



**TOWN
CENTRE
TALLAGHT**

BELGARD SQUARE EAST, DUBLIN 24

A Major South Dublin Town Centre Development Site

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FOR SALE BY PRIVATE TREATY

Town Centre Development Site



Exciting opportunity to acquire a **high-profile Town Centre apartment development**



Scheme comprises **199 apartments**



Block A comprises 49 senior living apartments with dedicated communal amenity space



Block B comprises 150 apartments.



Mixed use scheme designed by Donnelly Turpin Architects, featuring **two 7 storey blocks** of residential and commercial accommodation.



Major Town Centre Retail: Level 2 in Dublin's retail hierarchy with significant planned future retail in the location. High profile occupiers including Dunnes Stores, Penneys, B&Q and Tesco located at The Square Tallaght and retail parks in the vicinity.



Strategic Growth Hub: Tallaght is a key urban centre with strong transport links, commercial opportunities, and high residential demand, supported by the South Dublin County Council Development Plan and the Tallaght Town Centre LAP.



Established Residential Location with Significant Growth Requirement: Up to 11,090 new homes planned, supporting significant population growth and increasing demand for residential, commercial, retail and mixed-use development in a rapidly growing market.



Approximately 2,123 sq.m of ground floor commercial accommodation arranged to accommodate a range of neighbourhood uses including retail, healthcare and childcare



Surrounded by Commercial Activity, Employers & Higher Level Students: Including Tallaght University Hospital, The Square Shopping Centre, business parks, Civic Offices and TU Dublin Tallaght Campus.



High Quality Transport Infrastructure - Luas Red line within 380 metres of the site, multiple bus routes and national road network adjacent.



Identified Housing Need: Requirement for social & affordable housing in the location and eligible for the Croí Cónaithe Cities Scheme, for apartment development in key urban areas.



Recent transactional evidence in the area to illustrate pricing and **appetite from social housing providers.**



Undercroft car parking providing 58 spaces.



CGI's by Donnelly Turpin Architects

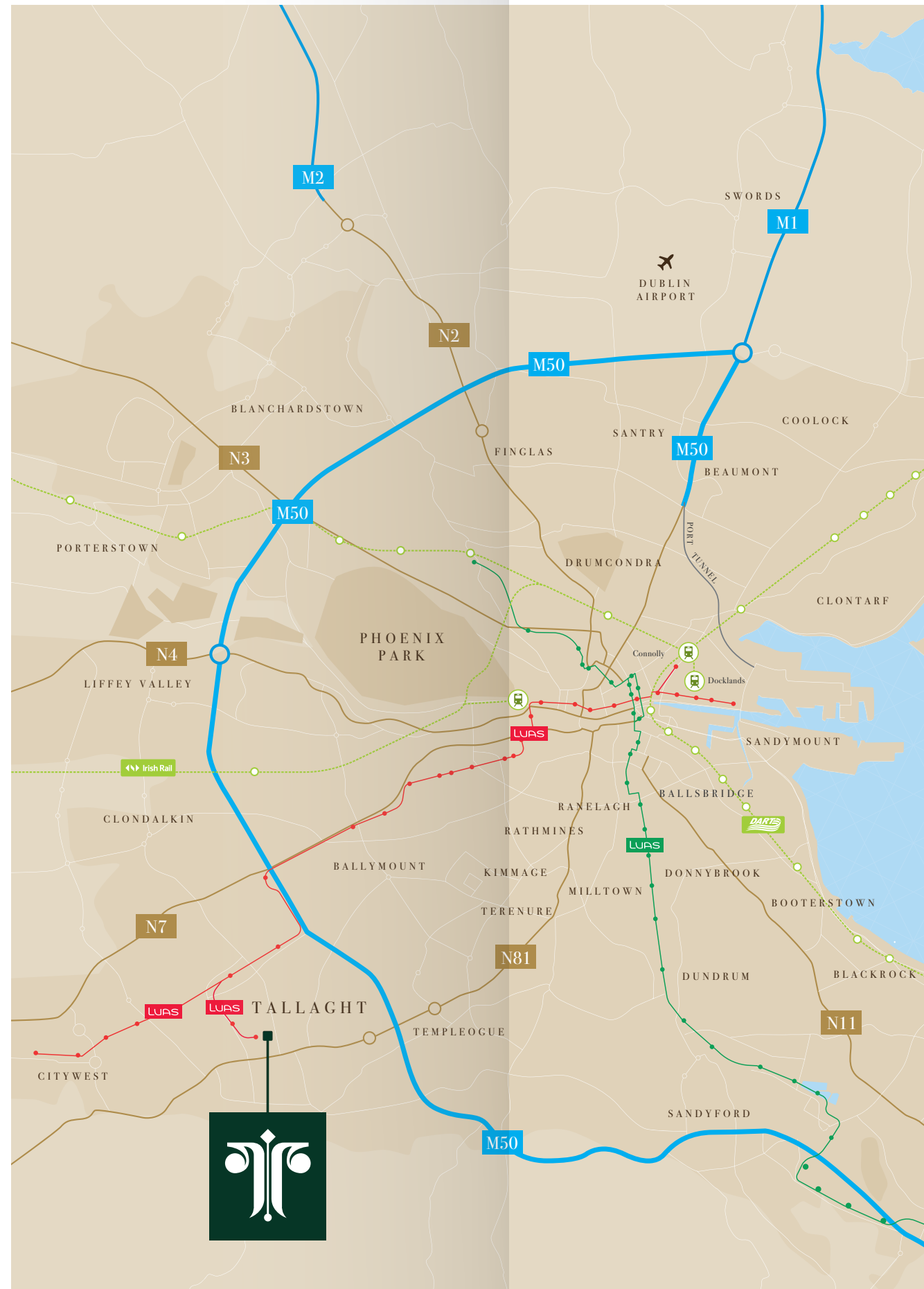
Strategic Location

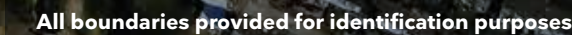
Located just 12 km from Dublin City Centre, Tallaght benefits from a direct Luas connection, extensive bus routes, and its strategic position along the N81 and proximate to the N7 and M50 Motorways, providing convenient access to the rest of the city and beyond.

As a thriving commercial and residential hub, Tallaght boasts an impressive range of amenities, including The Square Shopping Centre, Tallaght University Hospital, and TU Dublin's Tallaght campus.

Its strong employment base, combined with vibrant retail, leisure, and cultural offerings, makes it an ideal location for businesses, residents, and investors alike.

Tallaght is the fourth largest urban centre in Ireland after the main cities (Dublin, Cork, Limerick & Galway) and Tallaght is identified as an important economic cluster for the County and for the wider Dublin region where it can facilitate major commercial and retail developments, particularly in areas zoned Town Centre and Regeneration.







Excellent Connectivity

Getting to and from the property couldn't be easier given the array of transport connections close by.

Luas

The closest Luas stop is approximately 380 metres east of the subject site. The red line runs from Point Square, Dublin1 before terminating at Tallaght with 32 stops connect Tallaght to Dublin City centre.

The closest Luas stop is approximately 380 metres east of the subject site, providing convenient access to Dublin's extensive light rail network. The Red Line runs from Point Square, Dublin 1, to Tallaght, with 32 stops connecting the area to key destinations, including Heuston Station, Connolly Station, and O'Connell Street. The Luas offers a fast and reliable transport link, ensuring seamless connectivity between Tallaght and Dublin city centre, making the location ideal for residents, businesses, and visitors alike.

Bus Services

Tallaght is well-served by an extensive bus network, providing frequent and reliable connections to Dublin city centre and surrounding areas. Multiple Dublin Bus routes operate in the vicinity of the site, including Routes 27, 49, 54A, 65, 75, 76, S6, S8, W62, W4 and 77A, offering direct links to key locations such as College Green, UCD, Dundrum, and Clondalkin.

Car

The subject site in Tallaght benefits from excellent road connectivity, making it easily accessible by car. The N81 and M50 motorway provide seamless links to Dublin city centre, Dublin Airport, and the wider national road network.

Transport Interchange

Multi-modal transport interchanges increase the efficiency and flow of public transport services. A public square and transport interchange is proposed for Tallaght Town Centre, that will provide a first-class interchange between the Luas, BusConnects, taxi, cycling and walking.

LOCAL JOURNEY TIMES IN MINUTES

Destination				
The Square - Shopping Centre	40 metres	1	-	-
Tallaght Luas Stop	380 metres	6	1	3
TU Dublin - Tallaght Campus	400 metres	8	3	2
Belgard Retail Park	600 metres	11	3	3
Tallaght Stadium	615 metres	11	3	4
Tallaght University Hospital	700 metres	13	4	4
M50 Motorway	2.3 km	-	-	4
Templeogue	4.40 km	-	15	9
Citywest Business Campus	3.65 km	-	16	11
Dublin City Centre	9.0 km	-	36	30

Source: Google Maps. Approximate distances measured as the crow flies. Journey times are indicative only.



Town Centre Tallaght is surrounded by an abundance of local amenities





THE SQUARE TALLAGHT



THE SQUARE TALLAGHT



TESCO

The Square Tallaght is immediately adjacent to the site



DUNNES STORES



PENNEYS



MOVIES @ THE SQUARE

Tallaght - The Beating Heart of South Dublin

A Key Growth Centre for Business, Residential & Community Development

Tallaght is a designated Key Urban Centre under the South Dublin County Development Plan 2022-2028 (the Development Plan), positioned for major commercial and residential growth. The Tallaght Town Centre Local Area Plan (LAP) 2020 outlines a framework for sustainable development, supporting high density housing, retail, and business expansion.

According to the Development Plan, Tallaght Town Centre, the County Town, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services. It is home to major institutions, including the South Dublin County Council civic offices as well as business & industrial parks, for example Whitestown, and the regeneration areas of Cookstown and Broomhill Industrial Estates.

Major Tallaght Institutions

The Square Shopping Centre

Located opposite the subject site, The Square Shopping Centre stands as one of Ireland's largest and most vibrant retail and leisure hubs, featuring over 144 stores and 32 dining options spread across three levels and also accommodates a 13-screen cinema and 2,400 car spaces. Anchored by Tesco, Dunnes Stores and Penneys, the centre is home to a diverse mix of leading retailers, including H&M, River Island, Skechers, Boots, Peter Mark, JD Sports, and Dealz. The centre has between 400-500 staff on site daily, 8,000 car visits daily and over 250,000 visitors weekly. The centre was recently acquired for €130 million by Eagle Street Partners.

Tallaght University Hospital

Located c.700 metres north-west (c.13 minutes' walk) of the site, Tallaght University Hospital is one of Ireland's largest acute teaching hospitals, partnered academically to Trinity College Dublin. The facility provides child-health, adult, psychiatric and age-related healthcare on one 35-acre campus which is known for its distinctive 1,000-metre-long main corridor. The hospital employs over 3,200 staff which allows for over 600 inpatient beds, more than 55,000 Emergency Department attendances per annum as well in outpatient and social care services.



TU Dublin Tallaght

Strongly facilitating the development of Tallaght as a centre of learning, education and employment, located c.400 metres (c.7 minutes' walk) north-east of the site, the Tallaght campus of Technological University Dublin (TU Dublin) provides the main higher-level education in South Dublin County. TU Dublin is a leader in STEM disciplines and provides a range of other learning experiences including in business, media, culinary arts and digital arts. The 18-hectare campus located adjacent to both Tallaght town and village centre is complemented by several off-campus facilities which cater for the diverse student body of over 7,000 students and further expansion of the campus is now underway, including linkages with the Tallaght innovation hub, WorkIQ.

The Dublin and Dún Laoghaire Education and Training Board (DDLETB)

Employing over 4,600 staff across its region, and supporting more than 80,000 learners, the DDLETB's head office is located at 1 Tuansgate, Belgard Square East, directly opposite the subject site. The organisation provides a wide range of education and training programmes, services and supports to children, young people and adults across the County Dublin and Dún Laoghaire region.

Key Characteristics

Strategic Location and Infrastructure

Transport Links: Luas Red Line, multiple bus routes, M50, N81, Outer Ring Road—direct connections to Dublin City and key commercial hubs.

Business & Employment: Established enterprise zones, including Whitestown Industrial Estate, Tallaght Business Park, and Broomhill Industrial Estate, supporting a wide range of industries.

Retail & Commercial: The Square Shopping Centre is a major retail hub, with ongoing redevelopment enhancing its regional appeal.

Commercial & Mixed-Use Development High Footfall & Accessibility: Prime location with strong transport infrastructure and a growing residential base.

Mixed-Use Opportunities: The LAP promotes active ground-floor frontages, integrating retail, office, and service-based businesses.

Investment Potential: Strong demand for commercial space, supported by population growth and infrastructure investment.

Employment hub: Plans in terms of non-residential floor space to increase employment by between 7,800 and 15,300 additional jobs over the life of the plan.

Innovation Town: WorkIQ, the new home for start-ups and growing enterprises in South Dublin in the purpose-built Innovation Centre, features modern and flexible office and coworking space for up to 60 businesses.

Education Leader: Tallaght boasts 21 Primary Schools, 4 Secondary Schools and one Third Level Institution.

Culture: The town centre plays an important role as a centre for arts and culture and is the location for the Civic theatre and Rua Red arts centre.

Tallaght District Heating Scheme: Uses output from the Amazon data centre in Tallaght to provide low carbon heat to public sector buildings, 1,400 residential apartments and over 12,000 sq.m. of commercial buildings in Tallaght Town Centre. This project is the first of its kind in Ireland and will reduce carbon emissions by 1,900 tonnes per year.



Population Drivers

Existing Resident Population: 71,458 - 26% of the overall County Population

Existing Daytime Population: 68,872 (number of people who are present in an area during normal business hours, including workers)

Residential Growth and Demand

Housing Supply: Up to 11,090 new homes planned, supporting significant population growth and increasing demand for housing, retail, healthcare and community services.

Market Demand: Strong interest in Build-to-Rent (BTR) and Build-to-Sell (BTS) schemes, with demand from private buyers and public sector initiatives (First Home Scheme, Help-to-Buy, Croí Cónaithe).

Urban Living Standards: The plan prioritises pedestrian-friendly streets, green spaces, and cycling routes to create a well-connected residential environment.



Planning Permission and Scheme Summary

The scheme comprises a permitted Large-Scale Residential Development (LRD) at Belgard Square East, Tallaght, Dublin 24.

The site extends to approximately 1.19 hectares within Tallaght Town Centre.

The planning provides for:

- 199 residential apartments comprising:
 - 49 senior living apartments in Block A
 - 150 apartments in Block B
 - Undercroft car parking providing 58 spaces.
- Approximately 2,123 sq.m of ground floor commercial accommodation
- Internal communal amenity space for senior living residents
- Landscaped courtyard and public realm improvements



Schedule of Accommodation

Block A - Senior Living

Unit Type	No. of Units	Average Sq.M	Average Sq.Ft
1-Bed Apartment	23	54.2	583
2-Bed Apartment	26	86.2	928
Residential Total	49		

Block B

Unit Type	No. of Units	Average Sq.M	Average Sq.Ft
Studio	6	40.1	432
1-Bed Apartment	24	50.1	539
2-Bed Apartment	72	77.8	837
3-Bed Apartment	48	100.1	1,077
Residential Total	150		

Apartment Total

Unit Type	No. of Units	Average Sq.M	Average Sq.Ft
Residential Total	199		

Commercial Units

Unit Type	No. of Units	Average Sq.M	Average Sq.Ft
Total	17	2,123	22,852

For a full breakdown of the commercial units see page 23

Opportunity

The residential accommodation is arranged across two blocks and comprises a total of 199 apartments.

Block A - Senior Living

Block A comprises 49 senior living apartments arranged as follows:

- 23 one bedroom apartments with an average floor area of 54.2 sq.m (583 sq.ft)
- 26 two bedroom apartments with an average floor area of 86.2 sq.m (928 sq.ft)

Total Senior Living Units: 49

Dedicated internal communal amenity space is provided for residents together with landscaped external areas.

Undercroft car parking providing 58 spaces.

Block B - Residential Apartments

Block B comprises 150 apartments arranged as follows:

- 6 studio apartments with an average floor area of 40.1 sq.m (432 sq.ft)
- 24 one bedroom apartments with an average floor area of 50.1 sq.m (539 sq.ft)
- 72 two bedroom apartments with an average floor area of 77.8 sq.m (837 sq.ft)
- 48 three bedroom apartments with an average floor area of 100.1 sq.m (1,077 sq.ft)

Total Block B Units: 150

Overall Residential Summary

Total Residential Units: 199

The mix provides a balanced range of unit types suitable for social and cost rental provision within an established Town Centre location.

199

Apartments
in Total

06

Studio
Apartments

47

1-Bedroom
Apartments

98

2-Bedroom
Apartments

48

3-Bedroom
Apartments



LANDSCAPED PODIUM



Commercial Development

At ground level, the scheme incorporates 17 commercial units providing a mix of healthcare, retail, pharmacy, childcare and neighbourhood service accommodation in accordance with the Full Planning Permission granted for the development.

The layout provides an activated frontage along Belgard Road and Belgard Square East, together with a new pedestrian connection linking these streets through the central plaza. Commercial units are positioned to frame this route and reinforce natural surveillance of the public realm.

Healthcare accommodation including dental, medical and pharmacy uses is located primarily along the northern boundary of the site facing Old Blessington Road, reflecting the Town Centre zoning objective and supporting local service provision.

The commercial accommodation extends to approximately 2,123 sq.m and forms part of the overall planning permission for the scheme.

The development is located within the defined Town Centre zoning where retail and commercial uses are supported under the South Dublin County Development Plan.

Indicative Commercial Summary Schedule

Use	No. Units	Size Sq.M
Medical	2	282
TBC	TBC	TBC
Retail	11	1,189
Creche	1	350
Total	17	2,123



Name	Block	Unit Type	Floor	Size Sq.M
Unit 01	B	Dentist	Ground	72
Unit 02	B	Medical	Ground	210
Unit 03	B	Bicycle Repair	Ground	81
Unit 04	B	Class 1 / Class 2 Commercial	Ground	64
Unit 05	B	Off Licence	Ground	64
Unit 06	B	Retail	Ground	71
Unit 07	B	Bar	Ground	151
Unit 08	B	Class 1 / Class 2 Commercial	Ground	101
Unit 09	B	Café	Ground	87
Unit 10	B	Class 1 / Class 2 Commercial	Ground	89
Unit 11	B	Crèche	Ground	169
	B	Crèche	Mezz	151
	B	Crèche	First	30
Unit 12	A	Pharmacy	Ground	195
Unit 13	A	Beauty / Health Salon	Ground	195
Unit 14	A	Retail	Ground	134
Unit 15	A	Class 1 / Class 2 Commercial	Ground	133
Unit 16	B	Retail	Ground	57
Unit 17	B	Retail	Ground	69
Total				2,123

Central Piazza

The scheme incorporates a centrally positioned landscaped plaza forming the primary pedestrian spine between Block A and Block B. The space is designed as a high quality civic environment within the Town Centre, creating a defined focal point at the heart of the development and strengthening permeability through the site.

The plaza connects directly to Belgard Road and Belgard Square East via proposed pedestrian crossings, reinforcing its role as an integrated element of the wider public realm.

High-Visibility Location

The Central Plaza is framed by active ground floor frontages and is visually anchored by a raised central landscape feature. The layout establishes a clear north-south axis, enhancing legibility and reinforcing the connection between the surrounding streets and the internal courtyard spaces.

Structured tree planting, including *Pyrus calleryana* 'Chanticleer', *Tilia 'Greenspire'*, *Betula pendula* and *Pinus sylvestris*, defines the space while maintaining openness and natural surveillance. The interface with Belgard Road is strengthened through additional street tree planting and upgraded paving treatment.

Integrated lighting within the paving and seating elements contributes to safety and evening activation, ensuring the space remains welcoming and visible throughout the day and night.

Designed for Flexibility

The plaza has been conceived as a flexible civic space capable of accommodating informal seating, spill-out areas and day-to-day resident use. The central paved area allows for adaptable use while maintaining clear pedestrian routes and fire tender access.

Level changes across the site are carefully managed through gentle ramp gradients to ensure universal access. Retractable bollards are incorporated discreetly to manage servicing access without compromising the pedestrian character of the space.

Visitor bicycle parking is provided within the plaza to encourage sustainable travel and reinforce its role as a shared community space.



All CGIs are for illustration purposes only

Sustainable and Functional Design

The landscape design incorporates permeable paving and Sustainable Urban Drainage Systems, with planted SUDs zones integrated within raised planters. These elements contribute to surface water management while enhancing biodiversity.

Planting includes a mix of ornamental grasses, perennials, hedgerow planting and seasonal bulb species to provide year-round visual interest. Climber planting is introduced along boundary walls to soften built edges and reinforce the landscaped character.

Informal playspace elements and generous seating create opportunities for interaction and everyday use, supporting a vibrant and engaging Town Centre environment.



Optimised Design for Cost Efficiency and Maximum Value

The scheme has been carefully configured to deliver a coherent and efficient mixed use residential layout within the defined Town Centre block. The arrangement of buildings, plaza space and commercial frontage establishes a clear hierarchy of public and private areas while reinforcing the perimeter block structure set out in the Tallaght Town Centre Local Area Plan.



Public Plaza & Planning Permission

A centrally located landscaped plaza forms the primary pedestrian spine between Block A and Block B. The space strengthens permeability through the site and reinforces connectivity to Belgard Road and Belgard Square East via proposed pedestrian crossings.

The plaza incorporates seating, raised planting areas, spill-out potential and informal playspace elements. Permeable paving and Sustainable Urban Drainage Systems are integrated within the design to support surface water management.

Optimised Site Layout

The layout adopts a rational block configuration with clearly defined circulation cores and efficient floorplates across both buildings. The design approach prioritises durable materials, robust construction detailing and straightforward building geometry.

The arrangement of accommodation across two blocks supports clarity of use, efficient servicing and practical long term management.

The residential mix provides a balanced distribution of unit types, while the integration of commercial accommodation at ground floor level activates the street frontage without compromising residential privacy.

Residential Design

The residential accommodation comprises 199 apartments arranged across two blocks.

Block A provides 49 senior living apartments with dedicated communal amenity space.

Block B provides 150 apartments comprising studios, one, two and three bedroom units.

All apartments benefit from private open space in the form of balconies or terraces, together with access to shared landscaped courtyard areas.

Commercial Spaces

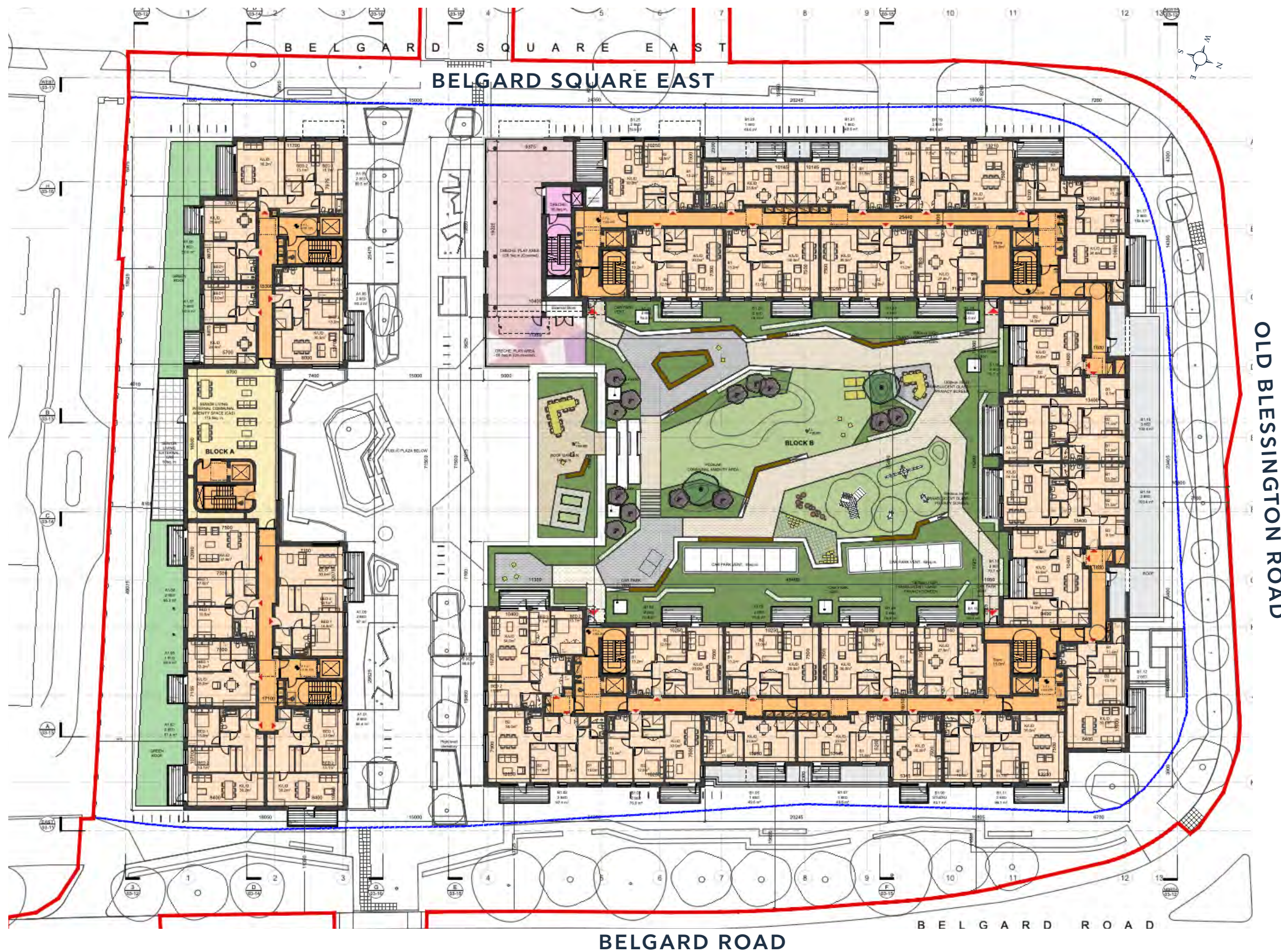
The unit layouts are designed in accordance with apartment design standards and reflect a practical and efficient internal configuration.

The scheme provides 17 commercial units extending to approximately 2,123 sq.m at ground floor level.

The accommodation includes healthcare, retail, pharmacy, childcare and neighbourhood service uses consistent with Town Centre zoning objectives.

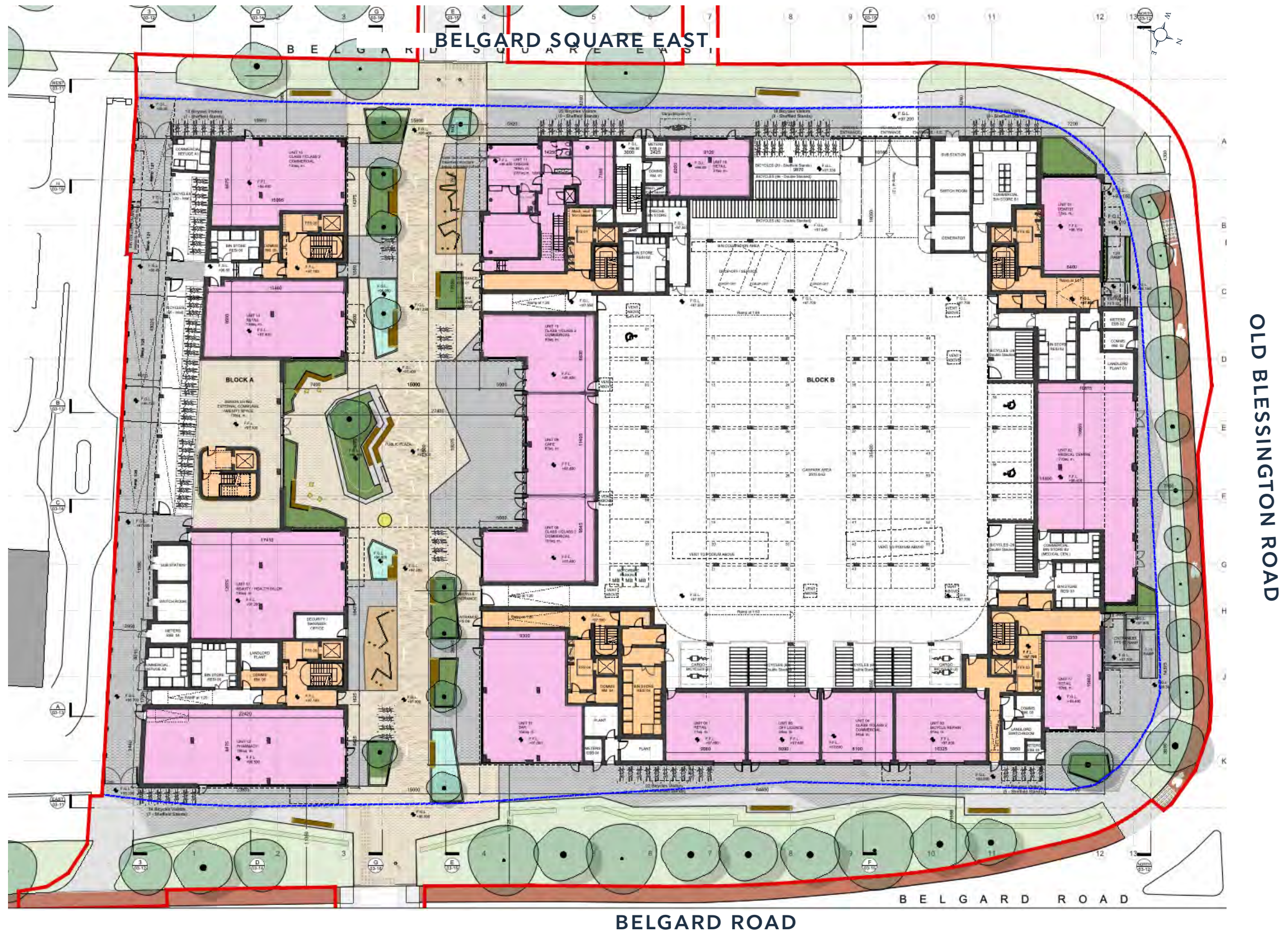
The commercial frontage activates Belgard Road and Belgard Square East and contributes to natural surveillance of the public realm.

Floor Layouts

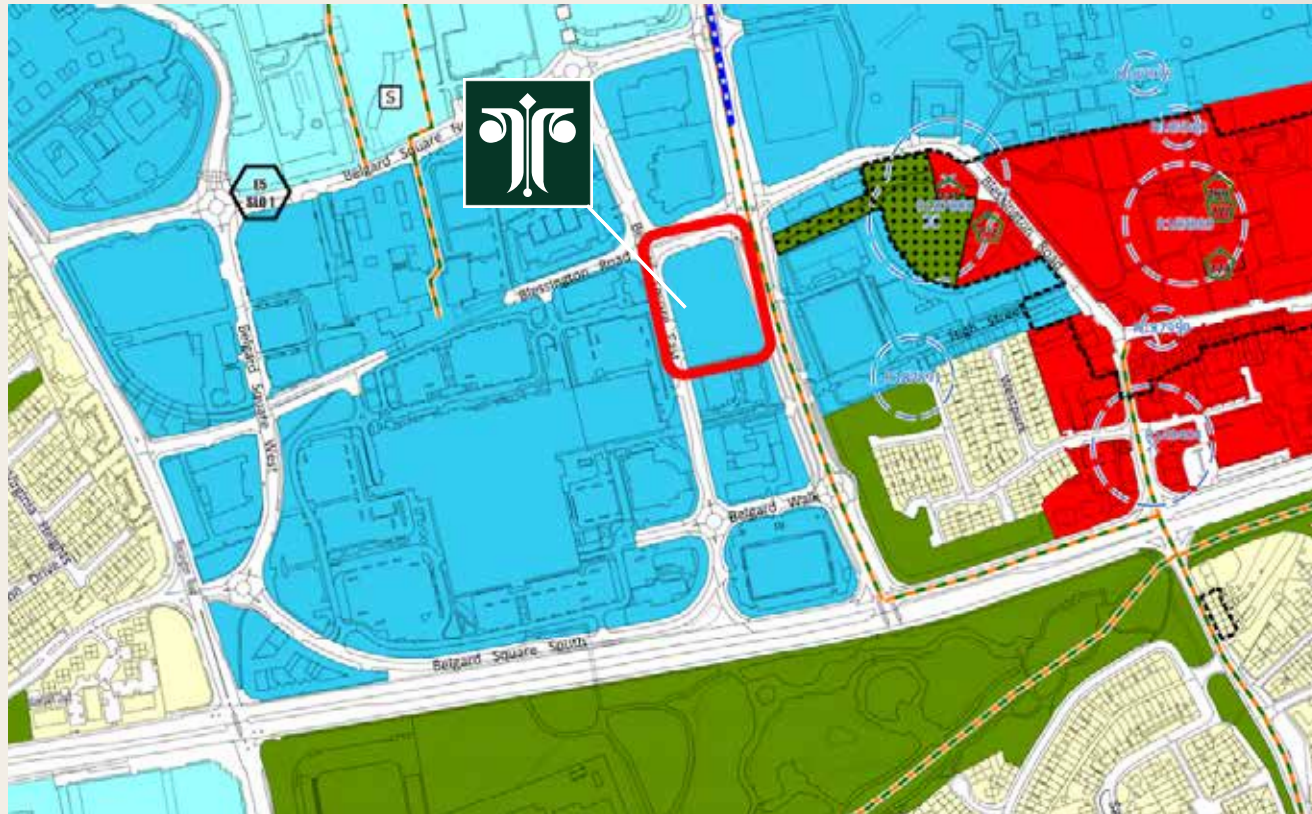


Typical Apartment Floor Layout

Floor Layouts



Ground Floor Commercial Accommodation & Undercroft Car Parking



Strategic Tallaght Town Centre Zoning

The site, which is located between The Square Shopping Centre and the Belgard Road has the following zoning:

Zoning Objective 'TC': 'To protect, improve and provide for the future development of Town Centres' which allows for a wide range of uses to be developed on the lands, including residential.

Outlined below are the Use Classes related to this Zoning Objective.

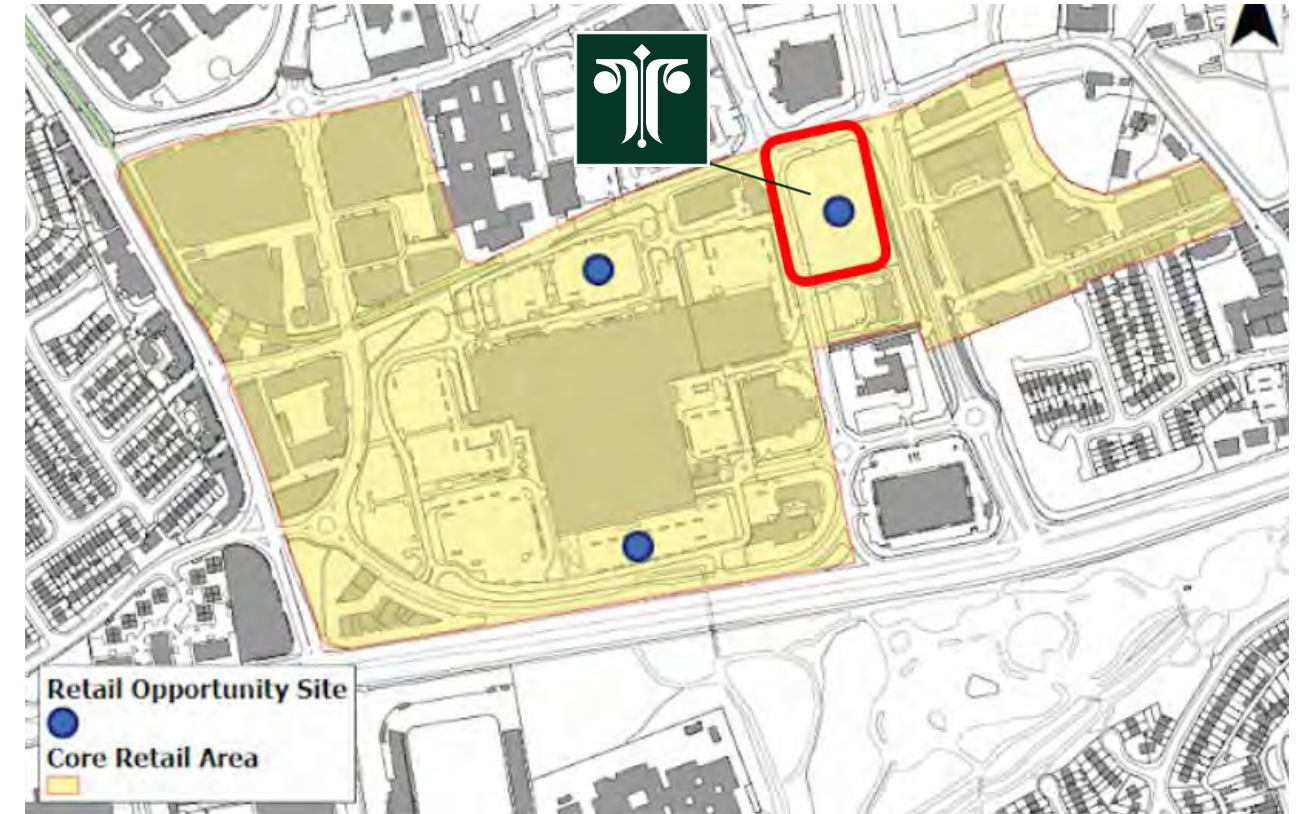
Permitted in Principle

Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor / Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre,

Home Based Economic Activities, Hospital, Hotel / Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m-1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Residential, Residential Institution, Café, Retail Warehouse, Retirement Home, Shop Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Sports Club / Facility, Stadium, Social Club, Veterinary Surgery, Work-Live Units.

Open for Consideration

Allotments, Industry-General, Motor Sales Outlet, Outdoor Entertainment Park, Recycling Facility, Science and Technology Based Enterprise, Service Garage, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.



Tallaght Town Centre Retail Core

The national Retail Planning Guidelines (2012) require retail strategies to define the boundaries of the core retail areas of major retail centres. The core retail area of Tallaght is set out in the map above which is an extract from the Development Plan. The subject site is identified in the as part of this core and as an opportunity site to be developed.

Major Town Centre Retail: Level 2 in Dublin's retail hierarchy

The Development Plan states:

Tallaght town centre is designated a Town Centre (TC) zoning objective. This reflects the Level 2 retail designation under the regional retail hierarchy. As the County town, the established use of the area allows for complementary leisure, retail, services retail warehouse and commercial land uses. The town centre will further evolve as a key transport hub as part of the Bus Connects programme of works. This will further enhance the town centre and opportunity for mixed use development and an improved retail and associated leisure and entertainment offering.

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.

Further Information

TITLE

The property comprises a combination of freehold, leasehold and possessory title interests. A comprehensive title report, title insurance documentation and supporting legal information are available within the Data Room.

SERVICES

We understand that services are available but interested parties are required to satisfy themselves as to the adequacy and availability of all services and infrastructure to the property.

METHOD OF SALE

For sale by Private Treaty

VIEWINGS

Viewings are strictly by appointment and to be arranged through the sole selling agent for the Vendor, NAI Hooke & MacDonald Commercial.

WEBSITE / DATA ROOM

www.TownCentreTallaght.com



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