

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.

6.4 Residential Accommodation

The final application must demonstrate full compliance with the County Development Plan and relevant guidelines, on foot of any alterations to the scheme implemented as a result of this opinion report.

Response:

Compliance with all Statutory requirements demonstrated in Donnelly Turpin Architect's drawings and Architectural Design Statement and Thornton O'Connor Town Planning's Statement of Consistency.

Single and Dual Aspect

For the final application, the applicant should demonstrate that the apartments in the scheme comply with the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023) requirements for dual aspect in apartments, and the provision of dual aspect units should be maximised. In addition, no single aspect north facing units should be provided; the proposal of such is unacceptable to the Planning Authority. The orientation of any single aspect apartment should be detailed in full. There are currently some discrepancies in the schedule with relation to the orientation description. These should be rectified.

Response:

All apartments are designed in accordance with the 25% requirements established by the updated Planning Design Standards for Apartments, Guidelines for Planning Authorities, 2025.

The orientation for all apartment units is set out in the Apartment Compliance Schedule in Appendix 3 of this Architectural Design Statement and on Donnelly Turpin Architect's drawing no. P03-31.

A total of 109 apartment units within Blocks A and B are dual aspect and this accounts for 55% of the total number of apartment units.

No single aspect north facing units are proposed as part of the Planning Application.

6.5 Public Housing / Part V

Details of Part V proposals should be submitted as part of the final application

Response:

Refer to Donnelly Turpin Architect's drawing no. P03-30 that identifies the proposed apartment units that are included as part of this Planning Application. This drawing shall be read in conjunction with the Planning Report prepared by Thornton O'Connor Town Planning.

6.6 Childcare Provision

The final application should demonstrate that the proposed facility is capable of accommodating the childcare spaces required. The onus to ascertain the requirements of Tusla in this regard is on the applicant. The applicant may also wish to engage the SDCC Childcare Committee and Architects department with regard to same.

Response:

The provision of a 4-5 classroom sized Crèche is proposed to support this Planning Application. The crèche is located in a prominent location, at the entrance to the proposed new public concourse, directly off Belgard Square East and is located across 2 floors plus mezzanine level. A generous play area of c. 185.1sq.m. is located at first floor (podium) level. Some 128sq.m. of this play area is protected from the elements by the building above and there is no direct overlooking of the play area from the proposed apartment units. The play area is open on 3 full sides to maximise sunlight throughout the day.

Three dedicated drop off points for parents/guardians are located in the car park. These are located in the south west corner of the car park, close to the crèche and where there is a safe pedestrian route directly from the car park.

6.7 Open Space and Green Infrastructure

Public Open Space

The Public Realm Team identify two options for the applicant to bring the scheme back in line with the requirements of the Development Plan. These include either:

- 1. To demonstrate how the needs of children and young people can be met **on site** and how the proposal can contribute in terms of biodiversity, OR*
- 2. To provide a public open space contribution for the shortfall. This contribution would be used towards the upgrade of an existing nearby park to fulfil the necessary community needs of the residents.*

Response:

The design of the Public Open Space has been redesigned with a new landscape strategy designed by Studio Glasú to meet the requirements of SDCC Development Plan. The new Landscape Masterplan addresses option 1 set out in the LRD Opinion stage, namely:

*‘to demonstrate how the needs of children and young people can be met **on site** and how the proposal can contribute in terms of biodiversity’*

The new Landscape proposal introduces new furniture to support recreational activities and social spaces for adults and play features for children. In addition, the greenery is increased along the central axis and the peripheral pathways, expanding the green surface by c. 30%.

The new landscape strategy is described in detail in Studio Glasú landscape drawings and Streetscape Strategy document. This revised landscape scheme has been presented to and agreed in principle by SDCC Parks Department.

Communal Open Space

***For the final application**, the details of how this space will be managed shall be provided.*

Response:

The Communal Open Space will be managed by the appointed Management Company in accordance with an agreed Property Management Plan.

Private Open Space

***For the final application**, the size of each of the balconies should align with those set out in the apartment guidelines and should be designed in such a way as to provide appropriate levels of amenity for its users.*

Response:

The size of the balconies is set out on a floor by floor basis in the compliance schedules in Appendix C of this Architectural Design Statement.

The location of the balconies are designed to suit the apartment orientation and views, as well as to respect the privacy of adjacent apartment units and balconies where required. The design of the balconies, including the balustrade design, is described in detail in Section 8 of this Architectural Design Statement.

7.0 PROPOSED DESIGN STRATEGY

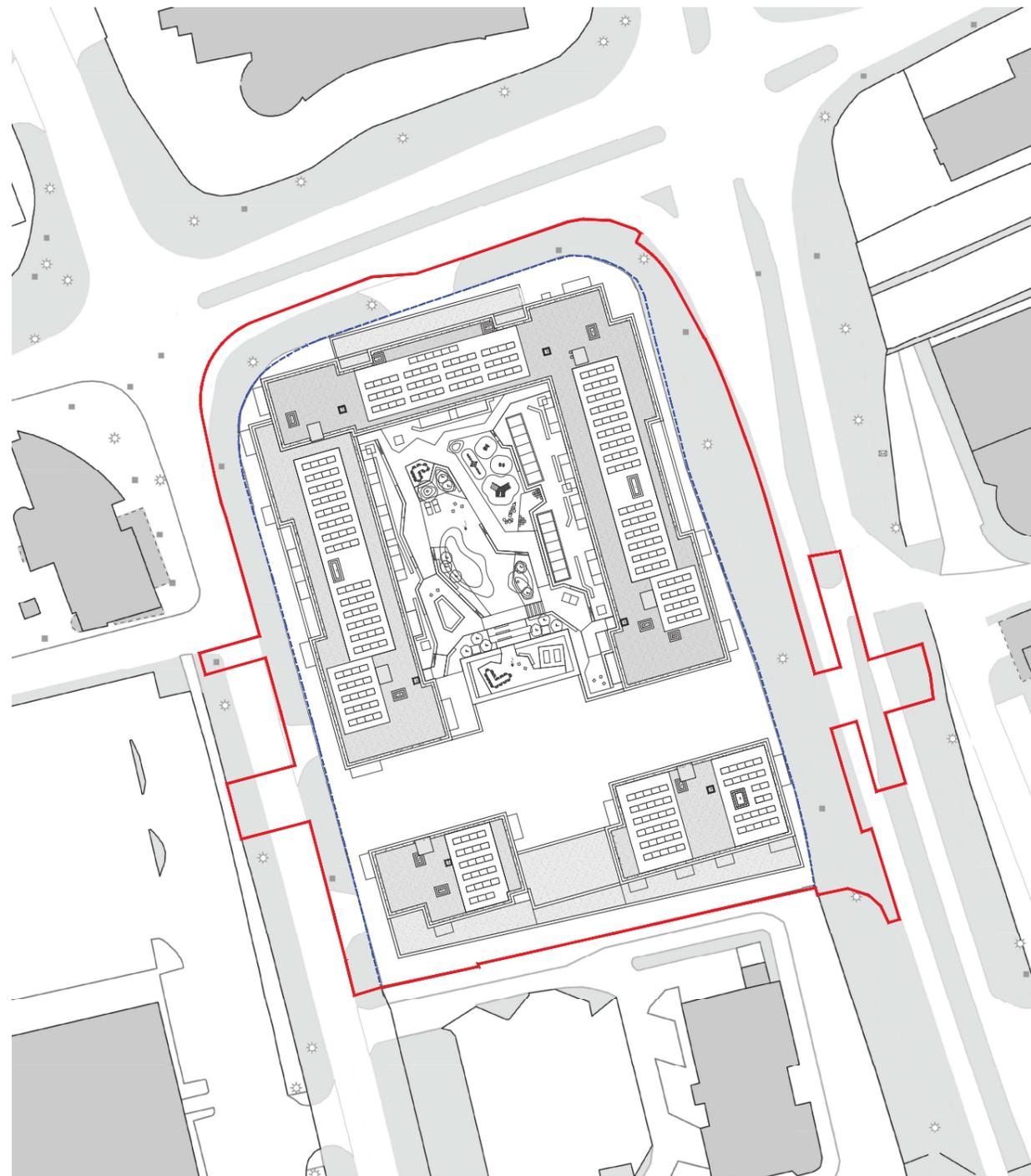
7.1 The Vision

The primary vision for the Tallaght Town Centre Local Area Plan (2020) is to deliver:

'An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces'

The Application site represents a full urban block and therefore it is a unique opportunity to deliver upon this primary vision within this single development.

As a mixed-use development that places a new public plaza at the heart of its community, this new urban block can create a new vibrant neighbourhood of its own and one that extends and strengthens *'Tallaght's position as a highly liveable well designed quality urban environment that is home to diverse and integrated communities'** [*Tallaght Town Centre Local Area plan, 2020: Purpose of the Plan]



Proposed Site Plan



Previous SHD Application: View from Belgard Road/Old Blessington Road Junction



New LRD Application: View from Belgard Road/Old Blessington Road Junction

7.2 Comparative Analysis: Previous SHD Application

The previous Strategic Housing Development (SHD) Application was refused permission by An Bord Pleanála in June 2025 (ref. ABP-313760-22). The application was refused on two points:

1. *As regard to building height ‘the proposed development materially contravenes the South Dublin County Development Plan 2022 - 2028 in not complying with the indicative heights set out in the Tallaght Town Centre Local Area Plan 2020 – 2026’.*
2. *As regard to density, ‘the proposed development would materially contravene the South Dublin County Development Plan 2022 – 2028, and the Tallaght Town Centre Local Area Plan 2020 – 2026 and would not be in accordance with Section 28 Guidance and would be contrary to the proper planning and sustainable development of the area’.*

The previous SHD application was for a mixed-use development with a proposed GIA total of 36,624 sq.m. Although the design proposed in this Application had a broadly similar footprint to that included as part of this Large-scale Residential Development (LRD) Planning Application submission, the Applications significantly differ in their core design strategy. This includes differing design approaches in respect of height, scale, massing, public open space, communal amenity space, servicing strategy and pedestrian and vehicular access.

A high level summary of the key design differences between the previous SHD Application and the current LRD Application is described below for context and comparative purposes.

7.0 PROPOSED DESIGN STRATEGY



Previous SHD Application: View from Belgard Square East - South Elevation



New LRD Application: View from Belgard Square East - South Elevation

A high level summary of the key design differences between the previous SHD Application and the current LRD Application is described below for context and comparative purposes.

Residential Units

SHD App.: 310 'Build to rent' Units

New LRD App: 199 Residential Apartment Units (including 49 'Senior Living' Units).

Mixed Use commercial Space

SHD App.: 2,238sq.m. (24, 089sq.ft.) across 10no. retail/commercial units

New LRD App: 2,123sq.m. (22, 852sq.ft.) across 17no. retail/commercial units

Height / Scale

SHD App.: varies between 7 and 12 storeys

New LRD App: 1-7 storey as per The Tallaght Town Centre LAP (2020)

Car Parking Arrangement

SHD App.: 130 car parking spaces all at basement level

New LRD App: 58 car parking spaces all at ground floor level within undercroft area

Public Open Space

SHD App.: located centrally between the 9-10 storey U-shaped block

New LRD App: incorporated into the 15m. wide pedestrian concourse with a new public plaza located in the centre.

Communal Open Amenity Space for Residential Units

SHD App.: located at roof level, typically 9 floors above street level.

New LRD App: located at 1st floor podium level of the larger U-shaped residential block (Block B) and between the 2no. 'Senior Living' blocks (Block B) at ground and first floor level