

# TALLAGHT INTEGRATED AREA PLAN

## URBAN RENEWAL SCHEME FINAL REPORT 1999 - 2008





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### ***Chairperson's Address***

The 1998 Urban Renewal Scheme allowed the opportunity to create a tax incentive scheme for Tallaght using under-utilised, derelict and green-field sites in Tallaght Town Centre and the neighbourhoods in West Tallaght. The Tallaght Integrated Area Plan (IAP) provided the means to address the physical, economic and social regeneration of these areas.

South Dublin County Council, along with its local development partners, in particular the Tallaght Partnership, the South Dublin URBAN Initiative and the Tallaght Local Employment Service Network, prepared the IAP in an innovative way, addressing all relevant aspects as identified in the previous Urban Renewal review. The Monitoring Committee of the IAP have met four times a year over the past ten years and have shown a tremendous commitment to the Plan. The Implementation Team, working closely with the developers and other stake-holders have produced a series of positive outcomes which are fully detailed in this report.

The principal end result is the new Town Centre of Tallaght which speaks for itself in terms of a realised vision – of new buildings, dwellings, retail outlets, hotels and offices, new streets, plazas, squares, new library, Arts Centre and Community facilities and services; - and a range of benefits that can be shared by all in the greater Tallaght area including the West Tallaght neighbourhoods. The transformation of the Town Centre has resulted in a distinctive, modern, dynamic and compact urban centre. There is a strong European feel to the new Town Centre developments in contrast to the previously car dominated landscape of earlier times.

A special tribute is due to all of the stakeholders who have worked with and supported the process over the implementation of the Plan.

**Tom Doherty**

**Deputy County Manager and Director of Planning Services**

## EXECUTIVE SUMMARY

### **SOUTH DUBLIN COUNTY COUNCIL'S Integrated Area Plan in Tallaght achieved the following:**

- **Over €0.7 billion worth of development projects were completed in the designated areas**
- **The IAP provided the mechanism to deliver the agreed vision of the town centre area i.e. new streets, people intensive uses, new public realm and a strong residential presence in the town centre**
- **The Urban Renewal Scheme has generated over €11.5 million that will be expended in the disadvantaged neighbourhoods on Community Infrastructure and Community Projects, in addition to the €9 million new Arts Centre in Tallaght Town Centre**
- **The process has engendered strong links between site developers and the Tallaght Local Employment Service Network**

The main aim of the IAP was to ensure that the Urban Renewal Scheme would address the physical, economic, social and environmental regeneration of Tallaght Town Centre and the disadvantaged West Tallaght residential neighbourhoods. The Plan has allowed South Dublin County Council and its partners in the local development, business, statutory and community sectors to realise the vision for the areas with the benefit of incentives and to do so in an innovative manner.

In 1999 the Council, in partnership with a number of local development groups produced an **Integrated Area Plan (IAP) for Tallaght**. The plan was produced in the context of addressing the physical, economic, social and environmental regeneration of the town centre and in the adjoining disadvantaged residential areas. The aim of the plan was to attract private investment into the area by means of tax incentives and also to utilise the Council's IAP Fund and the private sector's "Community Linkage Contributions" from the Town Centre sites to invest in much needed community infrastructure in the disadvantaged areas. As a result of the Integrated Area Plan, a significant range of tax incentives for qualifying developments on 24 specific sites were approved by the Minister for Housing and Urban Renewal under the Urban Renewal Scheme 1999.

A series of high quality mixed use developments have been built on nineteen of the twenty four sites, see table below. The scheme has also had the effect of encouraging development on the non-designated surrounding sites. The Tallaght IAP provided the mechanism to achieve the **Vision for the Town Centre** as set out in the Urban Design Framework attached to the Plan.

Tallaght (All Schemes)	Estimated Cost	Total Floor Area Sq.m.	Residential Units
Town Centre	€651,916,641	285,170	2079
Neighbourhood	€ 71,950,000	35,449	452
<b>TOTAL</b>	<b>€723,866,641</b>	<b>320,669</b>	<b>2531</b>

It involved the creation of a new urban streetscape, lively commercial uses, a significant residential population (approx 5,000 people when occupied) and the creation of a number of new public spaces linked by a high quality pedestrian network, e.g. High Street, the Library Square and the Zip pedestrian walk. The IAP has also delivered on a comprehensive regeneration of two of the neighbourhoods in the disadvantaged West Tallaght area, i.e. Kiltalown and Killinarden.

The **Tallaght Local Employment Service Network** has successfully engaged developers in order to maximise employment and training opportunities in the IAP areas. The Tallaght Local Employment Service Network has worked with developers on all of the IAP sites providing their long term unemployed and youth clients with training and employment.

Two sources of funding were established in the IAP, the **County Council's Financial Package** and the private sector's **Community Linkage Contribution**. The resources from both funds are being utilised in the disadvantaged neighbourhoods in West Tallaght in accordance with the vision detailed in the IAP and the RAPID Plan for the area.

The **County Council's Fund** is based on the sale of Council owned designated sites and the future receipts from the **first 5 years of rates** on the Town Centre development sites. The sale of the Council land has generated over €5 million. While the income from rates has just commenced, the final fund will be significant due to the extent of commercial development underway. A considerable amount of this fund has already been expended on infrastructural projects in the disadvantaged communities, as in 1999, South Dublin County Council agreed to underwrite a number of the European Union's South Dublin URBAN Initiative projects that had significant shortfalls in funding - see table below.

Fettercairn Community Centre	€ 292,318
Fettercairn Youth Horse Project	€ 34,970
Jobstown Playground	€ 12,619
Killinarden Community Centre	€ 687,188
Killinarden Enterprise Centre	€ 2,791,267
<b>TOTAL</b>	<b>€ 3,818,362</b>

One of the innovative aspects of the IAP and a key element of the tax incentive qualifying criteria, was the inclusion of the **Community Linkage Contribution**, the second mechanism to transfer some of the benefits from the successful Town Centre sites to the disadvantaged residential neighbourhoods. The Community Linkage Contribution which was set at €2.54 (£ 2) /sq. ft of development is paid into a fund immediately prior to the issue of Final Tax Certification to developers.

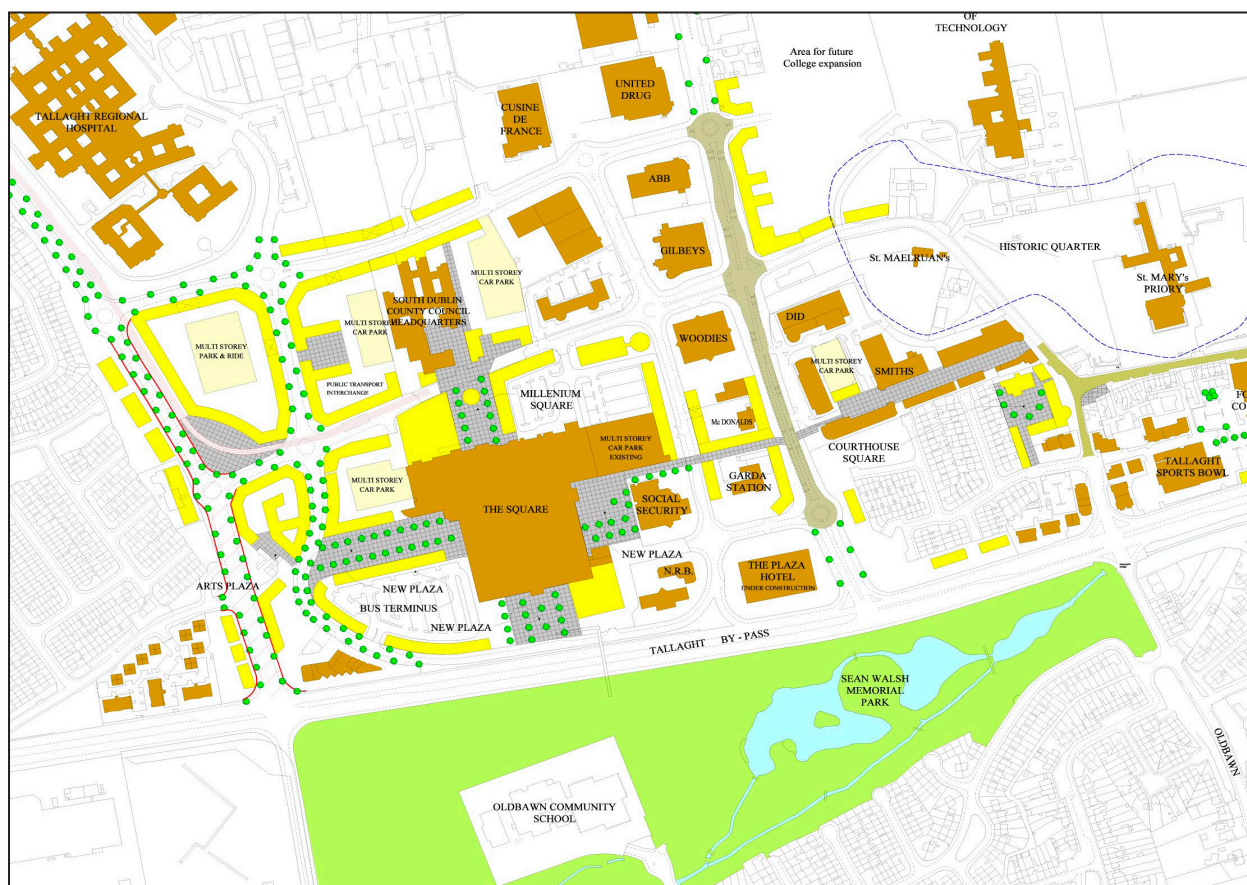
CLC: Paid To Dec 2008	CLC: Potential from additional Schemes under Construction
€ 5,706,953	€ 8,000,000 (Approx)

The purpose of the fund is to assist the social, educational and environmental development of communities by projects and programmes that will address local community needs and improve the quality of life for the residents of the areas.

The Community Linkage Fund offers an opportunity for the local government, local development, statutory and social partner sectors to indirectly avail of the benefits of the tax incentive scheme and thus help address local community needs and improve the quality of life for residents of these areas. **The Council distributed €1,475,312 to a total of 54 projects in Tallaght under the first three allocations in 2004, 2006 and 2008.** This grant scheme will run annually/ biannually while funding allows.

The main benefits of the Tallaght Urban Renewal Scheme was not alone to attract significant private sector funding into areas for commercial and residential development but also to operate in an environment of social inclusion by promoting equality, community development, civic awareness and social partnership at a local level. The Urban Renewal Scheme has generated over €11.5 million that is being expended in the disadvantaged neighbourhoods on Community Infrastructure and Community Projects, in addition to the €9 million new Arts Centre in Tallaght Town Centre.

The Community Linkage Contribution as operated in the IAP is, in an Irish context, an original means of linking the commercial successful Town Centre area with off site areas of cumulative disadvantage. It provides a significant means for community groups and community development agencies to link in to the whole IAP process. **The Tallaght IAP has been quoted as an example of “very good practice” in relation to the Community Linkage and the Local Employment and Training aspects in the Goodbody Review of Area-Based Tax Incentive Renewal Schemes (Department of Finance 2006).**



Urban Design Framework Map 1998

## THE AIM AND OBJECTIVES OF THE IAP

### **Aim**

The main aim of the IAP was to ensure that the Urban Renewal Scheme would address the physical, economic, social and environmental regeneration of Tallaght Town Centre and the disadvantaged West Tallaght residential neighbourhoods.

### **Objectives**

The objectives of the Tallaght IAP were:

- To provide incentives to encourage an appropriate form of “Urban Town Centre” with a lively mix of uses, in particular a strong residential component.
- To provide incentives to encourage the revitalisation of the Neighbourhood Centres in West Tallaght.
- To develop a range of infrastructure facilities in both the Town Centre and West Tallaght appropriate to the population they serve.
- To provide 15% social housing in the Town Centre.
- To utilise the opportunities of urban renewal to tackle in an integrated way the problems associated with socio-economic exclusion.
- To employ a mechanism of transfer of funds from the commercially successful Town Centre to the disadvantaged residential neighbourhood of West Tallaght.
- To encourage and support partnership arrangements to allow community and non profit organisations avail of the tax incentives.
- To promote and adapt co-operative and participate working arrangements and structures to implement the Integrated Area Plan.



Tallaght Town Centre Aerial Photo 1996



## **BACKGROUND AND INTRODUCTION**

### **1999 Urban Renewal Scheme**

Following an in-depth study on the operation of the first Urban Renewal scheme (the KPMG Report), a major new urban renewal scheme was introduced at national level in 1999. Phase 1 of the new urban renewal scheme (residential incentives) commenced in March, 1999. Phase 2 (commercial and industrial incentives) was introduced in July, 1999 following the receipt of EU approval. The scheme represented a more targeted approach to the award of urban renewal incentives, concentrating not just on areas of physical development but also on issues of local socio-economic benefit.

The scheme was based on the concept of Integrated Area Plans (IAPs) prepared by local authorities on the basis of guidelines drawn up by Department of the Environment Heritage and Local Government's Expert Advisory Panel on Urban Renewal. All IAPs were prepared by the relevant local authority, following widespread consultation with local partners and participation by local communities. The IAPs submitted by the local authorities were considered by the Expert Advisory Panel which made recommendations to the Minister for the Environment, Heritage and Local Government.

In 1999 South Dublin County Council, in partnership with a number of local development groups and following public consultation, produced Integrated Area Plans (IAPs) for both Tallaght and Clondalkin. Both plans were produced in the context of addressing the physical, economic, social and environmental regeneration of the town centres.

The intention was that the Tallaght IAP would provide the mechanism to achieve the vision for the town centre as set out in the County Council's Tallaght Town Centre 2000. Plan published in 1995 (and in the adjoining disadvantaged residential areas in West Tallaght). At that time, the Council, following extensive consultation, launched a new development model for the Town Centre moving away from a car dominated urban form. The vision for the Town Centre was

"Tallaght Town Centre will be a modern town centre with a much increased residential population and workforce with the following characteristics,

- an upgraded urban form,
- people intensive uses,
- much improved accessibility for all and
- significant environmental improvements".

The aim of the Tallaght IAP was to attract in private investment by means of tax incentives and to utilise the Council's IAP Fund and the "Community Linkage Contributions" from the town centre sites to invest in much needed community infrastructure in the disadvantaged areas.

As a result of the Integrated Area Plan a significant range of tax incentives for qualifying developments on 24 specific

sites in Tallaght was approved by the Minister for Housing and Urban Renewal under the Urban Renewal Scheme in 1999, see Fig 1. In addition, the whole of the IAP area was designated for residential "owner occupier" status.



Main Street / Old Bawn Road



Main Street / Greenhills Road



## **TALLAGHT IAP MONITORING COMMITTEE**

The Monitoring Committee which was formed in line with the Monitoring Guidelines issued by the Department of Environment and Local Government came into operation on 1<sup>st</sup> March 1999.

The membership of the Monitoring Committee came from the following organisations

South Dublin County Council  
Irish Congress of Trade Union  
South Dublin Chamber of Commerce  
South Dublin URBAN Initiative  
South Dublin Community Platform  
Tallaght Partnership  
Tallaght Historical Society  
South Dublin County Enterprise Board

The Local Employment & Training interest on the Committee was initially represented by the Tallaght Partnership but in the second year a representative from the Local Employment Services joined the Committee (the membership of the Monitoring Committee between 1999 and 2008 is detailed in **Appendix 1**).

The Monitoring Committee met an average of four times per year throughout the operation of the Urban Renewal Scheme. In the first year of operation, the Monitoring Committee adopted procedures for the (Tax) Certification Procedure and Framework, the Social Housing Framework and the Local Employment Strategy, see below. There was lively debate on how the IAP Funding Package could best be utilised to deliver the required outcomes as identified in the public consultation seminar for the disadvantaged areas in West Tallaght. Critical decisions in this regard were

- The first call on the Council IAP Fund would be to the South Dublin URBAN Initiative projects that required additional funding
- That the Community Linkage Funds would be for the management and maintenance of projects and programmes and not for infrastructure
- That the RAPID Plan for Tallaght would be a valuable input in directing the IAP funds in addition to the “Vision for West Tallaght” framework as contained in the IAP
- The determination of the criteria and themes which would apply to the dispersement of the Community Linkage Fund

The procedures adopted by the Monitoring Committee for the Certification Procedure and Framework, the Social Housing Framework and the Local Employment Strategy were as follows;

### **Certification Framework**

The Monitoring Committee agreed a framework for procedures and criteria which applied to all developments availing of the tax incentives under the 1988 Urban Renewal Act, see Appendix 2 for full details.

In summary, the developer was required to comply with all the special criteria for Town Centre sites in the Tallaght IAP in order to avail of the Certification. The special criteria relate to the following;

- a) A Community Linkage Contribution at a rate of €2.54 per square foot of development floor-space to be paid into a fund for the disadvantaged IAP areas in West Tallaght.
- b) Social Housing: Any residential development proposed in the Town Centre to provide for 15% social housing
- c) Local Employment and Training: The developer and investors to work with the Local Employment Service Network (OBAIR) to provide for employment and training opportunities for local residents at the construction and operational phase of the project.

### **Social Housing Framework**

The following statement had been included in the IAP.

“It is an objective of this plan that 15% of the residential development in the Town Centre area be social housing, the details of how this requirement shall be dealt with on a site specific basis shall be subject to a framework plan devised by the Implementation Team.”

The Monitoring Committee adopted a Social Housing Framework for the Tallaght IAP. It was deemed appropriate that “Social Housing” should be broadly defined and should include both Shared Ownership and Affordable Housing as well as Local Authority and Housing Association rented accommodation. Provision was made for ensuring a suitable mix of both unit size and tenure in acceptable locations within the overall layout.

The detail of the Social and Affordable Housing Framework is contained in Appendix 3.

### **Local Employment Strategy**

It was a requirement in the IAP that “employers including contractors and subcontractors should at all time make reasonable efforts to provide for the employment of the long-term and youth unemployed within the local area on construction and later phases”. The Monitoring Group agreed a Local Employment Strategy (see Appendix 4) in early 2000. The strategy dealt with the requirements for developers/investors, the formulation of policy on training needs and initiatives.

### **The IAP Implementation Team**

The Tallaght IAP was devised and managed within the Planning Department of South Dublin County Council with significant input from the Architects, Development, Community and Housing Departments and a range of Community Development agencies (in particular the Tallaght Local Employment Service Network and the Tallaght Partnership) and the wider community.

## PLANNING AND PHYSICAL DEVELOPMENT

The selection of sites for tax designation in 1998 was based on a number of factors;

In Tallaght Village, there was a considerable amount of derelict or underutilised land. The Main Street had lost a degree of residential use to small office and services and had also lost retail use due to the decline in population in the immediate area.

In the developing Town Centre to the west, there still remained extensive vacant green-field sites and an excess of surface car-parking sites, while at the same time, agricultural land remote from the central area was being developed at sub-urban densities. There was also the need to create a suitable town centre edge with the adjoining residential area of Springfield. The West Tallaght designated neighbourhood centres were either run-down and under-developed (Killinarden and Kiltalown) or alternatively had not been developed at all (Fettercairn and Brookfield).

A total of twenty-four sites were designated for redevelopment with the benefit of tax incentives within Tallaght IAP, the majority (twenty sites) being within the Town Centre, see Fig.1 above. The planning history for these sites is set out in Appendix 5.

Overall there was a very strong take-up of the Urban Renewal Scheme. The site implementation stage for all of the sites is summarised in **Table I** below. There were a number of sites which were already at an advanced stage of planning or had planning permission or where construction has already with the coming into operation of the tax designation on 1<sup>st</sup> March 1999.

**Table I: Summary of Site Implementation Stage**

Stage	No. of sites	Site Identification
No progress	5,	
Preliminary Discussion	9,12(part of),13, Brookfield, Fettercairn (part of)	
Advanced Concept	7,16, 17	
Planning Permission Granted	6(part of),10b, 11, 20a	
Construction completed	1, 2,3, 4,6(six separate developments by individual owners ),8,10, 12 (part of),14, 15,18, 19, 20b, Killinarden, Kiltalown	

As indicated above, there were a number of sites that despite having permission for development, were not, for a variety of reasons, able to proceed, see section on Operational Issues.

The detail of the individual development schemes is shown in **Table II** and a summary of the developments in terms of cost, floor area and residential units is indicated in **Table III**



Tallaght Road - 1999



Derelict Old Town Centre



Coalyard, Tallaght Road

**Table II – Detailed Breakdown of Schemes**

## Tallaght - Developments on Designated Sites that availed of Tax Incentives

Address of Development	Area Ref	Name of Owner / Developer	Development Status	Scale of Develop. (Sq. m.)	% Residential	% Commercial / Industrial	No. of Residential units
Courthouse Square	6	Macari	C	291	34	66	1
Courthouse Square	6	Irish Nationwide	C	399	54	46	2
Courthouse Square	6	Hannah Homes	C	185	34	66	1
High Street	8	Docfield Ltd.	C	31012	54	46	
The Square East	10b	Lowe Taverns	C	10483	35	65	54
Belgard Square North	14	Breydon Developments	C	34452	48	52	170
De Selby Estate, Jobstown		Kelland Homes Ltd..	C	14580	100		184
Killinarden Heights, Tallaght		Glan Developments Ltd.	C	4047	100		63
Kiltalown, Jobstown		Townlink Construction Ltd.	C	2360	76	24	28
Belgard Square West	15a, 15b	Keenbury Properties Ltd	C	48747	76	24	473
Killinarden		Pikesville Dev. Ltd	C	3612	53	47	36
Cookstown Way	20b	Glan Developments Ltd.	C	12175	100		124
Russell Square, Jobstown		Kelland Homes Ltd..	C	10900	100		141
Belgard Square West/ Cookstown Way	19	Dez Developments Ltd.	C	85382	71	29	761
Belgard Square West/ Cookstown Way	18	Shelbourne Development	C	52686	71	29	389
Greenhills Road/Main Street	3A / 3B	John O'Connor	C	8357	97	3	62
Courthouse Square	6	Kartez, McCarron, Walsh	C	2450		100	
Old Bawn Road and Courthouse Square	6	Brian O'Reilly	C	555		100	
Main Street, Tallaght	2	Jerry O'Riordan	C	2673	85	15	18
Courthouse Square	6	P. Macari	C	2785	62	38	22
Iceland	1	Elliott	C	27974	83	17	204

C : Constructed

UC : Under Construction

P : Planning Permission Granted

**Tallaght - Developments on Designated Sites that did not avail of Tax Incentives**

The Civic Offices	12	South Dublin Co. Co.	C	6186		100	
Killinarden Enterprise Centre		South Dublin Co. Co.	C	2617		100	
Springfield		Maplewood Homes	C	2949	100		43
Cookstown Way	20a	Respond	UC	14034			161
N81, Village Green	2,4	Park Development	UC				208

**Tallaght - Planning Permissions on Designated Sites that have not been constructed**

Courthouse Square	6	Mellon Developments	P	5173		100	
The Square Lands	10a, 11,	Phase III Limited Partnership	P	110919	44	56	386

C : Constructed      UC : Under Construction      P : Planning Permission Granted



Tallaght Town Centre Aerial Photo 2008

**Table III – Summary of Development based on cost, floor area and number of units**

Tallaght (All Schemes)	Estimated Cost	Total Floor Area Sq.m.	Residential Units
Town Centre	€651,916,641	285,170	2079
Neighbourhood	€ 71,950,000	35,449	452
<b>Total</b>	<b>€723,866,641</b>	<b>320,669</b>	<b>2531</b>

On the basis of figures provided in the Goodbody Review of Area-Based Tax Incentive Renewal Schemes in 2006, it is possible to determine the tax forgone by the State as a result of the Scheme. The extent of tax forgone is estimated at €175,000,000.

**Social Housing Outcome**

The development of a significant private rental sector in Tallaght Town Centre was seen as part of the vision for the area. However, when the Tallaght IAP was written in 1998, the use of rental supplement was low compared to that today. With the likely high take-up by investors of Section 23 units in the Town Centre, there is potentially a serious conflict between the Housing Strategy and Social Welfare Policy (Supplementary Welfare Allowances) in relation to the private rental sector. An excessive concentration of disadvantaged tenants into the new Town Centre is not conducive to achieving a sustainable and vibrant mix of tenures. Having examined the provisions of the *Social Welfare and Pensions Act 2007*, the Council is at present seeking to limit the extent of rental supplement housing units in the Town Centre in order to ensure a sustainable and vibrant mix of tenures.



Tallaght Cross East

**Certification**

Most of the developments in Tallaght have received the Certification of Consistency with the IAP, although there still a number of developments where the certification for the final phases of development have yet to issue. These situations are pending final agreement with the Council in relation to the Social/Affordable housing aspect or receipt of the final amount of the Community Linkage Contribution. Each developer has been requested to finalise the process to allow the Council to issue final details and figures to the Department of Environment, Heritage and Local Government and the Department of Finance.



Tuansgate

Apart from the rent supplement housing as outlined above, a total of 234 social housing units have been provided in the Town Centre (226 housing association and 8 local authority units) The Council has purchased 224 affordable housing units under Part V of the Planning and Development Act 2000. The concentration by the Council on achieving affordable units rather than Council social housing units was in part due to achieving tenure balance but also reflected on the organisational challenges in managing social tenants in mixed tenure accommodation.

## Archaeology

Excavations were undertaken at all of the sites in Tallaght Village that were located within an area of archaeological potential identified by Duchas. Features revealed by the excavation have been identified as the foundation remains of a 14<sup>th</sup> century building and refuse pit. A number of pottery shards and a piece of glazed pottery roof tile found on the site have also been dated to the 14<sup>th</sup> century.



High Street

## Urban Design

One of the key objectives of the IAP was the provision within the Town Centre of a series of new streets and interactive public and semi – public spaces based on the Urban Design Framework (1998). The creation of people intensive land – uses such as residential development, hotels, cafes, small-scale retail development etc in parallel to the new urban form was central to the plan. A design brief was included in the IAP for each of the designated sites in both the Town Centre and the Neighbourhood Centres.

South Dublin County Council worked closely with developers, on a number of the larger sites in particular, to ensure high quality streetscape and appropriate uses. The Council drew up a framework plan for the development of Courthouse Square (site no 6) where the site was in multiple ownership. This plan provided for the renewal of a number of premises with existing frontages on the Old Bawn Road to open up new frontages on the Courthouse Square. Six separate developments have been constructed to create an attractive extension to the Village which had previously been derelict and underutilised. A second framework plan was drawn up for the Kiltalown Neighbourhood Centre in Jobstown which provided for the coordination of a range other facilities in addition to the rejuvenation of the shopping centre.



Maldron Hotel

In the sale and disposal of its own land in the Town Centre (sites no.15 and 18), the Council expanded on the site briefs as contained in the Tallaght IAP and developed comprehensive site briefs which issued with tender documentation. The Council also provided CIE with a detailed site brief when the company was selling their substantial site (no 19) which included provision for the Park and Ride facility for the Luas.

The first of the major developments to receive planning permission under the designation was the Millennium Square, where considerable effort was expended to insure that the extension to the Square Shopping Centre was carried out in a manner to ensure high quality streetscape and appropriate uses. Unfortunately this development did not take place due to complex legal reasons that have yet to be resolved.

## Land – Use Survey

A land-use and photographic survey of the Town Centre and Tallaght Village was undertaken in September 1999 in order to provide base-line data at the start of the IAP process.



The Zip Pedestrian Walkway



## ECONOMIC BENEFITS

### Enterprise

#### **Killinarden Community Enterprise Centre**

As part of the Village Core Initiative, South Dublin County Council in partnership with other organisations developed an enterprise centre in Killinarden incorporating enterprise space, community facilities and training space and thus reinforcing this urban village. Partners in the development included South Dublin County Council, South Dublin URBAN Initiative, the Tallaght Partnership, South Dublin Enterprise Board, Partas (Get Tallaght Working), Action Tallaght and the Killinarden Community Council.

The project went through design, tender and contract signing in 1999. The development cost in the region of €4 million. Sources of funding include; South Dublin County Council (also providing the land); the South Dublin County Enterprise Board; the Tallaght Partnership; Get Tallaght Working; a major Corporate sponsor (AIB) and Enterprise Board Ireland. **South Dublin County Council agreed to provide interim funding in anticipation of recouping the amount from additional funds raised including those of the IAP Funding package.** In addition to the capital allocation from Enterprise Ireland for the development, a management grant of €50,000 was secured for the first two years of the project.



Killinarden Community Enterprise Centre

The Centre, which opened in early 2002, consists of an overall development of 2617 m. sq. of which 1400 m. sq. is specifically for enterprise. The units range in size with most being between 40-60 m. sq. and the large units being up to 100 m. sq. Offices average 20m.sq. The units provide for a variety of light industrial and food processing uses. The Centre also acts as a one stop shop with a range of community services such as the Tallaght Partnership, South Dublin County Council's Estate Management Office, the Money Advice Bureau, the RAPID Office and the Local Employment Jobs Club.

### Employment and Training

The aim of the IAP strategy in Tallaght was to enhance and maximise the prospect of employability and training of local people and in particular young people and the long term unemployed, with the new developments that were being built as part of the IAP. The scheme was operated by Tallaght Local Employment Service Network (a project of Tallaght Partnership) in conjunction South Dublin County Council.

In total there were 20 projects. A two-stage certification process was operated for developers and investors. The first stage was the commitment stage whereby Tallaght Local Employment Service Network (TLESN) engaged with developers to ascertain training and employment opportunities for both the construction and operational phases and the second was the provision of the training, posts, apprenticeships etc. The final aspect was the sign off between the developer and TLESN. It was understood that South Dublin County Council would not issue the Certificate of Consistency with the IAP unless the developer had cooperated with the TLESN.

At the first stage, it was agreed to formulate a policy with relevant stakeholders and developers on training need requirements, including apprenticeships. A procedure was followed whereby firstly the developer engaged in the process and agreed to specify the need for local labour for both the contractor and sub contractors. Duration and labour skills required for particular phases were identified. Employment Liaison Officers in Tallaght Local Employment Service Network screened suitable candidates for the positions and where necessary provided training to assist clients to achieve standards to complete for positions, e.g. the provision of Safe Pass, Fork Lift training etc.

The engagement with some developers was slow with contractors stating that they had their own workers. At this stage there were often intensive meetings between TLESN, the developers and South Dublin County Council where the rationale for employing the clients of the TLESN was outlined and stated to be a pre-requisite to receive their tax incentive.

The age profile of the local labour employed on the sites was from 16 to 58. The nationality of the persons employed were mainly Irish, Polish, Russian, Romanian and English, with the education level of these people being mainly Junior Cert.



Keenbury Site - Tallaght Cross East

Positions filled on the construction sites were principally in carpentry, painting, plumbing, electrical and refrigeration. Other positions at construction stages were crane drivers, general operatives, banksmen, window fitters, roofers, scaffolding, and tiling. Apprenticeships offered were mainly in carpentry, scaffolding, plumbing, tiling and plastering.

General Operatives	262
Apprentices	34
Work Experience	28
Training	34

The process agreed with the developers was that when the units were let, the TLESN were informed and that the new potential employers were made aware of the TLESN as a source for new employees. The outcomes for this has been successful.

The TLESN see the achievements of the scheme in a very positive light, in particular the number of young people (who were mainly early school leavers) employed and gaining apprenticeships, the up-skilling of employees, the strengthening of links with employers and the ongoing job opportunities. The scheme has resulted in a stronger local economy and in a better quality of life for those employed (and of their families).

The Monitoring Committee wishes to recognise the valuable contribution of Cyril O'Reilly (deceased Sept. 2006) of the TLESN in helping to achieve this objective.

## **SOCIAL AND COMMUNITY BENEFITS**

### **Killinarden Community Centre**

A partnership of the South Dublin URBAN Initiative, South Dublin County Council and the existing Killinarden Community Centre Management began working in 1997 to adapt the existing centre in order to create a multi-purpose centre accommodating a range of needs and groups.

The final design consisted of a total area of 979m<sup>2</sup> with 212m<sup>2</sup> of the existing centre being adapted and a new area of 397m<sup>2</sup> being created. The additional facilities include a new roof, child minding facilities, changing rooms and showers, and a mezzanine area with three offices. The community Centre opened in Autumn 2001.

The total cost of the project as tendered was **€936,026** with funding coming from the South Dublin URBAN Initiative, the Young Peoples Services and Facilities Fund and ADM Limited. **The balance of the funding of €687,188 was provided by South Dublin County Council as an interim measure in anticipation of recouping the amount from the IAP Funding Package.**

### **Fettercairn Community Centre**

A similar partnership as above operated with the existing Fettercairn Community Centre Management and a Community Worker from the Tallaght Partnership who facilitated the group to adapt the existing community centre to create a multi-purpose centre accommodating a range of needs and groups. The final design consisted of an area of 319m<sup>2</sup> being upgraded and a new area of 370m<sup>2</sup> being created consisting of the following elements: Coffee shop/restaurant, Crèche, Meeting Room, Computer room and the Drug Rehabilitation Clinic. The community Centre opened in February 2001.

The total cost of the project came to €777,264 (not including fees). **The balance of the funding of €292,318 was provided by South Dublin County Council as an interim measure in anticipation of recouping the amount from the IAP Funding Package.**

### **Community Arts Centre - Rua Red**

The Virginia House Community Arts Centre operated in a renovated house & outbuildings which were part of a Council site comprehensively redeveloped in 2003. The Centre was relocated to temporary accommodation in Tallaght Village. Following extensive consultation, plans were drawn-up for a €9 million Community Arts Centre for the County to be located adjoining County Hall and the County Library. Half of the construction costs were provided from funds from the sale of the Council site.

The construction of the County Arts Centre project is complete with facilities for artists, musicians, and dancers to develop their practice. It provides spaces for communities to participate in the creation of art. It incorporates two high quality exhibition spaces for the visual arts. It is a significant addition to arts infrastructure in the county and will compliment existing cultural facilities such as the Civic Theatre and the County Library in what is emerging as a cultural hub in the centre of Tallaght.



County Arts Centre - Rua Red

### **IAP FUNDING PACKAGE**

The IAP Funding Package comprised of two aspects, the County Council Financial Package (Council IAP Fund) and the Community Linkage Contribution Fund. Both aspects are discussed below.

An incentive distribution scheme, the **Community Linkage Contribution**, based on an adaptation of the Boston Linkage Proposal outlined in the K.P.M.G. report was used as a means of establishing firm and transparent linkages between designated sites in the Town Centre area and developments in the disadvantaged West Tallaght areas, in order to bring significant benefits to the under-resourced areas. This scheme, combined with **the County Council's Financial Package**, which was created from part of the sales of its own designated sites, resulted in the delivery of significant community gain. The nature of the two schemes and their progress are outlined below.

### **County Council Financial Package**

The fund comprises of three elements:

- The Local Authority utilised the increase in capital value of development sites owned by the Local Authority which were designated in the Town Centre area for works, facilities and infrastructure in the West Tallaght designated sites and the surrounding integrated area.
- Resources arising from the sale of any sites owned by the Local Authority in the West Tallaght area to be expended in that area or its environs.
- Receipts from rates from new rateable valuations in Town Centre sites to be used by the Local Authority for a period of 5 years for expenditure on improved infrastructure in the socially derived neighbourhoods both in designated sites and in their environments.

The purpose of the expenditure is to assist in the provision of community meeting rooms, in-door recreational or training/education space, non-profit making incubator or enterprise space and in childcare space.

There are eight Council sites, which have been sold as part of the IAP Urban Renewal process. See **Table IV** below:

**Table IV – Council Lands Sold Under Urban Renewal Process**

Description	Purchaser	A/B
Belgard Square West (50/50)	Shelbourne Developments Ltd.	A
Greenhills Road / Main Street	John O'Connor	A
Cookstown Way / Tallaght By-Pass	P. Fitzpatrick & P. Dolan	A
Kiltalown	J. McCarron & T.J. Walsh	B
Springfield	Maplewood Developments Ltd.	B
Belgard Square West/North	Keenbury Properties Ltd.	A
Killinarden	Pikesville Holdings Ltd.	B
Cookstown Way (50/50)	DEZ Developments	A



Swimming Pool - West Tallaght

The eight Council sites, which were sold as part of the IAP Urban Renewal process realised a sum of €5,188,852 for the Council IAP Fund, (this figure may be subject to adjustments for disposal expenses).

**Note:** Dublin City Council was entitled to between 50% and the full value of sites transferred to South Dublin County Council from the City Council under the Local Government (Dublin) Act 1993.

#### Rates

Funds from the rates of the recently occupied properties in the Town Centre have delivered €104,840 in 2005, €124,120 in 2006 and €199,346 in 2007, a total of **€428,306**. Rates

will continue to flow into the Council IAP Fund for five years from the date of valuation.

**The Council IAP Fund has generated a total of €5,617,158 from the sale of sites and the rate returns from 2005 to 2007.**

#### Commitments already from the Council IAP Fund

##### a) South Dublin URBAN Initiative projects

It was apparent, on receipt of tender prices, that a number of the South Dublin URBAN Initiative projects had significant shortfalls in funding. Provisions had been made in the Tallaght IAP to utilise the IAP Funding Package to secure these projects. South Dublin County Council agreed to underwrite the shortfalls in anticipation of recouping these amounts from additional funds raised, including those of the IAP Funding Package. This allowed the projects to proceed without having to cut back on the scale of the design while also ensuring that the community expectations were realised. The shortfalls in funding for the various community infrastructure and enterprise projects (all now constructed) are set out in **Table VII** below;

**Table V – South Dublin URBAN Initiative Projects – Funding from IAP Fund**

Fettercairn Community Centre	€ 292,318
Fettercairn Youth Horse Project	€ 34,970
Jobstown Playground	€ 12,619
Killinarden Community Centre	€ 687,188
Killinarden Enterprise Centre	€ 2,791,267
<b>TOTAL</b>	<b>€ 3,818,362</b>

##### b) One-off Distribution of Council IAP Funds in February 2005

Following the submission of applications under the Community Linkage Scheme (see below) in 2004, a decision was made by the Council to fund seventeen small infrastructural projects proposed by community groups and a number of projects put forward by Council Departments from the Council IAP Fund to a total of **€502,037**, see **Appendix 6** for details.

#### Conclusion

A sum of **€1,296,759** is the remaining uncommitted part of the Council IAP Fund at present. However this fund should gain considerably in the future on the occupancy of the commercial premises and the payment of the first five years of rates into this Fund.

## COMMUNITY LINKAGE FUND

### Background and Context

The Integrated Area Plans were produced following a considerable amount of community participation. One of the innovative aspects of the IAP, which received widespread community support, was the inclusion of the Community Linkage Contribution - a mechanism to transfer some of the benefits from the successful Town Centre sites to the disadvantaged areas of West Tallaght. The Community Linkage Contribution, which was based on an adaptation of the Boston Linkage Proposal outlined in the K.P.M.G. report, was used as an incentive distribution scheme.

The Contribution, which was set at €2.54 /sq. ft of development (excluding multi-storey or underground car-parking), was paid by investors/developers into a fund immediately prior to receiving their Final Tax Incentive Certification.



Fettercairn Youth Horse Project

The CL Fund offered an opportunity for the local government, local development, statutory and social partner sectors to indirectly avail of the benefits of the tax incentive scheme and thus help address local community needs and improve the quality of life for residents of the area.

### The Current Extent and the Potential Size of the Fund in Tallaght

The total amount of CL contributions that has been lodged in Tallaght to date is €5,706,953. On the basis of schemes completed and under construction, the likely total to be lodged is over €8m.

**Table VI - Tallaght Community Linkage Contributions**

Total CLC lodged between 2001 and December 2008	Likely Total CLC lodged by end of scheme	CLC Approved to Date
€5,706,953.	Approx. €8m.	€1,475,312

### A Vision for West Tallaght and RAPID

The Monitoring Committee were keen to further develop the IAP vision for the disadvantaged areas of West Tallaght and thus ensure that when the IAP Fund materialised, the funding could be directed in a strategic manner. The framework vision in the IAP included the following aspects, Neighbourhood Centre Renewal, Community Infrastructure throughout the whole of the IAP area, Infrastructure Management and Support, Housing In-fill with the whole process based on Partnership and Participation.



Kiltalown - Before



Kiltalown - After

However, a further opportunity to develop the community vision for West Tallaght was presented as part of the RAPID (Revitalising Areas by Planning, Investment and Development) process, a national initiative which included most of the disadvantaged neighbourhoods in West Tallaght. The RAPID Plan was based on a series of specific consultations using thematic and area-based meetings. The Monitoring Committee agreed to utilise the RAPID Plan for Tallaght as a valuable input in directing the IAP funds in addition to the "Vision for West Tallaght" framework as contained in the IAP.

### The Operation of the Fund to Date

The Community Linkage Fund was set up to assist the development of projects and programmes to address local community need and enhance the quality of life for people living in IAP designated communities. The designated neighbourhoods in the Tallaght IAP that could benefit from Community Linkage Funding are Brookfield, Fettercairn, Jobstown and Killinarden. The Monitoring Committees of the Tallaght and Clondalkin IAP's agreed a joint set of guidelines for the two IAP areas that detailed the structure of the Funds, the project and programme categories for which the Funds were applicable and the criteria that applied to all funding applications. While the Monitoring Committees of both the IAP's also agreed to consider setting up a county wide endowment fund using 20% of the CL Fund, following preliminary investigations, it was subsequently considered that this approach should not be pursued.

The themes to be addressed in the applications for Community Linkage Funding were agreed as follows

#### A. Youth and Youth work

- Targeting those young people who are most disadvantaged
- Developing already existing community resources/premises to ensure their relevance to young people
- Enhancing leadership capacity within the sector

#### B. Community

- Building civic education/awareness and responsibility
- Supporting, strengthening and building community capacity to manage projects and programmes including the co-ordination of community facilities
- Promoting the integration of non-nationals/migrants
- Developing and resourcing the local economy

#### C. Community/Personal Safety

- Supporting environmental projects which have as their focus personal and community safety

#### D. Cross-cutting applications

- Developing proposals which address more than one of the above

It was envisaged that applications for funding would be generally in the range of €10,000 to €40,000 and that the grant would not fund new building projects but could assist ancillary refurbishment in support of a proposal.

It was indicated that all funding applications would be prioritised under the following six criteria:

- A commitment to targeting those at risk of poverty and disadvantage.
- The development of proposals by a number of organisations which include local involvement

and collaboration and are particularly inclusive of local stakeholders.

- An integrated approach that shows awareness of how the project relates to and is integrated into the development of the area.
- A degree of innovation and provides additionality rather than duplicate existing actions/programmes.
- A clear strategy, actions, targets and outcomes.
- A capacity to produce learning.

Successful applicants were required to indicate their commitment to attending a seminar to share the learning from their project and contribute their thinking to the further development of the Community Linkage Fund.

Public notice issued in March 2004, January 2006 and March 2008 giving details of the scheme. Applications were invited from not-for-profit organisations in the local government, local and community development, statutory and social partner sectors. Guidelines for the application and the appraisal process were made available and a capacity building structure was put in place to allow full dissemination of the scheme and advice and guidance to be given to the interested groups.

An evaluation panel made up of a public representative, a council official, a local development / community sector representative and two external independent experts carried out the assessment of the applications and made recommendations to the Monitoring Committees. The Monitoring Committees then made a formal recommendation to the elected Council of South Dublin County. The total amount of Community linkage funding approved to date is €1,475,312. Details of the groups, their proposed projects / programmes and funding awarded are listed in **Appendix 7**.

It is anticipated that the Community Linkage Fund will distribute funds on an annual / bi-annual basis while funds allow.

## ENVIRONMENTAL BENEFITS

### **Urban and Village Renewal Programme 2000-2006**

The work undertaken as part of the Urban and Village Renewal Programme 2000-2006 (part of the National Development Plan) had the overall aim to improve the physical environment of a number of village cores in the West Tallaght IAP area. The centres for improvement were Killinarden, Brookfield, Fettercairn and Jobstown and the works involved traffic calming and landscaping.

### **Urban and Village Renewal Programme 2006 – 2010**

The Urban and Village Renewal Programme 2006 – 2010 included proposals for Tallaght Village which are now complete.

- Village improvements included major refurbishment of the village core and the provision of two new plazas.
- Old Bawn Road ZIP project phase 1, a dedicated pedestrian/cycle corridor linking the Luas terminus and Institute of Technology Tallaght and Tallaght Village.

### **Cycle Lanes:**

The Dublin Transportation Office has funding the main elements of a local cycle network in the Town Centre. Three sections of cycle lanes have been added to the network in the Town Centre.

- on the Town Centre/Cookstown Road
- on the N81 to the west of the Town Centre.
- on the Belgard Road between the Tallaght Bypass to the Cookstown Rd (the section on the Belgard Road between the Cookstown Road and Newlands Cross was constructed as part of the Orbital QBC for a dual QBC and cycle lane network on both sides of the road).

### **Quality Bus Corridors**

The Dublin Transportation Office has funded the construction of two Quality Bus Corridors that terminate in Tallaght Town Centre. The QBC at Templeogue is built and in operation. The Greenhills Rd. QBC is at a preliminary design stage. Part of the Old Blessington Road, opposite the Institute of Technology, has become a bus only route.

### **Sean Walsh Park**

As part of the continued upgrading of the Town Centre Park, South Dublin County Council, with funding from the Urban and Village Renewal Scheme and in association with private sponsorship, has constructed a water fountain (15m high) and seating/paved area adjoining the existing lake. The Council also carried out a series of improvements aimed at improving accessibility to the park from the Town Centre, constructed a new playground in the park.



Sean Walsh Park

### **Traffic Management:**

A major objective of the IAP was the creation of a Traffic Circulation Box around the Town Centre to remove through traffic and create a pedestrian oriented centre. The Town Centre / Cookstown Road, i.e. the western side of the box opened in February 2000 and following the Council Compulsory Purchase Order for the Greenhills Road extension, the road, which linked the Greenhills Road to the N81, opened in early 2004.

### **LUAS**

The LUAS line connecting Tallaght to Dublin City opened in Summer 2004. Provision for the LUAS line and stops had been included in the IAP. While a Public Transport Interchange was included as an element of the brief for Site No.15, the LUAS operator declined to avail of the opportunity to operate the facility and the premises is now being fitted out as an information centre aimed at promoting awareness of development, projects and strategies taking place in South Dublin.

A 450 space Park and Ride facility has been provided in the Town Centre as part of the Tallaght Cross West development.

### **The Proposed Metro**

Metro West is a key component of the Transport 21 framework. It will be an orbital Metro connecting Tallaght in the west of Dublin with Metro North near Dublin Airport. It will link the towns of Tallaght, Clondalkin, Blanchardstown and Porterstown and will provide a fast commuter service to the city centre and the airport via Metro North.



Luas Tallaght Cross

## **OPERATIONAL ISSUES**

### **Time Scale**

The uncertainty generated by the debate within the EU on the acceptability of using tax designation to encourage commercial/industrial development (i.e. the incentive versus grant debate) contributed in some degree to a slow start to the initiative. This uncertainty combined with general lack of development in the Town Centre area in the time between the two tax incentive schemes resulted in a delayed lead-in time.

A number of the designated sites were in multiple ownership, which necessitated either a private partnership approach or the use of Compulsory Purchase Order by the Local Authority to enable a development proposal to evolve. The use of the CPO procedure was not practical due to time considerations. South Dublin County Council produced two Development Framework layouts in such areas of multiple ownership i.e. around the Courthouse Square (site No 6) and in Kiltalown in order to facilitate the process.

Of necessity, the Council initially concentrated its resources on the larger designated sites within the IAP area, particularly within the Town Centre. The successful development of a number of critical sites has ensured the overall success of the initiative. There was however a number of sites where the time required to resolve various issues exceeded the designated length of the initiative. Despite significant progress early in the scheme i.e. the Millennium Square site and the Park Development site, both large proposed developments with planning permission, did not avail of the incentive scheme. The Millennium Square development cannot proceed until legal difficulties have been resolved. The Park Development site did not meet the qualifying criteria for an extension of the tax incentives in the 2002 extension of the Scheme (an amended version of this development is at present under construction).

### **Extensions of the Urban Renewal Scheme**

In December 2001 the Minister for Housing and Urban Renewal announced that the residential investor ("Section 23" type) tax relief was extended to sites which previously only had residential owner-occupier tax incentives. The aim of this measure was to boost residential output under the scheme, particularly rental residential accommodation and to bring forward to construction stage projects that were at various stages of planning.

In the Budget of 2003, the Minister of Finance announced that the deadline for qualification for both commercial/industrial and residential tax incentives under the Urban Renewal Scheme, 1999 could, in certain circumstances, be extended from 31 December 2002 to 31 December 2004. This extension applied where the local authority gave a certificate in writing on or before 30 September 2003, to the developer / applicant stating that it was satisfied that not less than 15% of the total cost of the project, including the site cost, had been incurred on or before 30 June 2003. South Dublin County Council certified the extension of twenty sites in the Tallaght IAP area.

While the time extension was very welcome, there were a number of sites which previously had tax incentives where these incentives no longer applied. These sites were Site No. 2 (part of) 4, 5,7,9,12,13 and 20a.



Proposed Millennium Square

### **2006 Extensions of the Urban Renewal Scheme**

The Finance Act, 2006 extended the deadline by which qualifying expenditure could be incurred under the Urban Renewal Scheme to 31 July 2008 subject to certain conditions.

In order to avail of the extension to 31 July 2008, work to the value of 15% of the actual construction costs of all qualifying developments must have been carried out on or before 31 December 2006. In addition, commercial/industrial developments were also required to have a binding written contract for the construction work must have been in place on or before 31 July 2006 and the relevant local authority were required to certify that it was satisfied that work to the value of not less than 15% was carried out on or before 31 December 2006.

South Dublin County Council certified the extension of the Urban Renewal Scheme to seven sites in the Tallaght IAP.





Library Square



The Farmers Market

### **Partnership Arrangements**

One of the objectives of the IAP was “To encourage and support partnership arrangements to allow community and non-profit organisations to avail of the incentives”. Partas (Get Tallaght Working) had explored the possibilities of attracting funding from a community foundation in order to pursue such a process. However, this did not materialise due to the difficulty in guaranteeing a regular income over a long time scale which prevented community or nonprofit organisations using the incentive scheme. This was the case in the Enterprise Centre in Killinarden.

### **Co-operative and Participative Working Arrangements**

The IAP provided the opportunity to promote and adopt co-operative and participative working arrangements. This operated at two levels. Firstly, the Monitoring Committee itself, as a group representative of the various statutory agencies and other community organisations, was well placed to further the implementation of the IAP. This included identifying and dealing with any problems or barriers which arose and which caused delays in the implementation process. The experience of the South Dublin URBAN Initiative, on which many of the members of Monitoring Committee had previously been involved, was a very useful precedent in this regard. Secondly, the achievement of the local employment and training objective in the IAP involved close working between the Local Employment Service Network in Tallaght and South Dublin County Council. This arrangement worked very well.

## MARKETING AND PROMOTION

### Notification of Designation

Once the IAP came into operation, notice was published in the press giving details of the Urban Renewal Scheme in Tallaght. Maps showing the detail of the Designated Sites and the IAP Area were available at the public counter in the Planning Department in the Council offices. All known owners and occupiers in the Designated Sites received a copy of the IAP brochure either by post or by hand delivery.

### Brochures

1. South Dublin County Council produced a high quality brochure for the Tallaght IAP outlining the nature and extent of the plans and providing a summary of the opportunities for investors and developers in the designated areas. Contact names and telephone numbers were provided.
2. The Local Employment Service Network for Tallaght adapted their existing brochure and included details of their requirements for developers and investors. A contact name and phone number were provided to facilitate the process.



3. In 2007 the Council distributed 15,000 copies of “*Your Tallaght*”, a booklet describing the outcome of the developments which were taking place in the Town Centre and the vision for the future expansion of the Town Centre.

From 1999 to 2003, approximately four hundred copies of each IAP annual report were distributed to landowners, developers, various statutory bodies and members of the community. From 2004 to 2008, an IAP Update was produced which included details of both the Tallaght and Clondalkin IAPs.

South Dublin County Council held a public meeting and information display in October 2001 on the progress of the Tallaght IAP. Almost fifty people attended the meeting. The proposals for the Town Centre and West Tallaght were displayed in the County Library in Tallaght for a further three weeks.

All developers and landowners were kept informed of the relevant circulars and changes to the Urban Renewal

Scheme as issued by the Department of the Environment, Heritage and Local Government. In particular, notification was sent to owners and developers of designated sites inviting them to submit the information required for South Dublin County Council to issue certification to extend the designation on the sites until December 2004 and the extension beyond December 2006. All of the IAP designated sites sold by the Council were advertised and put out to public tender apart from the Russell Square site which was developed by means of a Public Private Partnership.

In October 2008, a website for Tallaght Town Centre was launched, which includes information on the evolution of the centre and the role of the Urban Renewal IAP in furthering the achievement of the vision of a vibrant and sustainable Town Centre. [www.tallaghtcity.ie](http://www.tallaghtcity.ie).



## INTERNAL IAP EVALUATION

An evaluation of the Tallaght IAP was undertaken in 2005 as part of an internal discussion in the context of providing an input into the proposed Tallaght Town Centre Masterplan. The evaluation detailed the outcome of the scheme in terms of the original objectives and also indicated where inadequacies and drawbacks had been identified. The evaluation was part of the package sent to the Department of Finance in 2005 as part of the national review of the Urban Renewal Scheme. The evaluation is reproduced in **Appendix 8**.



Belgard Square

## NATIONAL URBAN RENEWAL REVIEW

South Dublin County Council took an active part in the review of the impact of the Urban Renewal tax incentive schemes undertaken by the Department of Finance. The review was part of a broader study to assess the extent to which all tax incentive schemes have been justified in their introduction.

The Council advanced the following observations / submissions in March 2005 for consideration in the review, see **Appendix 9** for detail.

1) That the Tallaght IAP would be useful as a case study in reviewing the positive impacts of the Plan on the economic and social infrastructure of the area.

2) That any future Urban Renewal schemes should include the following aspects;

a) have equal benefits for Residential Investors and Owner Occupiers

b) have increased Department of Local Government, Heritage and Environment involvement in advancing good practice, acting as an advisory body and indeed undertaking an ongoing review of the IAP's as they progress and

c) include additional property based tax incentive schemes e.g. indoor and outdoor recreational facilities, health facilities and suburban bus transport networks tied in with the recently adopted Development Contribution schemes under the Planning and Development Act 2000.

Overall the Goodbody Review of Area-Based Tax Incentive Renewal Scheme published by the Department of Finance in 2006 concluded that the Urban Renewal Scheme had been successfully implemented. However the Scheme was found at a national level to have been less successful in delivering social and community benefits, as significant funding for initiatives in this area was not raised.

Tallaght IAP was used as a case study in the review and a number of positive comments relate specifically to the Tallaght IAP, particularly in the application of the social and economic aspects of the scheme, i.e. the use of the Community Linkage mechanism to channel funds into the disadvantaged neighbourhoods in West Tallaght and the successful outcome in employment and training of targeted groups. The review recommended that "such an integrated approach continue to be a feature of any future urban renewal schemes" see **Appendix 10**.

## CONCLUSION

The Tallaght IAP Urban Renewal Scheme operated between 1999 and 2008. While the scheme was initially slow to start, the final outcome delivered over €0.7 billion of development (over 320,000 sq.m. of floor space) predominantly in the Town Centre.

The IAP provided the mechanism to realise the shared vision for the Town Centre as set out in the Urban Design Framework attached to the Plan. It involved the creation of a new urban streetscapes and a number of new public spaces linked by a high quality pedestrian network, e.g. High Street, the Library Square and the Zip pedestrian walk. While the occupancy of the new developments has slowed as a result of the economic downturn, it will eventually deliver lively commercial uses and a significant residential population (approx 5,000 people). The IAP has also delivered on a comprehensive regeneration of two of the neighbourhood centres in the disadvantaged West Tallaght area, i.e. Kiltalown and Killinarden, while also encouraging regeneration in Jobstown, Brookfield and Fettercairn neighbourhoods.

The links established between developers and the Tallaght Local Employment Services Network is the basis for a continuing relationship that will prove helpful in a declining labour market.

The Community Linkage Contribution has provided an innovative means of linking the commercial successful Town Centre area with off site areas that are suffering cumulative disadvantage. It provides a significant means for community groups and community development agencies to link in to the whole IAP process and this opportunity will continue for many years to come.



Apartment Amenity Areas

## APPENDICES

### APPENDIX 1. Tallaght IAP Monitoring Committee Members

Mr Tom Doherty ( <b>Chair</b> )	-	South Dublin County Council (1999 to date)
Cllr Mick Billane	-	South Dublin County Council (1999 – May 2004)
Cllr Eamon Maloney	-	South Dublin County Council ( Sept 2004 to date)
Mr John Bird	-	South Dublin County Council (1999 – Dec 2000)
Mr Kieran Kennedy	-	South Dublin County Council (March 2001 – 2004)
Ms Philomena Poole	-	South Dublin County Council (March 2002 - Feb 2004)
Mr Pat Smith	-	South Dublin County Council (June 2004 to date)
Ms Anna Lee	-	Tallaght Partnership (1999 to date)
Ms Jackie Johnson	-	Tallaght Local Employment Service (May 2001 – Dec 2003)
Mr Cyril O'Reilly (deceased)	-	Tallaght Local Employment Service (March 2003-Sept 2006)
Mr Ambrose Shields	-	Tallaght Local Employment Service (Dec 2006 to date)
Mr Tom Carew	-	Irish Congress of Trade Union (1999 to date)
Ms Sharon Cosgrove	-	South Dublin Urban Initiative (1999 - August 2000)
Mr John Dunne	-	South Dublin Chamber of Commerce (1999 – March 2002)
Mr Colm Flynn	-	South Dublin Chamber of Commerce (June 2002 to date)
Mr Loman O'Byrne	-	South Dublin Enterprise Board (1999 to date)
Ms Sharon Keane	-	South Dublin Community Platform (1999 – March 2002)
Ms Germaine Lloyd	-	South Dublin Community Platform (Sept 2002 – Dec 2005)
Mr Cecil Johnson	-	South Dublin Community Platform (March 2006 – to date)
Mr Gus O'Connell	-	South Dublin Community Forum (April 2001 – Sept 2003)
Maria Price Bulger	-	South Dublin Community Forum (Dec 2003 - May 03)
Mr Michael Maypothor	-	South Dublin Community Forum (Sept 2003 to Feb 2006)
Eddie Sadlier	-	South Dublin Community Forum (May 2006 to date)
Ms Patricia Moran	-	Tallaght Historical Society (1999 – Sept 2003)
Mr Tomás Maher	-	Tallaght Historical Society (Sept 2005 to date)

#### **IAP Project Manager:**

Dara Larkin - South Dublin County Council (1999 – to date)

#### **Administrator**

Abe Jacob - South Dublin County Council (1999 – June 2002)

Paddy McNamara - South Dublin County Council (Sept 2002 to date)

## **APPENDIX 2. Requirements / Procedure for Certification**

South Dublin County Council has been designated as the Certifying Authority for the purposes of the 1999 Urban Renewal Scheme. The procedures in relation to certification are as laid down in Circular UR 10/02 and Memorandum issued by the Department of the Environment and Local Government.

There are a number of important issues in relation to certification that arise from the above memorandum and South Dublin County Council's own requirements as specified in the Integrated Area Plan. These are: -

1. A developer wishing to avail of the specified tax allowances should, prior to commencing construction, make a formal written application for certification to the local authority – see attached Urban Renewal Certification Application Form.
2. A developer wishing to avail of the specified tax allowances must adhere to the provisions of the IAP. In particular: -
  - (a) The development must comply with objectives and guidelines as set out in the IAP Site Brief, the Tallaght Urban Design Framework (if applicable), the relevant Integrated Area Plan and the 1998 County Development Plan.
  - (b) A Community Linkage Contribution at a rate of €2.54 per square foot of gross development floorspace (excluding floorspace for multi-storey or underground car parks) shall be paid to South Dublin County Council for all town centre sites – see attached IAP brochure and IAP for further details.
  - (c) Any residential development proposed in the town centre shall provide for 15% social housing – see attached Social Housing Framework.
  - (d) The developer and investors shall work with the Tallaght Local Employment Service Network to provide for employment and training opportunities for local residents at the construction and operational phase of the project. A Certification of Compliance will be issued by the Local Employment Service, subject to their requirements being met.

Developers/investors must receive the Certification of Compliance from the Local Employment Service if the development is to qualify for Urban Renewal Certification.

3. South Dublin County Council will issue a Certificate within one month of being notified of the completion of works provided that:

(a) the Council is satisfied that the development is consistent with the objection of the Integrated Area Plan, and

(b) that any additional information sought has been provided.

### **APPENDIX 3. Social/Affordable Housing Framework in the Tallaght IAP**

- 1) 15% of the residential accommodation in the Town Centre shall be Social Housing.
- 2) The Social Housing proposed should include provision for
  - a) Local Authority housing for persons on or eligible to be on the approved Housing List,
  - b) Voluntary Association housing for applicants qualified for such housing,
  - c) Shared Ownership / Affordable housing for applicants approved by South Dublin County Council.
- 3) The Social Housing provision on each site shall make available a suitable mix of both unit size and tenure i.e. local authority rental, voluntary housing association and shared ownership / affordable housing. South Dublin County Council shall be the ultimate arbiters in this regard.

*The general objective for the 15% Social Housing to be as follows;*

- 5% Local Authority Rental,
- 5% Voluntary Housing Association and
- 5% Shared Ownership/Affordable Housing.

The proportions may be varied by agreement on any one project. The conditions pertaining to each type of tenure to be agreed with South Dublin County Council.

- 4) The provision of Local Authority / Voluntary Housing shall be at agreed price levels which are subject to Department of the Environment and Local Government budget cost approval.

The provision of Shared Ownership / Affordable housing shall be set at an agreed price level to allow qualified applicants to purchase the dwellings under the relevant schemes.

- 5) The location of the social housing component in the residential developments shall be subject to agreement with the Local Authority.
- 6) The Local Authority and the Voluntary Housing Associations shall apply their allocation policy to fit in with the requirements and layout of the residential developments in the interests of Estate Management.

#### **APPENDIX 4. Local Employment Strategy**

**Aim:** To maximise the employment and training opportunities (in particular for youth and long term unemployed) that arise from the Urban Renewal Integrated Area Plans.

Early identification of all development proposals that intend to utilise the Urban Renewal Incentives in the IAP area.

Liaison with the developer/investor concerning the employment requirements and opportunities for both the construction and operational phases.

Establishing time-scales duration and labour skills required for particular phases.

Identify candidates for vacancies and where necessary to providing training to assist candidates in achieving the required standards to complete for vacancies.

Agree and formulate policy with the relevant stakeholders and developers on training needs and initiatives.

Identify training response to developers and the client group in conjunction with relevant stakeholders (including the number and type of training courses required and the number of sponsored apprenticeships).

Development of a two-stage certification process for developers/ investors, an information/commitment stage and a post construction stage.



## APPENDIX 5. Report on Designated Sites

### Tallaght IAP – Site Progress Report

SITE NO.	ADDRESS	PROGRESS REPORT
1	Iceland	Site purchased by major car distributor for sales/distribution. Planning application (SD02A/0469) proposing the conversion of the existing retail outlet to car sales and display was refused. The application for a comprehensive development involving mixed commercial and residential use and new pedestrian bridge (SD03A/0633) was granted on appeal. Development is complete and some units are occupied. The new pedestrian bridge over the N81 is in operation.
2 & 4		Permission granted (S01A/0211) for a mixed commercial and residential development with high quality design and public realm aspects. Development of the Phase One is complete. Revised application (SD06A/0107) granted permission on appeal with original heights has commenced. Note: incentives have lapsed on both phases.  Planning permission granted on the remainder of the site (The Laurels) for twenty one apartments (SD03A/0576) and SD04A/0788. Development is complete.
3	Old Town Centre Site	Planning permission granted by An Bord Pleanála 1) for apartment use on the eastern side of the Greenhills Rd Extension and 2) refused for residential with a small element of retail on the west side of the road (SD03A/0367). Permission granted on a new application for residential and retail use on the west side (SD04A/0731). Development on the two sites is complete.
5	Main Street	The tax incentives have lapsed on these sites without any conversion from commercial to residential occurring.
6	Courthouse Square	There are six sites within this area all except one of which have been constructed. a) 3 storey restaurant, office and residential development (S00A/0759) has been constructed b) Three storey office/residential development for the Irish Nationwide for which fronts onto the Courthouse Square has been constructed. (SD02A/0395), c) Permission granted (S01A/0318) for an office development at the corner of High Street and the Old Blessington Road. d) Permission granted in Dec 2001 for an office/residential development with dual frontage onto Courthouse Square and the Old Bawn Rd (S01A/0163). Note: A scaled down version of this proposal has been granted (SD03A/0144 and SD03A/0447 and is now built). e) the construction of an office development within the Courthouse Square and opposite Westpark (SD03A/0467) is complete and f) the final proposal, which is on the site of the snooker hall, permission granted for a mixed commercial /residential development (SD03A/0528) is complete. The Council has facilitated the above developments by allowing their land within the Courthouse Square to be used for car-parking.
7	Tallaght Institute of Technology	The Institute of Technology has a well-designed Master Plan for the expansion of the college. However, no development has taken place on the designated part of the campus and the tax incentives have now lapsed on this site.
8	High Street	Planning Permission granted for residential and retail units fronting a multi-storey car park (SD03A/0801). Development is complete.
9	Garda Station/ McDonalds	The tax incentives have lapsed on this site.
10 a 11 16	The Square lands	The Millennium Square application (Phase 3) granted permission by An Bord Pleanála in Oct 2000 following a 3 <sup>rd</sup> Party appeal (S00A/0553) lapsed. The new permission (SD06A/0654) improved on the original application but has not been implemented due to legal difficulties.
10 b	Tuansgate	Planning Permission granted in December 1998 for mixed commercial /residential development. A proposal to add an additional storey to this proposal was subsequently granted. (Plan No. S01A/0435). Development is complete.
12	County Council land at Civic Offices	The construction of the County Theatre, the extension to the County Council headquarters and the construction of the County Arts Centre - Rua Red are complete.

13	Water Leisure Site	County Council lands. This site is now cleared, alternative accommodation having been provided for the existing Traveller residents. A draft brief has being prepared for the site. The tax incentives have lapsed on this site.
14	Breydon Site (The Exchange)	Planning Permission granted for a mixed development of office, residential and medical development (S01A/0305). Construction is complete. Temporary permission granted to use half (approx 300) of the car-parking spaces for commercial use.
15a 15b	County Council Lands adjoining Civic Offices	This 3.9 acre Council site was acquired by Keenbury Properties. Permission for extensive residential and commercial uses including significant areas of internal public realm (SD02/0275) was granted. A series of applications to alter various elements of the original application have been lodged and granted, including a major additional retail element, Car Parking Management Scheme and a major sculpture for the new square. Construction is complete.
17	The Square Car Park Lands	These lands are part of the discussions in relation to Site 10a, 11 and 16 above (Phase 4).
18	Virginia House and Adjoining lands	Town Centre/Cookstown Road completed and opened. Brief prepared for this Council site. The Council site was successfully put out to tender in February 03. Planning application for a comprehensive development involving mixed commercial and residential use (SD03A/032) granted on appeal by An Bord Pleanála. Development is complete.
19	DEZ	CIE have disposed of their site by tender. Planning permission granted for a comprehensive development involving mixed commercial and residential use (SD03A/0421 and SD04A/0938). Development is complete.
20b	Lands adjoining Alderpark	Planning permission granted for 4-6 storey residential development (SD02A/0549). Development is complete.
20a	St. John of Gods/SDCC land adjoining Springfield	Permission granted on appeal to Respond Housing Agency for a social housing and community scheme (SD03A/0804). Development has commenced.
	Killinarden	Both the Enterprise Centre and the Killinarden Community Centre are completed. A planning permission (SD02/0349) was granted by An Bord Pleanála to renovate the shopping centre and provide 40 apartments overhead. Revised application for minor alterations to retail units granted (SD03A/0947). Development is complete and units are occupied.
	Jobstown/Kiltalown	A planning application was granted for apartments over a renovated neighbourhood shopping centre (S01A/0771). The development is complete and all units are occupied.
	Brookfield	The Centre has been developed without use of the incentives with an award winning community centre and social housing being provided.
	Fettercairn	The Fettercairn Horse Project opened in December 2000. The Fettercairn Community Centre is completed. The tax incentives have lapsed on this site. A number of social housing units have been built adjacent to the site. The Rail Order has been granted for the LUAS City West extension which runs alongside to the site.

## APPENDIX 6. One-off Distribution of Council IAP Funds in February 2005

Applicant	Project Information	Amount
Jobstown Community Centre	Upgrading of Community Centre	€40,000
St. Anne's N.S., Fettercairn,	Equipment	€5,349.00
Sacred Heart SNS, Killinarden.	Equipment	€11,187.66
St. Mark's Youth & Family Centre, Fettercairn House,	Refurbish urban farm and improve security measures.	€40,000.00
Sacred Heart Boxing Club, Killinarden	Refurbish boxing gym and supply equipment.	€20,000.00
Killinarden Youth Forum,	Refurbishment work to Youth Lodge in Carlow	€5,000.00
Brookfield Dance Troupe	Equipment	€13,500.00
St. Thomas Senior School Management, Jobstown	Renovate existing rooms for a Healthy Lifestyle	€20,000.00
JADD Projects, , Jobstown	Fitting out of new building.	€33,000.00
St. Anne's Community Pre-School, Fettercairn,	Refurbishment works	€12,000.00
Parks Department, South Dublin County Council,	Amenity works at Killinarden Community Centre	€40,000.00
Parks Dept, South Dublin County Council	Community regeneration work at Brookfield/ Rossfield/ Glenshane	€40,000.00
Parks Dept, South Dublin County Council	2 year programme to establish semi-mature trees in local neighbourhoods.	€40,000.00
Community Department, South Dublin County Council	Youth Arts Programme Killinarden Park-.	€32,000.00
Community Department, South Dublin County Council	Refurbishment of Kiltalown House, Tallaght	€150,000.00

**Total Allocated:**

**€502,036.66**

## APPENDIX 7. Groups Receiving Community Linkage Funding

The first round of Community Linkage Funding was awarded to the following groups;

Group	Project Summary	Grant
Tallaght Travellers Youth Service, Brookfield	Outreach Worker to engage with most troublesome young travellers in West Tallaght area.	€35,000
Jobstown Childcare Centre, Jobstown	Manager & Administrator for 6-month start-up phase of Centre.	€40,000
Citywise, Jobstown	Provision of comprehensive daytime education programme for dis-affected young people.	€40,000
Jobstown Estate Management, Jobstown	Creation of Murals & Youth Memorial Garden in Jobstown.	€5,000
West Dublin YMCA, Brookfield	Employment of Youth Worker for Fathers & Sons Project.	€40,000
Special Project on Long-Term Unemployment, Brookfield	Action-Research Project focussing on Mental Health.	€25,000
Tallaght Partnership – TallZens Project, Killinarden	Coordinator to work with members of New Communities to develop model of Municipal Citizenship.	€40,000
PARTAS, Brookfield	Establishment of local Network to create better prospects of employment for ex-offenders.	€17,000
Tallaght Youth Service, Brookfield	Development of Youth Health Café in Brookfield.	€20,000
Sure-Start School 'Familiarisation' Project (Lead by Tallaght Partnership, Killinarden)	Project to enhance participation of non-national young people and their families in the formal school system.	€70,000
Tallaght Volunteer Bureau, Tallaght Village	Outreach Worker to engage with communities of West Tallaght.	€37,000
The Shanty Educational Project Ltd, Jobstown	Childminding / Childcare Training and Networking Centre.	€25,000
Tallaght Homeless Advice Unit, Tallaght Village	Outreach Worker to offer services across RAPID areas.	€39,820
Fettercairn Youth Horse Project	Employ a Project Co-ordinator who would have overall day-to-day management of the project.	€80,000
Killinarden School Completion Programme	After school homework clubs in 3 senior primary schools.	€40,000
Jobstown All-Weather Facility	Purchase equipment and organise several seven a side football leagues for all ages.	€8,500
Tallaght Foróige District Council	Leadership and team building training for older teenagers The integration of non-nationals and asylum seekers in existing Foróige Clubs.	€10,000

The second round of Community Linkage Funding was awarded to the following groups;

Ref No	Group	Project Summary	Grant
T01	An Cosan	Deliver an after school recreational educational training programme. FETAC 5	€40,000
TO2	An Cosan	Develop and deliver an NUI Community Development & Leadership certificate and diploma levels	€40,000
T11	Fettercairn Community Centre	Employment of a playground supervisor	€40,000
T13	Glenshane/ Rossfield Estate Management	Horticultural training for young people	€10,000
T16	JADD	Intervention courses for children of clients. Courses are self-esteem, computers, arts & crafts and music	€13,792
T17	Jobstown All Weather Facility	Employment of Development Worker to increase the current usage	€40,000
T19	Jobstown CDP	Play Development Worker for Jobstown & Brookfield Playground	€40,000
T23	Killinarden Community School	Provision of tutors and development of music. Behavioural enhancement & management & first aid	€11,000
T25	Killinarden Local Education Committee	Literacy and numeracy programme to engage parents in raising their children's literacy & numeracy standards	€14,000
T27	Partas	Intercultural programme. Deliver pre-employment training at FETAC level 3 & 4	€10,000
T41	St Maelruans Conference	A sensory room for St Kevin's Traveller Pre-school	€9,000
T43	Tallaght Rehabilitation Project	Part-time café supervisor to work with clients of the project	€28,000
T44	Tallaght Travellers CDP	Traveller tenant participation programme	€40,000
T47	Tallaght Youth Services	Provide FETAC level 5 training in youth work to adult volunteers and those employed in youth work	€7,200
T49	Tallaght Youth Reach	Provide a craft room for young people to work on FETAC level 4 projects in woodwork	€10,000
T 54	Westside Women's Group	Fitness instructor to deliver talks & instruction on health, nutrition and fitness	€30,000
T50	Tallaght Partnership	TallZens Project. Build the capacity of new community's in Tallaght West	€20,000

In September 2007, the Monitoring Committee agreed that the sustainability of the following initiatives would be considerably supported by the release of additional funding pending the initiation of the third phase of the Community Linkage Scheme.

- 1) City Wise daytime education programme - €40,000
- 2) the Fettercairn Youth Horse Project manager position for two years - €80,000
- 3) JADD Project Intervention Courses for children - €32,000

The third round of Community Linkage Funding was awarded to the following groups;

<b>Applicant Group</b>	<b>Funding Recommended</b>
Citywise Education	40,000
West Dublin Y.M.C.A. P.A.K.T.	40,000
Killinarden Community Council Youth Project	27,000
An Cosan	40,000
South Dublin County Sports Partnership	33,000
Youth Horizons	16,500
Tallaght Community Arts Centre	15,000
Tallaght Travellers Youth Service	15,000
Jobstown Project	40,000
Tallaght Youth Service Brookfield	10,000
West Tallaght Resource Centre Six Steps Together Project	40,000
PARTAS in conjunction with District Approach	40,000
Tallaght Homeless Advice Unit	22,000
Swan Family Support	40,000
Jobstown All Weather Facility	40,000
Sacred Heart Football Club	35,000
Special Project for Long Term Unemployed/West Tallaght Suicide Prevention Strategy Group	6,500
<b>TOTAL</b>	<b>500,000</b>

EVALUATION OF THE TALLAGHT INTEGRATED AREA PLAN USING THE IAP OBJECTIVES - 2005			
OBJECTIVES	Aspects	Positive Outcome	Inadequacies/Drawbacks
Encourage an appropriate form of "Urban Town Centre" with a lively mix of uses, in particular a strong residential component.	Urban Design Framework	Tallaght Town Centre Urban Design Framework and Courthouse Square Local Plan provided	Implementation follow through can be problematic, excessive height in some locations, less public realm than previously proposed
	Streetscape	All development proposals (20 sites providing almost 0.5 million sq. metres of floor-space at a cost of € 0.7 billion) are set to back of footpaths or configured to create new streetscape	Changes to agreed treatment of footpath areas mid Plan
	Mix of Uses	Residential use was .05% of Town Centre use in Dec 1995. Residential use is 60% of floor-space use of IAP permissions granted. Good range of people active and night time uses	Relocation of Traveller site from Town Centre unresolved. Major site unavailable as a consequence
	Public Realm	Keenbury Square, CIE and Shelbourne internal streets under const. Pedestrian Street (Park Development) planned. Sean Walsh Improvements carried out utilising Urban and Village Renewal Programme	Millennium Square not delivered due to legal difficulties (artistic feature from Millennium funds lost). Courthouse Square-a landscaped car park
	Accessibility	LUAS in operation. Traffic Circulation Box around the Town Centre complete. Three DTO funded cycle lanes constructed	No traffic model in place to plan or monitor Town Centre development
	Car-parking	Approx 5,000m spaces (including 450 space Park & Ride) under construction. Spaces doubled since 1999	Impact of car-parking provision unknown
Encourage the revitalisation of the Neighbourhood Centres in West Tallaght.	Kiltalown	Designation of Sites Exempt from Contributions Neighbourhood Centre revitalised with retail and affordable housing	
	Killinarden	Designation of Sites Exempt from Contributions Planned Neighbourhood Centre revitalisation with retail and housing	Inability of Community organisations to avail of incentives
	Brookfield	Designation of Sites	Sites not marketed
	Fettercairn	Designation of Sites	Inability of Community organisations to avail of incentives

OBJECTIVES	Aspects	Positive Outcome	Inadequacies/Drawbacks
Develop a range of infrastructure facilities in both the Town Centre and West Tallaght appropriate to the population they serve.	Town Centre	Public Transport Interchange and Park & Ride under const. County Arts Centre planned	Operation of Public Transport Interchange has yet to be agreed. Location of Park & Ride in Town Centre questionable
	West Tallaght	Killinarden Enterprise Centre Killinarden Community Centre & Fettercairn Community Centre constructed and in operation	
Provide 15% social housing in the Town Centre.	Social Housing	15% of the planned 2683 housing units in the Town Centre will be Social Housing. Affordable Housing occupiers can avail of owner occupier tax incentives	
	Balanced Housing Tenure	Tax incentives for Owner Occupier as well as S23 investors on all Town Centre sites	Negative impact of high % of Sec 23 in Town Centre (S23 investors have more advantageous tax incentives than owner occupiers). Lack of constraint on private rented sector
Utilise the opportunities of urban renewal to tackle in an integrated way the problems associated with socio-economic exclusion.	Local Employment and Training	Developers engaging with Local Employment Services. Good employment, training and apprenticeship outcome	No incentive for developers of affordable housing to deliver as they do not avail of incentives
	Incentives	Influx of private funding to disadvantaged areas	Incentives still insufficient to overcome certain barriers to development
	Social Housing	15% of housing in Town Centre is Social Housing. No Social Housing requirement in disadvantaged areas	
	Facilities	Increased retail facilities and community infrastructure in West Tallaght	
Employ a mechanism of transfer of funds from the commercially successful Town centre to the disadvantaged residential neighbourhood of West Tallaght.	Community Linkage Fund	Creating substantial fund (€3-4m) for non-infrastructure programmes and projects. Grant fund in operation	
	Co Council IAP Fund	Over €3.5 million of Council Fund already expended on community infrastructure in West Tallaght	
Encourage and support partnership arrangements to allow community and non-profit organisations avail of the tax incentives.			Difficulty in guaranteeing a regular income over a long time scale has prevented community or non-profit organisations using the incentive scheme e.g. the Enterprise Centre in Killinarden.
Promote and adapt co-operative and participate working arrangements and structures to implement the Integrated Area Plan.	Monitoring Committee	Monitoring committee has representatives from various statutory groups/agencies/ community	Lack of adequate representation in the Conservation/Historic / Resident Association sectors
	Local Employment Service	The achievement of the local employment and training objective has involved close working between the Local Employment Services in Tallaght and SDCC	



## APPENDIX 9 SDCC Submission to the National Urban Renewal Review (March 2005)

The review of the impact of the Urban Renewal tax incentive schemes undertaken by the Department of Finance was part of a broader study to assess the extent to which all tax incentive schemes have been justified in their introduction.

**Terms of Reference:** Consultants were advised that factors to be considered when reviewing the area based renewal schemes should include:

- the level and type of investment generated;
- the cost to the Exchequer of the tax incentives and the gross and net impact on Exchequer revenues;
- the level of private finance leveraged under the scheme;
- the contribution of the schemes to regional development including:
- the contribution to economic regeneration in the regions whether such is temporary or continuous;
- the effect of the schemes on the economic and social infrastructure of the areas designated
- the effects of designation on local employment and the consequent effects on the local community;
- in relation to the Rural scheme in particular, the success of the scheme in halting rural population decline in the areas designated and a general migration to urban centres within and beyond the designated areas;
- the success of the scheme in terms of physical and sustainable social revitalisation of the areas designated;
- the success of the scheme in improving areas of dereliction and decline;
- the impact that the schemes have had on the housing market, as well as the construction industry, and their interaction with other policy objectives in this regard;
- the beneficiary profile - investor or owner/ occupier;
- the contribution, if any, to combating poverty within the designated areas;
- the scale, quality and appropriateness of the developments being achieved.

South Dublin County Council advanced the following observations / submissions in March 2005 for consideration in the review.

*"1) That the innovative and highly successful nature of the South Dublin Plans suggest that the Tallaght IAP in particular would be useful as a case study in the review under a number of headings.*

*a) The impact of the Plan on the economic and social*

*infrastructure of the areas*

*b) Local Employment and Training*

*c) The linkage provided in the Plan between the successful Town Centre sites and the adjoining disadvantaged neighbourhoods*

*2) Suggested amendments in future Urban Renewal schemes:*

*a) Equal Benefits for Residential Investors and Owner Occupiers*

*The tax incentives under the 1998 Urban Renewal Scheme in Tallaght Town Centre have been important in creating a climate for private sector investment in apartment units. To date, 348 apartment units have been built and 1,463 units are under construction with the benefit of tax incentives.*

*All of the IAP sites within the Town Centre have both residential owner-occupier and Section 23 residential investor tax incentives and indeed the development of a significant private rental sector is seen as part of this vision. However, the additional tax incentives for the Section 23 residential investor have the potential to create an unbalanced situation. It has been difficult to establish the number of owner-occupiers (thought to be very few), as this information is only formally declared to the Revenue Commissioners.*

*When the Tallaght Plan was written in 1998, the use of rental supplement was low compared to that today (there has been significant growth and change nationally in the Rent Supplement scheme over the past number of years. In 1994 there were 28,800 recipients of Rent Supplement with expenditure amounting to €57m. By the end of 2003, there were 59,976 recipients of Rent Supplement with expenditure amounting to €332m).*

*The SDCC Housing Strategy is broadly to provide mixed and balanced communities and avoid social segregation. With the likely high take-up by investors of Section 23 units in the Town Centre, there is potentially a serious conflict between the Housing Strategy and Social Welfare Policy (Supplementary Welfare Allowances) in relation to the private rental sector. An excessive concentration of disadvantaged tenants into the new Town Centre is not conducive to achieving a sustainable and vibrant mix of tenures. Indeed, tenants on rent supplement would be more disadvantaged than a similar group in local authority or housing association housing as they would not have the support mechanisms provided by these agencies and would be reliant on the efficient running of management companies within the schemes.*

*It is recommended therefore that in any future tax incentive scheme or indeed in any alterations to the existing scheme, that tax incentives for both types of tenure be made equivalent in order to ensure a sustainable housing mix.*

*b) Increased Department of Local Government, Heritage and Environment Involvement*

*At the initiation of the present Urban Renewal Scheme, the Minister of the Environment was advised by an Expert Panel which played a very valuable role in both disseminating information and in ensuring that the IAP's adhered to the Guidelines. It is apparent that there is an ongoing need for such a group within the lifespan of a scheme in order to advance good practice, act as an advisory body and indeed undertake an ongoing review of the IAP's as they progress. For example, a circular issued in relation to the use of Public Private Partnerships in IAP areas, but a far more engaging approach was required in order to allow Local Authorities avail of this complex area.*

#### *C) Additional Specifically Targeted Property Based Tax Incentives*

*While it is acknowledged that the Department of Finance already promotes a range of property based tax incentive schemes that are relevant to urban areas, it is suggested that consideration be given to including additional schemes e.g. indoor and outdoor recreational facilities, health facilities and suburban bus transport networks where it can be seen that a demonstrable public benefit would ensue. These property based tax incentive schemes could act in tandem with or could be tied in with the recently adopted Development Contribution schemes under the Planning and Development Act 2000."*

**APPENDIX 10. Extracts from the “Goodbody Review of Area-Based Tax Incentive Renewal Schemes” 2006**

Goodbody Economic Consultants were retained in April 2005 to conduct a detailed review of area-based tax incentive renewal schemes.

The objectives of the review may be summarised as follows:

- To assess the costs and benefits of each scheme, taking account of deadweight and displacement effects;
- To assess the costs to the Exchequer of the tax Incentives and the gross and net impact on Exchequer revenues;
- In particular, to assess the success of the schemes in the economic and social development and regeneration of designated areas;
- To identify successful and unsuccessful aspects of the schemes;
- To identify changes in the design of the schemes that would promote effectiveness and value for money; and
- To consider the extent to which alternative public expenditure measures could be used to achieve the same objectives.

The Urban Renewal Scheme was found to have been successfully implemented, and was anticipated that by mid July 2006 a very high proportion of developments earmarked for the designated sites would be completed.

However the Scheme was found to have been less successful in delivering social and community benefits, as significant funding for initiatives in this area was not raised. Because of the heavy involvement of residential investors in the Scheme and the increased supply of rental properties, concerns have arisen that there have been negative impacts on social integration. This has arisen because rental properties have often attracted a transient population, with excessive dependency on occupation by social welfare recipients.

Tallaght IAP was used as a case study in the review and a number of the comments relate specifically to Tallaght IAP particularly in the application of the social and economic aspects of the scheme. A number of these comments are reproduced in the extracts below

**5.5.4 Scheme Effectiveness: Social and Community Benefits**

**5.5.4.1 Community Gain Impacts**

*“There was an intention at the outset of the Scheme that it would provide community benefits through a*

*number of mechanisms viz.*

- *Special levies on developers to fund community facilities and education and training initiatives;*
- *Allocation of jobs in the construction phase to local people.*

*In general terms, this aspect of the Scheme appears to have been poorly implemented.*

*This was due to both a failure to prioritise this aspect of the Scheme and concerns that application of special community levies could serve to deter developers. The evidence from the case studies is that the levies were relatively low. In the case of Tallaght the community levy has amounted to €1.3m (0.9 per cent) in a total Scheme expenditure of €142m to date. In the HARP area a levy of €2.2m or 1 per cent of total Scheme expenditure of €201m was obtained. In Limerick, it would appear that no special levies were put in place, although Athy levied commercial developments to help fund RAPID projects. Thus, the maximum contribution was about 1 per cent of Scheme expenditure in IAP areas where a serious effort was made.*

*Only those Schemes that were proactively managed had the capacity to influence developers and builders to take on local labour. Even then, there were generally very poor outcomes. Again Tallaght is an exception in that the Tallaght Local Employment Service Network engaged developers in order to maximise local employment effects, with up to 100 training and employment positions being obtained.”*

**5.5.6 Management of the Scheme**

*“The level of leadership by local authorities in the promotion and management of the development process in designated areas has been a key actor in the success or otherwise of tax incentive-led development. The use of Integrated Area Plans as mechanisms to ensure an integrated approach to development in urban areas has been broadly successful, in that many of the failings in urban and environmental terms of the earlier tax-led schemes in urban areas have been addressed and to a significant extent, resolved. Community gain was a more prominent feature of the Schemes in those instances, as resources were available to make this aspect of the Scheme happen. The Tallaght and HARP IAPs are examples of where a dedicated management team aided the success of the Scheme, with Tallaght in particular achieving positive community benefits.”*

**8.5.4 Non-Property Related Mechanisms**

*“The Integrated Area Plans, which underpin the Urban Renewal Scheme, include economic, social and environmental objectives. With regard to the social aspects, it was demonstrated in Section 5 that the Scheme achieved only limited success in*

*this area. However, one of the case studies presents an example of very good practice in this regard. As well as seeking to enhance Tallaght town centre, the integrated area plan for that area also included the socially disadvantaged areas of Jobstown, Fettercairn and Killinarden. Along with identifying the needs of the latter area, the IAP also provided for the levying of a community charge on developers, the proceeds of which were to be used in favour of the deprived areas. Additionally, significant efforts were made to ensure that builder developers offered employment opportunities to local people from these areas. These aspects of the IAP were carried through with reasonable success: for example, a total of over €3.5m has been allocated from the Community Infrastructure Fund to social and community development. This indicates that well-managed IAPs can successfully use urban renewal incentives to achieve social, economic as well as physical development objectives. It is recommended that such an integrated approach continue to be a feature of any future urban renewal schemes.”*

## APPENDIX 11 Urban Renewal Development - Before and After Photographs

Before



Belgard Road

After



High Street



Old Blessington Road



## Urban Renewal Development - Before and After Photographs

Before



After



Tallaght Road



Main Street



Killinarden

## Urban Renewal Development - Before and After Photographs

Before



Main Street

After



Fettercairn Youth Horse Project



Tallaght Town Centre from West



