









Approach to Tallaght Town Centre
from Whitestown Way

1.0 Introduction and Context

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Figure 1.1: Context

Purpose of the Plan

The purpose of this Local Area Plan (LAP) is to provide a strategic framework for the sustainable development of Tallaght Town Centre. This LAP seeks to deliver high quality housing and well connected neighbourhood areas with a strong sense of community and social cohesion. It seeks to promote prosperity and opportunity in terms of employment, economic development and tourism, while ensuring the conservation and enhancement of green infrastructure and built heritage.

Tallaght is the County Town of South Dublin County and has emerged over the last three decades as a centre of civic focus, playing host to a number of major institutions including Technological University Dublin Tallaght Campus (TUD/TC), South Dublin County Council headquarters and the head office of the Dublin and Dun Laoghaire Education and Training Board (formerly VEC). This area is also home to the Whitestown Industrial Estate, Tallaght Business Park and Broomhill Industrial Estate which serve as identifiable economic clusters and reinforce Tallaght's position as an employment and enterprise destination of regional significance.

Tallaght plays a pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment and retailing and this Plan will continue to prioritise economic development and job creation for the existing and future population. The redevelopment of the Square Shopping Centre is of particular focus and this Plan seeks to maintain and redevelop this high-quality mixed-use urban centre which serves not only the South Dublin County Council administrative area but also acts as a regional and national retail destination. It is essential for this LAP to continue to strengthen Tallaght's position as an urban centre of regional significance in terms of employment and economic development, regeneration and tourism.

In seeking to deliver this plan the vision for the LAP is to create:

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

With an area of approximately 380 hectares, the full development of the Tallaght LAP area is expected to be able to accommodate between 8,410 to 11,090 new homes; 7,800 to 15,300 additional jobs; and a population of up to 34,000 people, over a number of plan periods.

This plan seeks to strengthen Tallaght's position as a highly liveable, well designed, quality urban environment that is home to diverse and integrated communities, where people feel connected and there is a distinctive sense of place.

An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists.

Past, Present and Future

Tallaght Town Centre has benefitted from a number of significant developments over the last three decades which have accelerated the regeneration of the area and contributed to Tallaght's emergence as a modern and innovative urban centre. The most significant milestones include the establishment of Tallaght as the County Town for South Dublin, the development of a Third Level Institute and hospital for Tallaght, the Town Centre's designation for Urban Renewal Tax Incentives and the construction of the Luas which has provided a high-quality link between Tallaght Town Centre, its environs and Dublin City Centre.

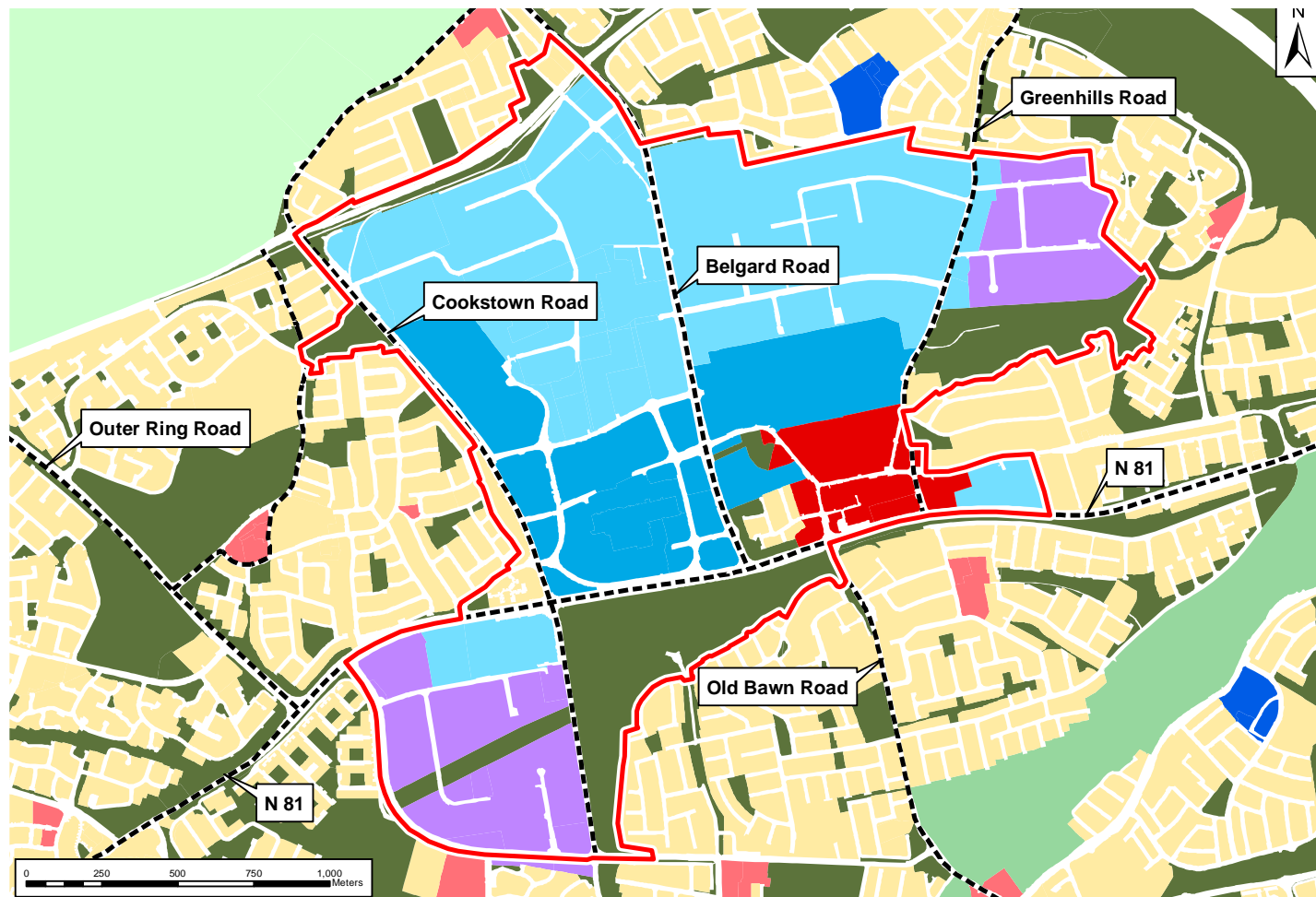
Marked changes in the economic climate occurred in recent years and particularly since the adoption of the previous Local Area Plan in 2006. The economic downturn presented new challenges for Tallaght and that adversely affected the successful delivery Plan. Notwithstanding this, the population of the Tallaght Town Centre Core area¹ has grown 46% from 2011, increasing from 4,202 persons to 6,126 persons (2016 Census).

¹ Based on Census 2016 Small Areas solely within the LAP boundary

The wider Town Centre area² indicate that approximately 17,995 people are employed in the Tallaght area.

This LAP represents a new era of opportunity for Tallaght Town Centre under the guidance and direction of the National Planning Framework. The purpose of this Plan is to resume momentum and to build upon the achievements of the past, which have contributed to Tallaght's recognition as an important settlement of regional significance, and to provide a strategic and progressive Plan to guide development into the future, throughout the statutory life of the Plan, and beyond. While the Plan has a statutory 6 year timeframe, its full build out, which includes significant regeneration and intensification of brownfield lands and changing character areas, is envisaged over a longer period of up to 20 years.

² Based on Census 2016 Workplace Zones, which includes some housing areas immediately outside of the LAP boundary..



Legend











 Objective RES	<i>To protect and/or improve residential amenity</i>	 Objective VC	<i>To protect, improve and provide for the future development of Village Centres</i>
 Objective RES-N	<i>To provide for new residential communities in accordance with approved area plans</i>	 Objective LC	<i>To protect, improve and provide for the future development of Local Centres</i>
 Objective SDZ	<i>To provide for strategic development in accordance with approved planning schemes</i>	 Objective RW	<i>To provide for and consolidate retail warehousing</i>
 Objective REGEN	<i>To facilitate enterprise and/or residential-led regeneration</i>	 Objective EE	<i>To provide for enterprise and employment related uses</i>
 Objective TC	<i>To protect, improve and provide for the future development of Town Centres</i>	 Objective OS	<i>To preserve and provide for open space and recreational amenities</i>
 Objective MRC	<i>To protect, improve and provide for the future development of a Major Retail Centre</i>	 Objective HA (LV, DV, DM)	<i>To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas</i>
 Objective DC	<i>To protect, improve and provide for the future development of District Centres</i>	 Objective RU	<i>To protect and improve rural amenity and to provide for the development of agriculture</i>

Figure 1.2: Landuse Zoning

Achieving the Vision

The challenge for this Plan is to achieve a new high quality, urban residential environment of varied tenure, which is cognisant of the existing community and provides an inclusive and self-supporting town centre for all demographics.

The delivery of the following will be sought within the lifetime of the LAP in order to support the achievement of the vision and objectives:

- Delivery of between 3,000 and 5,000 new homes.
- Delivery of a mix of new employment spaces .
- Development of Tallaght Stadium’s Fourth Stand.
- Redevelopment, enhancement of the Square Shopping Centre.
- Provision of cycling and pedestrian infrastructure links.
- Provision of new schools.
- Improvements to the street network including extensions to Airton Road and Cookstown Road.
- Enhancement of existing green spaces.
- Creation of a network of public open spaces.

- Development of new transport interchange at the Square.
- Enhanced bus services across the centre.
- District heating system (HeatNet).

In the longer term, over a period of up to 20 years, it is envisaged that the full regeneration of the LAP lands could deliver between 8,410 to 11,090 new homes, achieve a population of up to 34,000 people within the LAP lands and an additional 704,000m² to 1,024,000m² of non-residential floor space which could accommodate an additional 7,800 to 15,300 jobs.

The Plan will be delivered on a sequenced basis to ensure that physical and social infrastructure is provided in a timely manner, either prior to or in tandem with residential development. The purpose of the Local Area Plan’s implementation and sequencing strategy is to outline the key infrastructural requirements for the area and to ensure that the necessary infrastructure, facilities and amenities are provided in conjunction with residential development, thereby creating the fabric for the establishment of a sustainable community.



Delivery of between 8,410 to 11,090 new homes



704,000 - 1,024,000m² commercial floor space



Up to 34,000 people



Delivery of a mix of new employment spaces



Development of Tallaght Stadium’s Fourth Stand



Redevelopment, enhancement of the Square Shopping Centre



Provision of cycling and pedestrian infrastructure links



7,800 to 15,300 additional jobs



New schools



Improvements to the street network including extensions to Airton Rd and Cookstown Rd



Enhancement of existing green spaces



Network of new and existing public open spaces



Development of new transport interchange at the Square



Enhanced bus services across the centre



District heating system (HeatNet)

Overarching Objectives

The overarching objectives of the Local Area Plan (which are discussed in further detail in their respective chapters) are as follows:

- **Deliver a quality built environment:** Create a built form that will shape the future spatial development of Tallaght Town Centre, while fulfilling the future potential of the Town Centre using best practice urban design principles.
- **Deliver a network of connected neighbourhoods:** To provide a vision for each of the neighbourhood areas and provide guidance on future building form in these areas, in terms of land use, building frontage, access and movement, green infrastructure and building height.
- **Promote Tallaght's role as the Capital of the County:** To maintain Tallaght's pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment, retailing, transportation, industry and professional/financial services and to ensure Tallaght will enhance and contribute to the County through investment in the tourism, entertainment and leisure sectors.
- **Deliver sustainable residential communities:** To strengthen Tallaght's appeal in terms of residential and community facilities and ensure the balanced provision of residential tenures, community facilities and services for the existing and future residents in order to promote health and wellbeing, social inclusion and quality of life.
- **Respect, protect and promote our heritage and architectural features:** To recognise and protect Tallaght's heritage and cultural identity attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and the integration of new development.
- **Proactively plan for climate change:** To realise the importance of existing and future green infrastructure provision and sufficient open space for the future population and to ensure that the landscape of Tallaght continues to contribute to its identity into the future, while having the potential to play a major role in climate change adaptation and flood risk measures.
- **Mitigate climate change:** To create walkable neighbourhoods, green the urban area and place energy efficiency at the heart of new building design.
- **Implementation:** To provide clear guidance on the implementation of policies and objectives of the Local Area Plan.

Preparation of the LAP

The first stages in the making the Tallaght Town Centre LAP involved a review of the previous LAP, background data gathering, analyses and the publishing of an issues paper in September 2017 as part of a pre-draft public consultation and information process. The primary strategy being a web-based approach to consultation, with supplementary 'face to face' interaction via public meetings, stakeholder workshops and school engagement.

On 12th September 2019, SDCC gave notice that it had prepared a Draft LAP for Tallaght Town Centre following a comprehensive period of gathering an evidence base, research and analysis, beginning a period of public consultation on the Draft LAP to 24th October 2019, inclusive, during which time information on the Draft LAP and environmental reports were disseminated to the public. 49 submissions were received during the public consultation period. All submissions were read, analysed, summarised and issues responded to in a Chief Executive's Report, which was furnished to the elected members for their consideration in December 2019.

A Special Council Meeting was held on Thursday 23rd January 2020. Having considered the Draft LAP, environmental reports, the Chief Executive's Report and other accompanying documentation, the elected members resolved to make the LAP, subject to alterations, a number of which were deemed to be material alteration.

A period of public consultation was then held on the proposed material alterations to the Draft LAP, accompanied by an SEA Screening Determination and AA Screening Determination, between Thursday 13th February 2020 and Thursday 12th March 2020, inclusive. 23 submissions were received during the public consultation period. All submissions were read, analysed, summarised and issues responded to in a Chief Executive's Report, which was furnished to the elected members for their consideration in May 2020.

At the Council meeting of 8th June 2020 the elected members resolved to make the Tallaght Town Centre Local Area Plan with all, except one, of the material alterations.

The Tallaght Town Centre Local Area Plan has effect from 20th July 2020.

Policy Context

The LAP has been prepared in accordance with Sections 18, 19 and 20 of the Planning and Development Act, 2000 (as amended). It will remain in force for a period of six years from the date on which it was made, or for an extended period as provided under Section 19(1)(d) of the Planning and Development Act, 2000 (as amended).

The LAP is consistent with Section 28 Guidelines, current national and regional planning strategies and the South Dublin County Council Development Plan. Any Section 28 Guidelines referenced in this plan may be superseded by subsequent publications and these shall be applied accordingly.

The plan has been prepared in line with statutory guidelines:

- National Planning Framework (NPF)
- Regional Spatial and Economic Strategies (RSES)
- Transport Strategy for the Greater Dublin Area 2016–2035 – National Transport Authority
- Urban Development Building Height Guidelines (2018)
- South Dublin County Development Plan 2016–2022

The LAP is a blueprint to ensure Tallaght Town Centre and the Plan lands are developed in a sustainable and liveable manner, where a sense of community is forged, as its population increases.

Structure of LAP

The LAP provides proactive policies and objectives with a tangible implementation plan. It is a blueprint to ensure Tallaght Town Centre and the Plan lands are developed in a sustainable and liveable manner, where a sense of community is forged, as its population increases.

The Plan comprises eight chapters and separate appendices, setting out the strategies and objectives, which will guide the future development of the Plan area during the period of the plan and beyond. The Plan lands are divided into eight Neighbourhood Areas (The Centre, Cookstown, The Village, Broomhill, Greenhills, Tallaght University Dublin/ Tallaght Campus, Whitestown and the Town Park) and a clear vision including key objectives are included for each of the areas. The Neighbourhood Areas set out specific guidance in terms of urban functions, land use mix, plot ratio, building height and open space.

Chapter two, Urban Framework, sets out the overall strategy for the built form that will shape the future spatial development of Tallaght Town Centre. The overall strategy is formulated using sustainable place making model and best practice urban design principles.

Chapter eight, Implementation and Sequencing sets out how the key objectives from each chapter of the Plan will be implemented, while the neighbourhood specific infrastructure and phasing requirements are incorporated into the individual sections of Chapter 3.

The LAP should be read in conjunction with the relevant South Dublin County Development Plan policies, objectives and development management standards set out therein. The LAP primarily focuses on specific objectives relating to the Plan area and while development proposals must comply with these objectives, they must also comply with all relevant objectives and standards in the County Development Plan and national policies and guidelines. A Strategic Environment Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have been prepared with this Plan.

National



Regional



Local



Figure 1.3: Hierarchy of Plans



UNITS AVAILABLE TO LET
TALLAGHT CENTRAL
UNITS AVAILABLE TO LET



2.1 Introduction

This chapter sets out the overall strategy for the built form which will shape the future spatial, social and cultural development of Tallaght Town Centre.

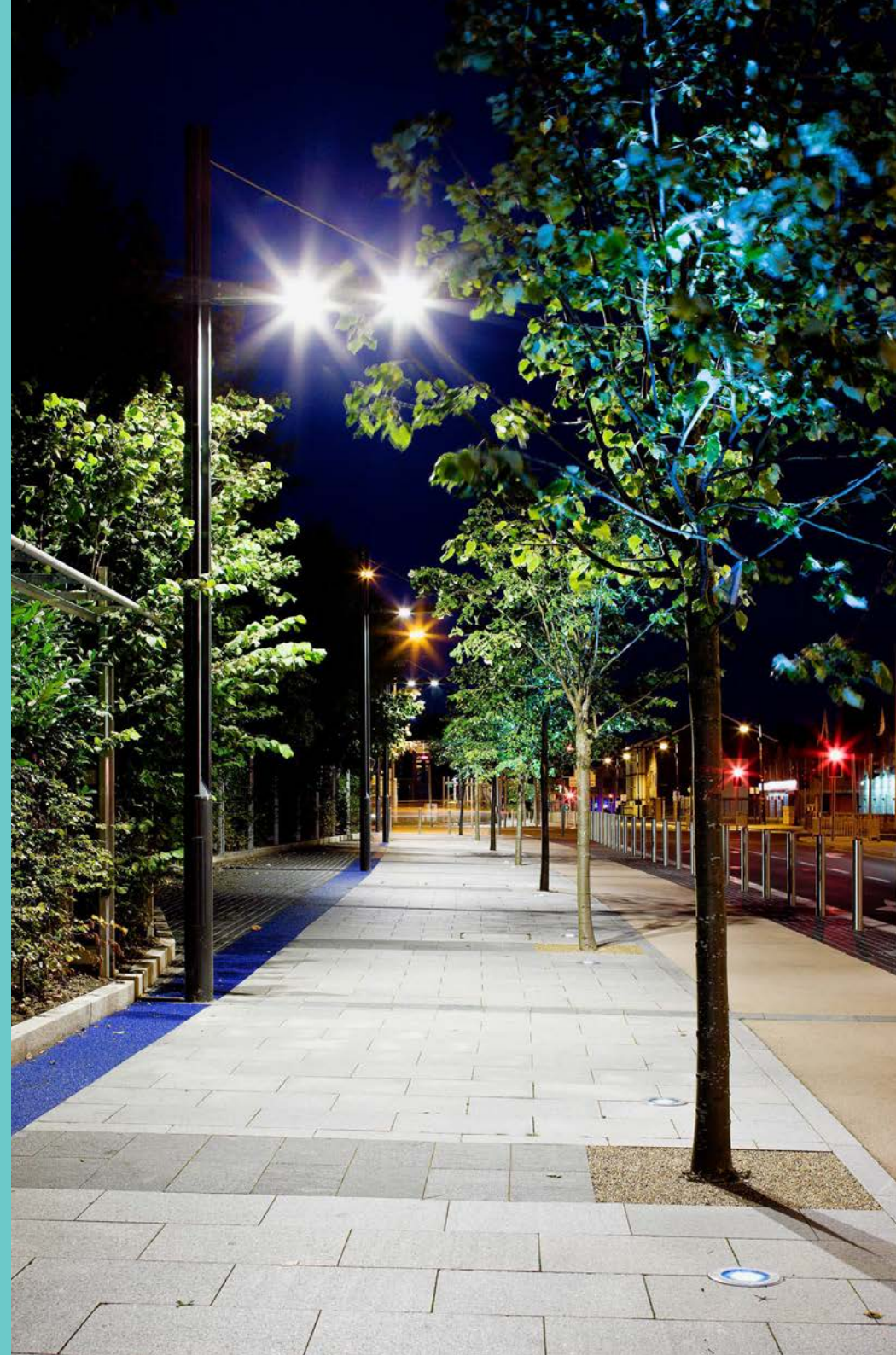
The key overarching objectives that will guide the future development of Tallaght are informed by the provisions of the County Development Plan:

- *To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);*
- *To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);*
- *To ensure that development is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets (Objective UF3);*
- *To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);*
- *To upgrade existing and design new streets using an integrated approach*

to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);

- *To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public spaces and parks (Objective UF6); and*
- *To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);*

Proposals for new development in the Plan lands will be required to comply with the stated Local Area Plan objectives relating to the Urban Framework. The assessment of a proposal's compliance with these overarching objectives shall have regard to, and be informed by, the policy, parameters, guidance and content of the Plan.



2.2 Access and Movement

The proposed urban structure promotes a place-making approach to movement through the creation of permeable spaces and routes which facilitate connectivity between new development areas, the existing town centre, public transport nodes and existing communities.

2.2.1 Street Network and Route Structure

The proposed street network and route structure provides the basic physical framework for the plan lands. It provides a framework for urban blocks and open spaces. Existing and planned streets are classified within a new hierarchy on the basis of their function, context and location. All street typologies within the hierarchy shall be designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) (2013), the National Cycle Manual (2011) and the Guidelines for Setting and Managing Speed Limits in Ireland (2015).

Figure 2.1 illustrates the longer term route network within and around the Town Centre. It includes both existing and improved routes and proposals for new routes within the following robust route hierarchy:

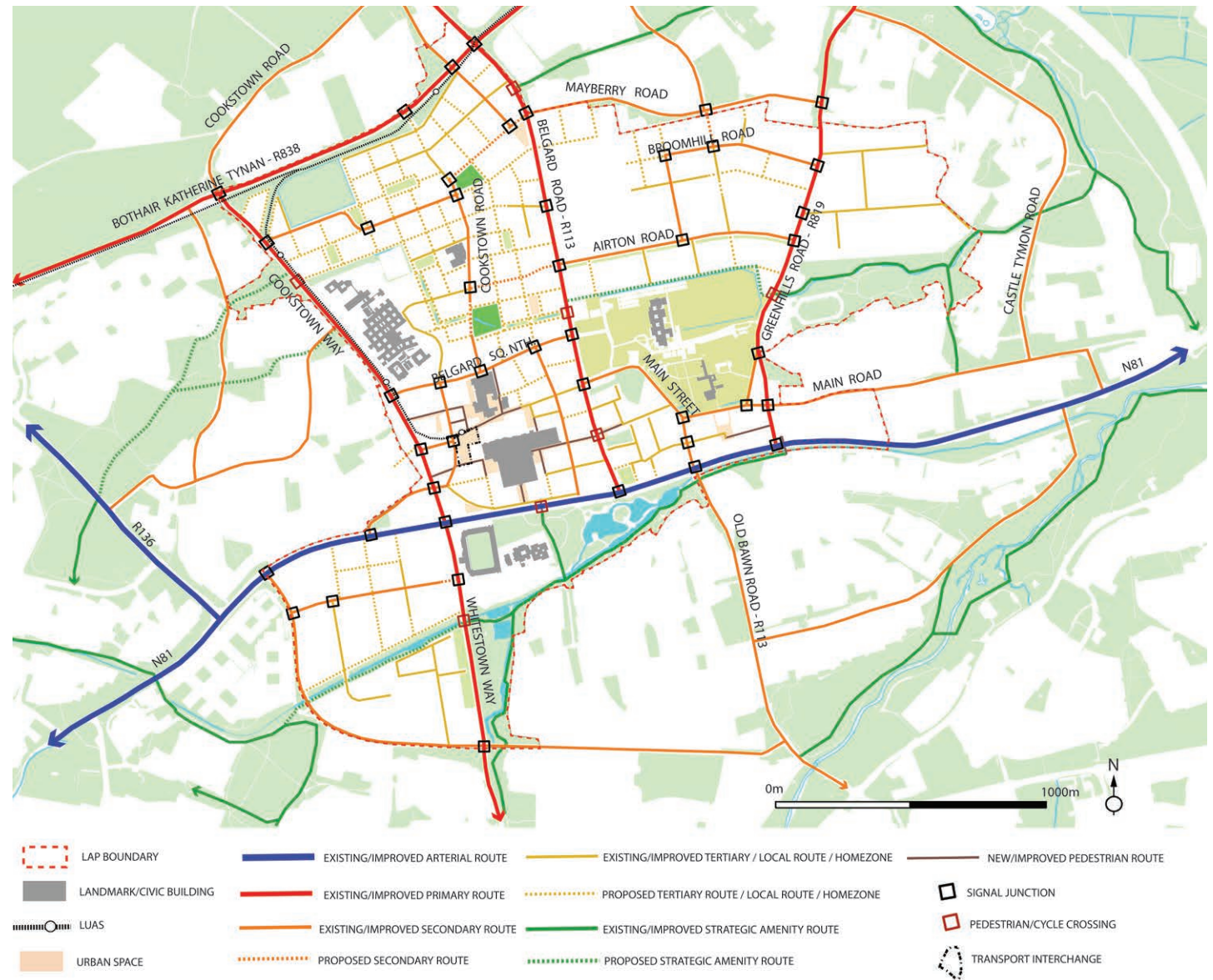


Figure 2.1: Route Structure

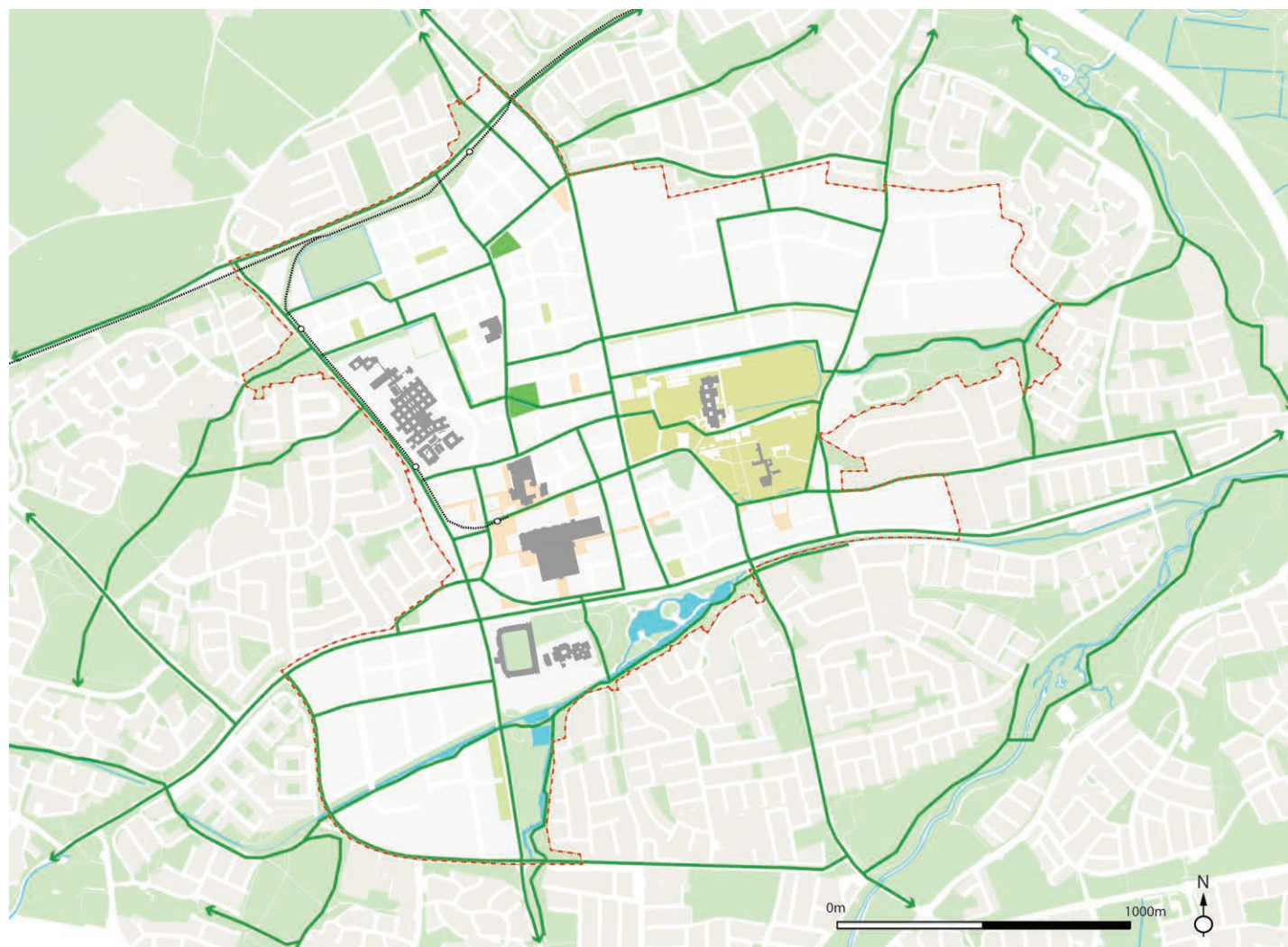


Figure 2.2: Cycle Structure

- Arterial route (N81),
- Primary routes (Belgard Road, Katherine Tynan Road, Greenhills Road),
- Secondary routes, which provide the main connections between the primary routes e.g. Cookstown Cross,
- Tertiary routes which provide the finer network of local streets between the primary and secondary routes.

The N81 National Secondary Route traverses the LAP lands. Any future proposed works shall be agreed with TII and the NTA and are required to comply with Section 28 Guidelines ‘Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

It is an objective of the LAP to provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Alternative options to be assessed, including the provision of a landbridge, subject to a detailed traffic study and subject to agreement of Transport Infrastructure Ireland, National Transport Authority and landowners, where relevant (Objective AM1).

2.2.2 Pedestrian and Cycle Movement

Pedestrian and cycle accessibility and movement are key components of the overall Urban Framework for the Plan. The framework aims to develop an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.

Cycling and walking shall be encouraged through the creation and upgrading of the existing network to provide a network of dedicated and street integrated pedestrian and cyclist routes. Streets will also connect with and be augmented by dedicated public realm areas for pedestrian and cyclists. All pedestrian and cycle routes shall be designed to be safe and accessible in accordance with DMURS and the National Transport Authority's (NTA) National Cycle Manual (2011).

It is an objective of the LAP to encourage the principle of filtered permeability at suitable locations throughout the LAP area (Objective AM2).

The Council will encourage pedestrian and cyclist priority, i.e. 'filtered permeability', to be demonstrated in development proposals, particularly those incorporating proposed cycle routes, strategic amenity routes and tertiary routes. This may be in the form of 'home zones' which are designed primarily for people, restricting through routes for vehicular traffic or other appropriate solutions.

SDCC will facilitate and engage with permeability projects where required in order to link residential areas by bicycle to the strategic cycling network and by walking and cycling to local services, including public transport.

It is an objective of the LAP to extend Luas bicycle parking facilities already provided at the Terminus Luas stop and other Luas stops located with the LAP area (Objective AM3).



2.2.3 Public Transport

It is an objective of the Plan to maximise existing and proposed public transport opportunities, including high quality Luas and bus services, and to support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling (Objective AM4).

The strategy for the Plan is to encourage greater use of public transport through enhanced connectivity within and into the Plan area, improving access to public transport stops and facilitating improvements to public transport services. In particular, the LAP supports the following;

- Accommodation of the emerging Greenhills to City Centre Bus Corridor;
- The development of a transport hub in Tallaght Town Centre which facilitates ease of access for residents, workers, shoppers and visitors to all public transport services and facilitates seamless interchange between all bus services; between bus services and Luas; and between cycling, bus and Luas; and
- Development of the Greater Dublin Area Cycle Network, with particular priority given to route 9A and SO5.

SDCC is committed to facilitating and supporting the delivery of a transport interchange integrating Luas, bus, cycle & taxi together with a quality public open space. Subject to the agreement of SDCC, NTA and TII for the design and delivery of the proposed Transport Interchange and public open space, the indicative location of the proposed transport interchange (as per Figure 2.3) may include residential or commercial development as part of an integrated development which adheres to the vision and urban design objectives of the LAP.

Any development arising from the provisions of the Plan and which may have a direct impact on the Luas line or its operation must be agreed with TII and all other relevant stakeholders.

SDCC is committed to supporting and facilitating improvements by the NTA to the bus network and Luas services in Tallaght, including the implementation of the NTA's 'Bus Connects' project and increased capacity on the LUAS line.

The key objectives of the NTA – Transport Strategy for the Greater Dublin Area 2016–2035 of relevance include:

- New public transport interchange at the town centre (pedestrian, cycle, regional and city bus and Luas);
- Consolidation of existing city and suburban bus services;
- Extension of bus routes in the town centre;
- Improved permeability and walking routes to Luas stops at Cookstown, Belgard and Tallaght Hospital;
- Extensive and connected pedestrian network (all streets, urban spaces and opens spaces);
- Improved cycle network; and
- Balanced consideration of car parking as part of residential development.

SDCC is committed to supporting and facilitating improvements by the NTA to the bus network and Luas services in Tallaght

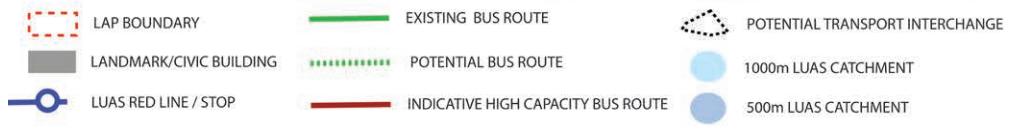
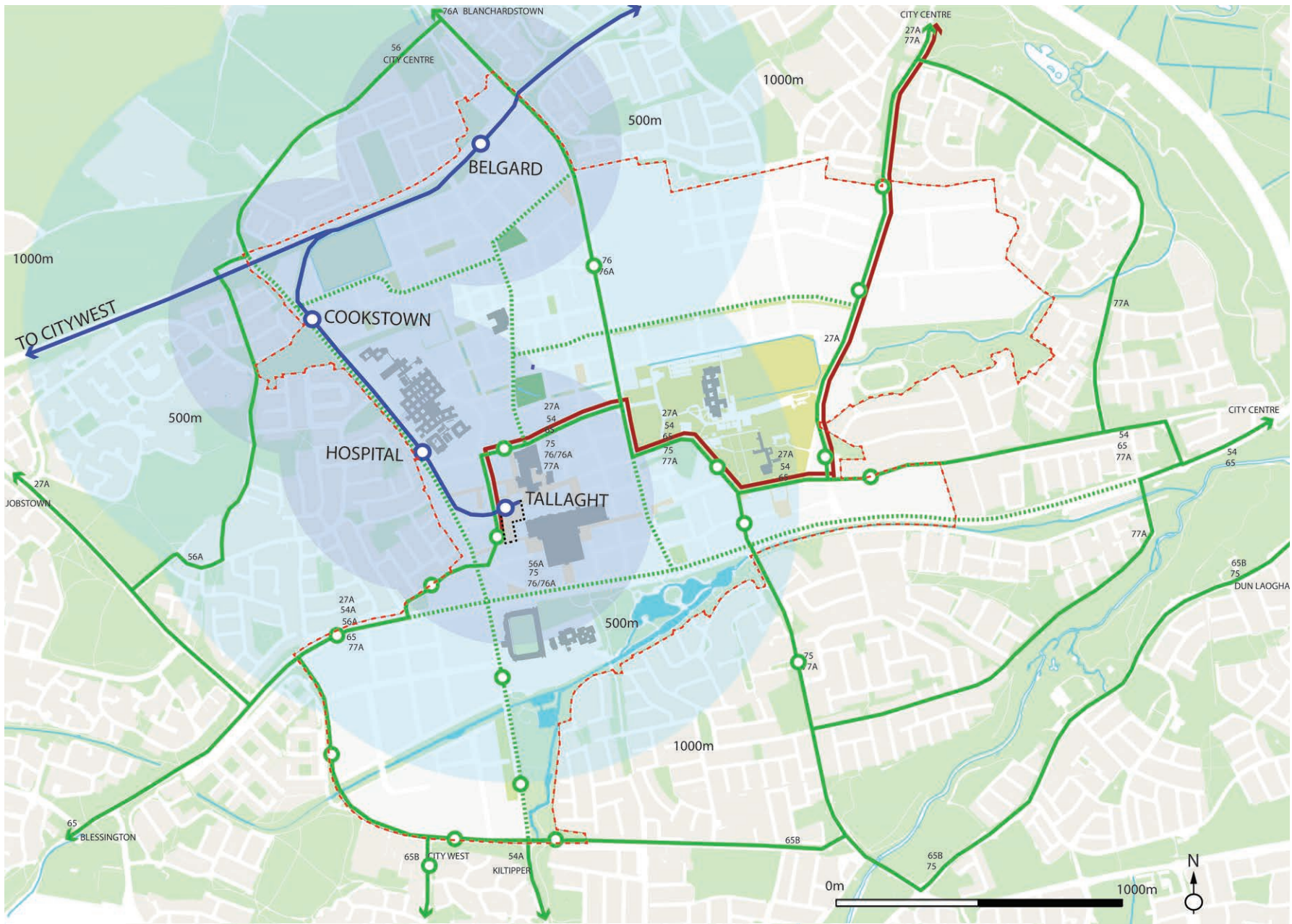


Figure 2.3:
Public Transport



2.3 Urban Framework

The overall urban structure provides the basic and larger scale layout of routes, spaces and features for the Plan. Where development is likely to occur on an incremental basis, for example, in Cookstown, a strong urban structure ensures a coordinated approach over a longer time period. It provides a blueprint for development identifying routes, linkages, public spaces, street frontages and building lines. The key elements of the proposed urban structure for Tallaght are set out below:

- Consolidation and extension of existing urban block structure in the Centre, in and around Tallaght Cross and The Square.
- New and robust pattern of urban blocks of different sizes and configuration in the Cookstown area to allow for a range and mix of uses.
- New urban block structure to provide improved permeability and coherence to established areas such as Broomhill and Cookstown.
- Coherent, regular and enclosing building frontage to the primary and secondary streets and the main urban spaces and squares. This has the benefit of enhancing the streetscape and providing a greater sense of urbanity and enclosure along some of the existing routes such as Belgard Road. It will also provide greater

overlooking and passive surveillance of public areas.

- Connecting with adjoining communities to address issues of poor linkages between the Centre and the existing, surrounding communities in the wider Tallaght area.
- Building on landscape character and natural heritage by consolidating existing green infrastructure hubs and corridors.
- The Council will initiate urban design competitions on Council owned land and will encourage applicants to do the same on privately owned land, as considered appropriate where the building or site in question is considered to be of significant importance to the build-out of the LAP.
- New network of public space that are distinctive in terms of function, design and appearance, enhancing public realm within the Plan area.

The proposed urban structure is a guide for future development in the area. Flexibility in relation to the proposed urban structure will be considered where it is demonstrated that the overarching objectives of the urban framework and key elements of the proposed urban structure are achieved in any alternative layout.

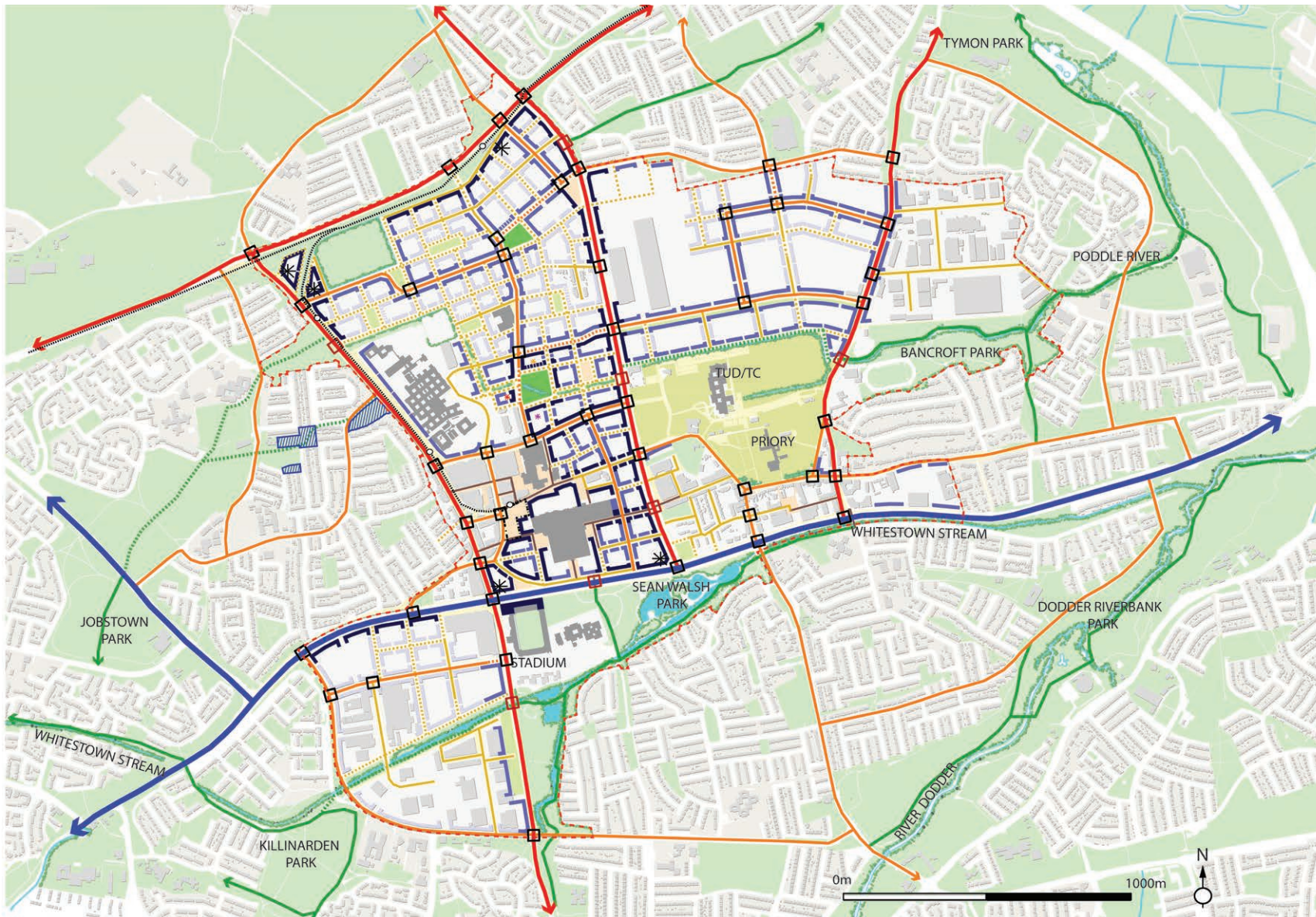
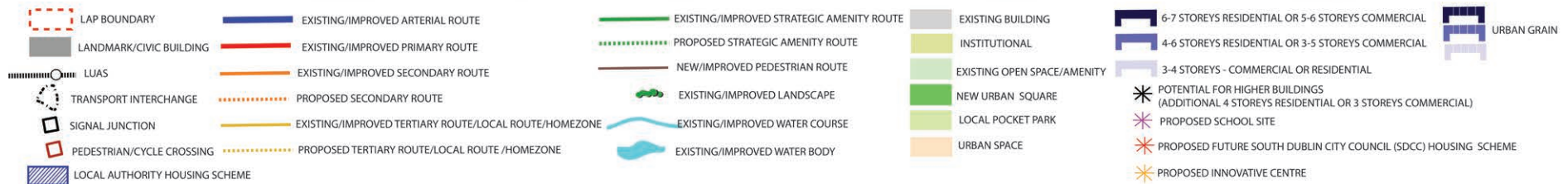


Figure 2.4:
Overall Urban Structure



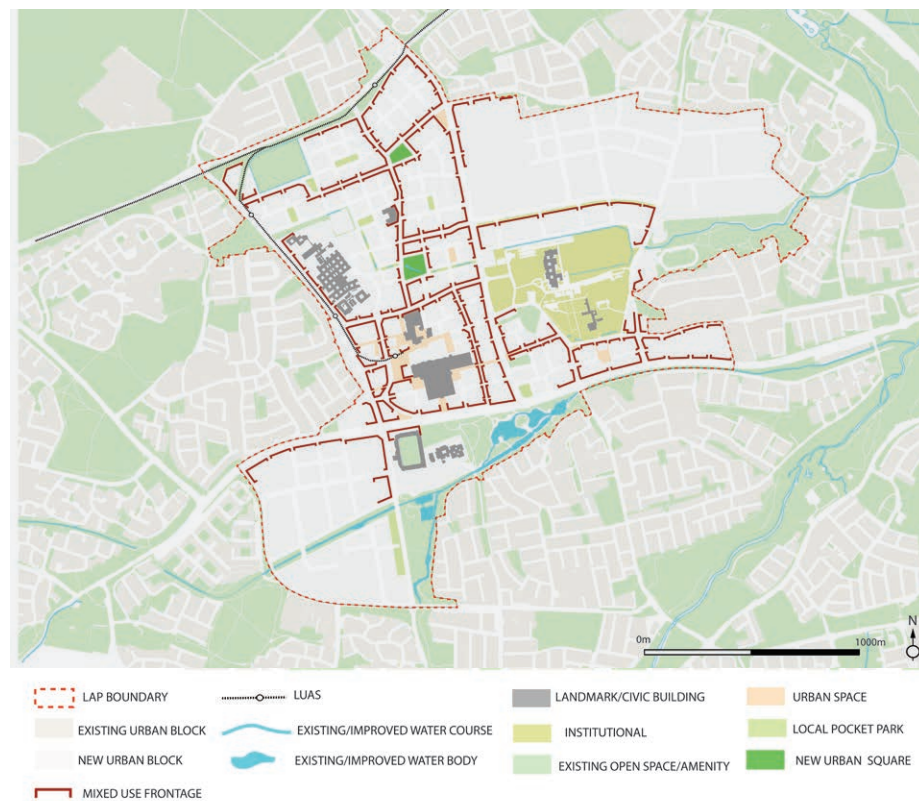


Figure 2.5: Mixed Use Frontage

2.4 Landuse and Urban Function

The Urban Framework identifies different character areas/uses and requirements for development across the Plan lands. They reflect the analysis carried out during the plan making process and include areas of consolidation (mixed use areas including the Centre and the Village), enhancement (Sean Walsh Park and Bancroft Park), transitional regeneration areas (Airton Road, Greenhills Road and environs) and transformation (Cookstown).

The primary functions align closely with the zoning designations across the Plan Lands.

Much of the lands zoned for Regeneration typically comprise low rise industrial uses which generally have a low density of workers per floorspace. Having regard to Tallaght’s status and location as an accessible urban centre with major employers, civic facilities and amenities, the LAP promotes more intensive land-uses in these transitional and transformational areas to accommodate higher density residential and employment uses. Additional employment can be facilitated in the area through more intensive use of land, in accordance with the LAP, while also accommodating a sustainable residential population.

2.4.1 Types of Development and Land Use Mix

The types of development that will be ‘permissible in principle’ and ‘open for consideration’ in the Plan lands are set out under Chapter 11 of the Land Use Zoning Tables in the South Dublin County Council Development Plan 2016–2022. Within the Plan lands, there are five applicable zoning objectives, namely;

- Town Centre (TC) with the objective “To protect, improve and provide for the future development of Town Centres”.
- Regeneration (REGEN) with the objective “To facilitate enterprise and/or residential led regeneration”.
- Enterprise and Employment (EE) with the objective “To provide for enterprise and employment related uses.”
- Village Centre (VC) with the objective “To protect, improve and provide for the future development of Village Centres”.
- Open Space (OS) with the objective “To preserve and provide for open space and recreational amenities”.

The Urban Framework acknowledges the need for mixed use development across the Plan lands. In general land use mix will be determined having regard to land use zoning, urban function and the overall

urban framework for the neighbourhood. For example, in The Centre and Cookstown higher levels of mixed use are achievable in proximity to the core of the Town Centre and proximate to Luas stops.

Generally, land use mix will be considered on a cumulative basis for The Centre and Cookstown neighbourhoods and will have regard to the nature and mix of existing uses in the vicinity of a proposed development.

2.4.2 Mixed-use Frontages

As a minimum, the mixed-use frontages identified in the Urban Function concept are required to have a mixed-use element and have a non-residential frontage at ground floor level, or some other acceptable alternative which performs the same function of providing activity at ground floor level. Minimum floor to ceiling heights of between 3.5 and 4 metres will be required to facilitate non-residential uses.

Some residential elements will be considered in Broomhills and Greenhills along mixed-use frontages identified in the urban framework, subject to integrating effectively with existing uses.

Appropriate uses at ground floor level on mixed use frontages can include offices, commercial, services, community facilities, recreational facilities, etc. This is an opportunity for existing businesses and facilities in the area which can be suitably accommodated alongside residential uses. The potential to accommodate non-traditional ground floor uses should also be explored, such as car showrooms and mechanics, which are prevalent in the area and could be accommodated in residential developments subject to appropriate mitigations measures to negate potential impacts on residential amenity, provided they are in compliance with the zoning objectives for the area.

In the design of non-residential floorspace the development management standards of the County Development Plan should be applied and, in particular, there will be a need to consider the size and layout of the proposed space to ensure it will offer attractive spaces to businesses. Applicants are encouraged to set out appropriate floor to ceiling heights for non-residential space, that sufficient space for loading and servicing is provided as well as appropriate signage, noise mitigation measures are included, control over the hours of

operation is set out, bicycle and operational parking is provided. Applicants should set out how these standards are being addressed through the planning application.

2.4.3 Changing Nature of Areas

The LAP seeks to ensure that all new development can be integrated effectively with existing and established commercial and community facilities. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') proposing new development (or change of use) must consider if there could be significant adverse effects on future occupants of that development from any nearby source(s) of noise or any other adverse impact, such as impacts from pre-existing commercial or community facilities.

Where a potential significant adverse effect is identified, applicants (or 'agent of change') should factor into their planning application suitable mitigation measures to avoid any significant adverse impacts on health and the quality of life for future occupants to be implemented before the development has been completed. Applicants should note that unreasonable

restrictions should not be placed on existing facilities as a result of development permitted after they were established.

The Council aims to ensure that sites within the LAP area retain active uses and will utilise available tools, such as the Vacant Sites Levy, to discourage sites being left vacant.

In general land use mix will be determined having regard to land use zoning, urban function and the overall urban framework for the neighbourhood.

2.5 Neighbourhoods

The Centre: Continued transformation towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings.

Cookstown: An attractive mixed use residential led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.

The Village: Consolidate existing retail, town centre and mixed use residential neighbourhood within a high quality place of intimate scale respecting the historic character of the place.

Broomhill: An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along primary frontages.

Greenhills: An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.

Technological University Dublin/Tallaght Campus (TUD/TC): Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

Whitestown: An intensive employment and service hub, providing a location for a wide range of businesses and services, in an attractive and accessible urban context.

The Town Park: Enhanced, multi-purpose high quality urban park with high levels of accessibility to surrounding areas and strong connections with the larger green infrastructure of the area.

Chapter 3 provides detailed guidance for the future development of each of these neighbourhoods.

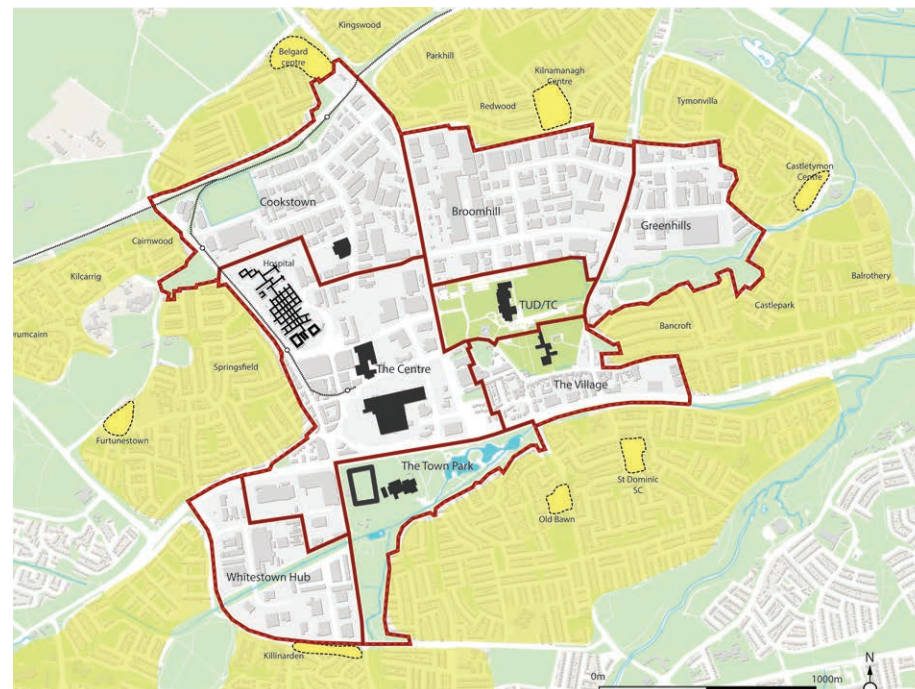


Figure 2.6: Urban Neighbourhoods

2.6 Intensity of Development

The largescale regeneration of the Tallaght LAP lands will give rise to a new built form that will be different to the type of buildings that predominate in the area today.

Higher and medium intensity areas should be located primarily around the existing retail and administration centre, that is, The Centre and the Luas Stations on the Cookstown and Belgard Roads. Higher density of residential development in the form of mixed-use developments are desirable in these locations for reasons of their centrality, location proximate to transport nodes and/or the range of facilities currently available, subject to compliance with the concepts of this plan and the relevant Guidelines.

Plot Ratio, Height and Built Form will be used to determine and assess the intensity, scale and bulk of development in the Plan lands. This approach promotes an urban design quality-led approach to achieving sustainable urban densities where the focus will be on achieving a high-quality urban environment.

The design and layout of each plot will need to take account of its context and be designed accordingly. To inform the

assessment of each planning application, plot ratio will be used as an important determinant in assessing the intensity of a proposed development. Table 2.0 sets out a range of appropriate plot ratios across the plan lands, where proposals go beyond the plot ratio identified the proposal would need to deliver significant public gain. This would need to be considered on a case by case basis.

Density will be another method of assessing intensity and is a more accurate tool when assessing solely residential development. For example in Cookstown where a plot ratio of 2:1 may be acceptable it could generate an equivalent density of 200 dwellings per hectare on a solely residential site.

To reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these

locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:

- High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane);
- The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood;
- The proposed 'New Urban Square' within the Cookstown neighbourhood; and
- The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood.

This provision will only apply to the extent of a site which is within 100m walking distance of the above locations and will only be considered where the Planning Authority is satisfied that provision of the above facilities will be achieved.

The largescale regeneration of the Tallaght LAP lands will give rise to a new built form that will be different to the type of buildings that predominate in the area today.

2.6.1 Plot Ratio

Plot ratio is determined by dividing the gross floor area of a building (GFA) by the site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. This Plan outlines a plot ratio range for each Neighbourhood, including a breakdown for the regeneration of Cookstown neighbourhood.

Neighbourhood	Min - Max Plot Ratio	
Centre	1.5 - 2.0	
Cookstown	Parcel	Range
	CT - A	1.5 - 2.0
	CT - B	1.5 - 2.0
	CT - C	0.75 - 1.0
	CT - D	1.5 - 2.0
	CT - E	1.5 - 2.0
	CT - F1	1.25 - 1.5
	CT - F2	0.75 - 1.0
CT - G	0.75 - 1.0	
Village	0.75 - 1.0	
Broomhill	0.75 - 1.0	
Greenhills	0.75 - 1.0	
Institute Hub	0.75 - 1.0	
Whitestown Industrial Area	0.75 - 1.0	
The Town Park	N/a	

In considering minimum plot ratio for the neighbourhoods, the Planning Authority will have regard to established uses and in general, will allow flexibility in assessing planning applications for extensions to support established uses, schools or other community infrastructure. This is particularly relevant in Whitestown, Greenhills and TUD/TC. The minimum plot ratio will apply to the full redevelopment of any site in the Plan lands.

Achieving the maximum plot ratio will be dependent on site conditions and design limitations. Fully subterranean storeys containing ancillary uses such as; storerooms, waste areas and car parks will not be included in plot ratio or height calculations, provided they do not protrude further than 1 metre from natural ground level.

The plot ratio and building height of any proposed development shall not normally exceed the maximum plot ratio or building height thresholds for any particular site, block or parcel of land, except where there is a compelling case of a significant public or economic benefit.

Flexibility in relation to the gross floor area of up to 20% of the plot ratio ranges may generally be applicable where there is a strong design rationale for an increase in

density/height and the development will result in a significant public gain.

A significant public gain includes:

- The dedication of part of the site for public open space including parks and plazas, above the standard 10% requirement for public open space on site.
- The creation of streets and links that provide access through and access to a site.
- Major upgrades to streets surrounding the site including works such as street widening, new enhanced junctions and crossing points and realignments.
- Provision of community and/or cultural amenities that will significantly contribute to the social infrastructure in the area; and/or
- Other public domain works or improvements to be agreed with the Council.

For clarity, a significant public gain does not include minor public domain works (such as paving upgrades or the planting of street trees) or other works that are required by the various standards contained within this plan (such as high quality materials) or Guidelines. The plot ratio ranges and additional 20% floorspace bonus shall normally be calculated on the basis of the gross site area.

2.6.2 Height and Built Form

Building height, in conjunction with plot ratio, is a key measurement to determine the intensity, scale and bulk of development. Figure 2.4 includes the building height, which is informed by best practice urban design principles as per the Urban Development and Building Height Guidelines for Planning Authorities (2018). Building height shall be measured from ground floor level.

Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity (daylight, sunlight and usable outdoor spaces such as balconies and gardens which aren't overshadowed).

Throughout the Plan area, proposed building heights must be supported by design data and studies confirming compliance with established sunlight, daylight, overlooking and other residential amenity minimum design standards as required under Design Standards for New Apartments (2018). Building heights will also be evaluated against topography, culture context, key landmarks and key views as required by Building Height Guidelines.

To ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing, in particular Colberts Fort and at the edges of the Plan area, shall incorporate a gradual change in building height. In these instances, new development can be below the minimum range as specified in the Height Strategy.

In general terms, the height strategy provides for the following:

- Building height and scale is greatest in the Centre, in close proximity to Luas stops and along arterial and primary route frontages (up to 6-7 storeys residential, +1 recessed and up to 5-6 storeys non-residential, +1 recessed).
- Building height and scale on secondary routes/frontages is lesser but still within an urban scale, (4-6 storeys residential, 3-5 storeys non-residential).
- Building Height (3-4 storeys) is lower along tertiary routes, within the network of secondary streets).

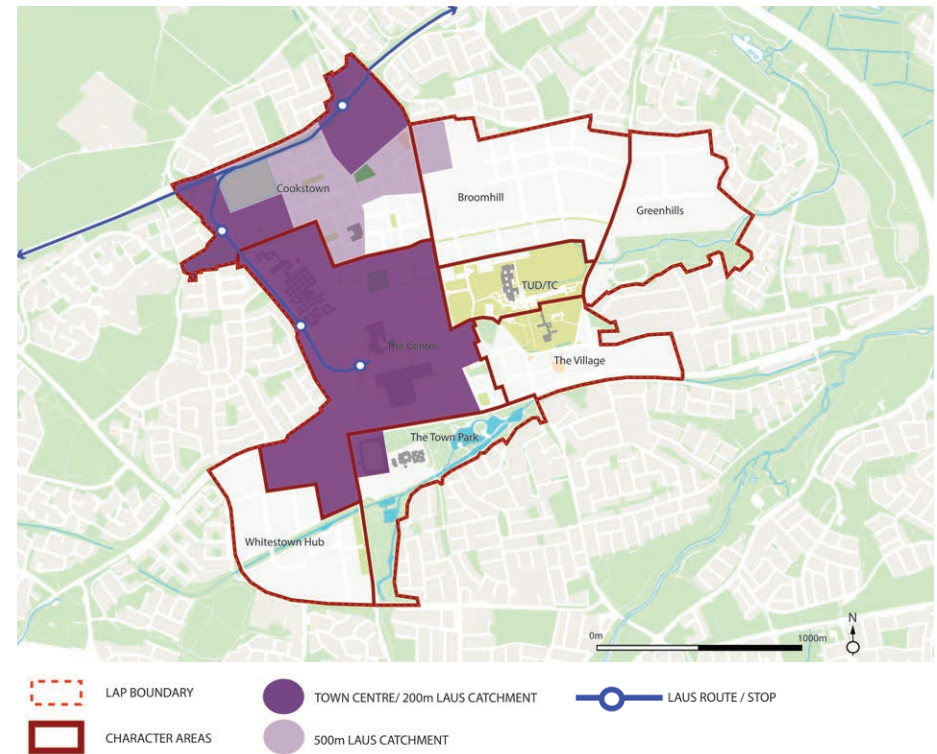
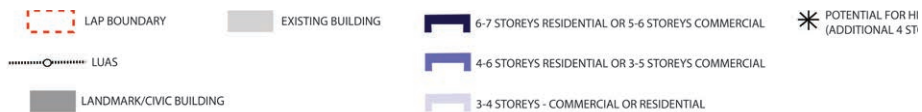
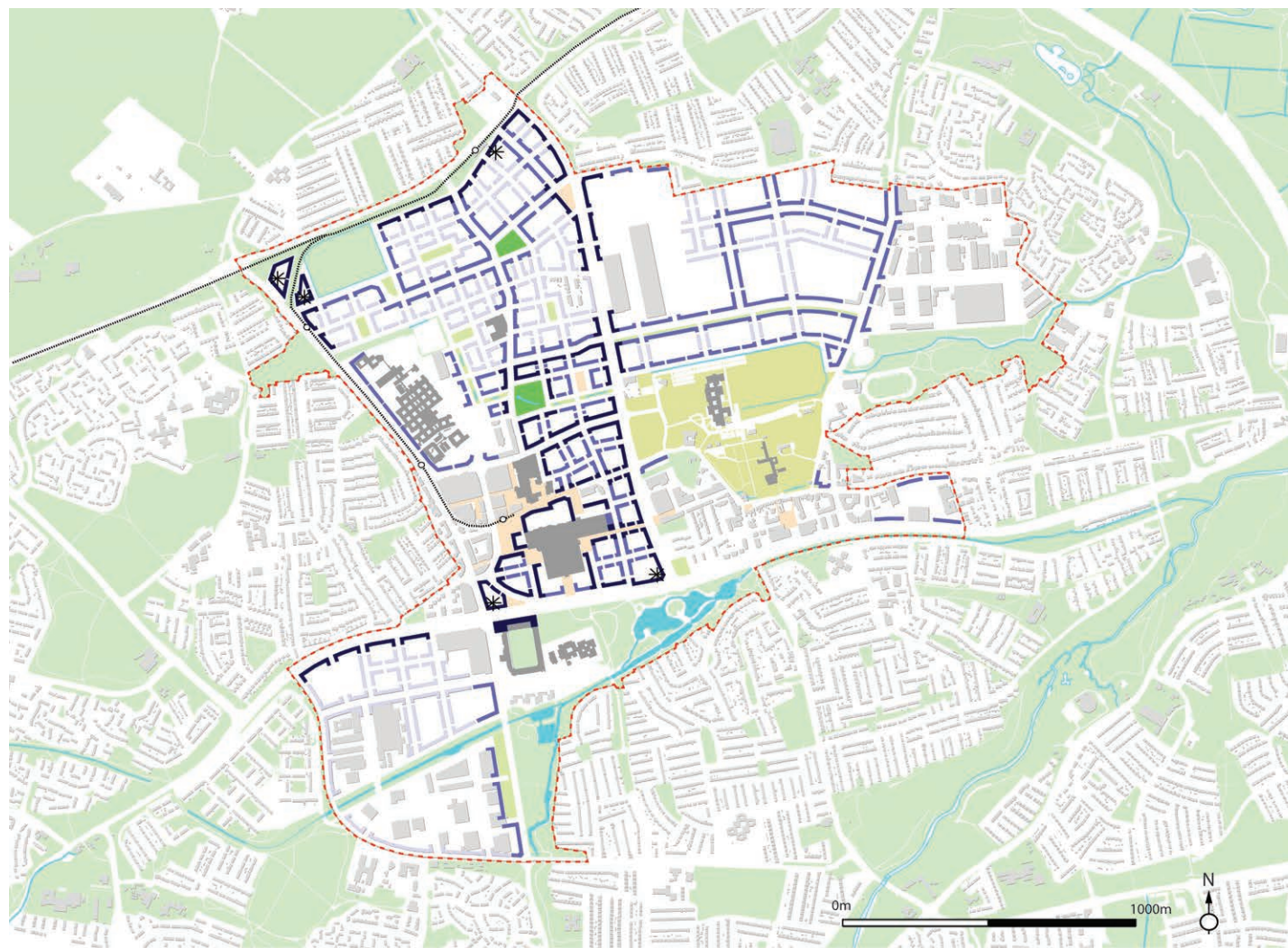


Figure 2.7 Density Strategy





The Centre

The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.

Landmark Buildings

Building design as opposed to building height is the key determinant in producing an acceptable Landmark Building and such buildings should be of high quality design. Developers are encouraged to consider an architectural design competition in conjunction with the Council to inform the design of Landmark Buildings. Landmark Buildings should therefore be designed in a manner that is distinctive from surrounding buildings both in terms of architectural treatment and use of materials. To further emphasise their place-making function, Landmark Buildings shall incorporate high quality public realm treatment in terms of surrounding street planting, furniture, lighting and materials etc. The design of such buildings shall therefore be based on a coherent design concept that is clearly

Figure 2.8 - Height Strategy

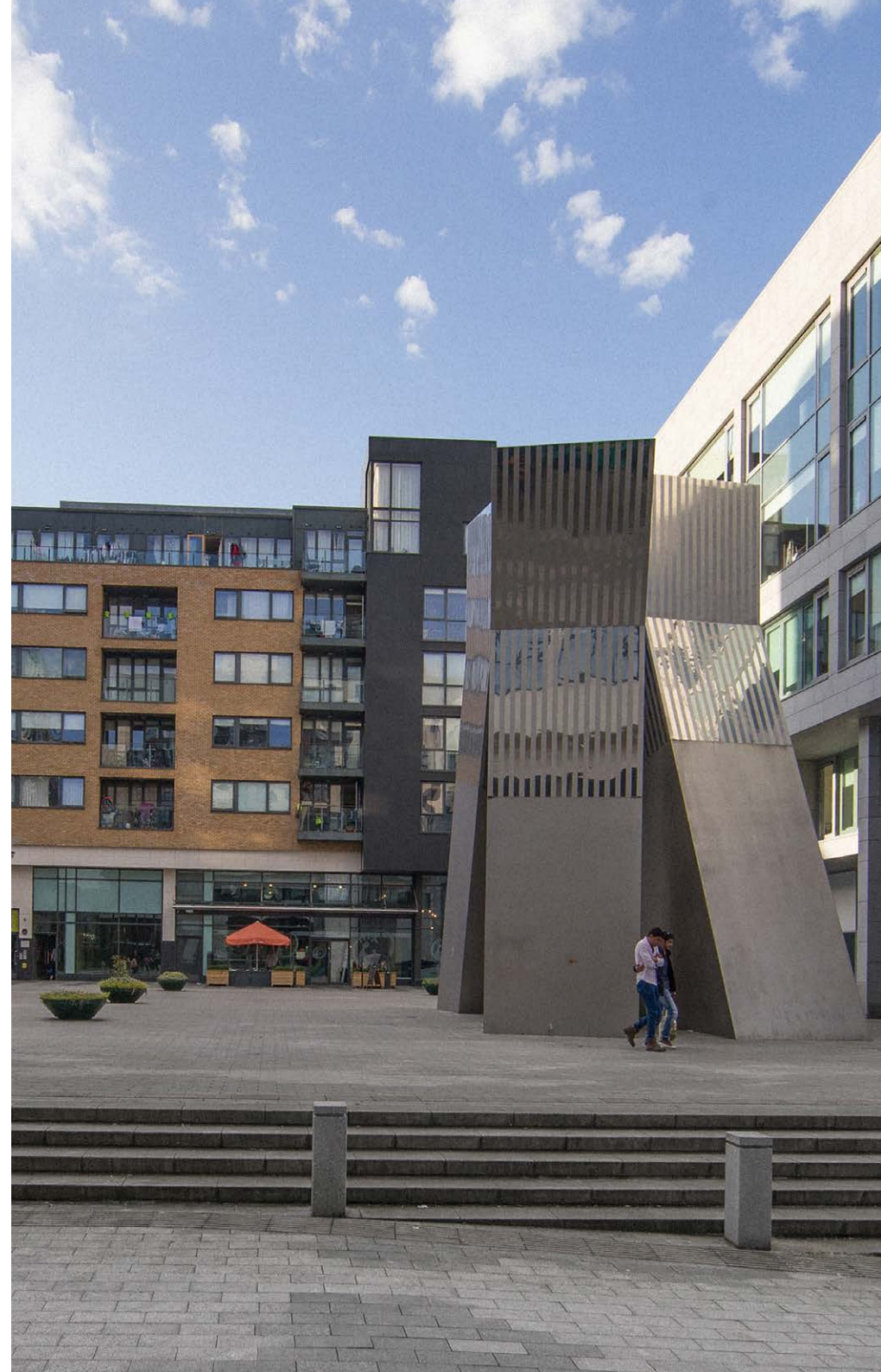
communicated via a Design Statement and Landscape Plan. Design Statements for Landmark Buildings shall also analyse and illustrate the impact of the proposed development in relation to its immediate and wider context including views/vistas within and beyond the Plan lands and in terms of sunlight and daylight effects (See Chapter 8 Implementation and Standards).

In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the locations indicated as having 'Potential for Higher Buildings' in the Building Height Strategy (see Figure 2.4) and at locations adjacent to the key public transport stops and key public spaces identified in Section 2.6.

A 2-4 storey increase on the above typical levels of the LAP Heights Strategy may be considered for key or landmark sites or where sites exceed 2 ha in area and can establish its own identity (see Section 8.2 Implementation). Tall buildings must have regard to the following criteria:

- Surrounding, established scale and height.
- Impact on daylight and sunlight of the development, surrounding development and private, semi-private and public open spaces.
- Impact on skyline, urban silhouette or streetscape (including overbearing).
- Other social or physical infrastructural benefits from the development, such as public realm contribution.
- Proximity to high quality public transport.

Where justified by a Design Statement, building elements higher than 8 storeys must be designed as corner features or similar limited elements of urban blocks to define streetscape, respond to public spaces or close urban vistas. Where taller landmark buildings are proposed they should achieve the highest standards of design including high quality and robust materials, should contribute to an emerging skyline for Tallaght and should be slender buildings that successfully manage their environmental impacts on surrounding lands.



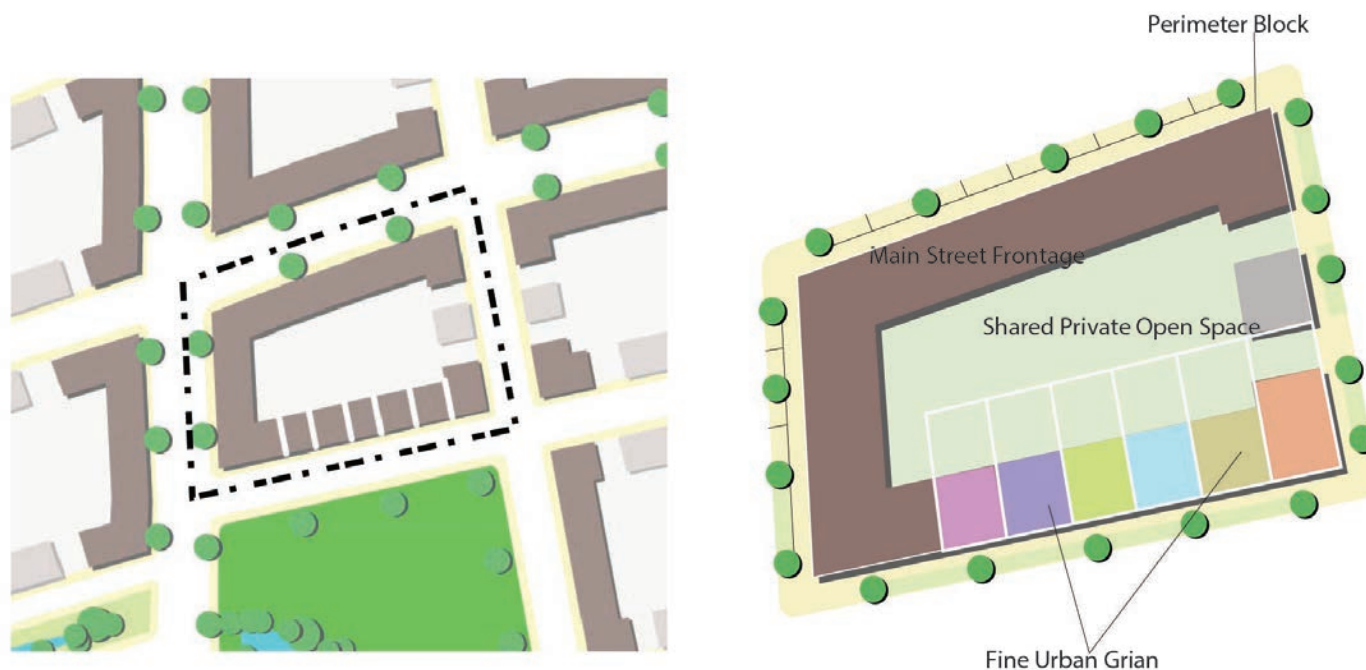


Figure 2.9 Fine urban grain incorporated into an urban block, fronting an urban space.

Street Interface

In all areas of the Plan new development must support delivery of high-quality streets with active frontages. Active ground floor frontages can include the following: retail, community, employment and active residential (front doors, windows). In the Centre and along the main routes across the whole of the Plan area, Town Centre appropriate land uses (retail, employment, community etc...)

will be encouraged at ground level. In other areas of the Plan, active residential and associated uses on the ground floor will be encouraged. To achieve active ground floor residential, new apartments, houses or duplex/maisonette units shall incorporate own door access directly onto the street. The main entrances to buildings should be from the main street or space. Distances between entrances on the primary and secondary frontages in

The Centre should not exceed 10 metres and the distances between entrances on the primary and secondary frontages in the Cookstown neighbourhood shall not exceed 15 metres.

Urban Grain

Urban grain is a key factor in determining mix of uses and diversity in an area, as greater mix of uses is associated with greater variety of blocks and plots. Where coarser urban grain and larger buildings are proposed, a careful approach to the design of façades will be required. Designers will be required to clearly express the ground floor, the main façade, a strong parapet and the roof form. Individual buildings within blocks should express distinctive building design. At selected locations in The Centre and in Cookstown, a fine urban grain is required adjacent to the pocket parks and urban squares to provide for physical, visual and land use diversity in contrast to the predominant coarse urban grain. Fine urban grain will provide for smaller commercial footprints, which are attractive to smaller, independent businesses and are important to the development and sustenance of a mixed, local economy. Proposals for development in the selected locations shall incorporate fine urban grain. This will provide greater diversity of frontage, and in mixed use contexts will achieve greater diversity of building typology and uses. Elsewhere, fine grain should be incorporated, where possible, as part of larger developments.

The selected frontages (as shown in Fig 2.8) shall be developed as terraces of individual, spatially independent buildings. The urban block should be subdivided into plots with frontage width generally not exceeding 10 metres. Each plot shall have an individual distinctive design. In the case of mixed use buildings, the ground floor should normally be designed for commercial/service uses, with possibilities for other commercial uses or residential use above ground floor. There should be independent access to upper floors in the case of mixed use or multiple occupancy buildings in fine urban grain blocks.

Building Setback

Development across the Plan lands should present strong building frontages close to street edges, except where otherwise identified to provide for Green/Blue Infrastructure, parking, wide footpaths, etc. Setbacks from the street edge should therefore be minimised. Buildings should not be set back from the street or space where commercial uses are proposed at ground floor particularly along primary and secondary frontages. Measures to reduce noise and air pollution along wider streets, such as primary and secondary streets shall be incorporated in line with those

recommended by DMURS (2013) in order to counteract reduced building setbacks.

2.6.3 Block Size and Form

Future significant development in Tallaght shall be shaped and defined by the route structure and network prescribed under the Access and Movement section and shall be divided into a series of blocks that present strong building frontages to surrounding streets especially at corners.

Block Form

New buildings shall be laid out in perimeter blocks across the Plan lands. Such blocks shall be used to enclose private and semi-private open spaces and, depending on the context and demonstration of need, larger blocks or irregular sized blocks may contain small scale development. All perimeter blocks shall be designed according to the following principles:

- Building massing to the perimeter of the block;
- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;
- Proper design and attention to corners, avoiding dead or windowless gables;

- A continuity of building frontage, which relates to the local or urban context, and avoidance of blank walls;
- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces;
- Adequate back-to-back distances within the block;
- Appropriate building setbacks from the street in line with the use of ground floors;
- Adequate arrangements for car parking and access around, within or below the block;
- Carefully considered subdivision of the block into plots where fine urban grain or mixed use is proposed; and
- Appropriate consideration of building height within the block to facilitate adequate levels of sunlight and daylight penetration.

Block Size

In order to encourage pedestrian permeability and ensure that streets and blocks are dimensioned to reflect their function and setting, reduced block lengths shall be utilised across the Plan lands. Block sizes in the Centre and Cookstown neighbourhood should have

dimensions of approximately 60 to 80 metres and shall be no more than 100 metres in length/depth.

2.6.4 External Finishes and Appearance

Proposals for all developments must ensure and guarantee that proposed development design and materials used will not appear imitative but will progress the architectural quality of the existing character of the area. The palette of materials used must be robust, durable and consist of a combination of high quality materials and colours that have good tonal differentiation and are compatible with neighbouring developments. See Section 9.2.

2.7 Public Realm and Open Space

The Tallaght LAP is reinforced by a strong vision for the public realm and open space of the Plan area. Figure 2.9 refers. This ensures the policies and objectives of the Plan are supported with quality public spaces. The Plan details an Urban Framework which supports the emergence of sustainable residential neighbourhoods underpinned with quality public realm.

Public Realm refers generally to the public space of the Plan area, the streets, squares and parks. Public space is there primarily to facilitate a rich public life and to provide opportunities for citizens and visitors to enjoy the area in a multitude of ways.

A hierarchy of parks and public spaces are identified as part of the Urban Framework to provide attractive, interesting and well used outdoor spaces creating a pedestrian centred environment with active, inviting public space and parks. The hierarchy of open space includes the existing regional park at Sean Walsh Park and Bancroft Park. These parks have attractive landscaping and facilities to provide for a wide range of active and passive recreational activities, including sporting infrastructure such as an athletics field (Bancroft Park) and Tallaght Stadium (Sean Walsh Park).

The Plan seeks to provide additional urban squares and pocket parks as part of proposed development in The Centre and the Cookstown neighbourhoods. These squares and spaces connect the mixed-use areas and form part of the urban framework. The urban squares and spaces shall be designed to the highest quality and must take into account the quality of materials, the quality and variety of sub spaces within the squares, links into and across the squares and spaces as well as the maintenance and management of the spaces over time. The urban squares and spaces shall be designed in accordance with the Design criteria for the landscape elements, as set out in Section 9.2 - Design Criteria for urban square, Public Realm and Local Parks.

The Council is generally supportive of public art installations within open spaces and the public realm of the LAP area. Competitions for public art installations may be held where deemed appropriate.

New pocket parks and squares are to be developed in conjunction with the adjoining lands on which they are located. Proposals for public realm works should be integrated into the Design Statements and Landscaping Plans, which accompany

planning applications. Applicants will need to demonstrate how their proposal is supporting the delivery of this network of streets and spaces.

It is an objective of the Council to prepare a public realm strategy for the Plan area (Objective OST).

2.7.1 Interaction with the Public Realm

The interaction between residential and commercial developments and the public realm should be carefully considered in any proposed development. An emphasis on the role of the street and public space is important in ensuring that residential units, particularly where they are integrated with commercial uses, are not isolated or segregated from the public realm and that there is an overall sense of security and animation at street level. The street and public realm can provide the common denominator to blend residential areas, connect new housing to the wider street network and encourage the opportunity for social interaction. The design of schemes and new units will play a role in how the occupier interacts with the streets, public spaces and their neighbours from the wider community.

Ensuring that residential developments interact with the street/public space can be achieved by means of frequent entrances, overlooking windows and balconies, whilst in residential streets ensuring a secure separation between any ground floor living accommodation and the public street.

Development proposals will be required to ensure successful interaction between the residential scheme, streets and public realm to foster a true sense of neighbourhood and encourage interaction between residents. Opportunities for animated ground floors, homes with own door access, private landscaped terraces and a successful integration with communal and public open space shall be encouraged. Along mixed frontage streets commercial, communal and other appropriate active uses at ground floor level shall be required.

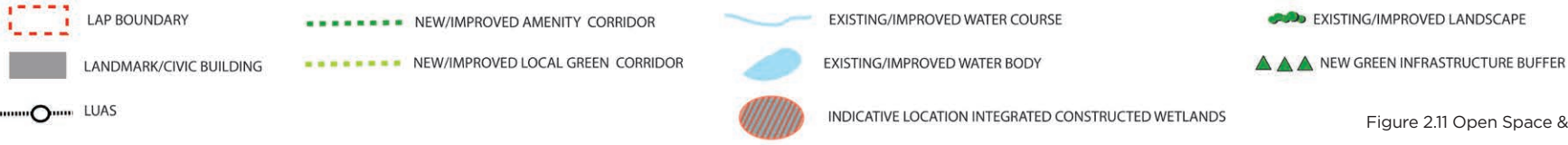
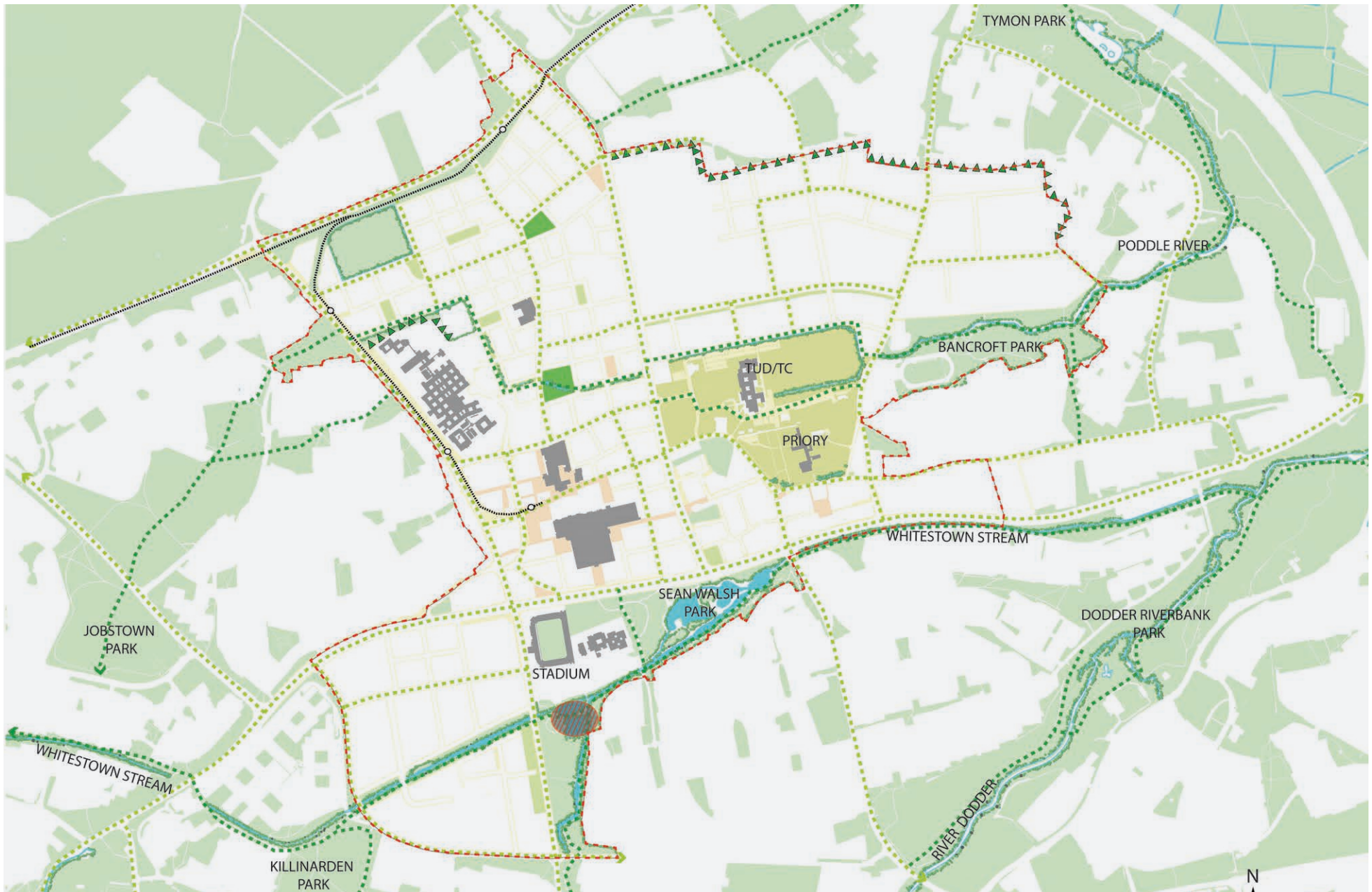


Figure 2.11 Open Space & Green Infrastructure

2.7.2 Public Open Space

The provision of public open space that is appropriately designed, integrated within an overall network of open space and green infrastructure, properly located and well maintained is a key element of high-quality residential environments. Public open space is open to use by all members of the public, should have active and passive recreational value and should enhance the identity and amenity of an area. The County Development Plan has specific policies and objectives in terms of public open space provision which should be adhered to in order to ensure that all residential development is served by a clear network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

A minimum of 10% of the gross site area shall be dedicated for use as public open space within any proposal for development which shall be of a high quality and integrated into an overall interconnected network of public open space and green routes.

In general, the public open space requirements should be met on site by the developer in any development proposal. In the event that the site is considered by

the planning authority to be too small or inappropriate (because of site shape or general layout) to fulfil useful purpose in this regard, then a financial contribution towards provision of public open space in the area, South Dublin County Council improvements to an existing park and/or enhancement of amenities shall be required.

The open space and public realm strategy for the LAP lands as identified in Chapter 2 provides for public open spaces based on urban design principles at locations where they may serve their surrounding areas.

A 'pocket park' is a small outdoor space for passive and small-scale active recreation, similar to a small park or square and plaza, as defined in the County Development Plan.

'New Urban Squares' and 'Urban Spaces' provide for civic amenity in usually high density areas with varying degrees of passive and active recreation, similar to a square and plaza, as defined in the County Development Plan.

Where identified in the open space strategy and Urban Framework for the LAP, the Planning Authority will seek the delivery of identified areas of public open space. The proposed 'New Urban Squares' will be

central and vital community resources for new communities and should be provided in accordance with the criteria set out in Section 8.4.2 of the LAP in the vicinity of the locations identified. The Council will seek the delivery of these areas as public open spaces in accordance with phasing requirements, working with landowners to provide these spaces.

'Local Pocket Parks' and smaller 'Urban Squares' are more flexible in nature in terms of their location and their delivery will be sought on a site by site basis in the development management process, unless reasonable alternatives are proposed and it is demonstrated how these will be achieved.

2.7.3 Open Space and Green Infrastructure

The LAP will seek to implement the policies and objectives for Green Infrastructure as outlined in the County Development Plan.

Some of the key principles for open space and green and blue infrastructure for the Plan are as follows:

- To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected

areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective OS2).

- To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems (Objective OS3).
- To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poodle (Objective OS4).
- To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network (Objective OS5).
- To support native plant and animal species and encourage corridors for their movement (Objective OS6).
- To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan (Objective OS7).



2.8 Development Capacity

The Core Strategy of the County Development Plan outlines the potential residential capacity for the County. Each of the Tables includes a specific breakdown for the identified Metropolitan Consolidation Town of Tallaght. For the quantitative analysis to inform the Core Strategy, the boundary of the Tallaght area extends beyond the Local Area Plan boundary. The total residential capacity for the wider Tallaght Metropolitan Consolidation Town in the Core Strategy is indicated as 5,412 units on 157 ha of land.

Of the projected capacity of 5,412 units in the wider Tallaght area in the Core Strategy, a breakdown of that figure indicates an estimated 3,500 unit capacity within the LAP boundary.

An estimate of the amount of development that will come forward in the Plan lands in the short and medium term is difficult to establish. Development will arise, in the most part, due to the redevelopment of existing brownfield sites, influenced by market conditions, development viability and other matters outside of the control of the Council. It is important to have

knowledge of the potential scale of new development that could be accommodated on the Plan lands in terms of meeting housing need and the demand for additional services that could arise, for example, in terms of school places.

This Plan promotes and plans for the redevelopment, intensification and public realm improvement of The Centre neighbourhood, in particular, the substantial mixed-use opportunity sites such as the Square Shopping Centre, the former Woodies site and the vacant lands/buildings north of Belgard Square North. Further brownfield redevelopment opportunities in The Centre may emerge during the life of this Plan. The Plan also envisages the regeneration of the Cookstown neighbourhood to a mixed use residential and commercial quarter.

In terms of estimating development capacity, it is considered that Cookstown and part of The Centre offer the predominant capacity potential for the Plan. It should be noted that the final residential output and therefore capacity of any given site will depend on the design

specifics associated to each individual proposal, having regard the Development Management Standards, including plot ratio building heights etc. The Plan has the capacity to meet the requirements of the Core Strategy for Tallaght in the South Dublin County Council Development Plan 2016–2022 and can contribute to the Core Strategy of the next Development Plan.

A broad estimate of full regeneration potential of the LAP lands indicates that the long-term indicative development potential amounts to c.8,400 (low) - 11,100 (high) additional dwellings and between 704,000 (low) - 1.02m sq.m of additional non-residential floorspace. This is indicative and will likely vary as more detailed proposals are progressed.

It will also take a considerable number of years to deliver this quantum of development, that will go beyond the life of this Plan. The Council will continue to monitor implementation of the plan.

The long term indicative development capacity of the LAP lands is based on potential regeneration land, plot ratio and assumed land-use mix. The low-high dwelling range derives from an assumed average gross floorspace of 100sq.m per dwelling for residential buildings and not the average net internal floor area of a dwelling, i.e. a residential building containing 10 no. dwellings would be 1000sq.m gross floor area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. Therefore, the average net floor area per dwelling unit may be closer to c.80sq.m. Note: All applications must include full details of floor area equivalents with reference to the above and set out clearly all assumptions used. Details of plot ratio, gross or net development areas etc. must be clearly set out.





3.0 Neighbourhoods

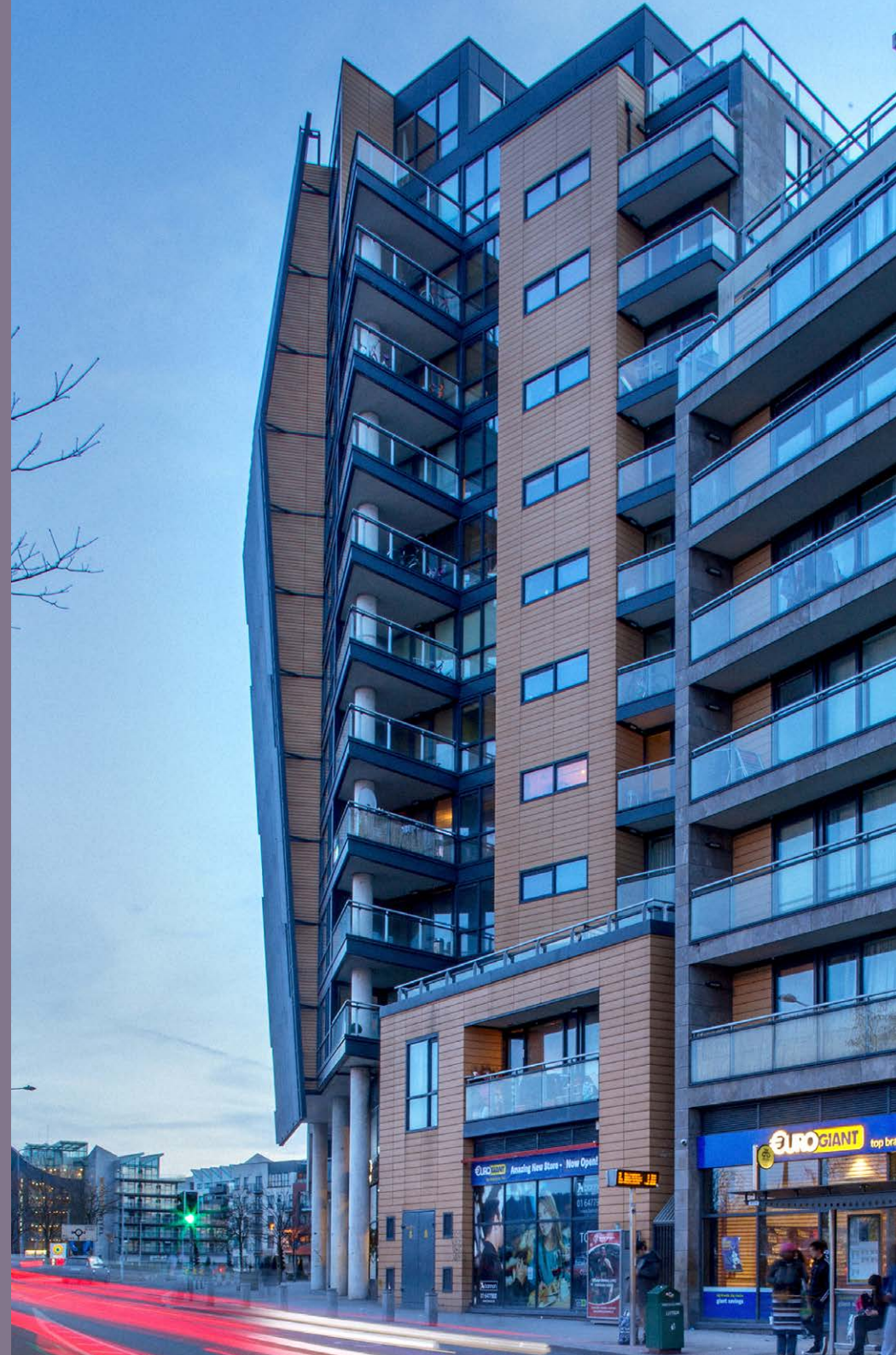
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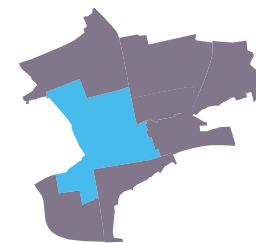
3.1 Introduction

This Chapter provides a vision and guidance for each of the neighbourhood areas; the change in character, if any, envisaged. The key objectives for each neighbourhood is accompanied by drawings which illustrate the existing urban form. The vision for the future Urban Framework is expanded upon and underpinned with details of the future movement network, green infrastructure and public realm. Details of building frontage/block layout and building height are also expanded upon. Chapter 3 should be read in conjunction with Chapter 2 Urban Framework.



1. The Centre
2. Cookstown
3. The Village
4. Broomhill,
5. Greenhills,
6. Technological University of Dublin/
Tallaght Campus,
7. Whitestown,
8. The Town Park.





3.2 The Centre

Continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets.

Land Use Mix/ Urban Function	A broad mix of uses in accordance with zoning objectives in the County Development Plan	
Plot Ratio Range	1.5:1 (Low) 2:1 (High)	
Building Height (See Figure 3.3)	Primary Frontage	Up to 6-7 storeys residential (+1 recessed), 5-6 storeys non-residential (+1 recessed)
	Secondary Frontage	4-6 storeys Residential, 3-5 storeys non-residential
	Other Frontages	3-4 storeys (Res/Non-Res)
	Landmark Blocks/Sites	Junction of N81 with Cookstown Way and Belgard Road, Luas Stops and Transport Interchange
	The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.	
Open Space	Urban square, local pocket parks, urban spaces and green corridors	
Block Structure	Flexibility in relation to individual site and block structure will be considered where it is demonstrated that the principles and key elements of the proposed urban structure are achieved. This is particularly relevant to key landmark sites, such as the Square Shopping Centre, where opportunity exists to provide buildings of architectural merit which contribute to the character of the Town Centre core area, public realm improvements and enhance connectivity at a strategic location proximate to the Luas terminus and proposed transport interchange.	

Key Objectives for the Centre (TC):

- **TC1:** Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.
- **TC2:** Support the continued function and future expansion of services of Tallaght Hospital and facilitate improved access to the hospital
- **TC3:** Improve urban legibility throughout the area by providing new local streets including an extension to Airton Road to Cookstown Road; and Cookstown Road to Belgard North; and a new connection from Belgard North to Tallaght Square
- **TC4:** Improve the condition of existing streets to encourage walking and cycling
- **TC5:** Facilitate and support the delivery of a transport interchange integrating Luas, bus, cycle & taxi on land in and around Tallaght Square.
- **TC6:** Facilitate economic development, employment generation and provide an Innovation Centre which supports small business and accommodates growth and future success of local businesses.
- **TC7:** Improve interface with all existing and proposed routes and open spaces.
- **TC8:** Encourage new development on existing areas of surface car parking and support in principle the relocation of existing surface parking and roof parking spaces associated with The Square in new multi-storey and/or underground car parks, subject to high quality urban design and integration with the objectives of permeability and mixed-uses in the Centre neighbourhood.
- **TC9:** Provide new primary and secondary open spaces. Including provision of a new urban square or plaza to the north of Belgard Square North.
- **TC10:** Improve and enhance the public realm.
- **TC11:** Improve connectivity to all surrounding areas.
- **TC12:** Promote the provision of a post primary school to serve the Tallaght catchment.
- **TC13:** Promote provision of primary school to serve the area.
- **TC14:** Provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Alternative options to be assessed, including the provision of a landbridge, subject to a detailed traffic study and subject to agreement of Transport Infrastructure Ireland, National Transport Authority and landowners, where relevant.
- **TC15:** Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.

The Town Centre			Agency Lead - AL ¹	Scheduling
Infrastructure Requirements for the Town Centre area			Agency Lead - AL ¹	Scheduling
Physical Infrastructure ²	Physical	Enhanced public realm, including improved connectivity to public transport nodes.	Developer / SDCC	In tandem with development
		Transport Hub and Interchange within area identified in the Urban Design Framework for this Plan or as otherwise agreed with the Agency Leads.	NTA / TII / SDCC / Developer	2020 - 2026
		Belgard Square North Link Road and Airton Road Extension prior to, or in tandem with, adjacent new development.	SDCC	2020 - 2026
		Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.	SDCC / Developer	In tandem with development
		Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with requirements of Irish Water and SDCC.	Developer / SDCC / Irish Water	In tandem with development
		Provision of Sustainable Urban Drainage System (SUDS) measures on a site by site basis to manage surface water run-off.	Developer / SDCC	In tandem with development
	Open Space	Upgrade of Library Square, for cultural and community uses, including a pedestrian link to Belgard Urban Square in tandem with new development.	SDCC	2020 - 2022
	New urban square as a central and accessible amenity for the northern Town Centre lands to be developed on Council lands adjoining the new Belgard Square North Link Road.	SDCC	2020 - 2026	
	Pocket park serving a varied amenity function to be developed alongside the re-development of the former Uniphar lands along Belgard Square North to serve emerging residential population. Pocket Park to be provided in a phased manner alongside the development of these lands to the north east of the town centre.	Developer	In tandem with development	

¹ Agency Lead - Details the envisaged delivery agent for a particular piece of infrastructure.

² Note physical infrastructure relating to the provision of water, wastewater, gas, power will be subject to agreement with the relevant lead agencies i.e. ESB, Irish Water etc and is therefore not detailed in the above table.

The Town Centre				
Infrastructure Requirements for the Town Centre area			Agency Lead – AL¹	Scheduling
Social Infrastructure	Schools	Ino. post primary school – location to be subject to agreement with the Department of Education and Skills.	SDCC / DES	2020 – 2026
	Community (including arts, culture and faith)	Ino. new community space required per 5,000 population growth (c. 2,000 units) in the Town Centre or Cookstown neighbourhoods. The demand for, and delivery of, this facility will be assessed once 1,500 units have been granted planning permission in the Town Centre and Cookstown neighbourhoods.	Developer / SDCC	TBC
Associated Infrastructure ³	Childcare	The indicative long-term unit growth for the area would generate a minimum requirement for 270 spaces ⁴ . All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.	Developer	In tandem with development
	Health	Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided.	HSE / Developer in consultation with SDCC	In tandem with development

³ Services and Facilities essential for the health/well-being and social development of the area. Such service delivery to be monitored and reviewed as necessary over the lifetime of the plan.

⁴ Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

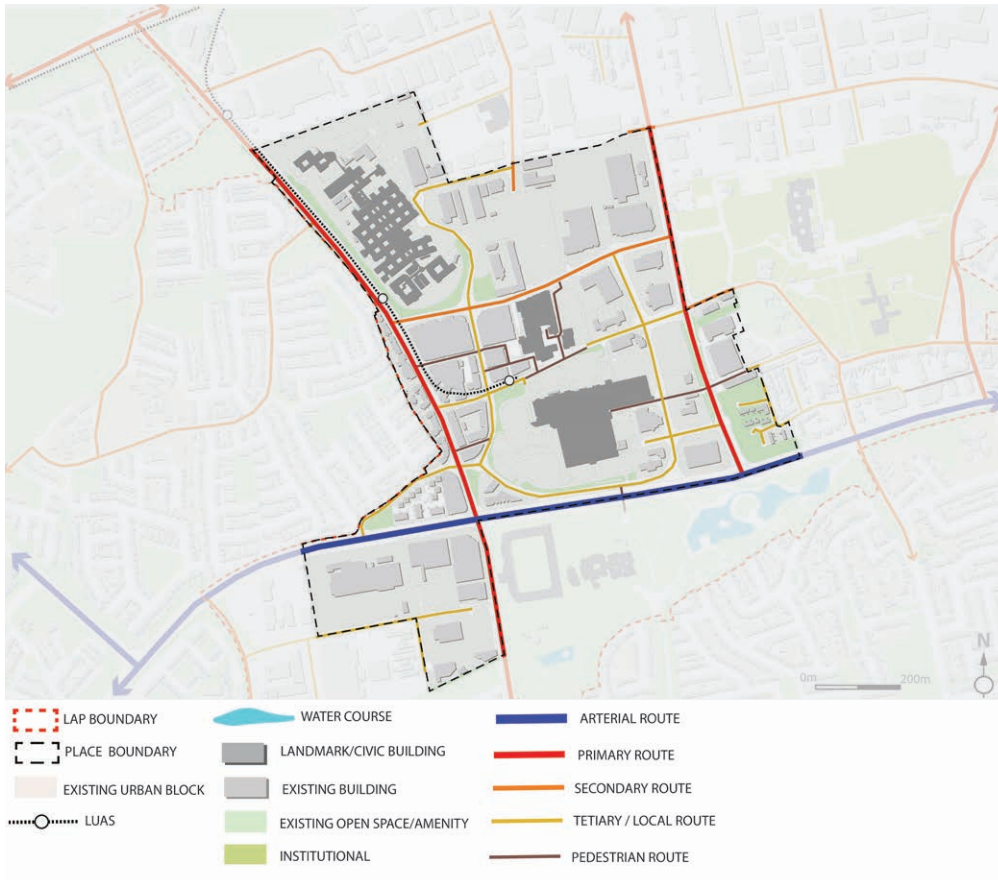


Figure 3.1 Existing context/environment (The Centre)

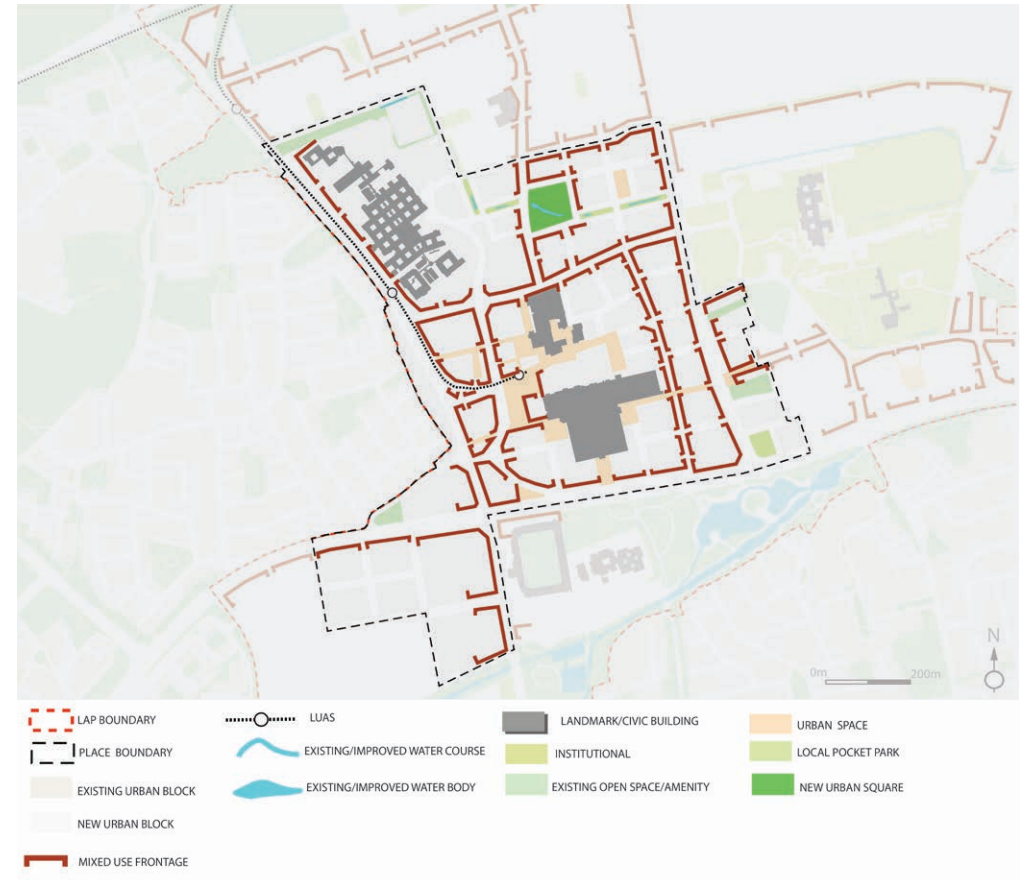


Figure 3.2 Mixed use frontage (The Centre)

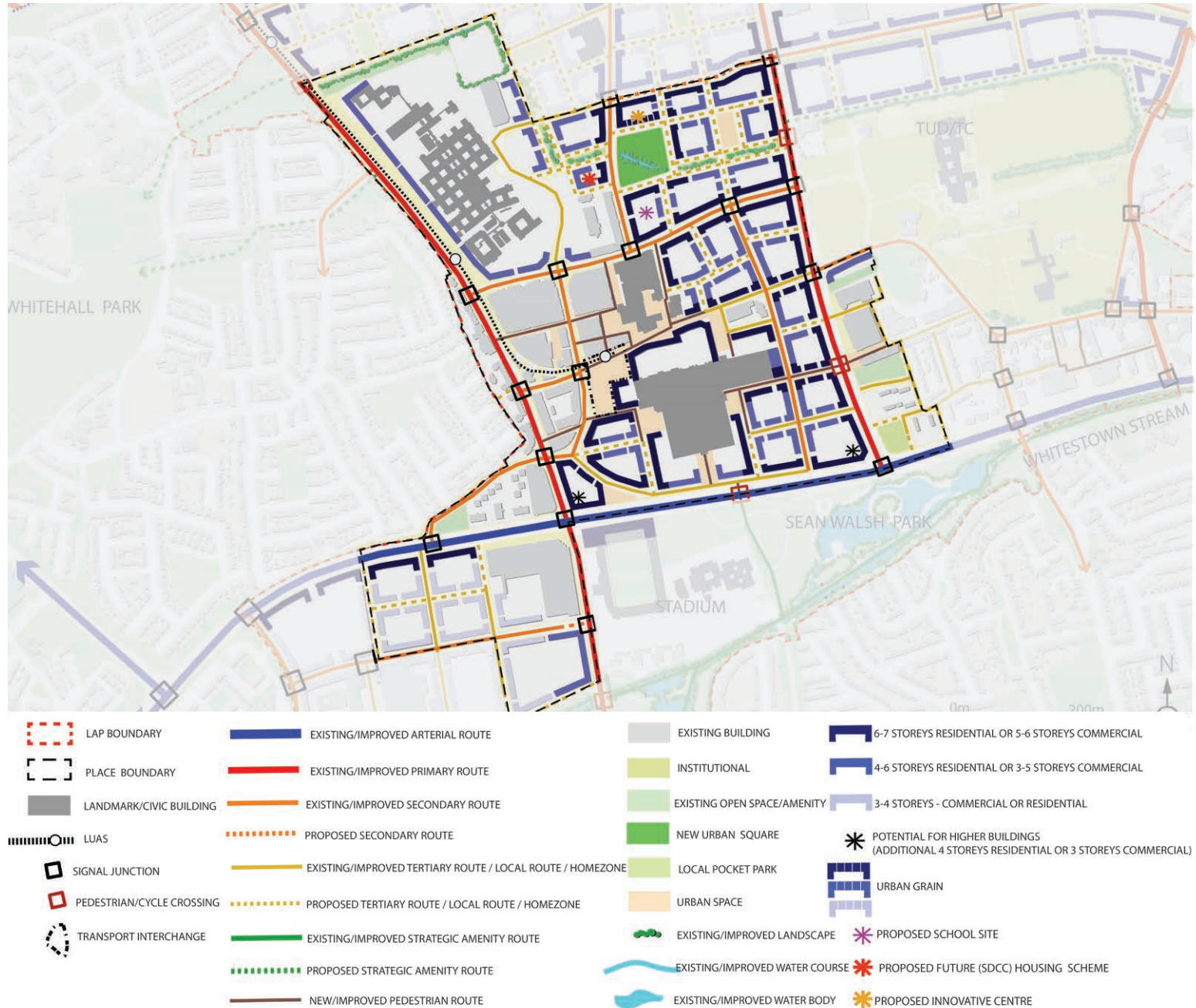
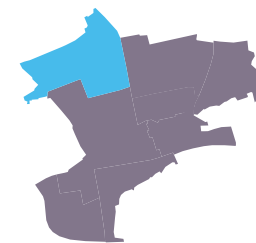


Figure 3.3 Overall Urban Structure (The Centre)



3.3 Cookstown

An attractive mixed-use residential and employment led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre, which will support existing businesses and additionally support the expansion of further small to medium size businesses and will continue to provide support for higher intensity employment.

Land Use Mix/ Urban Function A residential-led area, with a greater mix of use around Luas stops. A focus on more intensive enterprise, employment and innovation uses associated with existing uses such as the Hospital and TUD-Tallaght. Community, social and other walk to services to provide for a growing residential population.

Plot Ratio Ranges	Parcel	Range
	CT - A	1.5 - 2.0
CT - B	1.5 - 2.0	
CT - C	0.75 - 1.0	
CT - D	1.5 - 2.0	
CT - E	1.5 - 2.0	
CT - F1	1.25 - 1.5	
CT - F2	0.75 - 1.0	
CT - G	0.75 - 1.0	

Building Height (See Figure 3.7)	Primary Frontage	Up to 6-7 storeys residential (+1 recessed), 5-6 storeys non-residential (+1 recessed)
	Secondary Frontages	4-6 storeys Residential, 3-5 storeys non-residential
	Other frontages	3-4 storeys (Res/Non-Res)
	Landmark Buildings	Belgard & Cookstown Luas stops

Open Space Pocket parks, urban square, urban space.

Key Objectives for Cookstown (CK):

- **CK1:** Emergence of a vibrant mixed use residential-led neighbourhood.
- **CK2:** Create new urban block structure.
- **CK3:** Deliver a mix of new open spaces, including provision of a new urban square or plaza at a central location at, or in close proximity to, the junction of Cookstown Road and Second Avenue. The exact location, design and delivery of this space to be progressed by SDCC in discussion with landowners in the area.
- **CK4:** Improve legibility throughout the area and provision of new streets linking to nearby hubs and The Centre.
- **CK5:** Delivery of a variety of building types around Luas stops.
- **CK6:** Support provision of a new primary school if deemed necessary by Department of Education and Science.
- **CK7:** Utilising location as source of River Poddle, incorporating it into public realm and open space and green/blue infrastructure asset strategies.
- **CK8:** Encourage and facilitate higher intensity employment uses and economic development.
- **CK9:** Encourage design proposals to provide appropriate space to accommodate non-residential uses, particularly for existing businesses in the Cookstown area which can be appropriately accommodated in a mixed-use development with a substantial residential component.
- **CK10:** Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.

Cookstown				
Infrastructure Requirements for the overall Cookstown area			Agency Lead - AL	Scheduling
Physical Infrastructure	Physical	Enhanced public realm, including improved connectivity to public transport nodes, to east and to town centre to the south. Examine alternative routing for HGV traffic.	Developer / SDCC / NTA / TII	In tandem with development
		Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with requirements of Irish Water and SDCC.	Developer / SDCC / Irish Water	In tandem with development
		Provision of Sustainable Urban Drainage System (SUDS) measures on a site by site basis to manage surface water run-off.	Developer / SDCC	In tandem with development
	Open Space	New urban square ('Cookstown Urban Square') as a central and accessible amenity for the northern Cookstown lands to be developed at, or in close proximity to, the junction of Cookstown Road and Second Avenue.	Developer / SDCC	In tandem with development
Social Infrastructure	Community (including arts, culture and faith)	1no. new community space required per 5,000 population growth (c. 2,000 units) in the Town Centre or Cookstown neighbourhoods. The demand for, and delivery of, this facility will be assessed once 1,500 units have been granted planning permission in the Town Centre and Cookstown neighbourhoods.	Developer / SDCC	TBC
Associated Infrastructure	Childcare	The indicative long-term unit growth for the area would generate a requirement for 360 spaces ¹ . All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.	Developer	In tandem with development
	Health	Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided.	HSE / Developer in consultation with SDCC	In tandem with development

¹ Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

Cookstown**Infrastructure Requirements for the overall Cookstown area****Agency Lead - AL****Scheduling****Area Specific Requirements within Cookstown Sub-Neighbourhoods****CT-A**

Physical Infrastructure	Physical	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-A, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Cookstown Luas Stop.	Developer	In tandem with development
		Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites.	Developer	In tandem with development

CT-B

Physical Infrastructure	Physical	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-B, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Cookstown Luas Stop.	Developer	In tandem with development

CT-F1

Physical Infrastructure	Physical	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-F1, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Cookstown Luas Stop.	Developer	In tandem with development
		Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.	Developer	In tandem with development
		Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites.	Developer	In tandem with development

Cookstown				
Infrastructure Requirements for the overall Cookstown area			Agency Lead - AL	Scheduling
	Open Space	Pocket Park Minimum Area 3,700sqm centrally located in CT-F1. To be delivered as part of proposals for residential development in CT-F1 and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Second Pocket Park Minimum Area 3,000sqm located to the west of CT-F1 and east of CT-C. To be delivered as part of proposals for residential development in CT-F1 and CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Proposals for residential development in this area to demonstrate intended delivery of Cookstown Urban Square and programme for construction and use, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.	Developer	In tandem with development
CT-C				
Physical Infrastructure	Physical	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-C, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Upgrade / enhancements required to Cookstown Road in order to facilitate development within CT-C, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Belgard and/or Cookstown Luas Stop.	Developer	In tandem with development
		Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites.	Developer	In tandem with development
		Provision of Belgard Square North Link Road to facilitate direct link to Town Centre from Central Cookstown.	SDCC	2020-2026
		Upgrade and enhancement landscaping works to open space alongside Luas line as part of proposals for development along the northern boundary of CT-C, in consultation with TII and SDCC Parks Department.	Developer	In tandem with development

Cookstown				
Infrastructure Requirements for the overall Cookstown area			Agency Lead - AL	Scheduling
	Open Space	Pocket Park Minimum Area 5,200sqm centrally located in CT-C. To be delivered as part of proposals for residential development in CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Second Pocket Park Minimum Area 3,000sqm located to the west of CT-F1 and east of CT-C. To be delivered as part of proposals for residential development in CT-F1 and CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Proposals for residential development in this area to provide for the delivery of Cookstown Urban Square, as per the criteria set out in Section 8.4.2, in tandem with development, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.	Developer	In tandem with development
CT-D				
Physical Infrastructure	Physical	Upgrade / enhancements required to Cookstown Road in order to facilitate development within CT-C, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Belgard Luas Stop.	Developer	In tandem with development
		Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites.	Developer	In tandem with development
		Provision of Belgard Square North Link Road to facilitate direct link to Town Centre from Central Cookstown.	SDCC	2020-2026
		New secondary route between Cookstown Road and Belgard Road.	Developer	In tandem with development
	Open Space	Upgrade and enhancement landscaping works to open space alongside Luas line as part of proposals for development along the northern boundary of CT-C, in consultation with TII and SDCC Parks Department.	Developer	In tandem with development
		Proposals for residential development in this area to provide for the delivery of Cookstown Urban Square, as per the criteria set out in Section 8.4.2, in tandem with development, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.	Developer	In tandem with development

Cookstown				
Infrastructure Requirements for the overall Cookstown area			Agency Lead - AL	Scheduling
CT-E				
Physical Infrastructure	Physical	Upgrade / enhancements required to Old Belgard Road in order to facilitate development within CT-E, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Belgard Luas Stop.	Developer	In tandem with development
		Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites.	Developer	In tandem with development
		New secondary route between Cookstown Road and Belgard Road.	Developer	In tandem with development
	Open Space	Pocket Park / Urban Space Minimum Area 3,700sqm in CT-E. To be delivered as part of proposals for residential development in CT-E and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
CT-G				
Physical Infrastructure	Physical	Upgrade / enhancements required to Cookstown Road in order to facilitate development within CT-G, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Belgard Luas Stop.	Developer	In tandem with development
		Provision of Belgard Square North Link Road to facilitate direct link to Town Centre from Central Cookstown.	SDCC	2020-2026
		Provision of Airton Road Extension to facilitate direct link to Belgard Road from Central Cookstown.	SDCC	2020-2026
		New secondary route between Cookstown Road and Belgard Road.	Developer	In tandem with development

Cookstown				
Infrastructure Requirements for the overall Cookstown area			Agency Lead - AL	Scheduling
	Open Space	Pocket Park Minimum Area 3,200sqm in CT-G. To be delivered as part of proposals for residential development in CT-G and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Proposals for residential development in this area to provide for the delivery of Cookstown Urban Square, as per the criteria set out in Section 8.4.2, in tandem with development, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.	Developer	In tandem with development
CT-F2				
Physical Infrastructure	Physical	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-F2, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.	Developer	In tandem with development
		Enhanced pedestrian and cyclist linkages to Cookstown and/or Belgard Luas Stop.	Developer	In tandem with development
		Provision of Belgard Square North Link Road to facilitate direct link to Town Centre from Central Cookstown.	SDCC	2020-2026
		Provision of Airton Road Extension to facilitate direct link to Belgard Road from Central Cookstown.	SDCC	2020-2026
		Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.	Developer	In tandem with development
	Open Space	Pocket Park or Linear Park along route of Rive Poddle Minimum Area 4,100sqm in CT-F2. To be delivered as part of proposals for residential development in CT-F2 and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).	Developer	In tandem with development
		Proposals for residential development in this area to demonstrate intended delivery of Cookstown Urban Square and programme for construction and use, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.	Developer	In tandem with development

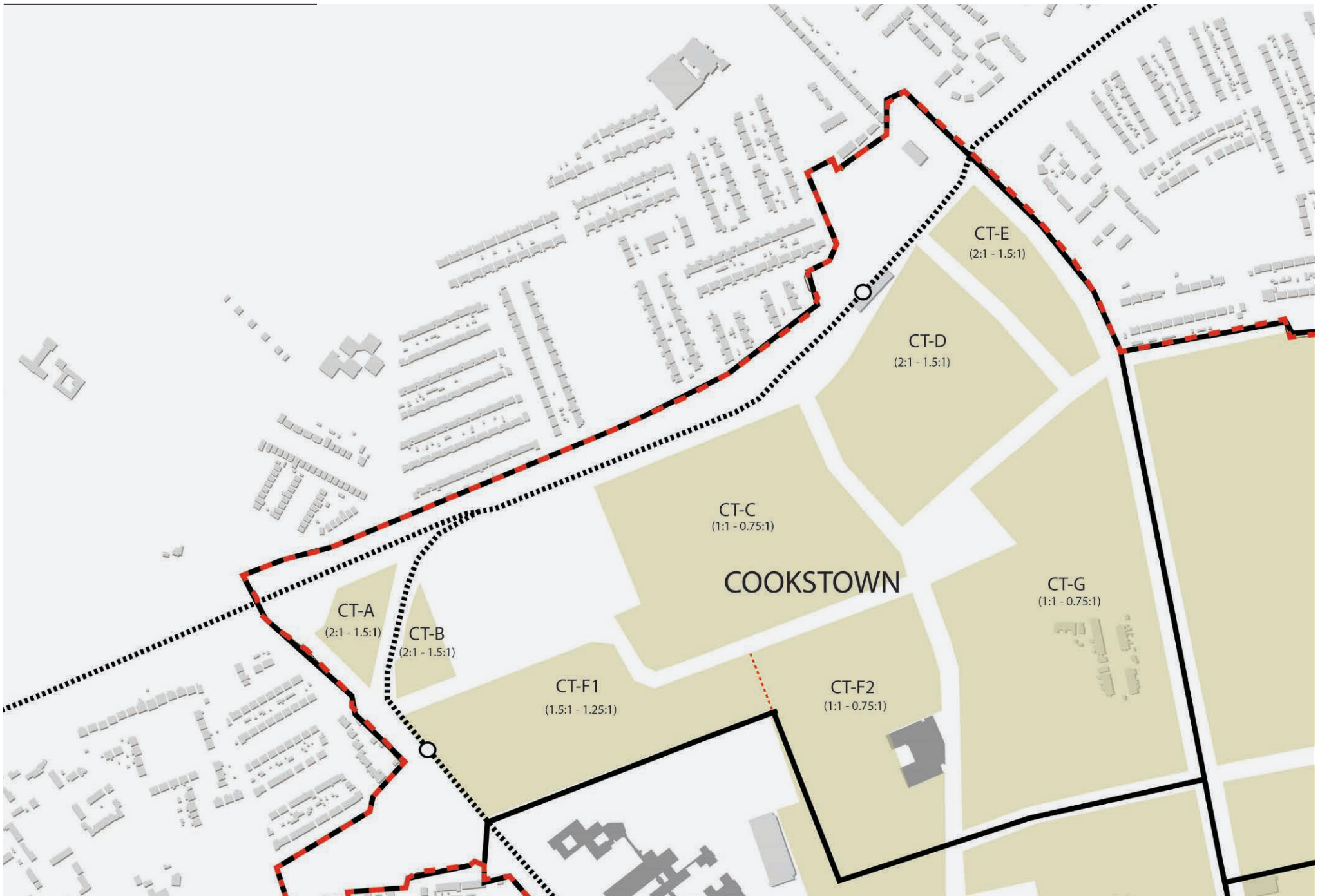


Figure 3.4 Development Parcels in Cookstown

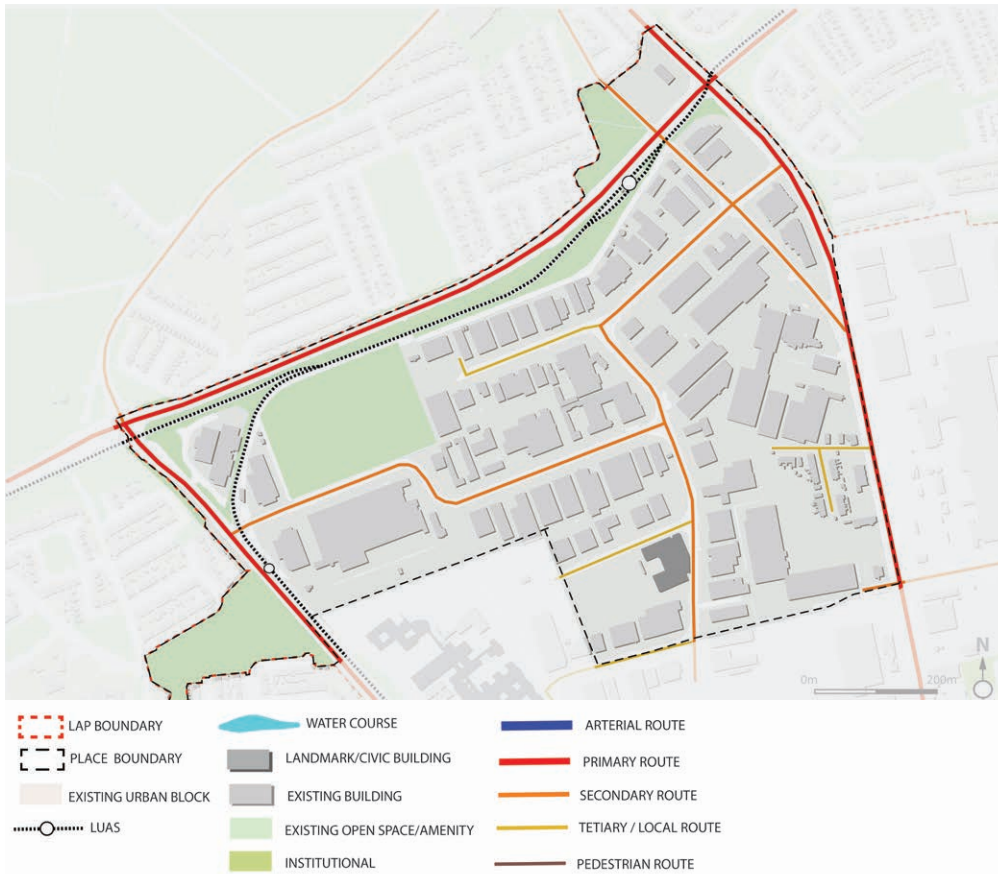


Figure 3.5 Existing context/environment (Cookstown)



Figure 3.6 Mixed use frontage (Cookstown)

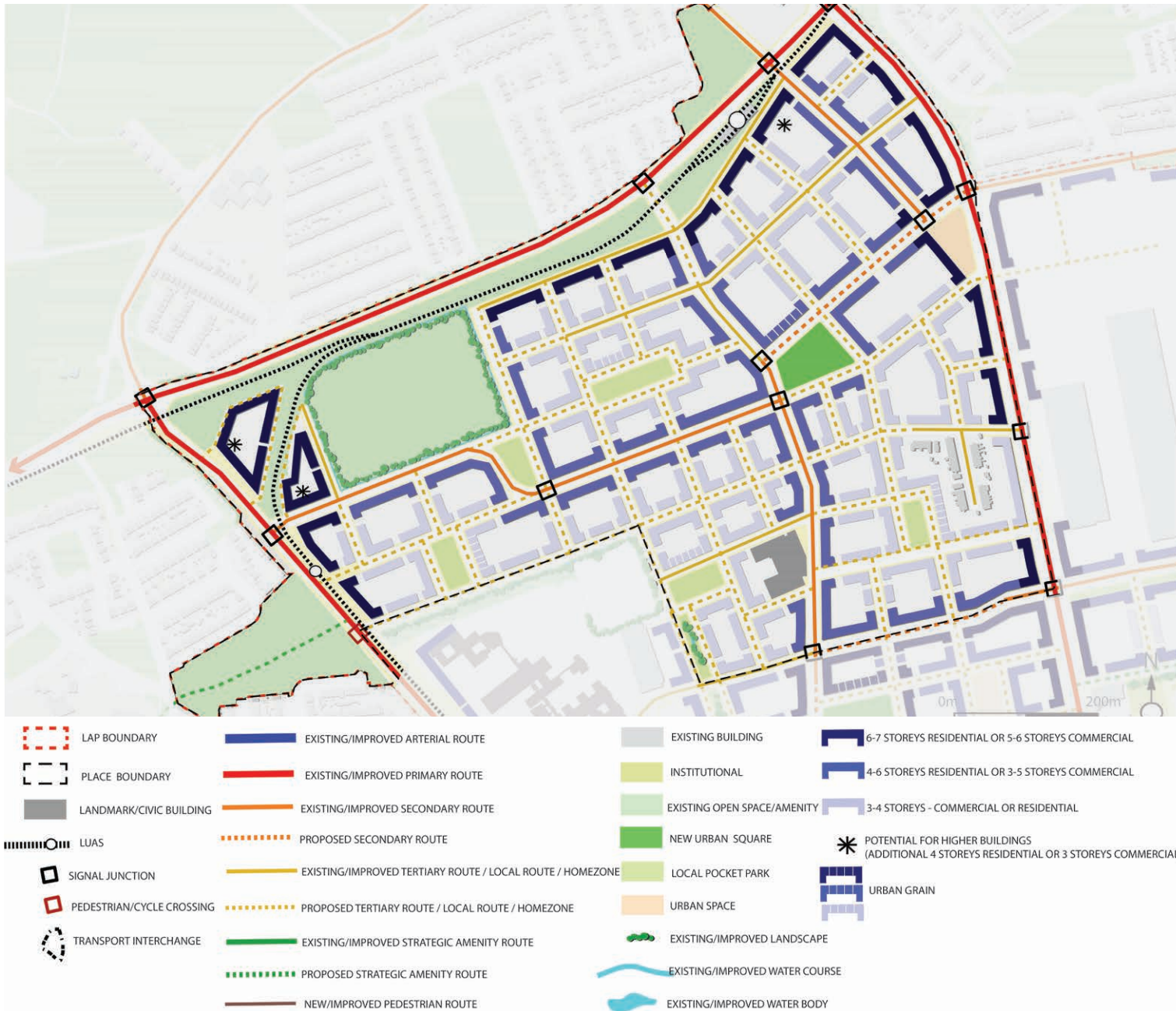
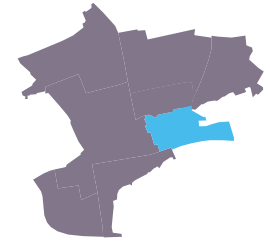


Figure 3.7 Overall Urban Structure (Cookstown)



3.4 The Village

Consolidate existing mixed use residential neighbourhood within a high quality place of intimate scale and character.

Land Use Mix/ Urban Function	Mix of uses in accordance with the County Development Plan zoning objective for 'VC - Village Centre', including residential, appropriate retail, walk to services, cultural, civic, recreational, community and other uses which support the evening economy.
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height (See Figure 3.10)	To respond to local context, particularly the Architectural Conservation Area (ACA).
Open Space	Consolidate and enhance existing provision.

Key Objectives for the Village (VL):

- **VL1:** Consolidate mixed use residential uses.
- **VL2:** Develop the tourism potential of the historic Village in accordance with a Tourism Strategy for the area, including a heritage trail and potential community and cultural attractions.
- **VL3:** Provide/upgrade dedicated cycle facilities on green infrastructure routes & secondary streets.
- **VL4:** Improve local permeability through the development of new routes for pedestrians and cyclists.
- **VL5:** Facilitate green infrastructure along public streets.
- **VL6:** Protect and enhance setting of protected structures and qualities of the ACA.
- **VL7:** Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions.
- **VL8:** Protect the character and integrity of the Priory, including its parkland setting, and provide for greater public access and usage.
- **VL9:** Protect and preserve Heronry located on Priory lands and extending into TUD lands.
- **VL10:** Provide for some residential or mixed-use development on lands to the east of the Priory, subject to the above key objectives.
- **VL11:** Any proposals for the future significant development of the Priory or St Maelruan's shall be accompanied by a detailed conservation plan which will assess the impact of any development and how it will contribute to the conservation of historically significant structures and landscape elements.

Village				
Infrastructure Requirements for the Village area			Agency Lead - AL	Scheduling
Physical Infrastructure	Physical	Enhanced public realm, including improved connectivity to public transport nodes.	Developer / SDCC	In tandem with development
		Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with requirements of Irish Water and SDCC.	Developer / SDCC / Irish Water	In tandem with development
		Provision of Sustainable Urban Drainage System (SUDS) measures on a site by site basis to manage surface water run-off.	Developer / SDCC	In tandem with development
	Open Space	Enhancement of existing urban / green spaces within the Village	SDCC	2020-2026
		Provision of a new urban space on the corner of main street and the old Greenhills Road	Developer	In tandem with development
Associated Infrastructure	Childcare	The indicative long-term unit growth for the area would generate a requirement for 10 spaces ¹ . All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.	Developer	In tandem with development

¹ Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

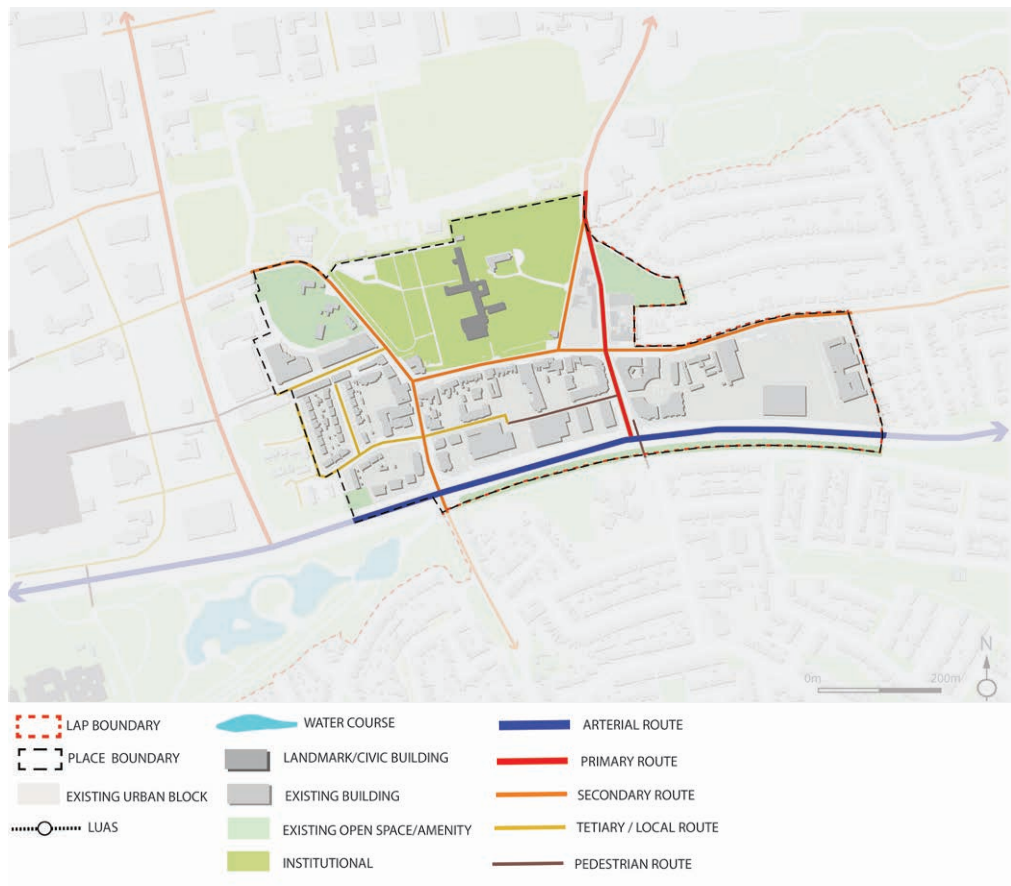


Figure 3.8 Existing context/environment (The Village)

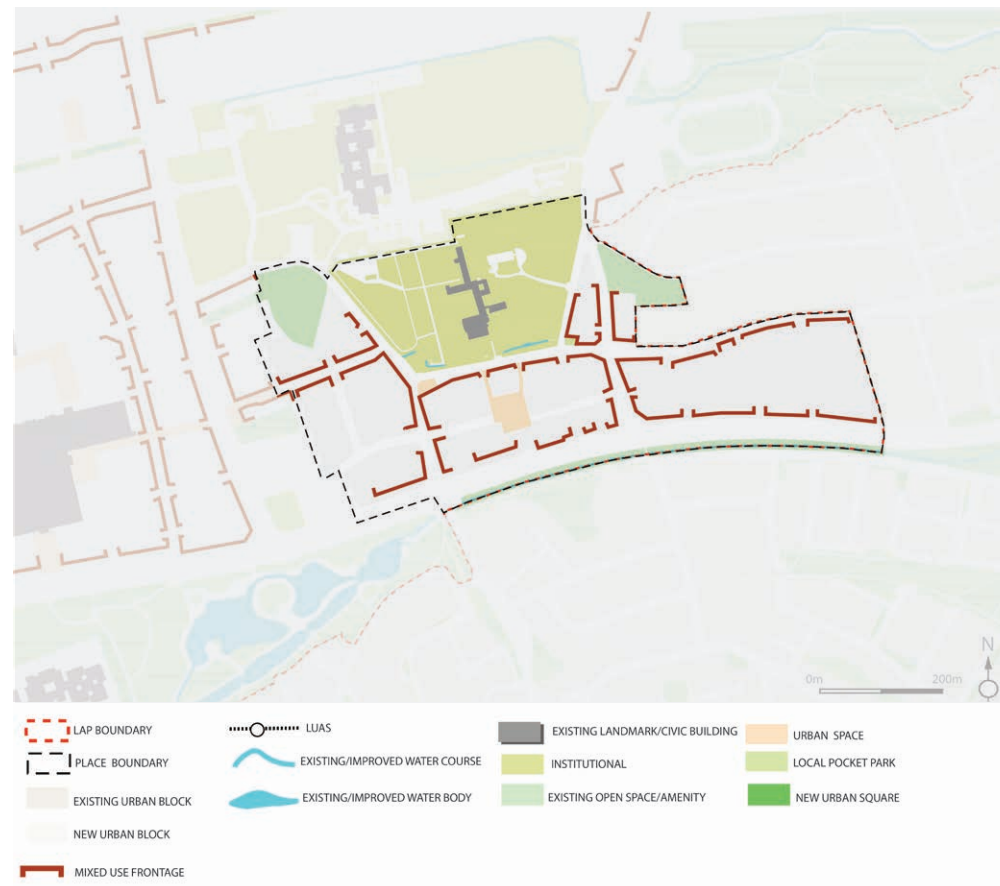


Figure 3.9 Mixed use frontage (The Village)

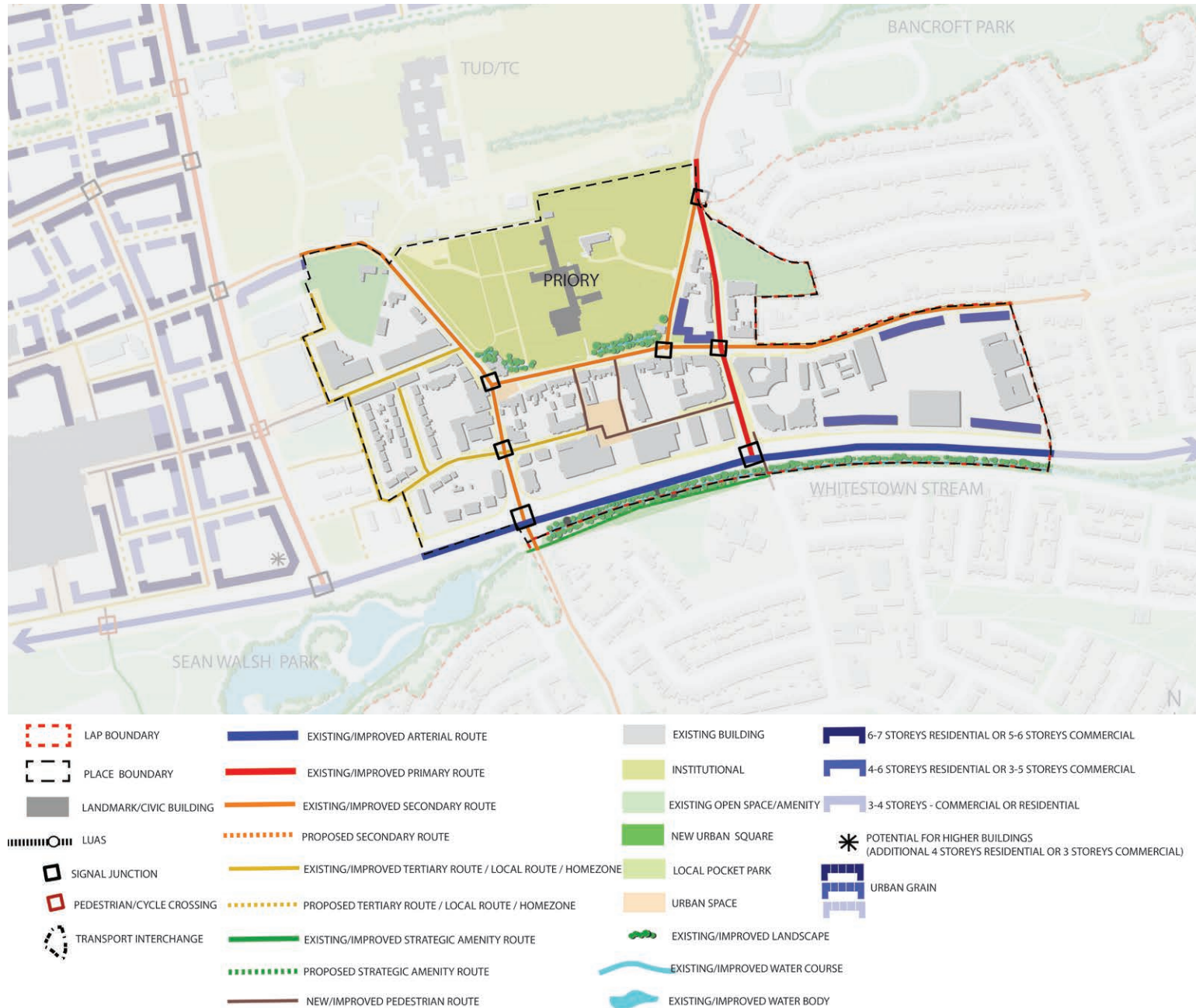
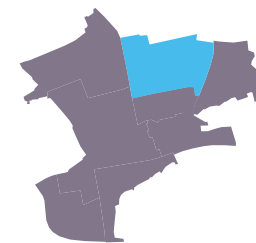


Figure 3.10 Overall Urban Structure (The Village)



3.5 Broomhill

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along the southern side of Airton Road.

Land Use Mix/ Urban Function Predominantly business, enterprise and employment area with more mixed use residential development fronting along the southern side of Airton Road, subject to integrating effectively with existing surrounding uses.

Plot Ratio Range 0.75:1 (Low)
1:1 (High)

Building Height (See Figure 3.13)	Primary Frontage	Up to 6-7 storeys residential (+1 recessed), 5-6 storeys non-residential (+1 recessed)
	Secondary Frontages	4-6 storeys Residential, 3-5 storeys non-residential
	Other Frontages	3-4 storeys (Res/Non-Res)
	Building Line	Retain the existing building line set back along Airton Road, particularly along the southern side of Airton Road for the provision of a linear park.

Open Space Local green corridors
Linear Park along Airton Road and along southern boundary with TUD/TC with new building frontage overlooking.

Key Objectives for Broomhill (BH):

- **BH1:** Transition to mixed use area primarily focussed on higher value commercial uses.
- **BH2:** Improve legibility throughout area with new local routes and new connections to Kilnamanagh and Tallaght University Hub. Improve interface with all existing and proposed routes and open spaces.
- **BH3:** New corridors for green infrastructure connecting adjoining communities. Improved green infrastructure buffer to Kilnamanagh.
- **BH4:** Maintain buffer along stream on southern edge of Broomhill neighbourhood.
- **BH5:** Maintain existing building line set back along Airton Road and seek delivery of a linear park along southern side of Airton Road in tandem with development.

Broomhill				
Infrastructure Requirements for the Broomhill area			Agency Lead - AL	Scheduling
Physical Infrastructure	Physical	Enhanced public realm, including improved connectivity to public transport nodes.	Developer / SDCC	In tandem with development
		Upgrade / enhancements required to Airton Road in order to facilitate development within Broomhill, including public realm improvements, pedestrian and cyclist linkages.	Developer	In tandem with development
		Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with requirements of Irish Water and SDCC.	Developer / SDCC / Irish Water	In tandem with development
		Provision of Sustainable Urban Drainage System (SUDS) measures on a site by site basis to manage surface water run-off.	Developer / SDCC	In tandem with development
	Open Space	Delivery of linear park along length of the southern side of Airton Road between existing building line and existing road, maintaining existing building line in new development.	Developer / SDCC	In tandem with development
		Delivery of green amenity corridor along the southern boundary with TUD-TC maintaining buffer with stream.	Developer / SDCC	In tandem with development
Associated Infrastructure	Childcare	The indicative long-term unit growth for the area would generate a requirement for 100 spaces ¹ . All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments.	Developer	In tandem with development
	Health	Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided.	HSE / Developer in consultation with SDCC	In tandem with development

¹ Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

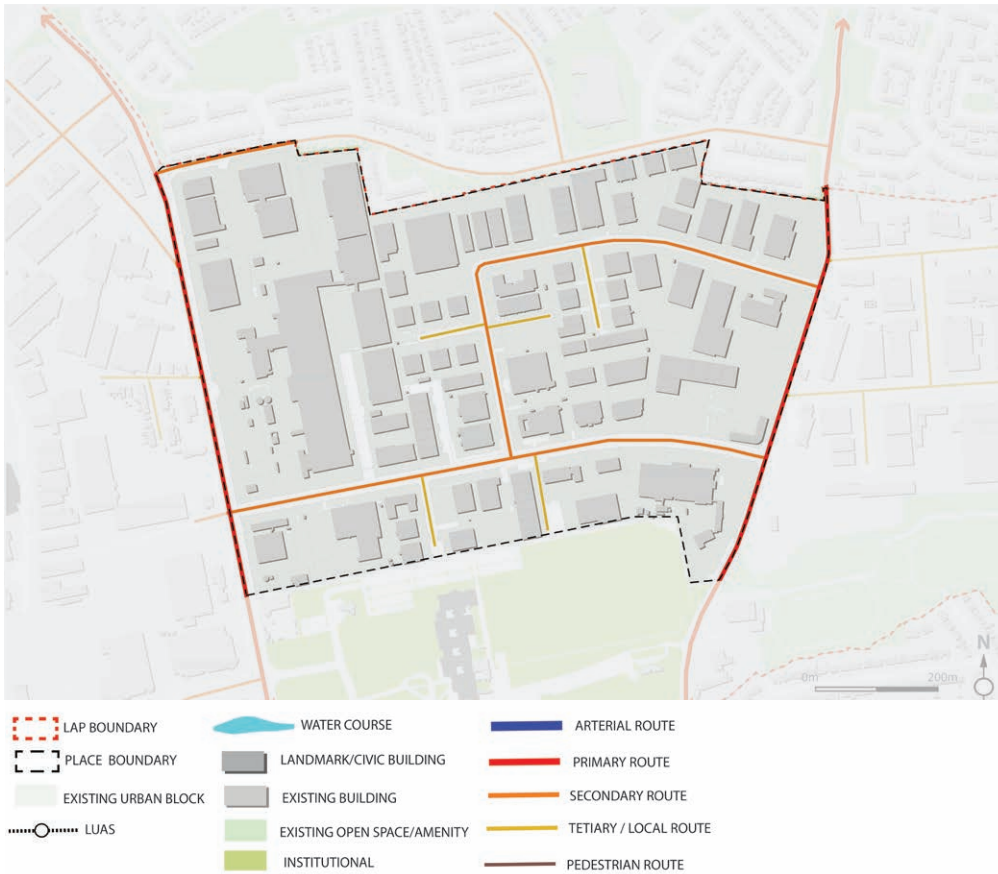


Figure 3.11 Existing context/environment (Broomhill)



Figure 3.12 Urban function/uses (Broomhill)

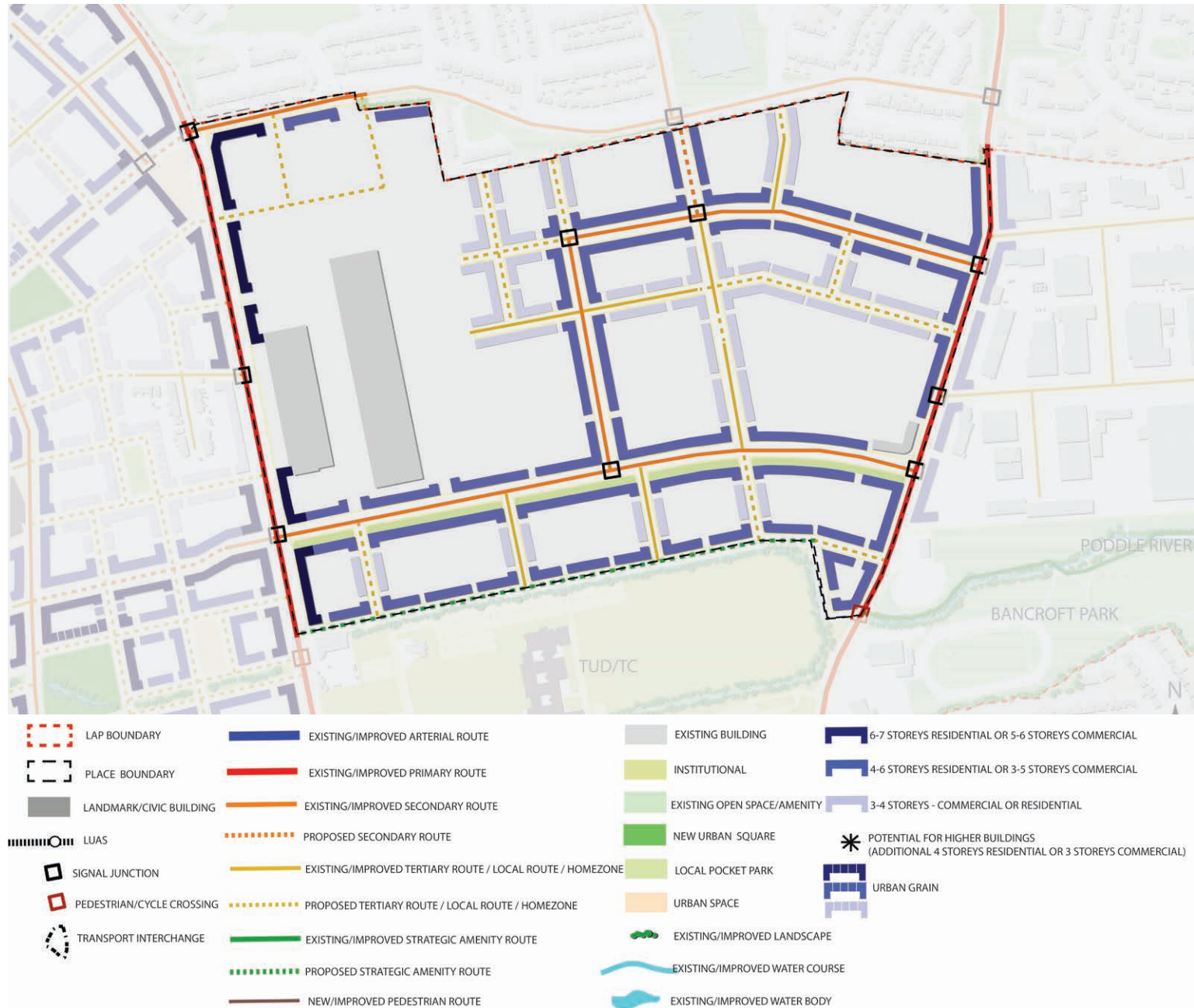
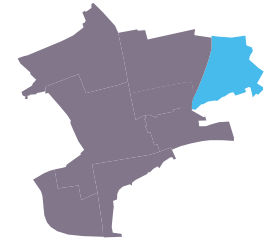


Figure 3.13 Overall Urban Structure (Broomhill)



3.6 Greenhills

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.

Land Use Mix/ Urban Function	Predominantly business, enterprise and employment area with higher value commercial, industry and distribution and potential for limited mixed uses along Greenhills Road, proximate to Airton Road, where it can integrate effectively with existing and established uses.
Plot Ratio Range	0.5:1 (Low) 1:1 (High)
Building Height (See Figure 3.16)	It is expected that industrial buildings will generally be low rise and this would be supported. Where office development comes forward buildings should not exceed 6 storeys. In all circumstances development should deliver a strong building line on public streets.
Open Space	Enhanced links to Bancroft Park public open space.

Key Objectives for Greenhills (GH):

- **GH1:** Intensification of use to higher value commercial and employment uses.
- **GH2:** New local routes and connections to Bancroft Park.
- **GH3:** Improved interface with Bancroft Park and Greenhills Road.
- **GH4:** Protect and enhance recreational amenities and green infrastructure value of Bancroft Park.
- **GH5:** Protection of residential amenity of adjoining residential areas.

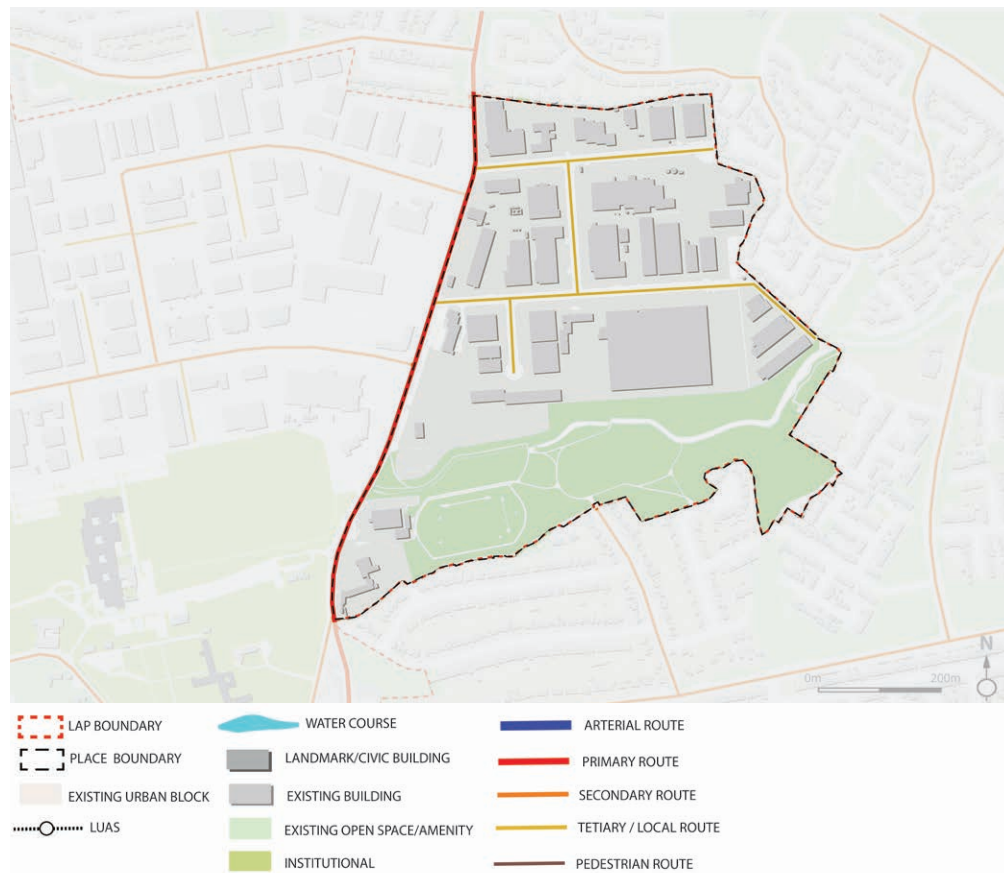


Figure 3.14 Existing context/environment (Greenhills)

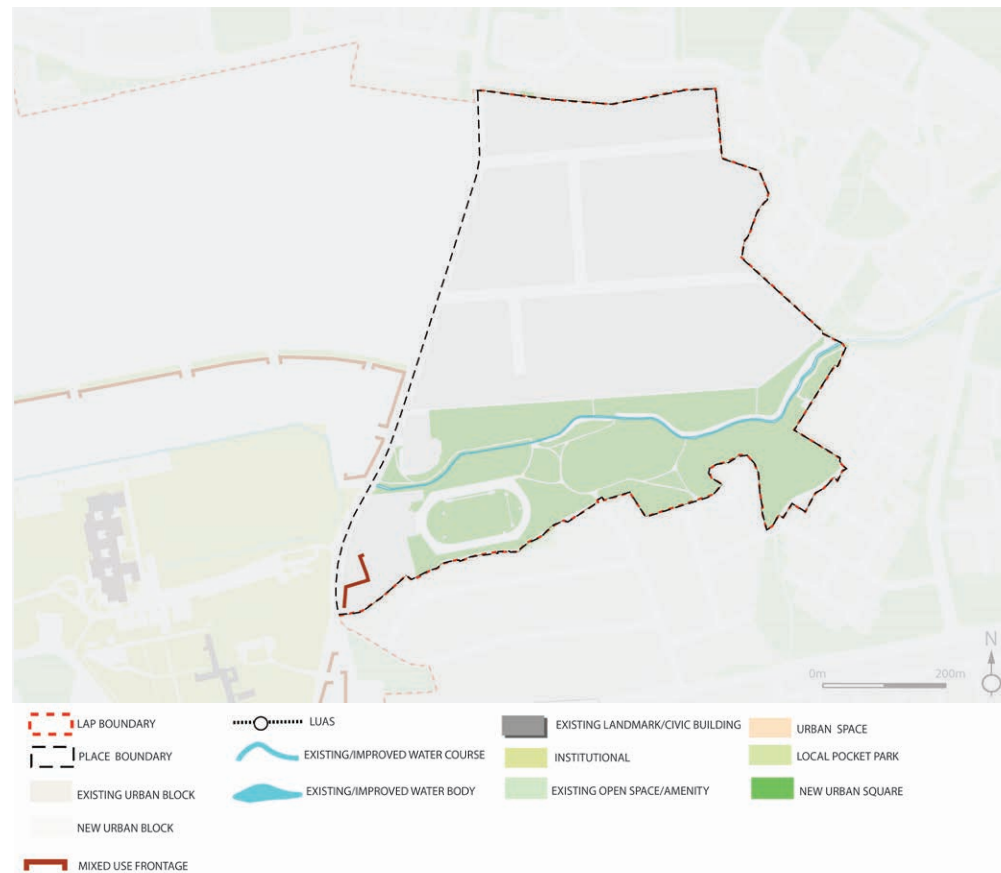


Figure 3.15 Mixed use frontage (Greenhills)

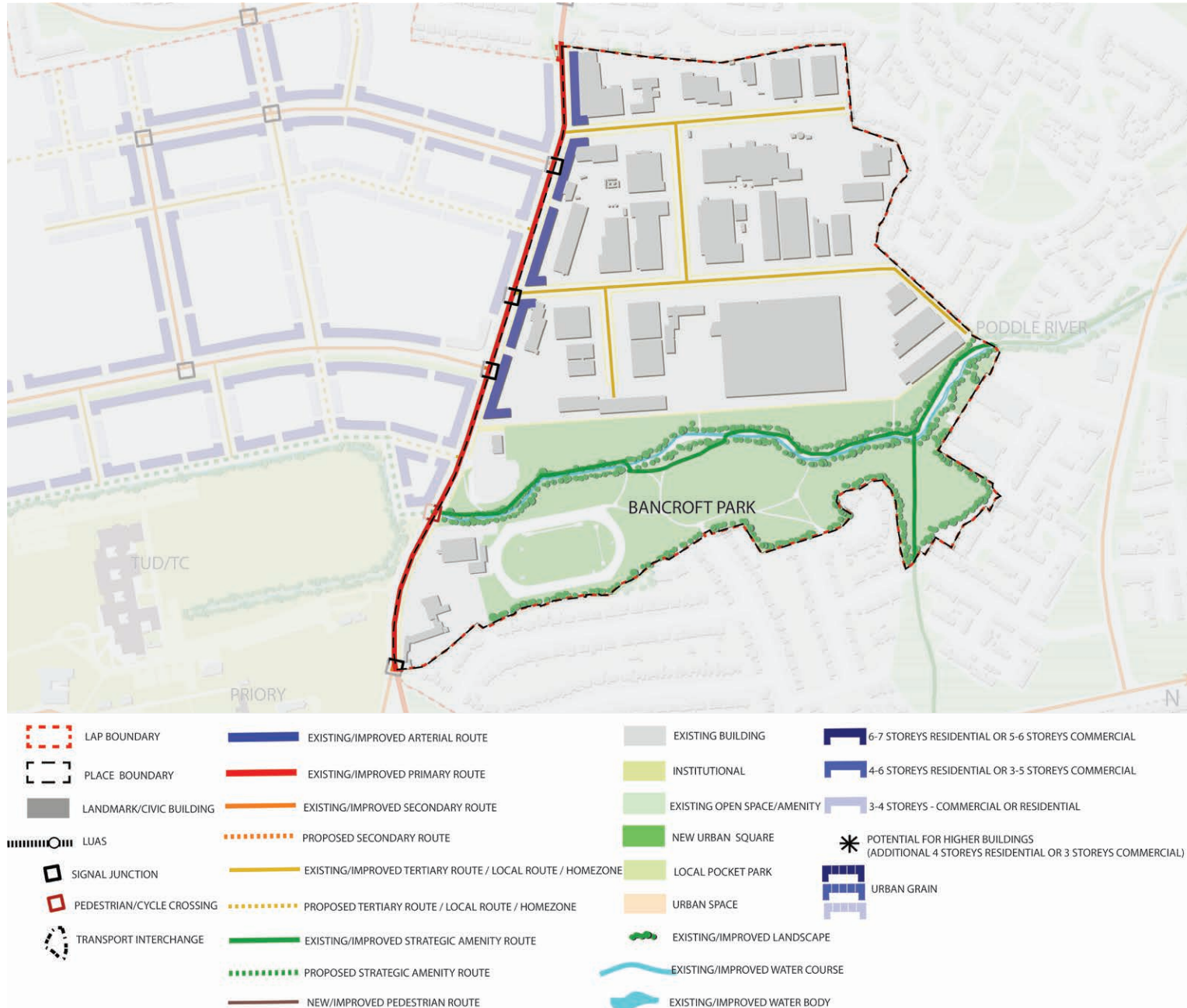
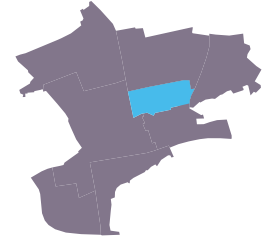


Figure 3.16 Overall Urban Structure (Greenhills)



3.7 Technological University Dublin/Tallaght Campus

Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

Land Use Mix/ Urban Function	Predominantly educational and institutional area with potential for intensification of existing and related uses.
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height (See Figure 3.19)	Proposals to have regard to protection of heritage and the character and setting of the institutions.
Open Space	Encourage retention and improvement of existing public access.

Key Objectives for Technological University Dublin (TU):

- **TU1:** Consolidate and enhance existing educational, religious and recreational functions.
- **TU2:** Retain existing landscape character.
- **TU3:** Enhance cycling and walking links through the area and to surrounding areas.
- **TU4:** Protect the parkland setting and provide for greater public access and usage.
- **TU5:** Protect and preserve Heronry located on Priory lands and extending into TUD lands.

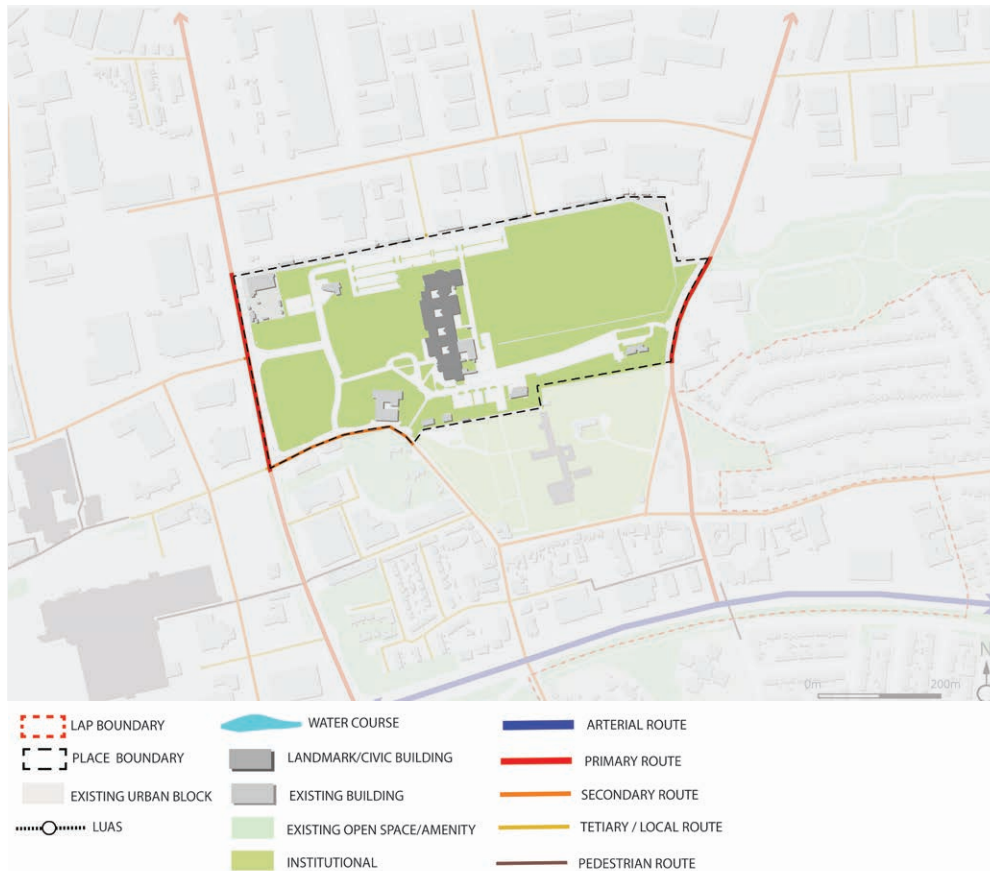


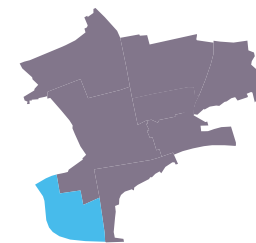
Figure 3.17 Existing context/environment (Technological University Dublin/Tallaght Campus)



Figure 3.18 Mixed use frontage (Technological University Dublin/Tallaght Campus)



Figure 3.19 Overall Urban Structure (Technological University Dublin/Tallaght Campus)



3.8 Whitestown

An intensive employment and service hub for Tallaght, providing a location for a wide range of businesses and services, in an attractive and accessible urban context.

Land Use Mix/ Urban Function	Commercial services and employment hub in close proximity to The Centre.
Plot Ratio Range	0.75:1 (Low) 1.0:1 (High)
Building Height (See Figure 3.22)	It is expected that industrial buildings will generally be low rise and this would be supported. Where office development comes forward buildings should not exceed 6 storeys. In all circumstances development should deliver a strong building line on public streets.
Open Space	Local pocket park, green infrastructure and amenity corridor along Whitestown Stream.

Key Objectives for Whitestown (WT):

- **WT1:** Consolidate and enhance employment and services function through focus on higher value Knowledge Intensive Business Services.
- **WT2:** Improve legibility throughout the area and new points of access from surrounding areas.
- **WT3:** Improve interface with existing and proposed primary and secondary routes.
- **WT4:** Provide new green infrastructure and amenity corridor along Whitestown Stream connecting Killinardan Park and Sean Walsh Park. Prior to any works being carried out to open up the Whitestown Stream as a cycling / pedestrian corridor, an Ecological Impact Assessment of proposals should be undertaken, which should include detailed ecological surveys of the Whitestown section of the Whitestown Stream.
- **WT5:** Retain and enhance setting of stream.
- **WT6:** Engage with relevant stakeholders, including landowners, to enhance interface with the N81 as part of the future landscape plan for the N81.

Whitestown				
Infrastructure Requirements for the Whitestown area			Agency Lead - AL	Scheduling
Physical Infrastructure	Physical	Enhanced public realm, including improved connectivity to public transport nodes.	Developer / SDCC	In tandem with development
		Provision of Water and Wastewater infrastructure on a pro rata basis in accordance with requirements of Irish Water and SDCC.	Developer / SDCC / Irish Water	In tandem with development
		Provision of Sustainable Urban Drainage System (SUDS) measures on a site by site basis to manage surface water run-off.	Developer / SDCC	In tandem with development
	Open Space	Enhancement of Whitestown Stream for ecological value and as an amenity route, subject to ecological impact assessment.	SDCC	2020-2026

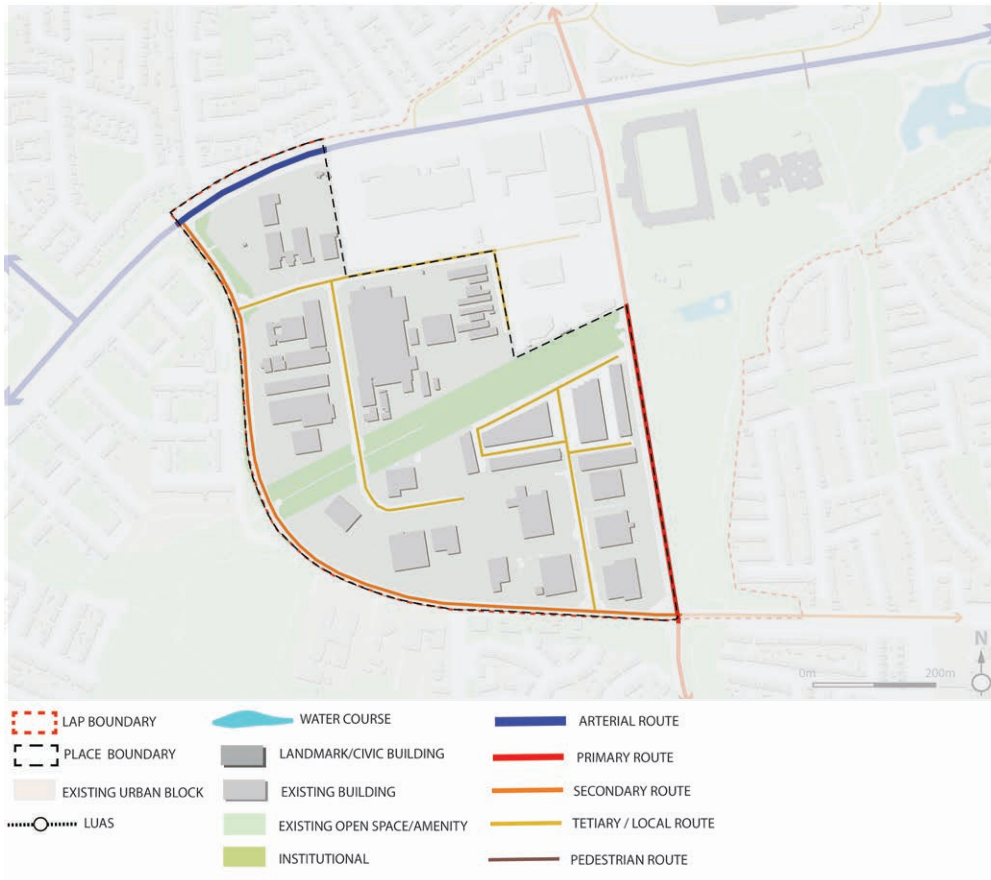


Figure 3.20 Existing context/environment (Whitestown)

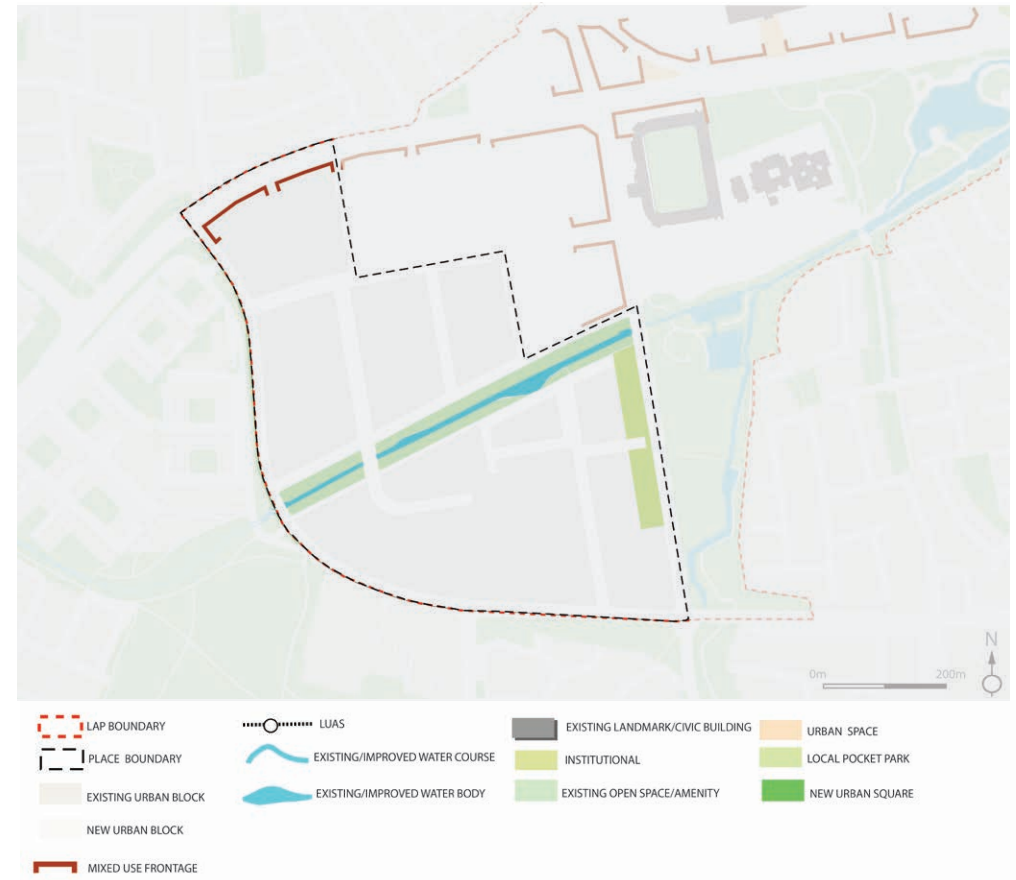


Figure 3.21 Mixed use frontage (Whitestown)

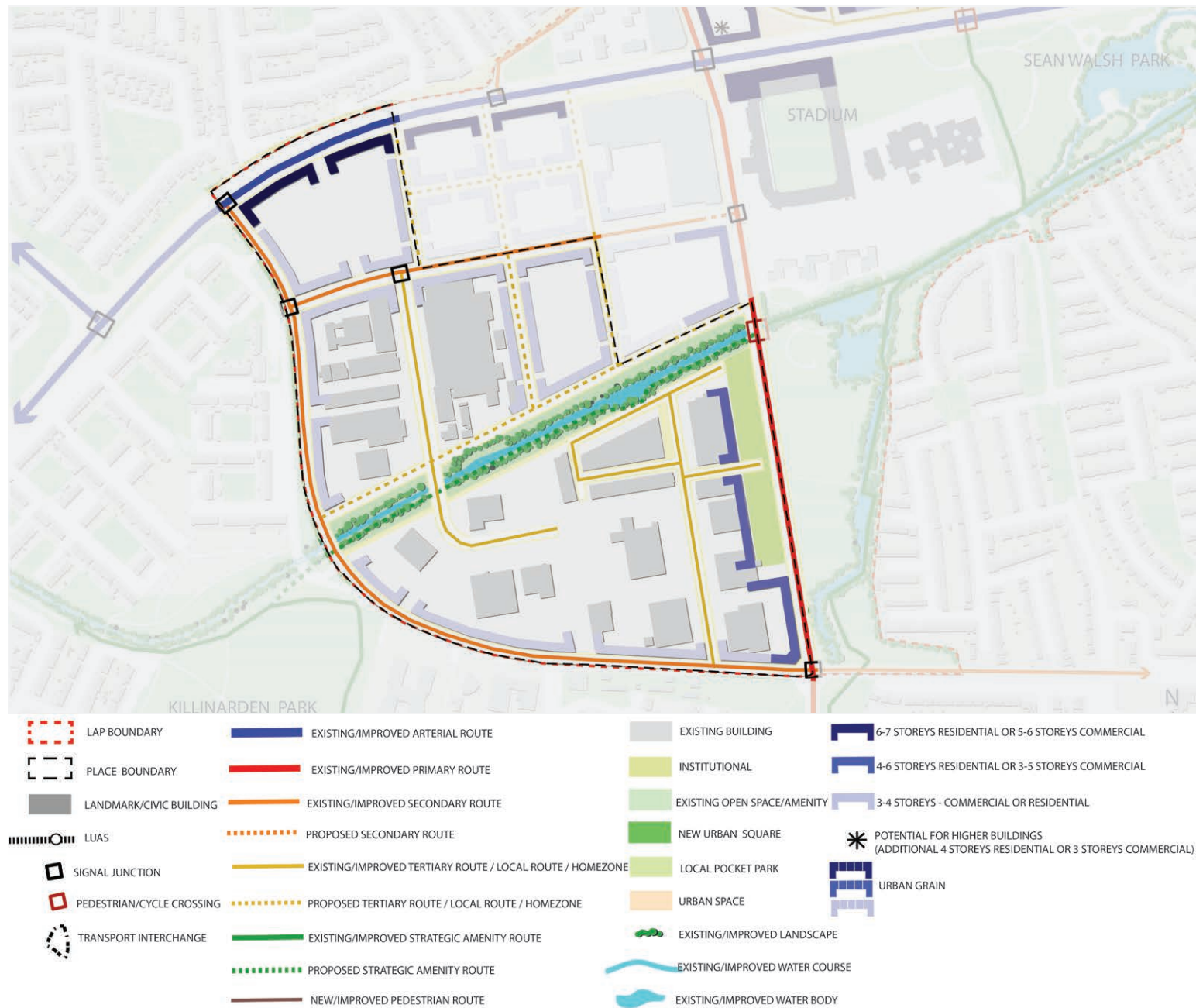
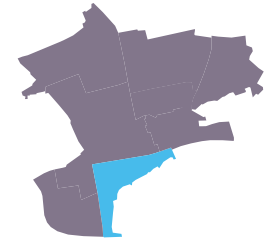


Figure 3.22 Overall Urban Structure (Whitestown)



3.9 The Town Park

Enhanced, multi-purpose high quality urban park with high levels of accessibility to surrounding areas and strong connections with the larger green infrastructure of the Plan area.

Land Use Mix/ Urban Function	Primarily recreational, amenity and ecological functions with potential for commercial uses at Tallaght Stadium
Plot Ratio Range	n/a
Building Height	See accompanying Overall Urban Structure drawing (Figure 3.25)
Open Space	Sean Walsh Park

Key Objectives for The Town Park (TP):

- **TP1:** Consolidate and enhance amenity function of Sean Walsh Park.
- **TP2:** Balanced provision of active and passive recreation.
- **TP3:** Enhanced green infrastructure hub with improved biodiversity and water management functions.
- **TP4:** Enhanced facilities at Tallaght Stadium.
- **TP5:** Improved connections across the N81 and to surrounding areas.
- **TP6:** Provision of all-weather playing pitches.
- **TP7:** Provision of elderly housing scheme on site of former SDCC depot.
- **TP8:** Provide for trail-heads and/or markers of the beginning of the Dublin Mountains Way in Seán Walsh Park.
- **TP9:** To investigate potential for the provision of an urban farm and inclusion garden allotments in the Sean Walsh Park or within reasonable distance thereof.
- **TP10:** That any consideration of the siting of astro-pitches in Seán Walsh Park shall be subject to an Ecological Impact Assessment having regard, in particular, to the wetland area in the west of the park.
- **TP11:** Provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Alternative options to be assessed, including the provision of a landbridge, subject to a detailed traffic study and subject to agreement of Transport Infrastructure Ireland, National Transport Authority and landowners, where relevant.
- **TP12:** Rehabilitation of lands to south west of Seán Walsh Park adjoining existing ponds.

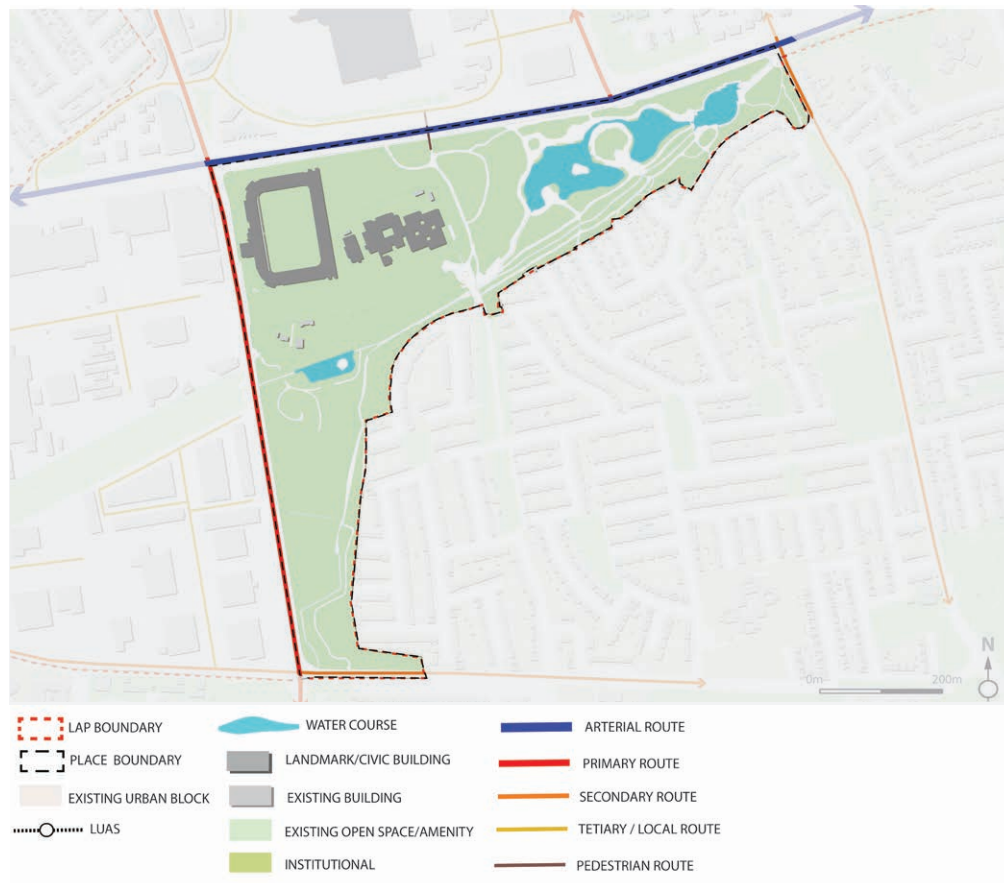


Figure 3.23 Existing context/environment (The Town Park)

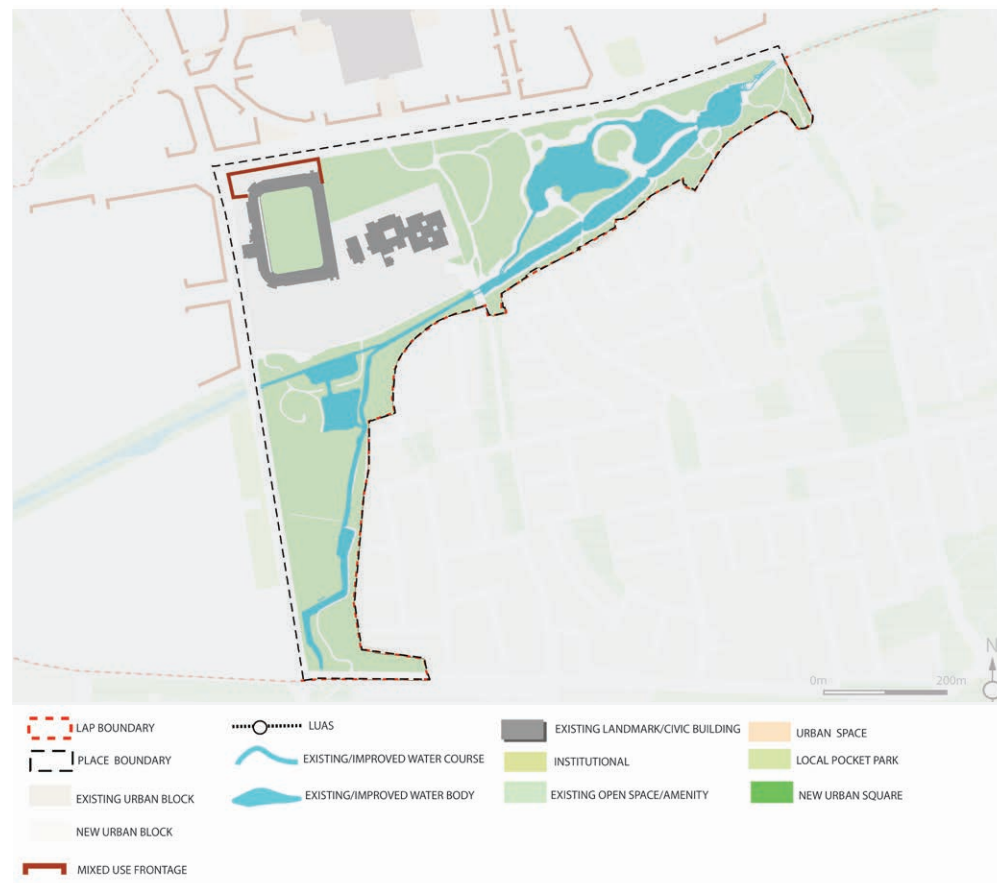


Figure 3.24 Urban function/uses (The Town Park)

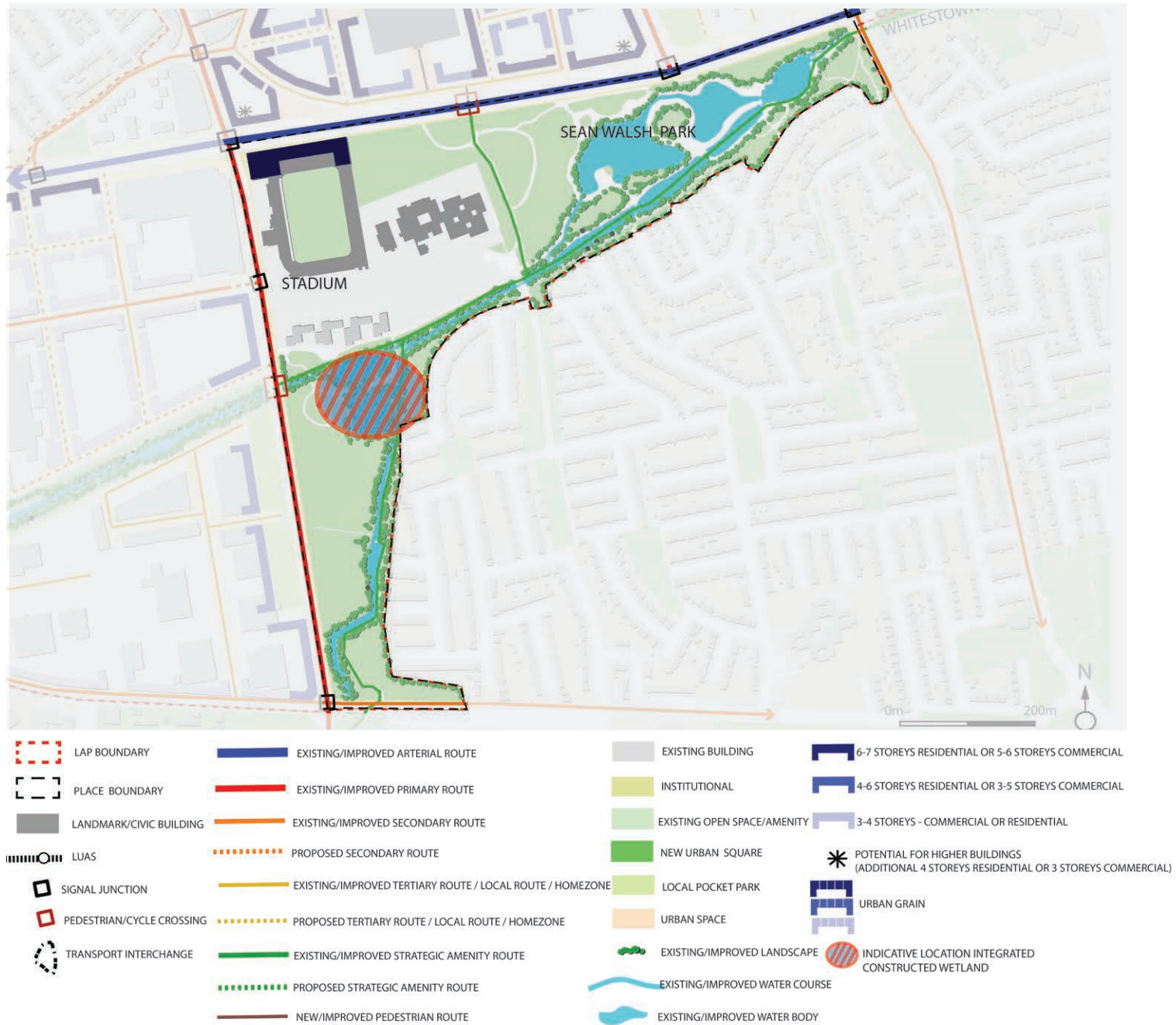


Figure 3.25 Overall Urban Structure (The Town Park)



4.0 Economic Development and Tourism

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4.1 Introduction

Tallaght, which is the County Town of South Dublin County, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services. The Town Centre in particular plays host to a number of major institutions including Tallaght Hospital, Technological University Dublin/TC (TUD/TC), South Dublin County Council headquarters and the head office of the Dublin and Dun Laoghaire Education and Training Board (formerly VEC). This area also incorporates the Whitestown Industrial Estate, Tallaght Business Park and Broomhill Industrial Estate.

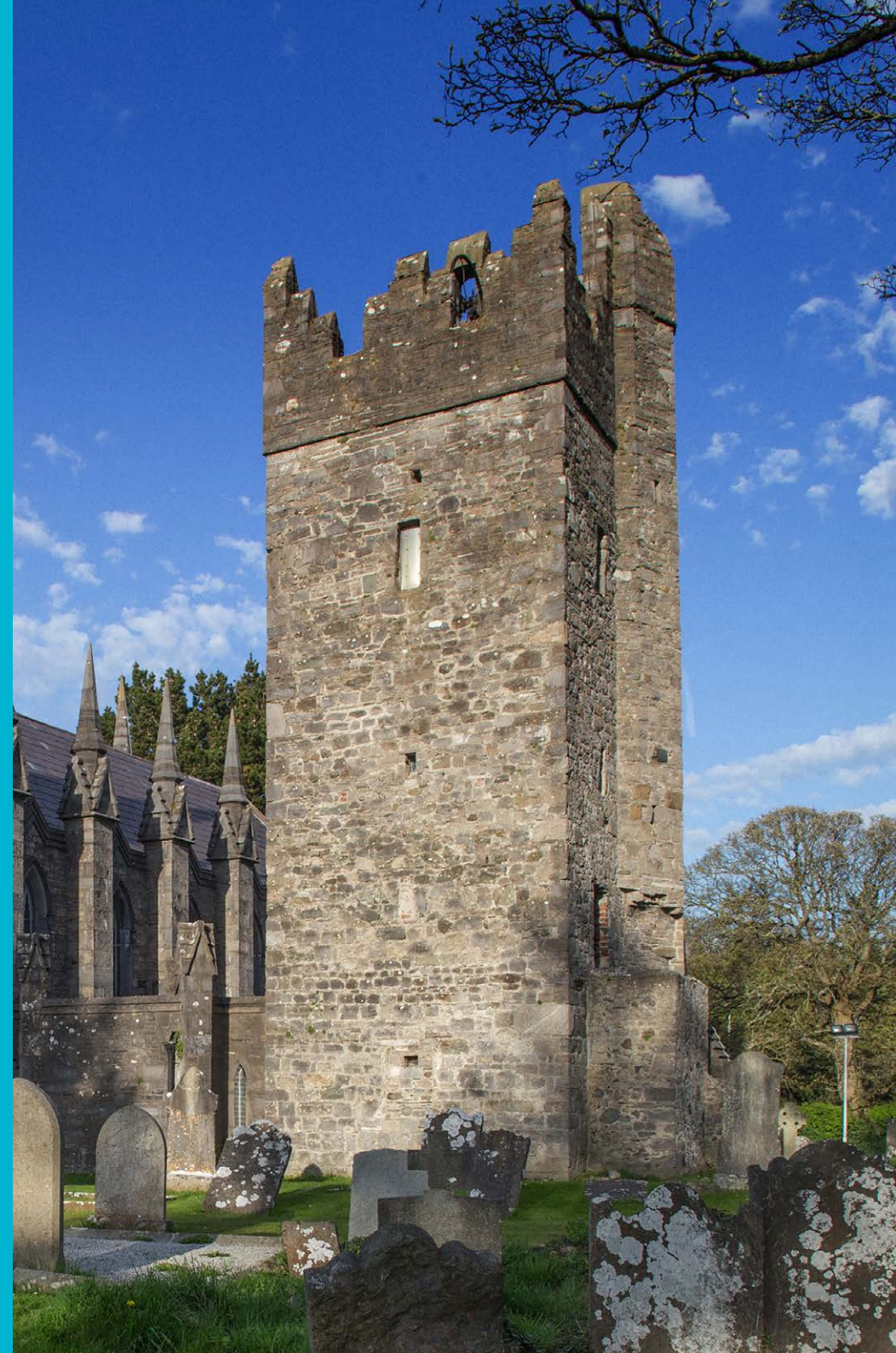
Tallaght plays a pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment, retailing, transportation, industry and professional/financial services

and also enhances and contributes to the County through the tourism and recreation sectors. The significant assets of the historic village of Tallaght coupled with its location at the foot of the Dublin Mountains have contributed to Tallaght's emergence in recent years as a tourism centre and growing hospitality services centre.

Tallaght's growing function as a centre for sustainable energy innovation through its designation by the SEAI as a Sustainable Energy Community contributes to future innovative economic opportunities in the area.

It is essential for South Dublin County Council to continue to strengthen Tallaght's position as an urban centre of regional significance in terms of Economic activity and Regeneration, Tourism and Retail.

Tallaght, which is the County Town of South Dublin County, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services.



4.2 Economic Development and Regeneration

Tallaght is the largest town in South Dublin County and one of the largest suburbs in the Greater Dublin Area. Tallaght is well connected in terms of public transport and is identified as an important economic cluster for the County and for the overall Dublin region.

It is the policy of the Council to promote enterprise and employment development at locations such as Tallaght given its proximity to high quality public transport and other urban land uses, which promotes compact and sustainable urban development (Objective ED1).

Tallaght is a regionally important centre of economic activity, innovation, public services, sport and tourism. There is a substantial and varied employment base in the area. Preliminary findings of an employment survey for the area have revealed that worker density (workers per sqm floorspace) employment levels in office and retail uses across the various neighbourhoods in terms of workers per sqm floorspace are generally in accordance with the recommended guidance for the office services and the densities for retail services is higher (as per UK guidance HCA Employment Density Guidance 3rd Edition (2015)). Industrial uses across the LAP

lands are generally significantly lower than recommended guidance, reflecting a high rate of floorspace with comparatively low numbers of workers. This is not considered to be an efficient use of building space in this highly populated, well-connected urban location with substantial civic, educational and economic strengths. There is significant potential through the gradual regeneration of existing brownfield lands to further the status of Tallaght as the County Town and a regionally important centre of economic activity, innovation and public services.

It is an objective of the Council to continue to support Tallaght's role as a centre of Education and Innovation and to continue to support and promote the activities of Tallaght Hospital, TUD, the Training Centre, existing businesses and enterprises, and related use, as leaders in Education and Innovation (Objective ED 2).

Tallaght has the ability to facilitate major office developments, particularly in areas zoned Town Centre and Regeneration.

It is national and Council policy to strengthen integration between employment, housing and transportation to promote a compact urban area with



reduced car dependency. It is also the policy of the Council to support and encourage the formation and continuation of small businesses and enterprises and to provide for a range of business accommodation types, including units suitable for small businesses.

SDCC is currently planning for the delivery of a new Innovation Hub for Tallaght Town Centre which has the potential to build on the success of the Synergy Centre in TUD and provide for a new landmark building with innovative technology start-ups.

It is an objective of the Council to support development of an Innovation Hub for

Tallaght Town Centre as an innovative, high-quality environment which supports small business and accommodates growth and future success of local businesses (Objective ED3).

In terms of regeneration, the Cookstown Area also provides for a unique opportunity to facilitate the reuse of underutilised industrial lands that are proximate to Tallaght Town Centre and high quality transport nodes to provide for a more intensive mix of enterprise and/or residential led development. These lands are serviced and offer significant potential for more intensive forms of enterprise and/or residential led development.

To achieve intensive enterprise and employment land uses per square metre floor space in Cookstown, Broomhill, Whitestown and Greenhills the Council uses its best endeavours to avoid provision of further data centres whilst having regard to the current County Development Plan.

It is the policy of the Council to promote and support the consolidation or relocation of existing employment uses in Regeneration 'REGEN' zone areas, such as Cookstown and to upgrade these areas to create further opportunities for regeneration and employment (Objective ED4).

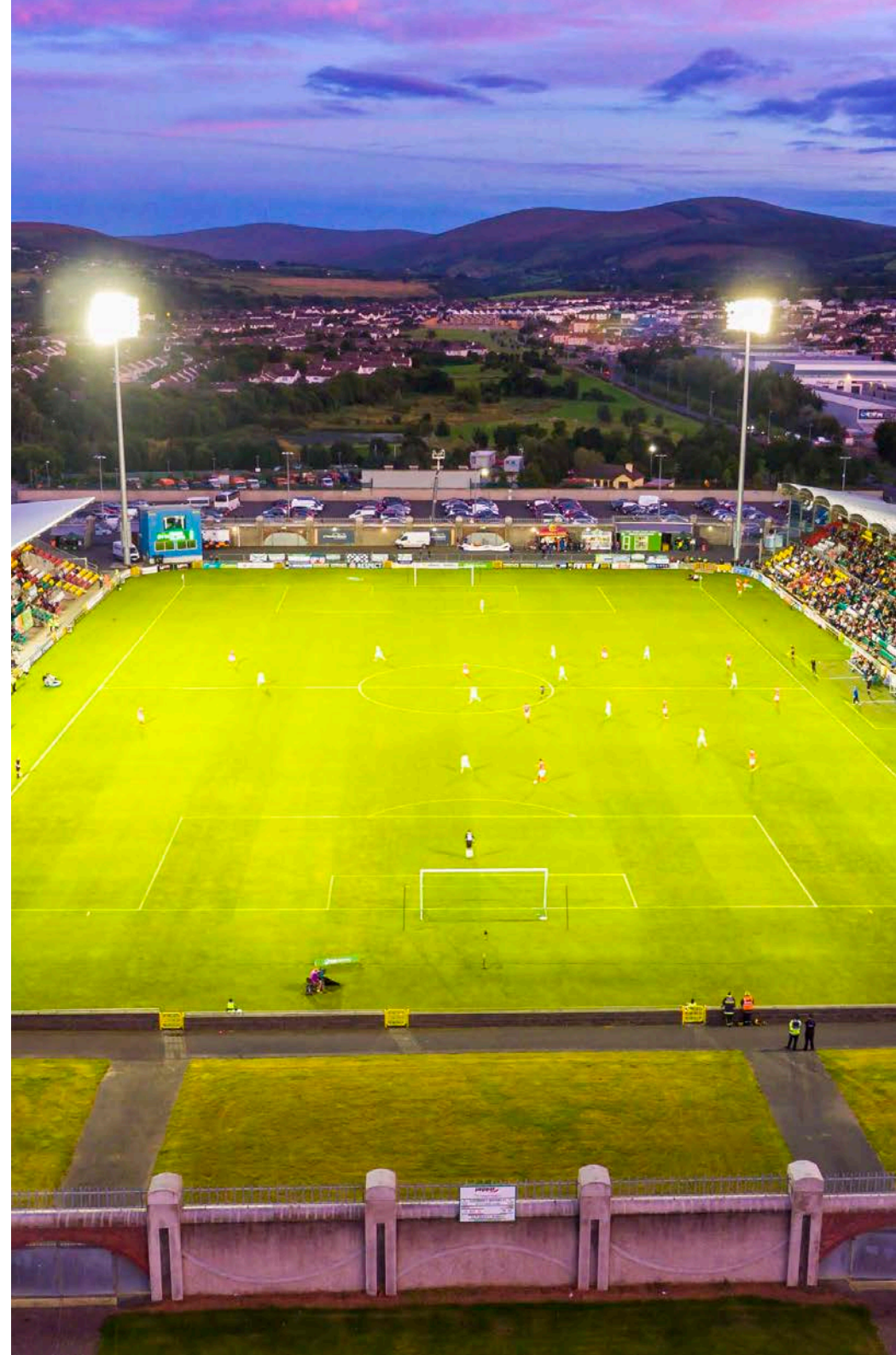
It is also the policy of the Council to support and facilitate the expansion and growth of existing enterprise and employment uses in business parks and industrial areas such as Whitestown and Greenhills (Objective ED5).

It is the policy of the Council to support the provision of advanced Wifi service within the LAP lands (Objective ED6).

With high unemployment rates in some areas of Tallaght according to CSO Census figures, community infrastructure and gain should be promoted as part of

development proposals in the Tallaght LAP with endeavours on the part of construction companies to employ local labourers and apprentices. This should be done in partnership with employers, SDCC, DDLETB, TUD-Tallaght Campus, South Dublin County Partnership & Tallaght Training Centre to maximise educational opportunities and support access to employment for local residents of Tallaght and the surrounding areas. Any major development proposal within the Tallaght LAP boundary should include details of how it is proposed to comply with this requirement.

It is an objective of the Council to facilitate agencies and organisations, in particular those engaged in employment and training initiatives in Tallaght, to work together in a co-ordinated manner in order to maximise employment, volunteer and training opportunities for residents of all ages in Tallaght and the surrounding area (Objective ED7).



4.3 Tourism

It is the policy of the Council to support the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015 (Objective ED 8).

Tourism is a significant economic driver and is considered a key growth sector of the Irish economy. It supports job creation across a diverse range of sectors and skill levels. Tallaght has a range of resources of outstanding merit and the South Dublin Tourism Strategy 2015 identifies a number of actions to develop and present these assets to the market.

The South Dublin Tourism Strategy 2015 identifies a number of initiatives which are ongoing, involving SDCC in collaboration with other parties. Development of Tallaght Stadium and Tallaght Arts Cluster Development are ongoing tourism initiatives led by South Dublin County Council. Such initiative play an important role in the growth of future tourism for Tallaght and South Dublin as a whole.

The proximity of the Dublin Mountains and asset of the Historic Village of Tallaght provides an opportunity to maximise the tourism offer of the area. It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.

Any proposals arising from objectives to increase linkages with the Dublin Mountains shall be underpinned by County Development Plan policies relating environmental sensitivities along these corridors. Policy ET5 (Objective 1) and ET7 (objectives 1 and 3) of the County Development Plan refers.

Tallaght is identified as an Activity and Sports Cluster in the South Dublin Tourism Strategy 2015 and it is considered that the integration and collective marketing of the arts cluster (RUA RED, Civic Theatre, and County Library) will help make Tallaght a destination in its own right, a hub

for sports and activity tourism, and a gateway into the Dublin Mountains. In addition to the outdoor activities and sports elements, the additional developments needed to strengthen the Tallaght cluster and achieve it standing as the principal gateway as identified in the South Dublin Tourism Strategy are:

- Heritage Trail Landing Point;
- Visitor Centre;
- Arts Centre and Cultural Space;
- Education and Training;
- Retail; and
- Visitor Information Points.

It is an objective to progress a feasibility study to identify a site and progress design and funding of a county museum in the Tallaght LAP (Objective ED 9).

It is the policy of the Council to safeguard and promote Tallaght's natural, cultural and built heritage assets as an integral part of the County's tourism and leisure sector and to continue to support and grow this sector in order to enhance the County's economy (Objective ED 10).

Tallaght Stadium Development

The redevelopment of Tallaght Stadium is a key project for the Tallaght area, for South Dublin County and the Greater Dublin region as a whole. Tallaght Stadium is to act as an event venue with commercial potential which will function throughout the day and the evening year round and will contribute to the vibrancy and vitality of Tallaght Town Centre. The redevelopment of the stadium is an important initiative for Tallaght and for the local community and will also act as an economic driver for the County in terms of tourism and economic development. The stadium is highly accessible in terms of Luas connections to the City Centre, access to the M50 and its location in the gateway to the Dublin Mountains.

It is the policy of the Council to continue to build on the success of Tallaght Stadium to date and to recognise and harness the potential that Tallaght Stadium can offer the town and county in terms of tourism and economic development (Objective ED 11).

4.4 Retail

Tallaght is a major Town Centre, at the top of the County's urban hierarchy and it is the policy of the Council to promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail and retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre (Objective ED 12).

The Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area, Regional Planning Guidelines Office (2008) form the basis for retail planning in the Greater Dublin Area (GDA). The Retail Planning Guidelines for Planning Authorities seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer, it also promotes and supports the vitality and viability of city and town centres.

The Guidelines identify five key policy objectives to be progressed by planning authorities as follows:

1. Ensuring that retail development is plan led;
2. Promoting city/town centre vitality through a sequential approach to development;

3. Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations;
4. Facilitating a shift towards increased access to retailing by public transport, cycling and walking; and
5. Delivering quality urban design outcomes.

The Retail Strategy for the Greater Dublin Area 2008–2016 sets out a five-tier Retail Hierarchy for the Greater Dublin Area. The South Dublin County Retail Hierarchy is derived from the Retail Strategy for the Greater Dublin Area 2008–2016 and updated to take account of the existing scale and function of centres in the County. Tallaght is identified as a Level 2 centre in the South Dublin County Retail Hierarchy and the categories and types of uses identified for the area are as follows:

- Full range of all types of retail services from newsagents to specialist shops and boutiques;
- Department stores;
- Food stores of all types; and
- High level of mixed uses including the arts and culture to create a vibrant living place.





There are retail opportunity sites and vacant units in the core retail areas of Tallaght. The projected population increase and the associated additional expenditure will support the long term viability of these established centres, and assist in reducing vacancy and provide opportunities for extension and renovation.

It is policy of the plan to also continue to support existing retail in the County and particularly the enhancement and redevelopment of the Square, Tallaght, which is a high quality mixed use destination serving not only the South Dublin County region but also serving at a regional and national level. The Square plays an important role in the County in providing a mixed use centre with a primary focus on retail but also contributes to the County in terms of services, recreation and entertainment (Objective ED 13).

The provision of mixed use frontages in the Centre and in the Village of Tallaght are a priority location for future retail floorspace as part of overall mixed used developments. The plan supports the provision of ground floor retail uses which will provide for active and vibrant frontages, increased footfall and provide the potential for a complimentary mix of uses to emerge in the area.

The plan supports the provision of ground floor retail uses which will provide for active and vibrant frontages, increased footfall and provide the potential for a complimentary mix of uses to emerge in the area.

It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre and to continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchies, and improve Tallaght's importance in regional retail terms (Objective ED 14).





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5.1 Introduction

The Plan area has seen a rapid growth in population over the past ten years with a significant reduction in residential vacancy. There is a strong sense of community in Tallaght and there has been considerable investment and enhancement in social infrastructure in recent years to cater for the current and future population in the area. A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work. It is important for South Dublin County Council to continue to strengthen Tallaght's appeal in terms of residential and community facilities. This Chapter provides a policy framework for residential and community facilities in the Plan. This Chapter should be read in conjunction with Chapter 2 Urban Framework and Chapter 8 Implementation and Standards.

The lands within the Local Area Plan for Tallaght have the potential to accommodate a maximum of up to 11,090 new homes over long term regeneration with a future residential population of nearly 34,000. Delivering this quantum of new homes will take many years, but critical to the creation of a successful place will be securing a mix

of dwelling types and sizes that will cater for the needs of the whole community.

To support the development of sustainable, mixed and balanced community there must be a mix of housing types across the LAP area. This should include; homes for sale and rent; social, affordable and private homes; as well as a mix of houses and apartments that can cater for people of all ages and needs. Securing a range of dwelling types will help to create a mixed and resilient community. In this regard it is important to avoid an over proliferation of a mono-tenure type of home.

A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work.



5.2 Residential Development

It is an objective of the Council to ensure that all new residential development in Tallaght enables the delivery of a mixed and balanced community that is of a high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including those prepared by the Minister under Section 28 of the Planning & Development Act 2000 (Objective RE 1).

5.2.1 Housing Mix

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types and should demonstrate compliance with national planning guidelines for residential development including apartments and houses. The mix of dwellings should contribute to the overall dwelling mix in the locality and should contribute to the delivery of a mixed and balanced community. This should include a range of 1, 2, 3+ bed homes and should ideally include a mix of apartment and houses.

With the exception of student accommodation, proposals that include a high proportion of one-bedroom dwellings shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types.

Population statistics from Census 2016 reveal that the population in the LAP area is young and includes a high proportion of families at the early stages of forming a family. The following are noted from Tables 5.1, 5.2 and 5.3 and research carried out in preparation of this Plan:

- 79% of people living in the area are under 40 years old,
- 75% of families in the area are at the pre-family to early family stage of their lives, in comparison to 32% in South Dublin County,

- 22% of families in the area comprise of 4 persons or more (up from 13% in 2011), and
- The proportion of 2 and 3 person families has fallen between 2011–2016.¹

In the interests of building a sustainable community it is an ambition of the Council to ensure that people living in the area have their changing accommodation needs met within the area at various life stages. In particular, it is important that young people who live and work in the area also have the opportunity to raise their family in the area.

In this regard it is essential that an appropriate housing mix is provided for in the LAP which enables people to establish their roots in the area and enables young families to continue residing in the area as their family grows.

Assuming continued growth in the number and size of families in the area based on recent trends, the young population and the predominance of pre to early stage families, the following policy is proposed in order to accommodate the envisaged growth in families of 4 or more persons in the area:

It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms (Objective RE 2).

¹ The statistical research presented in this section has emerged as part of preliminary work on the Housing Need Demand Assessment (HNDA)



5.0 Residential and Community

Census		2016		2011	
Total Population	%	6,216	%	4,206	
0-19	24%	1,501	20%	848	
20-39	55%	3,432	63%	2,643	
40-64	18%	1,092	15%	626	
65+	3%	191	2%	89	

Table 5.1 Population Age Breakdown in LAP Area

Census		2016		2011	
No. of Families	%	1,609	%	1,113	
Pre-Family	32%	516	38%	428	
Pre-School	24%	384	30%	329	
Early School	19%	301	12%	131	
Pre-Adolescent	9%	143	6%	71	
Adolescent	6%	98	4%	49	
Adult	6%	99	6%	67	
Empty Nest	3%	53	3%	30	
Retired	1%	15	1%	8	

Table 5.2 Families by Family Cycle Stage in LAP Area

Census		2016		2011		SDCC - 2016
No. of Families	%	1,609	%	1,113	%	74,141
2 Person	49%	787	54%	605	37%	27,410
3 Person	29%	464	33%	362	24%	17,935
4+ Person	22%	348	13%	146	39%	28,796

Table 5.3 Families by size of Family in LAP Area and SDCC

5.2.2 Housing Options

It is an objective of the Council to support new and innovative ways to meet housing demands in the County while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future population of Tallaght (Objective RE 3).

Mixed tenure schemes should be provided to achieve an appropriate balance between social, private, affordable, voluntary and special needs housing with a view to promoting social integration and facilitating a diverse range of dwellings and tenure types within residential developments.

A key challenge for this plan is achieving a balanced residential population.

It is a key objective of the Third Pillar of Rebuilding Ireland, that there needs to be a “ramping up the production of additional new housing stock in regional cities with a balanced approach between providing housing that is built for owner occupation as well as housing for both the private and social housing sectors that is “built to rent”.”²

The type of accommodation to be provided within the plan lands should be appropriate to the needs of the people. The tenure mix for all development should support delivery of an integrated and mixed community.

It is an objective of the Council to ensure that a mix of tenure is achieved in order to provide an appropriate balance which will promote social integration in Tallaght (Objective RE 4).

Census data from 2016 indicates that 24% of the population in the Plan area are aged between 0–19 years and 55% between 20–39 years. While recognising the positive trends in population increase within the locality to date and the positive benefit of the young population base within the area, it will be important to accommodate changing life circumstances and to avoid a transient character to the local community.

As demonstrated in Table 5.4 rental accommodation is the dominant occupancy type in the area at c.70% of all households in either private, local authority or voluntary/cooperative body rental. This is significantly higher than the wider Tallaght area (36%) and South Dublin County (28%).



Census		2016		2011
Total Households	%	2,909	%	2,311
Owner occupier with mortgage	13.1	382	20.7	479
Owner occupier no mortgage	9.8	285	11.2	258
Private rented	53.3	1,550	53.4	1,235
Social (LA/VB) Rented	16.5	481	13	300
Other/not stated	7.3	211	1.7	39

Table 5.4 Tenure/Occupancy Types in LAP Area

² <http://rebuildingireland.ie/build-more-homes/>

These trends are likely to be exacerbated in the coming years having regard to the high rate of Strategic Housing Development (SHD) proposals for 'Build to Rent' (BTR) developments in the Plan area currently at various stages of the SHD process (as of June 2019 this equates to circa 3095 BTR units and 625 student/shared spaces).

To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community.

As part of a mixed and balanced housing supply there is a role for BTR in Tallaght. It can provide a viable long-term housing solution for households where homeownership may not be a priority, as envisaged in the 2018 Apartment Guideline (Section 5.1), by providing purpose-built accommodation, single management structures, flexibility, attractive amenities and facilities and longer-term tenure options. However, BTR is not a solution for all households³. Taken in the context of

the scale of BTR developments currently proposed in Tallaght, it is important that the Plan ensures that a balanced approach to owner occupation and private/social rental accommodation is achieved in the Plan area in accordance with national and local policy.

In the interest of providing an appropriate housing tenure mix it is policy of the Council that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.

This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.

Build-to-Rent (BTR): Security of Tenure

It is the policy of the Council to support Build to Rent developments that comply with the housing/occupancy mix requirement specified in this Section and

national policy, in particular with the policies and objectives set out in 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)' (Objective RE 5).

Included in the definition of BTR in the 2018 Apartment Guidelines is that BTR is reference to long-term rental. In this regard, the Council supports BTR developments which provide long-term rental solutions and certainty of tenure for tenants. In the interest of building stable communities, where people have the opportunity to live long term in Tallaght, SDCC would encourage applicants for BTR proposals to offer longer term tenancy agreements and seek to retain residents who wish to continue renting long term in the area.

SDCC recognises that the Residential Tenancies Act 2004, as amended by the Planning and Development (Housing) and Residential Tenancies Act 2016, provides for security of tenure to tenants who are, or will be, renting in the area. SDCC is supportive of such protections and would encourage applicants for BTR proposals to seek longer

To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community

term tenancy agreements of more than 7 years with a portion of their tenants. SDCC will seek discussions on this during pre-planning application consultations and may seek demonstration of how BTR developments will provide for this at the planning application stage.

Social Housing

All residential development proposals shall comply with the requirements of Part V of the Planning and Development Act,

³ A study carried out by the Housing Agency on behalf of the Private Residential Tenancies Board in October 2014 ('Future of the Private Rented Sector') identified issues with the rental sector in Ireland, including that only 17% of tenants are happy renting and 73% intend leaving the sector in the next 2 years.

2000 (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (as may be amended).

It is policy of the Council to apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites in the Plan area that are solely for residential use or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted), to ensure an appropriate distribution of new social housing and to avoid an excessive concentration of social housing (Objective RE 6).

Affordable Housing

South Dublin County Council has launched a scheme of Affordable Housing aimed at those who do not qualify for social housing supports, but struggle to purchase or rent their own home on the market. The Council therefore supports residential development proposals which provide for the accommodation needs of those who have a specific need for affordable housing and have registered with the South Dublin County Council Affordable Housing Scheme.

It is policy of the Council to support the provision of Affordable Housing in the area. In this regard, the Council encourages residential development proposals which address the needs of those who have registered with South Dublin County Council's affordable housing scheme. Flexibility with regard to the housing tenure and typology mix will be considered where it is demonstrated that 50% or more of the dwellings in a residential development are provided for Affordable Housing, as defined by the Council (Objective RE 7).

Student Accommodation

The provision of high-quality purpose-built student accommodation close to third level institutions and close to public transport links is in line with the policies and objectives set out in the National Planning Framework, Rebuilding Ireland and also The National Student Accommodation Strategy which was released in November 2018. Technological University Dublin/Tallaght Campus (TUD/TC) is the most significant third level institution in the County and Tallaght Hospital is a teaching hospital of national importance.

It is the policy of the Council to support the provision of high-quality purpose-built accommodation for third level students

in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education and public transport links (Objective RE 8).

Elderly Housing and Care

It is an objective of the LAP to facilitate the delivery of elderly housing accommodation, stepped down care accommodation and other forms of assisted living accommodation which can benefit from close proximity to existing services and facilities (Objective RE 9).

It is an objective of the LAP to encourage and facilitate the delivery of Lifetime Adaptable Housing (Objective RE 10).

Shared Accommodation

The 2018 Apartment Guidelines address the concept of shared accommodation, co-living and communal living in urban areas and provide guidance on these types of development. Shared accommodation is similar to student accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.

Shared accommodation is only appropriate where responding to an identified urban

housing need at particular locations and is not envisaged as an alternative or replacement to more conventional apartment developments. Having regard to the existing high rate of rental accommodation in Tallaght, it is not envisaged that shared accommodation will form a necessary part of the required housing mix to be provided within the area of the LAP. Where shared accommodation is proposed the obligation is on the proposer to demonstrate to the local authority that the proposal is based on accommodation need and to provide a satisfactory evidence base accordingly. The design of any shared accommodation proposal will need to be of the highest standards.

5.2.3 Dwelling Size, Internal Layout and Amenity Space

The design and layout of individual dwellings should provide a high-quality living environment for residents. Dwellings should provide adequate room sizes that create good quality living spaces. Designers should have regard to the targets and standards set out under Quality Housing for Sustainable Communities Guidelines (2007) with regard to minimum room sizes, dimensions and overall floor areas.

All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018), including the minimum floor areas. An apartment refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines in relation to design standards and internal facilities such as those that relate to management, apartment aspect, lift/stair cores, communal facilities, refuse storage, bicycle parking and children's play and amenity spaces.

The function of open space is to provide amenity in the form of:

- landscape character and design;
- opportunities for group and individual recreation and activities;
- opportunities for play;
- opportunities for social interaction and amenity spaces; and
- opportunities for environmental and water cycle management.

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents. An adequate area of high quality landscaped communal open space shall be provided to enhance residential amenity and to provide opportunities for landscaping.

Private and communal open spaces should form an integral part of a scheme and shall be designed, orientated and sited in accordance with the requirements of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018). Areas of communal open space should be designed to ensure:

- The size of the space relates to the needs of residents and the scale of the development.
- A high-quality safe environment that provides areas of secluded open space for residents.
- Good levels of solar access are received throughout the day.
- Facilities to cater for a range of active and passive uses with opportunities for more active play (especially for small children) are included.





Communal open space should ideally take the form of a garden within the courtyard of a perimeter block for each apartment scheme

- Spaces are located to the rear of buildings or the interior of a perimeter block to ensure that they are clearly defined from the public domain.
- The areas should provide separation between dwellings and include screening devices such as trees to enhance privacy levels between opposing dwellings.
- Roof garden areas should include incorporate screening devices that provide shelter from the wind and obscure views toward the internal living space of any opposing dwellings.
- They are accessible to all residents within a development.

Private amenity space for apartments shall be provided in the form of gardens, patios, balconies, winter gardens or roof gardens. All such spaces shall be of adequate proportions and useful from an amenity viewpoint (e.g. able to accommodate at least two chairs and a small table).

Areas of private open space should be designed to ensure:

- The main areas of private open space should be directly accessible from the main internal living space of the dwelling.
- The area should be designed and located so that it has an open feel and receives good solar access.
- Where areas of private open space are provided at ground floor level, it should be clearly defined from adjacent areas, provide separation between dwellings and include screening devices such as trees to enhance privacy levels between opposing dwellings and minimise the impact of overlooking.

5.3 Community Facilities

It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght (Objective CF 1).

There has been considerable public investment in community and social infrastructure in Tallaght in recent years and the town centre comprises of several significant regional community/social facilities, such as:

- Tallaght Hospital;
- Technological University Dublin - Tallaght Campus (TUD/TC);
- South Dublin County Council Headquarters;
- The County Library;
- The Civic Theatre;
- RUA Red Arts Centre;
- Dublin and Dun Laoghaire Education and Training Board; and
- Tallaght Training Centre, Cookstown.

In addition to the amenities within the LAP lands, amenities to the west of the Town Centre include a swimming pool, leisure centre and all weather pitches located at Fortunestown Way, a second swimming pool is situated in Tymon, to the east of the Town Centre.

5.3.1 Education

It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and primary schools in tandem with population growth (Objective CF 2).

Educational facilities have an important role to play in developing sustainable and balanced communities in Tallaght. The Department of Education and Skills (DES) is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the DES since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department's Schools Building Programme. As part

of the preparation of this Plan, the DES has indicated that an additional post primary school and two (possibly three) primary schools will be required to meet the demand associated with the potential population increase for the Town Centre in the lifetime of the LAP. There are 21 primary and 4 secondary schools located within/adjoining Tallaght Town Centre. A site identification process has identified Belgard Square North for a future Post Primary School.

The Council will continue to engage with the DES in regard to the provision of primary school facilities in tandem with population growth within the plan area. Locating such urban school facilities shall be subject to the following criteria;

- The site shall ensure ease of access for pedestrians and cyclists;
- The site shall provide ease of access to existing/proposed public spaces;
- The site shall maximise opportunities for shared facilities;
- The site shape and size shall be capable of facilitating a design and layout which provides a safe and secure environment;
- The site will have access to appropriate all-weather sport and recreational facilities.

The Council recognises the importance of making provision for educational facilities in Tallaght, and the role of higher education in providing for the economic and social wellbeing. The TUD-TC provides third and fourth level education.

South Dublin County Council will continue to encourage the expansion of educational services at TUD Tallaght and the development of synergies with other uses in the Plan lands.

It is the policy of the Council to support the development and ongoing provision of third level education and to develop Tallaght as a hub for education and employment to provide further opportunities for the workforce (Objective CF 3).

5.3.2 Childcare Facilities

It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure (Objective CF 4).

It is considered that a requirement for pro-rata childcare provision will not necessarily meet the needs of an evolving population

or ensure sufficient flexibility in the longer-term and that market factors and government policy will have a greater role. In individual applications for large scale residential development, the developer shall demonstrate available provision (existing or committed) is provided in the catchment. The plan supports proposals for early childhood care and education use within employment buildings, community buildings such as community centres and schools. Early childhood care in existing residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards.

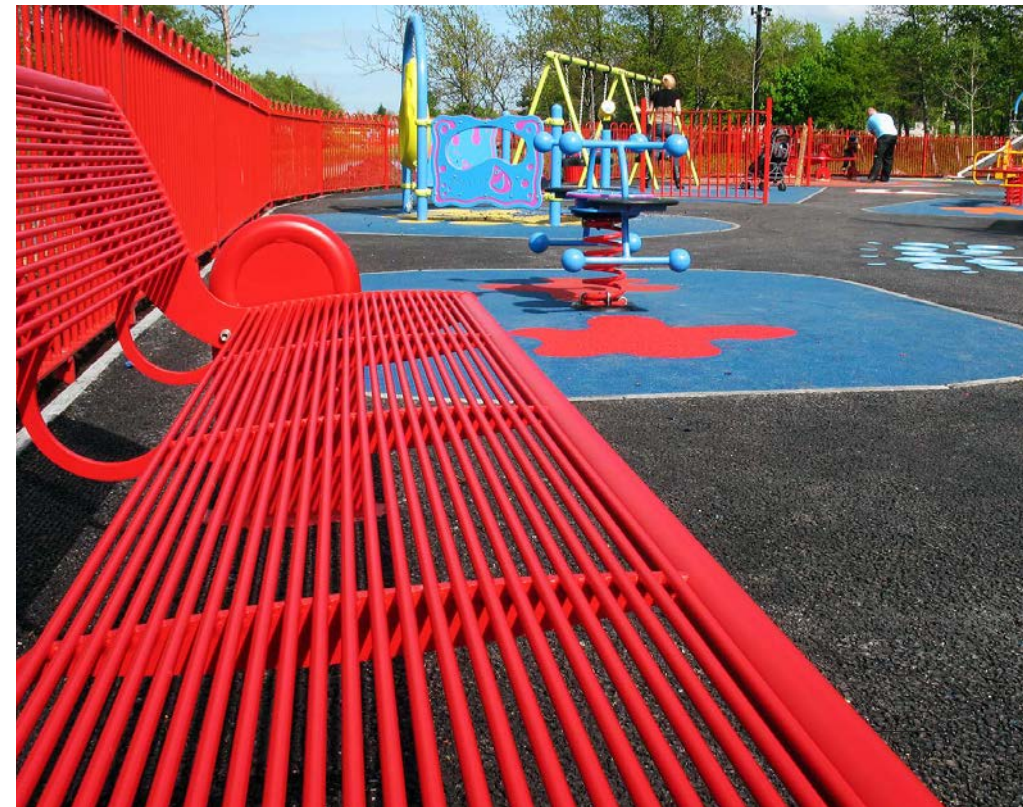
5.3.3 Children's Playgrounds

The South Dublin County Development Plan 2016-2022 outlines the requirements for children's play areas. The Design Standards for New Apartments - Guidelines for Planning Authorities (2018) also emphasise that the recreational needs of children must be considered as part of communal amenity space within apartment schemes. Any future planning proposals should make provision for these standards and refer to South Dublin County Development Plan 2016-2022, and any superseding future plans and guidelines as relevant.

5.3.4 Healthcare

It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital, liaise with the Health Service Executive (HSE) to ensure that the scope of services provided are adequate to meet identified local service gaps and to support the provision of healthcare services in Tallaght Town Centre to cater for the future needs of the projected population in the area (Objective CF 5).

The Tallaght Town Centre area provides a wide range of healthcare services to residents of Tallaght, and beyond. Tallaght Hospital is the primary healthcare facility in the Town Centre. There is evidence that the Tallaght Cross area is benefitting from close proximity to Tallaght Hospital and developing as a medical quarter, with a primary care centre present in addition to the Beacon Medical Group operating a satellite renal unit there. South Dublin County Council will continue to encourage the expansion of services at Tallaght Hospital and the development of synergies between related uses in the Plan lands.



It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities (Objective CF 6).

5.3.5 Recreational Facilities

It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all-weather playing facilities and expansion of recreational facilities in Tallaght Town Centre (Objective CF 7).

There are a range of recreational facilities within and adjoining Tallaght Town Centre including:

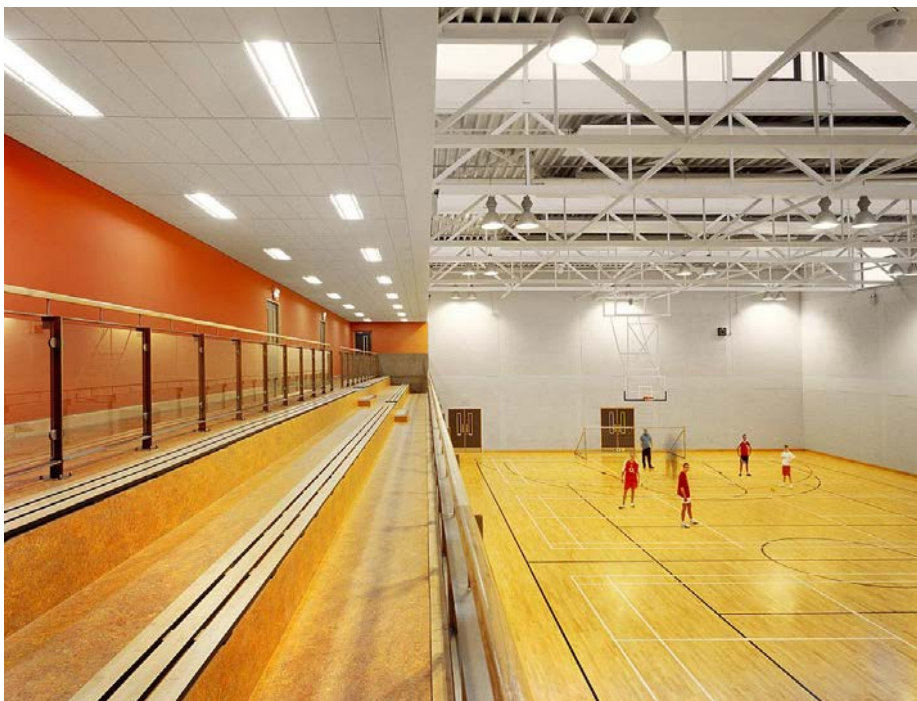
- Tallaght Leisure Centre;
- Playing pitches at Jobstown, Kilnarnagh, Bancroft, Killinarden and Brady's Field;
- Tallaght stadium;
- Tymon Park;
- Sean Walsh Park; and
- Bancroft Park.

Playing pitches constitute a major proportion of the facilities available. However, increased levels of rainfall and future predicted rainfall means that grass based pitches are unusable for an increasing amount of time each year. This situation has affected Tallaght, where many pitches have been unplayable for almost 6 months at a time. The development of all-weather facilities with floodlighting for year round and night time use would be a valuable addition to the amenities available in the area. The location of such facilities should take into account the impact of floodlighting on wildlife and residential amenities.

5.3.6 Social Inclusion

It is policy of the Council to deliver improved quality of life and social inclusion in Tallaght by providing sustainable neighbourhoods, supported by a range of services and connected by good public transport and green infrastructure. It is also policy to develop engaged and active communities in the promotion of social inclusion and healthy living (Objective CF 8).





Tallaght is strengthened by its people and the communities they create therefore it is important that South Dublin County Council continues to work towards improving the quality of life of communities and residents and to encompass social inclusion, integration and multi-culturism in all of its current and future plans.

It is policy of the Council to support and sustain community and voluntary activity and to assist people to fully take part in all aspects of life in South Dublin County (Objective CF 9).

Support shall be given to the established Age Friendly community facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of Tallaght.

Support shall be given to the provision of all-weather sports facilities which are appropriate for all age groups, including senior citizens, such as outdoor gym equipment, etc.

It is an objective of the LAP to support the establishment of a farmers market in the LAP area (Objective CF 10).

In addition, support shall be given to maintaining the existing concentration of shared community space/creative venues in Tallaght Town Centre. It is important for young people to progress the development of youth arts and assist in the addressing any issues of social integration. The provision for small galleries and flexible studio spaces in the area may be investigated.

It is an objective of the LAP to provide for 1 no. new community space per 5,000 population growth (delivery of c.2,000 units) in the Centre or Cookstown neighbourhoods. The demand for, and delivery of, this facility to be assessed once 1,500 units have been permitted in the Centre and Cookstown neighbourhoods. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations (Objective CF 11).



5.3.7 Social Infrastructure Audit

As part of the plan-making process a Social Infrastructure Audit (SIA) was carried out to inform the LAP. The SIA examined the availability and capacity of existing social infrastructure facilities in Tallaght, determined future requirements and made recommendations based on anticipated population growth. 'Social Infrastructure' relates to the provision of services and facilities which are essential for health, wellbeing and social development of a town/place and includes, for example, schools, health services, surgeries and community specific services, as well as areas which can offer active sports and passive recreational facilities.

The audit was structured and carried out in the following manner:

- **Assessing the Existing Situation**

- A social and demographic profile of the community who live in Tallaght.
- The identification of existing community infrastructure features (including where relevant, their capacity) under a number of predefined themes including Education/Training, 'Childcare', 'Health', 'Sports & Recreation', Social/Community Services', Arts & Culture', 'Faith', and other features.



- **Future Demand Analysis**

- Considered the existing infrastructure provision relative to the existing/ planned population and best practice provision.

- **Social Infrastructure Recommendations**

- Recommendations for future social infrastructure provision have been taken into consideration in the preparation of the LAP.

The SIA provides a breakdown of the requirements under relevant themes which provide for the future needs of the projected population.

Applicants for significant developments (100+ units) will be required to submit a social infrastructure assessment to include an implementation and phasing programme, which demonstrates the facilities available/required to adequately service their development.

In accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), a Supplementary Development Contribution Scheme may be investigated for the Plan area to provide for the delivery of strategic public infrastructure including principal route connections, strategic

open space and associated pedestrian and cyclist infrastructure, which could support the delivery of the required infrastructure outlined in the LAP.

Where an applicant cannot comply with the social infrastructure assessment, the applicant may be required to pay a special contribution in accordance with Section 48(2)(c) of the Planning and Development Act 2000 (as amended).

A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.

It is the policy of the Council to ensure the recommendation of the Social Infrastructural Audit (SIA) are implemented (Objective CF 12).



A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.



6.0 Architectural Conservation and Archaeological Heritage

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6.1 Introduction

Tallaght is rich in heritage and its conservation and preservation is important for the County in terms of protecting the existing heritage and ensuring that new development respects the historic grain and built environment that currently exists. Tallaght dates back to early Christian Ireland but the many archaeological sites in the area suggest the presence of Bronze Age and perhaps even earlier settlers in the area. Tallaght's early identity was derived from its ecclesiastical origins in a landscape setting at the foothills of the Dublin Mountains.

Tallaght's heritage is a major component to its cultural identity; therefore, it is essential for South Dublin County Council to recognise and protect these important attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and integration of New Development.

The Strategic Environmental Objectives of the Strategic Environment Assessment, as they relate to architectural conservation and archaeological heritage, have informed the provisions of this section to protect archaeological heritage and preserve and protect the special interest and character of Tallaght LAP architectural heritage.

Tallaght is rich in heritage and its conservation and preservation is important for the county in terms of protecting the existing heritage and ensuring that new development respects the historic grain and built environment that currently exists.



6.2 Architectural Conservation

6.2.1 Protected Structures

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly (Objective HC 1).

There are a number of Protected Structures in Tallaght, which are included in the Record of Protected Structure of the SDCC County Development Plan 2016-2022, including the following:

- St. Basil's Training Centre, Greenhills Road, Tallaght (Ref 268);
- The Priory, Tallaght (Ref 269);
- St. Mary's Dominican Priory, Tallaght (Ref 270);
- St. Maelruan's Church, Tallaght & Monastic Enclosure (Ref 271);
- Blessington Road Pair Of Semi-Detached Single-Storey Houses With Attic (Ref 272); and
- St. Mary's Dominican Church, Tallaght (Ref 273).

Works to Protected Structures and development within the curtilage and attendant grounds of Protected Structures shall comply with the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Development, including changes of use, shall be sensitive to the historic setting of the Village as a whole and should contribute to the sustainable use of Protected Structures. The reuse and adaptation of Protected Structures should be encouraged in particular their reinstatement for residential purposes.

A detailed Conservation Plan shall be prepared for the Priory and St. Maelruan's sites in advance of any significant development being considered. The Conservation Plan shall thoroughly assess the impact of any development and demonstrate how it will contribute to the conservation of historically significant structures and landscape elements.

6.2.2 Architectural Conservation Areas

It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas (Objective HC 3).

An Architectural Conservation Area (ACA) as defined in Part IV of the Planning & Development Act, 2000 is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures.

The boundary of Tallaght ACA extends from St. Maelruan's church and graveyard on the Blessington Road to the old Greenhills Road, and includes the Priory and the properties along the southern side of Main Street between the junctions of the Blessington Road and Greenhills Road.

There is a need for greater understanding and awareness of ACAs and the impact that inappropriate development can have on the overall character of the area. The protection and enhancement of an ACA

can be achieved through good design and the use of materials that reflect the existing building stock in the existing ACA. A design rationale should be prepared for any new development within or in close proximity to an ACA, which will demonstrate how the existing historic buildings and groups of structures which make up the architectural character of an ACA has informed and steered the design process.

The historical built environment is an important aspect of cultural heritage and in order to promote Tallaght as a cultural centre, it must also be an area that celebrates contemporary architecture, so that existing and future residents are able to identify it as a place that is unique. Good design can promote a unique environment that facilitates cultural activities, adding to the architectural interest and visual aesthetics of a place. As the Town Centre is such a large area, a place-based approach is required to create the 'parts' that become the 'sum'. Just as the village area is unique, so too are other parts of the wider Town Centre, but in a less 'traditional' sense.

The Town Centre is relatively large and a varying approach to its cultural development is needed in order to identify a number of smaller and more distinguishable places.

6.2.3 New Development in Architectural Conservation Areas

A design rationale should be submitted with proposals for development within the Architectural Conservation Area, which addresses the design process for the development and how the proposal will integrate with the historic environment with reference to the following:

- Urban grain;
- Urban structure;
- Density and mix;
- Scale;
- Materials and detailing;
- Landscape;
- Views and landmarks; and
- Historical development.

Within Tallaght village, the historic status of the area should be recognised and an awareness of the historic surroundings on the part of designers, developers and building occupiers and owners should be cultivated. This will both serve to protect and enhance the architectural heritage of the area but will also ensure that new development adds to the character of the area and reinforces the sense of place.

Overall design and height are important elements to recognise and highlight but the scale and mass of a development, especially in sensitive areas of Main Street and adjacent to the cultural/historic core, can also have a significant effect on the existing built environment. The scale and proportion of new buildings can have a varied affect upon the neighbouring buildings. If any new building dominates existing structures, the historic character might also be diminished, while a relatively indifferent design may heighten the historic qualities of the existing building.

New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core. New development in particular along Main Street should have cognisance of the height, scale and mass of the historic urban form but should also add architectural interest and varied design within the mix to provide different architectural styles. All designs should be of high standard and finished to a high quality in terms of building material. The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary is also important.



Figure 6.1 Tallaght ACA Area (broken blue outline)

Under the Urban Development and Building Height Guidelines (2018), specific requirements and guidance for the design of new build are provided. In accordance with these Guidelines (particularly Section 2.10), when considering new developments within the ACA of Tallaght, or areas adjacent to the designated area in close proximity to the village core, the design rationale and overall site context should act as the main driver for the overall scale, mass, height and design in achieving the best possible new development in these sensitive areas.

New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core.

6.3 Archaeological Heritage

It is the policy of the Council to manage the development of Tallaght in a manner that protects and conserves the Archaeological Heritage of the area and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest (Objective HC 2)..

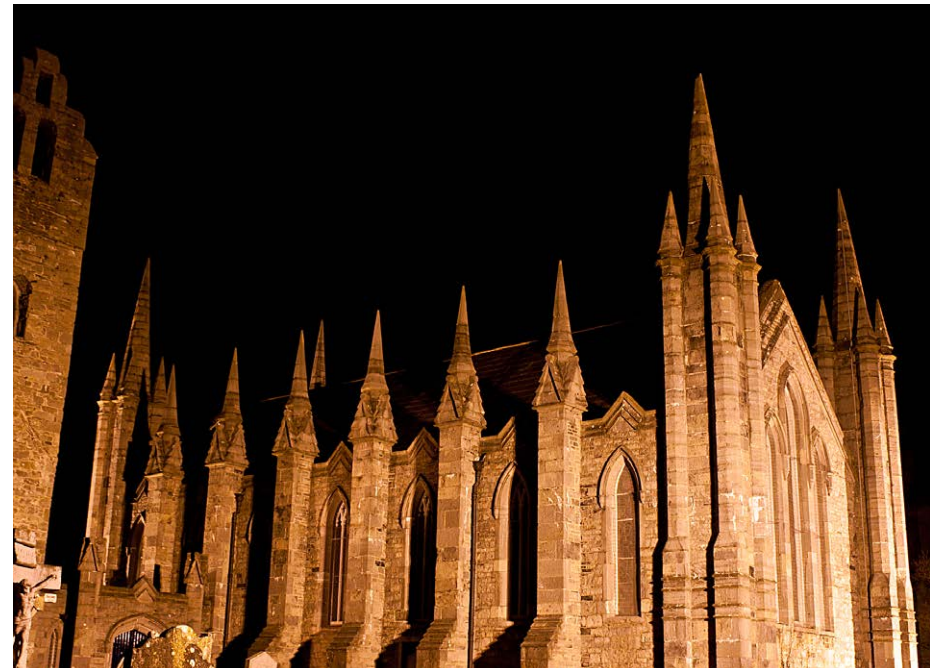
As outlined in the South Dublin County Development Plan 2016–2022, archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts 1930–2004. The Framework and Principles for the Protection of Archaeological Heritage (DAHGI, 1999) sets out national policy on the protection of archaeological heritage. The National Monument Services are the government department with responsibility for the protection of Recorded Monuments.

The Council is committed to ensuring that the rich Archaeological Heritage of Tallaght is protected in accordance with national policy. An Archaeological Assessment Report shall be submitted with planning applications within the zone of archaeological potential and the village centre in particular. All such reports shall fully assess the archaeological implications of the proposed development. Where archaeological features are discovered,

it shall be demonstrated how the design and layout of the development protects, incorporate and enhances these features.

Within the zone of archaeological potential, all developments shall be subject to archaeological monitoring for potential subsurface archaeological features. Where significant archaeological features/deposits are discovered during archaeological investigations, it shall be a priority to allow for preservation in-situ, especially features/deposits discovered during construction or investigation on lands to be occupied by planned open space(s). Features/deposits preserved in-situ should be accompanied by appropriate and sensitive explanatory signage. Where it is demonstrated that it is not possible to preserve features/deposits in-situ, full excavation and recording shall be required.

Development within the vicinity of an upstanding monument(s) shall enhance the setting of the feature(s) and shall be sited and designed appropriately. In order to protect potential archaeological remains, basement developments, including basement parking will generally be avoided within the village and its environs, especially within the zone of archaeological potential.





7.0 Climate Change: Mitigation and Adaptation

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7.1 Introduction

Through the policies, objectives and actions set out in Chapters 8 and 10 'Green Infrastructure and 'Energy' of the County Development Plan 2016–2022, climate change adaptation and mitigation measures are embedded in the plan making process.

The South Dublin County Council Climate Change Action Plan (CCAP) was adopted in 2019 and sets out how the Council will improve energy efficiency and reduce greenhouse gas emissions in its own buildings, while making South Dublin a more climate-resilient region, with engaged and informed citizens. This will be achieved by a range of ongoing and planned actions in five key areas, which will be continuously monitored, evaluated and updated to 2030 and beyond.

The Tallaght Town Centre Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant.

The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, sustainable building methods, flood risk adaption and renewable energy sources, amongst others. This chapter focuses on the Plan interactions with climate mitigation and adaption from the perspective of the approach to green infrastructure (the landscape of Tallaght has contributed to and will contribute to the identity of Tallaght into the future, while having the potential to play a major role in climate change) and flood risk measures. Meanwhile, in recent years in response to the challenges presented by climate change, Tallaght Town Centre has become a centre of innovation in the area of energy planning.

Where sector specific (DES, HSE etc.) climate change mitigation and adaptation targets are established these shall be applied within the LAP area.

The Tallaght Town Centre Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant.



7.2 Climate Adaptation – Green Infrastructure

One of the benefits of green infrastructure is its multi-functionality, performing several layered functions in a single shared space. Green infrastructure provides ecological, economic and social benefits through natural solutions. It complements, and sometimes replaces, conventional built infrastructure through the use of natural solutions to carry, store, absorb and treat water; it provides for pollination, protects against soil erosion, it alleviates flooding, improves habitats for wildlife, provides ecological corridors, enhances biodiversity, creates jobs, more attractive greener cities and better health and human well-being, amongst other benefits.

Figure 2.11 Green Infrastructure illustrates the longer-term town centre concepts. However, it will also be important that, as the County Town, the approach taken in Tallaght is integrated into a county and regional strategic green infrastructure network. Improving the links between the Town Centre and adjoining areas is a valuable first step in this process.

While the Tallaght area comprises some areas, which perform well in terms of biodiversity, over the past few decades there has been significant loss and fragmentation in areas that have undergone significant development. However, the Plan lands also

include and adjoin substantial green spaces. Improving connectivity between these spaces is a particular aspiration of this Plan. Green Infrastructure is also about putting ‘green’ into ‘grey’ infrastructure and retrospectively adding green areas where possible. There are significant parts of Tallaght Town Centre where the urban environment and public realm can be ‘greened’. For example, there is an opportunity to recognise the key role the Dodder River plays in the County’s green infrastructure network as a linear park, greenway and an area of special amenity, recreational, heritage, geology, biodiversity and conservation value.

It is an objective of the Plan to develop strategic and green linkages and corridors between the Dodder Valley and Tallaght Town Centre (Objective CC 1).

7.2.1 Green Infrastructure – Surface Water Management

Two of the main river systems which form part of the wider regional network are situated within the Local Area Plan lands: the Tallaght Stream flows through Sean Walsh Park, parallel to the N81 before joining the River Dodder to the north east of the Bolbrook Enterprise Centre. The Poddle River rises in the Cookstown area, as the Tymon River and flows east through

Bancroft Park and Tymon Park. These water courses are important green infrastructure corridors and habitats in the Tallaght area, providing multi-functional eco-system services such as land drainage, recreational amenity, clean/cool air and wildlife corridors. The Poddle is culverted for much of its journey across Tallaght Town Centre.

In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Such measures are largely expensive to put in place, can be costly to maintain and can have a major impact on the natural and built environment. Many streams and their associated biodiversity have been lost as a result of these measures. This has had negative impacts on the quality of the natural environment and recreational space, greatly affecting the quality of life for those living in the Town Centre. The cost to the Council of maintaining these engineering works, combined with having to provide alternative quality places for recreation elsewhere within the County, is significant.

Using natural solutions to manage surface water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface

Nature can be used in conjunction with and even sometimes instead of hard engineering solutions.

level through utilisation of existing drains, natural slopes, existing ponds and natural wetland areas should be considered before more costly and interventionist approaches. Nature can be used in conjunction with and even sometimes instead of hard engineering solutions.

The County has already moved towards implementing Sustainable Urban Drainage Systems (SUDS) guided by the *Greater Dublin Strategic Drainage Study, 2005*, the *Greater Dublin Regional Code of Practice for Drainage, (2006)* and further to the requirements of the *Eastern River Basin District – River Basin Management Plan, 2009–2015*.

Examples of SUDS features in the County can be found within public parks, for example Corkagh Park, Griffeen Valley Park, Tymon Park and in some private



developments, such as Citywest where these systems are complemented by other measures, for example permeable paving. To date, while there is no overall integrated SUDS network within the County, there are opportunities to increase the implementation of SUDS in the Tallaght Town Centre area on both Council lands and in private developments. Such SUDS features would also make a significant contribution to the promotion and development of green infrastructure in the Tallaght Town Centre area.

7.2.2 Green Infrastructure – Parks and Recreation

There are significant areas of publicly owned parkland located within the Tallaght Town Centre area including the neighbourhood park at Sean Walsh Park and the local park at Bancroft Park. These parks contain river system and numerous eco-system services benefiting wildlife protection and enhancing human activity for example through the provision of cool/clean air corridors, ecological corridors and recreational amenities. The parks contain recreational facilities such as playing fields, ponds, walking routes as well as biodiversity rich areas. There are also substantial sections of

parkland located in close proximity to the Town Centre area and the surrounding neighbourhoods such as the Dodder Greenway.

It is an objective of the LAP to enhance existing green infrastructure and facilitate the development of new green infrastructure corridors within and connecting to lands adjoining the Plan (Objective CC 2).

7.2.3 Green Infrastructure – Biodiversity

There is a wealth of biodiversity within the Plan lands. However, in some parts of the Plan lands habitats have been so fragmented that it may be difficult for biodiversity to thrive or be reinstated.

The policies and objectives of the LAP and County Development Plan, particularly relating to Green/Blue Infrastructure, open space and green linkages are important in facilitating the establishment and enhancement of biodiversity.

In implementation of the LAP, the protection of existing biodiversity and the regulation of activities / development will be an important consideration in key wildlife areas.

7.2.4 Green Infrastructure – Climate Change

The development of urban areas, in the absence of mitigation measures against climate change, has contributed to the heat island effect (the warming of the urban environment) as well as increasing the volume of pollutants in the air and increased flooding potential.

The impacts of climate change are expensive and complicated to manage and will become even more so in the future. Green infrastructure can be used as a tool within this County, and beyond, to alleviate some of the negative impacts of climate change and in some ways contribute to the prevention or slowing down of this change.

Mitigation measures include planting of trees, hedgerows and woodlands as clean/cool air corridors and to assist with carbon sequestration, and the construction of surface water retention features such as ponds, lakes, or swales.

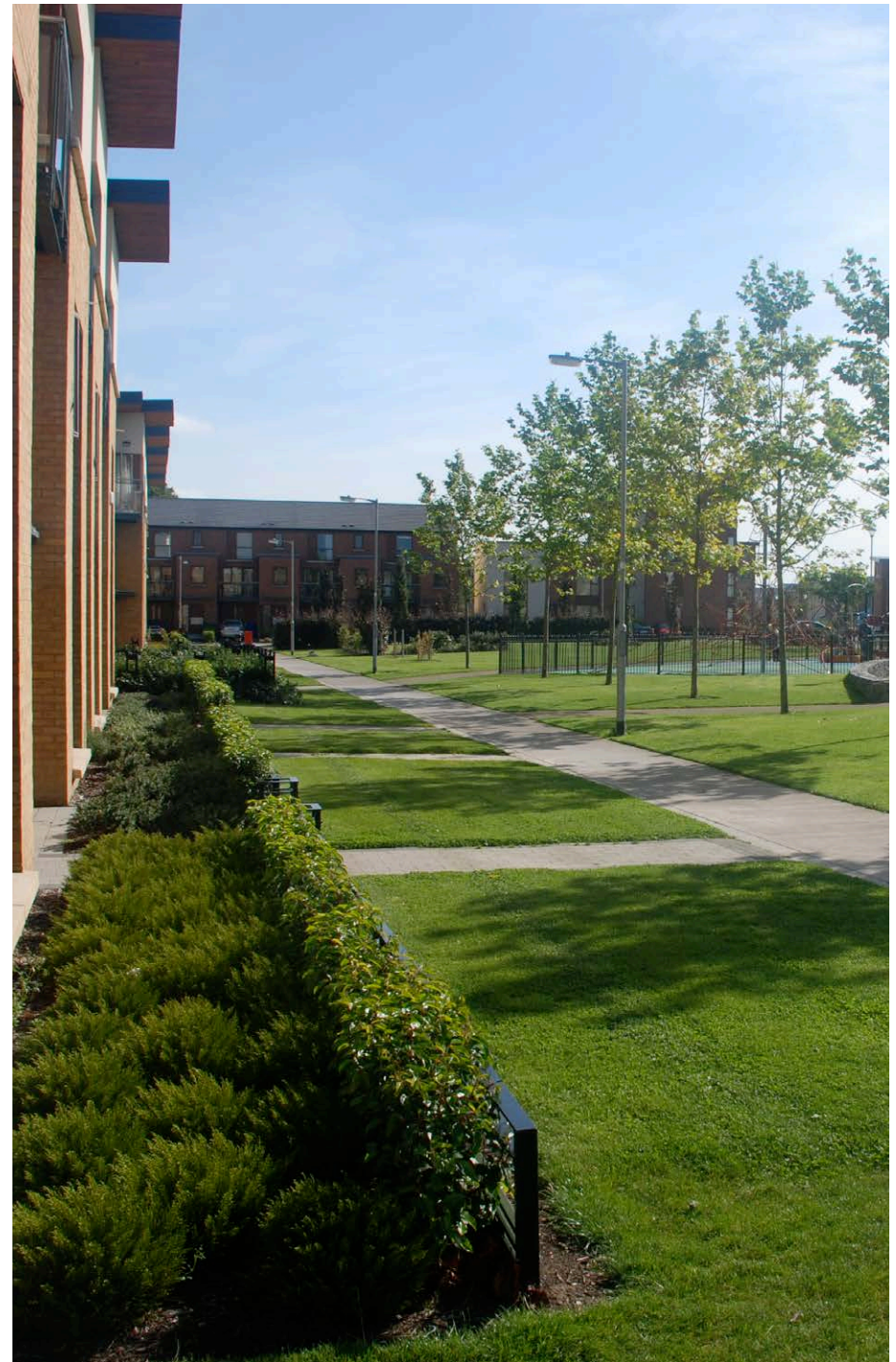
The Plan can help mitigate further impacts on the environment through ensuring that future development takes cognisance of the natural elements of sites and incorporates them within design of building and

neighbourhoods connecting them into the wider green infrastructure network. In some instances, where there are no site features present the potential for an enhancement strategy to re-establish green features and infrastructure can be explored.

7.2.5 Green Infrastructure – within New Development Areas

In the past, the ‘greening’ of residential areas concentrated on the requirement to provide a percentage of open space, back gardens/balconies, privacy strips and street planting. Quantity took precedence over quality and function. Levelled areas of grasslands – for ease of maintenance – with no eco-system benefits were often provided in place of established quality features.

Open spaces and residential developments can be enriched by retaining and enhancing existing natural features, as well as introducing new features. The retention and enhancement of existing natural features, such as hedgerows and associated ditches and streams in zoned lands offers the potential to introduce SUDS measures and to retain wildlife corridors through new developments.



The addition of surface attenuation ponds, green roofs and living walls in these developments has the potential to transform an environment, which would normally be perceived to be devoid of biodiversity into one that offers significant opportunities for wildlife while providing a high quality working environment for its workers.

The future regeneration and rejuvenation of REGEN zoned lands provides an opportunity to incorporate green infrastructure measures through these developments and connect corridors through the Town Centre area.

7.2.6 Green Infrastructure Strategy

The green infrastructure strategy for the Plan incorporates the following aspects:

Surface Water Management

Protection of existing watercourses and the reopening (re-lifting) of covered or culverted watercourses as opportunities arise e.g. Whitestown Stream and River Poddle. It is proposed that the stretch of the Whitestown Stream, which passes through Whitestown will be opened up and will accommodate a strategic cycling route. The River Poddle rises in Cookstown,

however, the river is culverted through this area. It is proposed that the river would be reopened where possible in Cookstown, which will bring a tangible link between new development and the history of this area. It is proposed that the source of the Poddle be uncovered and incorporated into open space. Flood defences in the wider area have been integrated into the watercourses, for example, the network of pools, ponds and lakes that were constructed along the Poddle. A similar approach could be taken where feasible and suitable, for example, in Bancroft Park, the Tallaght Technological University Dublin lands and Cookstown. The proposals to widen the corridor associated with the Whitestown Stream as it passes through Whitestown will facilitate adaptation and mitigation measures to be incorporated into that area, in addition to active and passive recreation and sustainable transport.

Development within the LAP area shall comply with the policies and objectives of the County Development Plan relating to protection of existing water and drainage infrastructure.



Any future developments within Regeneration zones that have been identified as having the potential to result in a deterioration to surface or groundwater quality will be required to undertake an assessment to determine the effect of the development on surface water and groundwater quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site. During the construction phase of developments within the LAP area, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:

- Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);
- Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (National Roads Authority, 2008);

- CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance; and
- CIRIAC649: Control of water pollution from linear construction projects: Site guide.

A Pollution Prevention Plan (PPP) and Construction and Environmental Management Plan (CEMP) will be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites. Larger developments within all other areas will be required to submit an Outline Construction Environmental Plan (OCEMP) in order to demonstrate the safeguarding of the immediate receiving environment.

Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will include the inclusion of adequate wastewater treatment facilities/ connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.





New urban square/civic space

Planting

New edge or buffer treatment will be facilitated between contrasting land uses as part of new developments, for example, at established industrial areas and surrounding residential areas at Broomhill and Greenhills. These areas will emphasise enhancement of local biodiversity and local surface water management. They may also provide a visual, screening function.

Spaces and Corridors

A range of open spaces and corridors will form the structure of the green infrastructure in the Plan area.

It is an objective of the LAP to provide new areas of public space and to upgrade existing parks so they provide highly amenable spaces for existing and future residents (Objective CC 4).

It is an objective of the LAP to ensure access to all areas of public space and institutional lands is maximised, and major spaces are linked via amenable pedestrian routes. (Objective CC 5).

Policies of the County Development Plan relating to the management of non-invasive species shall be implemented.

7.3 Climate Adaptation – Flood Risk Management

The publication of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) has seen the introduction of an integrated and standardised approach to flood risk management within the planning system. The Guidelines support a sequential approach to flood risk management where the first option is to avoid flood risk where possible, followed by substituting less vulnerable uses where avoidance is not possible and finally, mitigating and managing the risk, where avoidance and substitution are also not possible.

The Guidelines require an examination of flood risk as part of the preparation of spatial plans. Therefore, a Strategic Flood Risk Assessment (SFRA) was carried out for the Tallaght Town Centre LAP. It has identified the areas of the Plan subject to flood risk. For sites within identified flood risk zones, a site specific flood risk assessment will be required. The SFRA also examines key sites where flood risk is an issue and provides recommendations for the development of these sites. Applications for development on these sites must adhere to these recommendations.

It is an objective of the Council to manage flood risk in Tallaght Town Centre in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014). For lands identified as being at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures (Objective CC 6).

The Guidelines require an examination of flood risk as part of the preparation of spatial plans.

7.4 Climate Mitigation

Climate change mitigation objectives are fundamental to the overarching objectives and principles of the Plan, including, inter alia, the creation of walkable neighbourhoods, proximity to high quality public transport, public transport improvements, accessible employment and services, more intensive use of appropriately located and built up lands, energy efficiency in new buildings and greening of the built up urban environment.

7.4.1 Energy Planning in South Dublin

As a result of SDCC's participation in a number of European Union (EU) funded projects, the objective of which was to facilitate local government involvement in climate change innovation and to upskill staff at local government level to become mentors and leaders in climate change and adaptation, SDCC has taken a proactive role in engaging with energy efficient projects and research. As a result, SDCC completed a Spatial Energy Demand Analysis (SEDA) for the county 2014.

The outputs of the SEDA lead to the inclusion in the South Dublin County Council County Development Plan 2016-2022 of a range of policies and objectives which promote energy efficiency and renewable

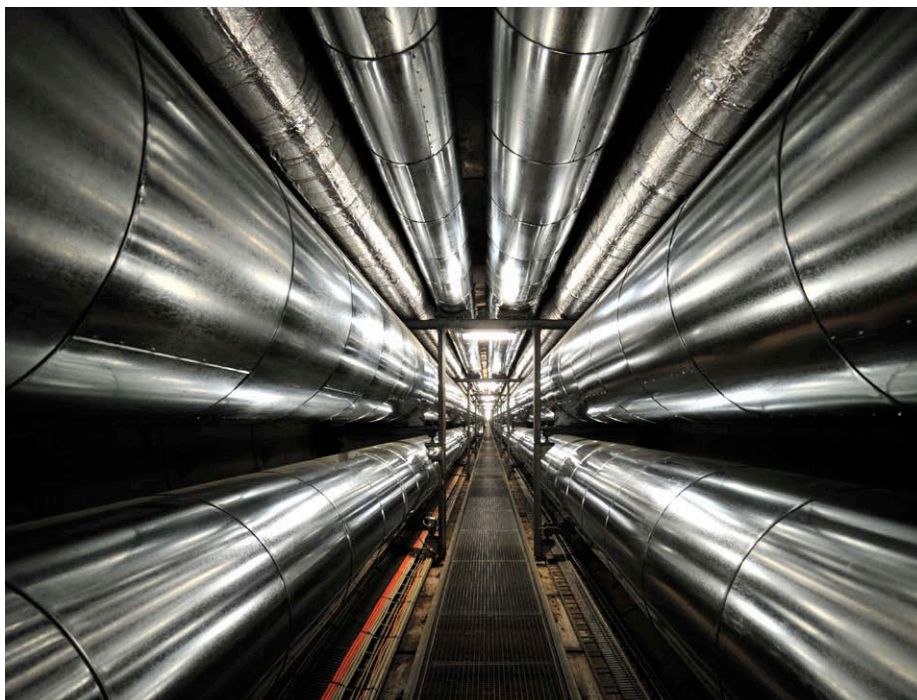
energy measures across the County. These include objectives relating to the reduction in use of fossil fuels, promotion of low carbon renewable energy alternatives, promotion of use of PV solar panels and green roofs in new buildings both public and private with SDCC leading the way through conversion of its own building stock.

The SEDA also recognises the potential for capturing and utilising waste heat generated, un-used heat in premises. The recovery and utilisation of waste heat, stemming from local kick start projects, may well contribute to the development of a local energy network into the future.

7.4.2 Low Carbon District Heating Networks

The most significant output of the SEDA was the analysis of the potential for use of low carbon district heating networks in the County.

The SDCC SEDA analyses the energy profile of the commercial, residential and municipal sectors and identifies a number of Low Carbon District Heating Areas of Potential across the county. The areas of highest potential was found to be Tallaght Town Centre (6 of the 10 areas of highest heat demand in the County was found in



Tallaght) where a number of substantial energy users in public ownership are located in proximity to each other and to substantial energy users and waste heat generators.

Tallaght has since been the focus of the development of the first District Heating scheme in South Dublin. Although district heating is not yet widely used in Ireland, it is gaining prominence in energy policy development as Ireland struggles to meet carbon and renewable energy targets, particularly in the heating sector (See section 11.7.3 of the County Development Plan).

7.4.3 Tallaght District Heating Network Project

In partnership with Codema – Dublin’s Energy Agency, SDCC is now leading a project to develop South Dublin County’s first district-heating network. With partners across five EU states, the HeatNet project will potentially link waste heat from a local data centre in Tallaght town centre to create a local authority led district-heating network. When operational, the scheme is expected to save almost 1,900 tonnes of CO₂ per year after five years. The wider HeatNet project will run until 2020 and receives European Regional Development

Funding through the Interreg North West Europe programme.

District heating systems can make use of low-carbon waste-heat from sources such as data centres, thermal generating stations, industrial processes, wastewater systems and waste-to-energy plants, through a network of insulated pipes, typically providing space heating and hot water to residential and commercial buildings more sustainably and economically than traditional methods using individual gas or oil boilers. The development of a district heating scheme in the Tallaght town centre area gives potential for energy savings for other businesses and buildings in the area, as the heating network rolls out and Tallaght becomes a model for community energy and a decarbonised town centre.

The South Dublin district heating pilot will begin the first phase in the Tallaght Town Centre area. This area has been identified as having a high heat demand density, which is a key indicator for district heating viability.

SDCC is in advanced discussions with a local commercial operator to secure the supply of waste heat to feed into the district heating system. The district heating DH pilot project is considered highly innovative, not

just at a national level, but at a European level, and will be the first of its kind in Ireland to use this type of low energy waste heat.

7.4.4 Energy Efficiency in New Buildings

The design, construction and operation of new buildings has a significant role to play in reducing energy demand and increasing energy efficiency into the future. The integration of energy issues into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level.

With regard to residential dwellings, all new homes constructed in South Dublin County must reach an energy performance rating with The National current Building Energy Rating (BER) Standard's and as subsequently superseded.

The policies and objectives of the South Dublin County Development Plan 2016-2022 set out detailed requirements for energy efficiency, renewable energy and district heating to be implemented in the County, in particular Sections 10.2 and 11.7.

7.4.5 Energy Policy in Major Development

All major developments within the Plan area will be encouraged to incorporate space to be safeguarded for future pipework/pipe run, energy centres or other infrastructure. This space can be incorporated into grass/green corridors along footpaths, roads and streets, so that they can be more easily excavated (soft dig) for installing energy (heat) network pipes without significant disturbance. The provision of other infrastructure and service requirements on these sites must have regard to this requirement. Details of future proofing the built fabric of major development proposals on site should also demonstrated. The Planning Authority can attach relevant conditions to planning permissions to secure these policy objectives.

Major development sites within the Plan area which are adjoining/adjacent to any such decentralised energy (heat) network or other significant heat source as identified above, should be designed to be capable of connection to a decentralised energy (heat) network and any land required for the heat network must be protected.

Where connection to an existing or future decentralised energy (heat) network or other significant heat source is deemed possible under the above policy, major developments should detail a preferred energy strategy outlining connection proposals within Energy Statements, to be submitted with planning applications for development. The preferred energy strategy shall be based on connection to the decentralised energy (heat) network and shall be enacted, unless it is technically or otherwise unfeasible to connect to the network, in which case an alternative energy strategy shall be demonstrated and enacted, for example, the use of Combined Heat and Power (CHP).

Where an Energy Statement is submitted, it should be informed by a relevant evidence base, it should be provided for assessment by the Planning Authority and it should demonstrate how the proposal will meet the requirements for connecting to the decentralised energy (heat) network or other significant heat source. The statement should assess the technical feasibility and financial viability of the energy network for the site, identifying any available existing or proposed sources of heat (within or outside the site) and other factors, such as where land will be safeguarded for future district heating infrastructure. The statement should also demonstrate full consideration of how the proposed development can contribute towards the Council's climate change mitigation strategy as outlined in the current South Dublin County Council County Development Plan 2016-2022.

All major developments within the Plan area will be encouraged to incorporate space to be safeguarded for future pipework/pipe run, energy centres or other infrastructure.

Energy Policy	<ul style="list-style-type: none"> • Reduced energy consumption • Reduced fossil fuel imports • Increased renewable energy • Increased security of supply • Increase data centre efficiency • Reduced national level fines for binding EU targets in renewable energy • Increased public sector energy efficiency
Environmental Policy	<ul style="list-style-type: none"> • Reduced GHG emissions • Mitigates against climate change • Reduced local air pollution • Indigenous energy sources used
Innovation	<ul style="list-style-type: none"> • Increased knowledge of DH systems • Creation of new local market for waste heat • Based on leading best-practice in Europe • First of its kind in Ireland • Shared research and development • Proof of concept for other areas (i.e. Grange Castle)

Socio-economic	<ul style="list-style-type: none"> • Increased local employment • ‘Energy Tourism’ – site visits to the SDDH system • Decreased energy costs – fuel poverty • Increased building safety – no carbon monoxide or gas leak risks • On-demand hot water • Connection of washing machines & dishwashers – decreased energy costs • No on-site heating fuel storage • Reduced customer exposure to fuel price volatility • Increased local spending power • Increased competitiveness of Tallaght area • Landmark area for de-centralised sustainable energy • Reduced developer costs • Increased property value through improved BERs • New revenue stream for increased Local Authority energy services
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Table 7.0 Benefits



7.4.6 Funding Low Carbon Energy Networks

There are a range of delivery models and financing structures that could be used to unlock the investment required for supporting local heat networks in Tallaght. The development level expected suggests that the heat network scheme could be attractive to a private sector investor, for example an Energy Service Company (ESCO) or utility (or consortium) may undertake to design, build, finance and operate the heat network. In this case, SDCC

could co-ordinate the partnership of all relevant stakeholders involved. Alternatively, SDCC could act to source project finance or even participate in a joint venture with an ESCO or consortium to deliver the project. In this regard, a Proposal/Business Plan should be submitted for the consideration of the Planning Authority. It may be possible to obtain funding from wider sources; such as the European Regional Development Fund (ERDF).

There are a range of delivery models and financing structures that could be used to unlock the investment required for supporting local heat networks in Tallaght.



8.0 Implementation and Sequencing

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8.1 Introduction

It is an objective of the Council that development within the plan area is undertaken in an orderly and sustainable manner. The development of the identified regeneration lands at Cookstown and Broomhill alongside the Town Centre lands should generally be phased in accordance with the sequential approach:

- *Development should extend outwards from the town centre and high-quality public transport with land closest to the centre and public transport nodes being given preference, i.e. 'leapfrogging' to stand alone or isolated areas should be avoided; and*
- *A strong emphasis will be placed on encouraging infill opportunities adjacent to compatible existing uses and ensuring better use of under-utilised lands (Objective IS 1).*

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved or where proposals are brought forward for sites of 2 hectares or more within the regeneration lands that comply with the Urban Framework of the LAP, the Planning Authority may consider that the proposal can establish its own identity and amenity in the transitional phase of

the area. As such, subject to the nature and scale of the proposal and the delivery of the Urban Framework, in general, the Planning Authority will not consider such proposals to be isolated piecemeal development or premature. In this context, the Planning Authority will encourage integrated proposals and the amalgamation of proposals/landownerships.

Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal. The Council may, in certain cases, phase permitted development where this is considered necessary in order to ensure:

- i. an appropriate balance between employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the area or particular neighbourhood; and
- ii. the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.



8.2 Implementation Design Criteria

8.2.1 Sequencing of Development in Regeneration Zoning

Further to Chapter 2 and 3 of the Plan, proposals for redevelopment within the REGEN lands, will be assessed against the relevant criteria within the Urban Design Manual – A Best Practice Guide (2009), the Design Manual for Urban Roads and Streets (DMURS) (2013) and/or the Retail Design Manual (2012) as appropriate. The Design Statement to accompany redevelopment proposals in REGEN zoned lands should be in accordance with Chapter 2 of this Plan and also specifically address the following criteria:

1. Demonstrate a clear transition towards a more urban form of development and a traditional street network in accordance with Chapter 2 and 3;
2. Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of development with residential uses that are disconnected from public transport, public realm, retail, amenities and/or other residences;
3. Residential development should be very carefully designed at the lower levels in particular adjacent to existing busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs) without demonstrated or proposed improvements to upgrade the street network in accordance with the Plan;
4. Demonstrate that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (e.g. orientation and layout of dwellings, positioning of openings and insulation); and
5. As part of any planning application for redevelopment, the developer shall demonstrate a rationale for the site selection of the proposed development in relation to existing, permitted and proposed development. In general, integration with adjoining development and/or the urban form of the established Centre will be required to prevent piecemeal or premature development. Developers should sequence the delivery of Cookstown radially from the Town Centre, Luas stops and the perimeter.



The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development.

While the sequencing requirements set out hereunder relate to growth up to 2040, the Core Strategy of the County Development Plan shall take precedence in regard to the capacity of the area to deliver residential units. Development proposals within the LAP area should therefore demonstrate consistency with the housing capacity and housing forecasts for the Tallaght Metropolitan Consolidation Town in the Core Strategy of the South Dublin County Development Plan 2016–2022 and any revisions made in successive Development Plans.

The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development. This sequencing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each neighbourhood/sub-neighbourhood. To ensure flexibility, the proposed phasing schedule is linked to housing output rather than being strictly time specific.

The Planning Authority may set aside any phasing impediment where it is demonstrated to the satisfaction of the Planning Authority that the infrastructure in question is not in itself essential for the development being proposed. In some instances, the infrastructural requirements for one area (e.g. public open space) may be provided in an immediately adjoining area subject to demonstration that the infrastructure/facility will benefit residents of the area within which residential development is proposed.

8.3 Implementation and Funding

The development of lands within the LAP area is subject to the SDCC Development Contribution Scheme. In some cases, the completion of works required to facilitate development are outside the direct control of either SDCC or the landowners. SDCC is committed to implementing this Plan and will proactively manage and promote the integrated development of the LAP lands. All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and facilities in Tallaght will be pursued, including the Urban Regeneration Development Fund (URDF) as part of the implementation of the National Planning Framework (NPF).

A number of key projects have been identified through the LAP urban masterplanning process, which are considered important in achieving a quality urban environment for Tallaght. These projects relate to the provision of key infrastructure, services, civic, residential and amenity projects in Tallaght which will act as a catalyst for the wider and long term growth of Tallaght, as a living town and the thriving heart of South Dublin County. Tallaght Town Centre is entering a period of renewed growth and revitalisation. Enhancing the Town Centre's identity, character and sense of place, are key to its development potential. These projects have informed the sequencing/

infrastructural requirements for each neighbourhood/sub-neighbourhood. Some projects have already received funding under the Urban Regeneration Funding Scheme (URDF). Securing this funding will enable the delivery of infrastructure necessary to secure the objectives of the Plan.

In addition to the terms of the SDCC Development Contribution Scheme (DCS), in accordance with Section 48(2)(c) of the Planning and Development Act 2000 (as amended) SDCC may require the payment of a special contribution in respect of a particular development where specific exceptional costs not covered by the SDCC DCS are incurred in respect of public infrastructure and facilities which benefit the proposed development.

In addition, and in accordance with the provisions of Section 49 Planning and Development Act 2000 (as amended), SDCC may investigate the potential for a Supplementary Development Contribution Scheme that may include requirements for the LAP area to provide for the delivery of strategic public infrastructure including principal route connections, strategic open space and associated pedestrian and cyclist infrastructure, which will support the delivery of the required infrastructure outlined in LAP.

8.4 Key Infrastructural Requirements/Sequencing

The following tables identify the key pieces of physical and social infrastructure required in order to facilitate development, alongside associated services and facilities essential for the health, well-being and social development of the plan area. Development proposals within each of the identified neighbourhoods/sub-neighbourhood must clearly demonstrate how it is proposed to comply with/provide the identified key infrastructure required for a particular area as part of any planning application. Individual smaller or standalone sites will be required to demonstrate how it is proposed to provide for/contribute towards the delivery of key infrastructure applicable to their particular neighbourhood/sub-neighbourhood. Such requirements will be reviewed over the lifetime of this plan.

8.4.1 Schools Requirements

In regard to school requirements, the Department of Education and Skills uses a Geographical Information System (with data from the CSO, OSI and Department of Social Protection in addition to Department of Education and Skills own databases) to identify where pressure for additional primary and post-primary school places will arise, and cater for same either via new schools or expansion of existing schools. Demographic changes within the Tallaght

Area will continue to be monitored by SDCC and the Department of Education and Skills on an ongoing basis and it is possible that further or altered educational requirements will arise over the lifetime of this Plan and subsequent plans.

The Provision of Schools and the Planning System, a Code of Practice for Planning Authorities, published jointly by the Department of Education and Skills and the Department of Environment Heritage and Local Government, sets out the best practice approach to facilitate the timely and cost effective roll out of school facilities. South Dublin County Council will continue to support and facilitate the provision of primary and post primary school facilities to serve the needs of the plan area, and support the co-location of schools or 'stand alone' institutions where appropriate.

At this stage it is anticipated that 3 primary schools and a secondary school will be required within or in very close proximity to the plan area. The plan identifies a potential location for the secondary school. Agreed sites for the primary schools have not yet been identified. South Dublin County Council will maintain a strong working relationship with the Department regarding the provision of schools within the plan

area. The LAP identifies a set of criteria for locating the primary schools, however, this will need to be actively assessed and monitored within the plan area once permissions have been granted for c. 800-1,000 units.

8.4.2 New Urban Squares and Spaces

A key component in the delivery of the Cookstown Regeneration lands will be the provision of a mix of new and improved amenity spaces. This will include both pocket park spaces and the delivery of two new Urban Squares at Cookstown and Belgard. It is intended that the mix of smaller pocket parks will be delivered through private development, however, at this stage it is likely the Council may be required to take a more active role in the delivery of the two large urban squares. These key pieces of infrastructure will be required to be delivered in tandem with and prior to the completion of each block of development (as detailed in the relevant neighbourhood sections of Chapter 3) within the town centre and Cookstown Regeneration lands. The specific location of these key spaces will be subject to the following criteria:

Belgard Urban Square

- The square shall be a central and accessible feature for the northern Town Centre lands;
- The square shall provide a strong sense of place, providing a green edge along the proposed Belgard Square North Link Road;
- The square shall be designed in a manner which facilitates green connections to adjoining streets; and
- The square shall be overlooked by surrounding buildings providing passive surveillance, safety and security

Cookstown Urban Square

- The square shall be a central and accessible feature for the northern Cookstown lands;
- The park space shall provide a strong sense of place, providing a green edge at the junction of or in close proximity to the junction of a redesigned urban street along Cookstown Road and Second Avenue;
- The park space shall be designed in a manner which facilitates green connections to adjoining streets; and
- The park space shall be overlooked by surrounding buildings providing passive surveillance, safety and security.

8.4.3 Streets and Public Realm

There is an existing network of streets across the plan lands, however, there is a need to provide improved and enhanced connectivity across the plan area promoting the use of more sustainable modes of transport. This will be achieved through a mixture of new and improved streets focussed on the creation of people-centred places and safe pedestrian and cyclist movement networks. The framework plan shows the arrangement of these streets, which will be delivered both directly through new development and by the Council improving and building new streets. In particular the following new and improved streets are required to enable development:

New

- Belgard North Link Road
- Airton Road Extension
- A new Secondary Route connecting Cookstown Road to Old Belgard Road
- A new Secondary Route connecting Cookstown Road to Cookstown Way

Improved

- Cookstown Road
- Second Avenue
- Fourth Avenue

8.4.4 Social infrastructure

There are a number of services and facilities essential for the health, well-being and social development of the plan area. The tables in the relevant neighbourhood sections of Chapter 3 provide an indicative outline of the desirable services and facilities which could be required within each neighbourhood under the heading 'Associated Infrastructure'. Such services include Childcare, Health and Community Facilities.



8.5 Further Infrastructure, Services, Civic, Residential and Amenity projects in Tallaght

In addition to the requirements set out above, and in the tables in the relevant neighbourhood sections of Chapter 3, the Local Area Plan recognises that there are a number of other key infrastructure, services, civic, residential and amenity projects in Tallaght town centre which, upon delivery, will act as catalysts for the wider and long term growth of Tallaght, as a living town and the thriving heart of South Dublin County. Some of these key projects have already received funding or part funding under the Urban Regeneration and Development Fund.

The following outlines the key projects (not covered within the tables in the tables in the relevant neighbourhood sections of Chapter 3) which are recognised as key priorities with regard to unlocking and energising

Tallaght town centre, in the context of the LAP and the current development interest, in advancing residential and other commercial development projects in the town centre core area:

- Tallaght Innovation Hub.
- Elderly Housing (Sean Walsh Park).
- Tallaght Stadium Fourth Stand.
- Sean Walsh Park Upgrades (Sporting – Astro Pitches).
- Green Amenity Routes at Killinarden
- Tymon Library.
- N81 and Belgard Road Upgrades.
- Links to Tymon Library and Bancroft Park.
- Tallaght Heritage Trail.



Lushbarn Library

9.0 Tallaght Specific Development Standards

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9.1 Introduction

In general, this Section includes guidance on development management standards that are additional to Chapters 2, 3 and 5 which will be used in conjunction with the standards set out in the South Dublin County Council Development Plan 2016-2022 (or subsequent relevant Development Plan) and all guidelines published by the Department of Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000-2018. Relevant additional guidance published in the forthcoming years will also apply.

The standards will be used by the Planning Authority to assess planning applications in relation to lands within the Plan area. The purpose of these standards is to provide clear guidance in respect of acceptable development standards and ensure development accords with the design principles of this Plan and provides a quality urban environment.

The purpose of these standards is to provide clear guidance in respect of acceptable development standards and ensure development accords with the design principles of this Plan and provides a quality urban environment.



9.2 Design Criteria and Design Statements

The principle of design quality is central to the success of the Urban Framework. The importance of design quality underpins the provisions of various national guidelines and the County Development Plan.

To aid in a coherent approach to the design of development across the Plan lands, the general appearance and design of development, including streets and junctions, shall accord with the design led criteria set out under the following documents:

- South Dublin County Development Plan 2016–2022.
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).
- Retail Planning Guidelines for Planning Authorities (2012).
- The design manuals that accompany the above documents.
- Best Practice Guidelines, Quality Housing for Sustainable Communities, (2007).
- DMURS (2013); The National Cycle Manual (2011); and The Guidelines for Setting and Managing Speed Limits in Ireland (2015).

- The Urban Design Compendium (English Partnerships, 2000) should also be referenced in relation to the design of other aspects of development.

Design Statements

To ensure coherency and quality in design, all medium to large scale development proposals (Landmark Buildings, 20 units or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/non-retail services development) shall be accompanied by a Design Statement that address the following design considerations:

- Demonstrates compliance with the Plan, including its various requirements that relate to (inter alia) Urban Framework, route structure, urban function, land use mix, plot ratio, building height, key frontages, built form and design.
- Demonstrates compliance with the key objectives of the relevant Neighbourhood.
- Includes a masterplan that demonstrates proposed and future integration with the surrounding sites, including vehicular, pedestrian, cycle and public transport connections.
- In Cookstown and The Centre, demonstrate a clear transition towards a more urban form of development and a traditional street network.
- Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and/or other residences.
- Residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs).
- Demonstrates compliance with the 12 design criteria contained within the Urban Design Manual A Best Practice Guide (2009) in the case of residential development.
- Demonstrates compliance with the 10 design criteria contained within the Retail Design Manual (2012) in the case of retail development.
- Includes street cross sections and plans that demonstrate compliance with DMURS (2013) in terms of ‘Movement, Place and Speed’, ‘Streetscape’, ‘Pedestrian and Cyclist Environment’ and ‘Carriageway Conditions’ etc.

- Consideration of the scale of surrounding buildings: New development should have regard to the surrounding building heights that exist or are envisaged for the street and surrounding area, as per the neighbourhood plans and building height strategy.
- Pedestrian Links: On larger blocks opportunities for key pedestrian links should be identified and new development placed around the links to ensure that they are overlooked.
- Open Space Networks: New development should take into account existing and future areas of open space and urban squares and the links that could be provided between them.
- Public and Private Space: Public and private space should be clearly defined by the layout of buildings and the use of landscaping. The use of fencing should be minimised.
- Solar Access: The layout of new development should take into account the path of the sun to ensure that solar access to open space and internal living areas is maximised, whilst minimising the impact of overshadowing to adjacent sites and the public domain.

- Visual and Acoustic Privacy: Sufficient separation levels should be provided between buildings to maximise privacy levels within internal spaces.
- Existing Natural Features: Areas of significant vegetation, watercourses and other topographical features should be maintained and integrated into the development.
- Where development is located within a 500m catchment of the Luas line, the provisions of TII 'Code of Engineering practice for works on, near, or adjacent the Luas light rail system' must be adhered to.
- Structures of Historic Significance: New development should not dominate or overpower the setting of Protected Structures or Contributory Buildings (refer to Chapter 6) within the Architectural Conservation Area.

To aid in place making and wayfinding, careful consideration should be paid to materials and design to ensure that each development makes a positive contribution to its locality and neighbourhood. Building finishes shall be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency. Traditional materials such as stone, brick,

timber, metal and glass should be utilised in developments. Consideration should be given, where possible, to reusing and recycling materials to promote the circular economy and reduce construction and demolition waste.

To promote a tangible identity in the regeneration of Cookstown and the expansion of The Centre, consistency in finishes and detailing including those that relate to buildings, streets and spaces is promoted. Diversity in finishes and detailing will be encouraged between neighbourhoods in order to emphasise identity. Materials such as limestone, granite and native Irish hardwood species should be especially considered to connect a scheme including its buildings, streets and spaces to its place and tradition.

Architectural diversity and a vibrant mix of finishes, colour and detailing is promoted in The Centre particularly in the case of Landmark Buildings. Individual architectural design approaches by different design practices are therefore promoted, together with innovation of design and construction.

In regard to the general appearance and design of mixed use buildings, all such development shall also comply with the

Positive Indicators outlined under the Urban Design Manual – A Best Practise Guide (2009), particularly those that relate to 'Context', 'Distinctiveness', 'Public Realm' and 'Detailed Design'. All retail development shall also be designed to comply with the Key Principles set out under the Retail Design Manual (2012) particularly those that relate to 'Design Quality', 'Context and Character', 'Public Realm' and 'Built Form'.

All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022. Proposals for extensions to existing uses shall have regard to this section and the County Development Plan policies. The Urban Design Compendium (English Partnerships, 2000) should also be referenced in relation to design parameters for development typologies.

All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022.

Type of Space	Objectives	Components
Urban Square	<ul style="list-style-type: none"> To provide local focal space in mixed use areas. To provide for a comfortable and inviting space for all users. To provide for a range of business and social activities. 	<ul style="list-style-type: none"> Well enclosed urban space. Continuous surface and comfortable gradients. Uncluttered central space, free of permanent features, to allow for range of activities in the space. High quality surface design and materials. High quality tree line and street furniture providing definition to the edges of the space. Seating opportunities at edges of space. Focal work of public art or monument with sitting opportunities. Active fronting ground floors. Passive surveillance by upper floor residential uses. Strong evening economy. Public space with 24-hour access.
Urban Space	<ul style="list-style-type: none"> To enhance the existing space and integrate public realm and space into The Centre, in particular the integration of the Square Shopping Centre, the civic buildings and the transport hub. To provide legible and distinctive focal spaces with associated pedestrian streets. To provide for a comfortable and inviting space for all users. To accommodate evening economy To provide the focus for the social and economic activity in the Centre 	<ul style="list-style-type: none"> Hard and permeable continuous surface, with innovative Sustainable Urban Drainage System (SUDS) measures. Uncluttered free space. Tree-lining for definition of edges of the space. High quality street furniture and lighting on perimeter. Public art or central feature. Managed vehicular access for loading and emergency services only
Local Pocket Parks / Linear Park	<ul style="list-style-type: none"> To serve the needs of residential areas. To provide everyday, local level amenity needs. To include a mix of smaller scale passive and active amenity facilities. To include local level SUDS function. To assist in local legibility and placemaking. 	<ul style="list-style-type: none"> Smaller sports facilities, such as multi-use games areas. Sitting areas. Playgrounds and play areas. Small swales and bioretention areas. Planting in lines to define edges and different functional areas. Linear park to be a continuous green amenity space with adequate set back distance between new buildings and the roadside accommodating, inter alia, pathways, planting, SUDS, smaller scale passive and active amenities.
Park/Amenity	<ul style="list-style-type: none"> To maximise the leisure and amenity resource To provide for the continued improvement of the park settings, biodiversity and recreational facilities To provide for a range of childrens play. 	

Table 9.1 Design criteria for urban square, public realm and local parks

9.3 Retail Standards

Retail Criteria

Applications for new retail development shall accord with the requirements outlined in Chapter 4 of this Plan and the retail policies and objectives of the South Dublin County Council County Development Plan 2016–2022, in addition to the following criteria:

- Retail development should be in accordance with the role and function of the Plan and accord with the scale and type of retailing identified in the County Development Plan (or as superseded by future County Development Plans).
- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach.
- Proposals to amalgamate retail units will be carefully considered.
- Major retail proposals (exceeding 1,000 sq.metres) are required to provide a Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).

Restrictions on Uses

An over-concentration of certain uses will be discouraged in Tallaght, due to an overriding need to maintain the integrity,

quality and vibrancy of the area. The Planning Authority will seek to ensure that the quantum of off-licence and betting offices is not disproportionate to the overall size and character of the neighbourhood and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable. The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.

Retail Warehousing

The range of goods sold in the existing retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle, or bus (Annex 1 of Retail Planning Guidelines (2012) for definitions of bulky goods refers). Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit, and such space should be clearly delineated on the planning application drawings. Within The Centre and Cookstown, the Planning Authority will

apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.

Signage, Pedestrian Wayfinding and Advertising

In addition to the provisions of the county Development Plan, pedestrian wayfinding signage contributes to promoting the formation of a legible urban environment. Clear directional signs are an essential element in helping people to locate the many attractions of the area along the most appropriate route in a safe and efficient manner. South Dublin County Council aims to implement a pedestrian wayfinding system, which will be designed to help the pedestrian to move around Tallaght and to find destinations easily. The emphasis of a wayfinding system is on key cultural, civic and religious places of interest, rather than commercial services. The system can comprise two complementary elements. The first element is map panels which contain ‘heads up’ maps which are cropped from a master map. The second element is a network of high quality finger panels. A comprehensive network of directional signage will significantly enhance legibility in the urban environment and improve the visitor experience of the area. The Planning Authority aims to review the existing

The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses.

pedestrian signage in the area and expand into a Pedestrian Wayfinding System which will provide a basis for a more coherent system of pedestrian signage. Future planning applications in the area will be required to submit details of all public realm signage as part of planning applications and integrate with the emerging wayfinder system.

The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses. In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.

9.4 Early Childhood and Education

The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- Suitability of the site for the type and size of facility proposed;
- Availability of play space;
- Public transport access, car parking and drop off facilities for staff and customers;
- Nature of the facility (full day care, sessional, after school, etc);
- Number of children to be catered for;
- Intended hours of operation; and
- Impact on residential amenity.

In significant site redevelopments, childcare facilities should be purpose built, preferably at ground floor level.

9.5 Healthcare Facilities

Large medical centres and group practices will be favourably considered in Tallaght, subject to the land use zoning. Planning applications for medical surgeries/ practices/centres should include details of proposed professional medical (commercial) activities, proposed number of practitioners and support staff, and intended hours of operation.

Large medical centres and group practices will be favourably considered in Tallaght, subject to the land use zoning.



9.6 Energy Efficiency, Passive Solar Design and Recycling

All new development within the Plan should seek to be as energy efficient as possible by utilising renewable energy sources and passive solar design techniques. This process is to be documented via the Design Statement to confirm that best practise methods have been followed in regard to energy efficiency and accompanied by shadow diagrams to demonstrate solar access levels and the impacts of any overshadowing on surrounding lands.

The Design Statement should also address the following:

- Orientation: Buildings and the main living spaces within individual dwellings should be orientated to the south to maximise solar access.
- Elevation treatment: Glazing should be maximised along the southern elevations of a building to maximise sunlight penetration and minimised along the northern elevation to reduce heat loss.
- Water Recycling: Landscaping within common areas should be irrigated by rain water.
- Flexible Design: The layout of apartments and offices should be flexible to provide open plan layouts that maximises the penetration of natural light during the warmer months and to allow for

compartmentalisation to retain heat during the cooler months.

- Additional Measures: All schemes should embrace the latest innovations and technological advances in environmentally sustainable design.
- Recycling facilities should be accessible to all residential units and commercial premises including on site where appropriate.

Detailed shadow diagrams shall be submitted for any significant new development demonstrating solar access and the impacts of overshadowing at 9am, 12pm and 3pm on the 21st of June and 21st of March/September.

Direct solar access shall normally be provided to a minimum of 50% of areas of private and communal open space for a minimum of 2 hours between 9am and 3pm on 21st of March/September, or as otherwise acceptable in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2018, or as otherwise superseded) in respect of dual aspect. This standard shall also generally apply to existing development where additional overshadowing occurs as a result of new development.



9.7 Noise

Development proposals with the potential to give rise to significant noise impacts may require a Noise Impact Assessment and mitigation plan to minimise noise disturbances and protect the amenities of the area. The Planning Authority will promote and require proposals to demonstrate the principles of good acoustic design and implement the Professional Practice Guidance (ProPG). Acceptable internal and external noise levels will be determined having regard to BS8233:2014 and the World Health Organisations recommendations. The Planning Authority will carefully consider the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.

9.8 Safety and Security

Passive security measures are commonly placed under the heading of Safer-by-Design. These design measures involve applying key design principles to the urban environment which seek to increase the perception of safety and reduce opportunities for criminal or anti-social behaviour.

The integration of passive security measures can be encouraged by applying key principles of Safer-by-Design methods. It should be noted that the principles that guide Safer-by-Design measures should not be considered in isolation. Rather, they should be applied throughout the design process from site analysis and concept to detailed design. These principles can be addressed as part of the Design Statement.

The Design Statement should, as a minimum, address the following key principles of Safer-By-Design:

- Layout and orientation: Buildings should be positioned so that they front and overlook the public domain. Buildings should also form a perimeter around areas of communal or private open space;
- Access and movement: Routes and access points should be well defined. Whilst permeability should be a priority,

the number of routes through a site needs to be carefully considered. Too many routes though a small area will dilute activity levels;

- Mutual surveillance: All areas of the public and communal open space should be overlooked by development. Furthermore, the overlooking of property from these areas should not be prevented by visually impermeable barriers such as high walls;
- Visually permeability openings. Any shutters or gates used to secure shop fronts, car park and other entrances should be least 50% see-through;
- Active interfaces: The number of opening and transparent surfaces should be maximised at the ground floor level where fronting public or communal areas;
- Definition of space: Public, communal and private spaces should be well defined, preferably by non intrusive measures such as changes in landscaping treatment;
- Management and maintenance: All public and communal spaces should be regularly maintained and effectively managed to ensure they are kept in good order;
- Good lighting: All public areas are to be well lit using an effective combination of light sources such as upward facing reflective lighting, wall mounted lighting, bollard lighting and ground lights. All light sources should transmit 'white light';
- Clear lines of vision: Pedestrians should have clear surveillance of walking routes. Hidden edges, variable setbacks at ground floor level, blind corners, recessed entrances and other enclaves should be designed out of a development;
- Well defined openings: All entrance and exit points should be clearly defined by highlighting architectural details;
- Location of facilities: All publicly accessible facilities that may be the target of vandalism or theft should be centrally located and overlooked, such as play equipment, ATMs, public telephones and bicycle racks;
- Mixed Use Development: Where appropriate, development should contain a range of land uses that promote around the clock activity; and
- CCTV: The use of CCTV should be considered in areas that may become the target of vandalism or theft such as ATMs, car parks, public telephones and bicycle racks.

9.9 Surface Treatments

In an urban environment, street surfaces must be of the highest quality to promote a sense of place and legible street environment. This shall be addressed as part of the Landscape Plan and Design Statement (refer also to section 2.6.2 of the plan).

In an urban environment, street surfaces must be of the highest quality to promote a sense of place and legible street environment.



