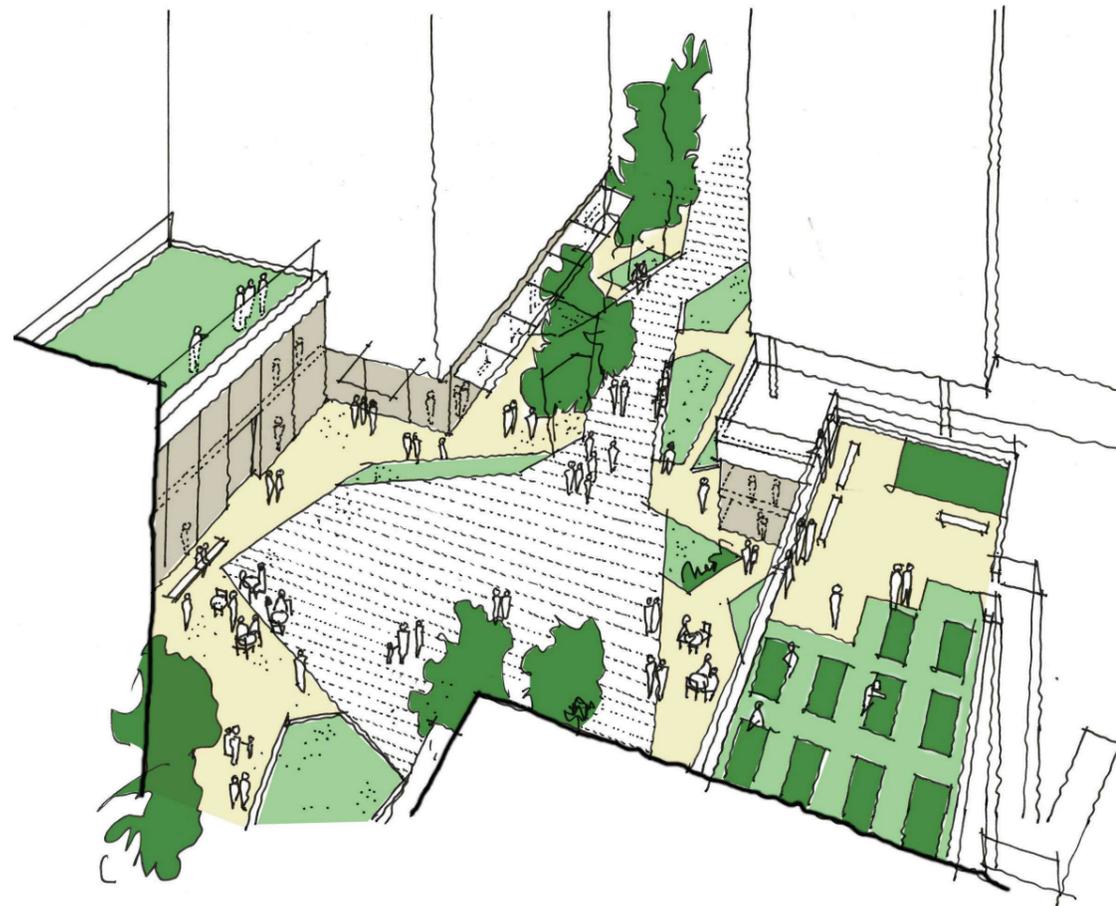
Public Plaza: Outdoor Cafe/Restaurant seating (Pre-planning Submission)

### 5.2 Pre-Planning Assessment

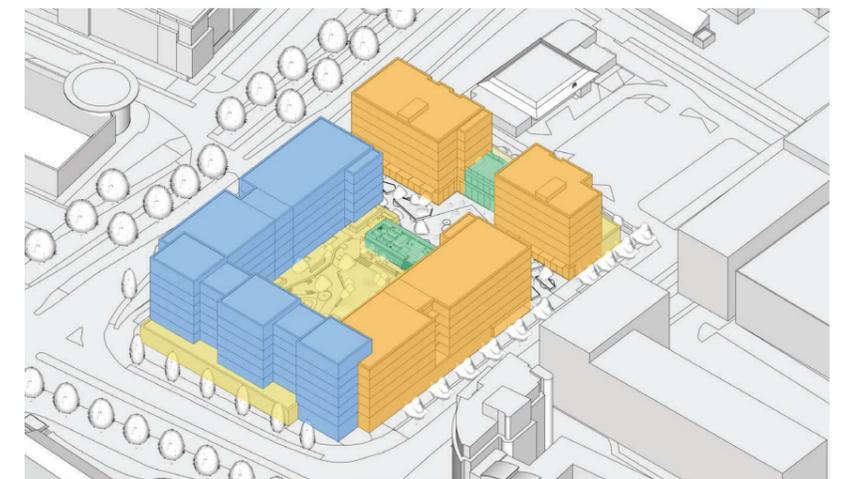
A response to the Pre Planning submission and the subsequent Pre Planning meeting was received from South Dublin County Council Planning Department on 13th November 2024 (SDCC Pre Planning ref. no. LRDP021/24).

### 5.3 Design Team: Pre Planning Feedback and Review

Detailed feedback from the various departments in South Dublin County Council was provided through a wide range of questions and observations that were raised and discussed at the Pre Planning meeting. Further direction and guidance was provided without prejudice as a follow up to this meeting and the Design Team sought to address all of these points as part of the subsequent LRD Meeting submission and this Application.



Initial Concept: Public Plaza Sketch



Pre-Planning Massing Study



## 6.0 LRD OPINION: RESPONSE

The Large-Scale Residential Development (LRD) Opinion Report for the proposed Planning Application design was issued by South Dublin County Council (SDCC) in May 2025. This followed the LRD Meeting held on 28th April 2025.

The primary Architectural and Urban Design comments received from SDCC are set below in Sections 6.1 – 6.7 in *blue*. A response to each comment is provided under a separate heading to describe how the design has been amended to take cognisance of the issues raised.

### 6.1 Procedural

*For the final application, a statement of consistency with the South Dublin County Development Plan 2022-2028 policies shall be provided.*

**Response:**

Refer to the Planning Report prepared by Thornton O'Connor Town Planning.

*For the final application, all plans (site, floor, elevations, sections etc.) and supporting documentation should be updated from 'Blessington Road' to 'Old Blessington Road'.*

**Response:**

All drawings refer to 'Old Blessington Road'

*For the final application, the discrepancy on the 'Proposed Ground Floor Plan' (Drawing no. P03\_01) regarding the labelling of the senior living accommodation amenity area shall be rectified.*

**Response:**

The labelling of internal and external amenity areas for the senior living accommodation has been clarified on the Donnelly Turpin Architect drawing nos. P03-01 and 02 as well as in the relevant sections and appendices of this Architectural Design Statement.

*For the final application, any discrepancies across the floorspace figures, percentage breakdowns etc, (particularly those highlighted in red in Table 1 above) shall be corrected.*

**Response:**

All figures, percentages and breakdowns in this Design Statement have been updated and cross checked against all Donnelly Turpin Architect's drawings submitted with this Planning Application.

### 6.2 Quality Design and Healthy Placemaking Urban Design and General Layout

*(iii) Plot Ratio*

*For the application, the applicant shall provide further justification for the proposed plot ratio, having specific regard to the criteria set out in Section 2.6.1 of the Local Area Plan*

**Response:**

Refer to the Planning Report prepared by Thornton O'Connor Town Planning.

*(v) Mixed Use Frontages / Elevational Treatment*

*For the application, each of the above design concerns should be addressed in full.*

(For clarity the 'concerns' are listed in the Statement of Response to LRD Opinion and are not stated here in order to avoid unnecessary duplication)

**Response:**

Each of the design concerns are addressed below under the relevant heading.

*Belgard Road Frontage*

*At ground floor level*

The secure bicycle enclosure previously indicated on the junction of Belgard Road and Old Blessington Road has been relocated and the bicycle provision redistributed across the reconfigured ground floor plan within the secure car park. The bicycle enclosure is replaced by a proposed new retail unit (No. 17) measuring 69sq.m. that will provide active street frontage to both Belgard Road and Old Blessington Road, thereby improving the visual appearance as well as providing additional shop frontage, vibrancy and vitality. The entrance to the adjacent apartment core FFS-03 has been reconfigured as part of this amendment to help maximise the size of the unit.

*At the upper levels*

The previous high level horizontal windows have been replaced with a new configuration of window openings to address the concerns raised in relation to the volume of solid brick on the eastern elevation of Block A. The proposed new window openings are designed to be larger and in keeping with those openings on the other elevations, thereby reducing the extent of the volume of solid brick. The openings are staggered in plan across each floor to create visual interest on the corner and to break free of the more repetitive arrangement along the main elevation to Belgard Road.

To address the concern in relation to the longevity of the painted finish to the solid metal panels on the balconies, the design of these balconies has been amended to include either factory painted slatted metal type or glass balustrades. The material finish is selected to provide variation and in response to their location, orientation and floor level.

*Old Blessington Road Frontage**At ground floor level*

Concern is raised in relation to the position of the landlord plant room and its impact on this elevation. This is noted, however, an ESB metering room is required in the immediate vicinity of the stair/lift core serving the apartments above which are accessed directly from this core. The ESB meter room must be located on an external wall to facilitate external ESB access and the landlord switchroom and 'comms.' rooms which it serves are required to be located immediately adjacent to this room. An escape route from the car park is also required at the north east corner to comply with Fire Regulations. Therefore, the layout of this corner has been carefully planned to meet all of these requirements with a minimal 'solid' wall frontage as is practical.

*Belgard Square East Frontage**At ground floor level*

In response to the concern raised over the dominance of 'back of house' areas along this elevation, the ground floor plan and the elevation between the car park entrance and the creche has been re-designed to add a proposed new café unit. This new unit no. 16 measures 57 sq.m. and provides an additional 6 metres of glazed active street frontage. It is important to note that the street frontage cannot extend further than what has been currently designed, otherwise the minimum fresh air intake, which is required for the car park ventilation to comply with the current Fire Regulations, cannot be achieved.

*At the upper levels*

Concern is raised in relation to the quality of the high level horizontal windows at the junction of the Belgard Road East and Old Blessington Road. These high level windows have been omitted in the proposed new design as part of a re-design of this corner of the building to incorporate additional 3-bed units to comply with Objective RE 2 of the Tallaght LAP (although we note this requirement in the LAP is no longer in place having regard to the publication of the Planning Design Standards for Apartments, Guidelines for Planning Authorities in July 2025, which removes prescriptive requirements for dwelling mixes in statutory plans.

Similar to the concerns raised with regard to longevity of the painted finish to the solid metal panels on the balconies along the Belgard Road frontage, the proposed balustrades along the Belgard Square East frontage have been amended to incorporate either painted slatted metal type or glass balustrades.

*Proposed Signage*

*Separately, in the interest of visual amenity, any proposed signage should be detailed in the **final application**, in accordance with Section 12.5.7 and Table 12.19 of the CDP.*

**Response:**

No signage is proposed as part of this Planning Application. However, dedicated signage fascia panels are integrated into the proposed elevations to control the extent and orderly placement of the future signage that will be required by each of the tenants. The setting out of a clear signage strategy has been carefully considered to meet the objectives set out in Policy QDP7: High Quality Design – Street Frontage in SDCC's Development Plan.

*Consistency and Accuracy*

*The **final application** should ensure consistency and accuracy across all plans and documentation related to the proposed scheme. All elevations must be presented clearly and legibly, avoiding visual clutter that may hinder assessment. Where specific colours or materials are proposed for external treatments, these should be explicitly identified. Elevations of all building sides should be provided, including internal elevations addressing podium or courtyard areas.*

**Response:**

All drawings have been carefully updated and checked to ensure consistency and accuracy across all plans and documentation related to the proposed scheme.

Elevations of all building sides have been provided, including internal elevations addressing podium and courtyard areas.

*Residential Unit Mix*

As part the **final application** should demonstrate compliance with Policy H1 Objective 12 of the South Dublin County Development Plan 2022-2028 and Objective RE2 of the LAP. Where the applicant does not intend to comply with this objective, a robust rationale and defence of the unit mix will be required.

**Response:**

The plan layouts have been amended from 33 no. 3-bed apartment units at LRD Opinion Stage to provide 48 no. 3-bed apartment units. The total of 3-bed apartment units accounts for 32% of the 150 apartment units that are proposed in Block B. This calculation excludes the 49 apartment units in Block A which are designed for senior living units since 3-bed units are never provided for older persons.

The additional 3-bed units have been added to exceed the min. 30% requirement as set out in SDCC Development Plan and the Tallaght LAP and in response to the LRD Opinion received from SDCC. However, subsequent to the issue of the LRD Opinion on 27th May 2025, the minimum dwelling mix requirement was removed under the new Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025 (published 8th July 2025).

For clarity, the proposed new apartment layout and quantum has been amended to meet the minimum unit mix requirement to comply with SDCC Development Plan and the Tallaght LAP and not the new Planning Design Standards for Apartments (July 2025).

**6.3 Housing and Residential Amenity***(i) Separation Distances: Block A*

**For the final application**, further consideration should be given to the impacts of the adjoining restaurant and drive thru on the amenity of the units on the southern elevation of Block A, particularly those on the lowest levels closest to the drive thru lane itself/ the delivery area. Appropriate mitigation should be provided.

**Response:**

The response to this is set out in detail in the Acoustic Design Report prepared by Wave Dynamics, Acoustic Consultants.

*(ii) Separation Distances: Block B*

**For the final application**, the applicant shall provide sections showing how overlooking between the units addressing the courtyard will be avoided, with details of any screening features needed, provided in full.

**Response:**

The issue of overlooking between windows/balconies on the southern elevation of block B and those on the western and eastern elevations is addressed in Donnelly Turpin Architect's drawing no. P03-32. Steel framed screens measuring 1.8m in height and with translucent glass infill, have been designed to provide privacy to the external private balcony spaces where they occur in closest proximity to one another. The use of translucent safety glass ensures that natural light into the apartment interior is not eliminated and this also reduces overshadowing of the balcony itself.

*Noise*

**For the final application**, the applicant shall provide an Updated Acoustic Report which:

- (a) Includes additional noise surveys along southern boundary to establish the likely noise impacts from the adjoining drive thru lane and restaurant (including noise from its associated external plant equipment and loading area) on the proposed development and identify any mitigation measures necessary to the apartments/amenity areas to address these impacts. This is particularly important for the units on the southern elevation/ those overlooking the roof of the internal amenity space of Block A given the limited setback between these units and the drive thru lane/restaurant. Given the 24hour nature of the restaurant, it is recommended that these surveys are conducted during both weekdays and at the weekend and that they cover the full 24hour window of any day surveyed.
- (b) Takes into account the proposed opening hours of the non-residential uses, particularly those of the bar, restaurant, cafes etc. and identifies any mitigation measures necessary to support these hours.

**The final application**, should also include full details of opening times for each of the proposed non-residential uses. This is particularly relevant to those units likely to be open late into the night such as Page 28 of 60 the off-licence and bar/restaurant, to ensure that the residential amenity of the residents remains protected.

**Response:**

Refer to Wave Dynamics Acoustic Design Report and Thornton O'Connor Town Planning's Planning Report.