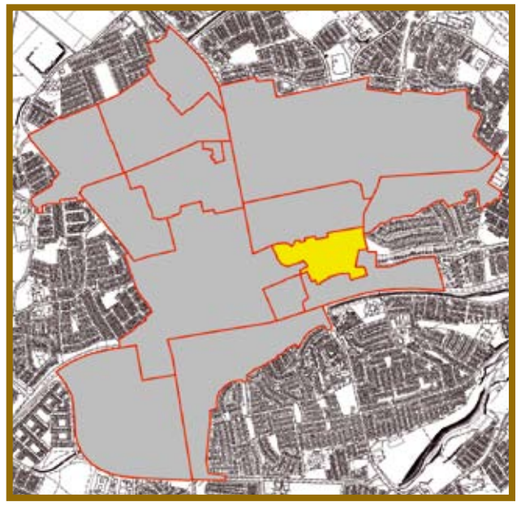
4.10 HISTORIC

4.10.1 OVERVIEW

The Historic Precinct is located in the eastern part of the Town Centre area. The boundary of the precinct follows that of the Architectural Conservation Area designated under the County Development Plan 2004-2010. The area includes the traditional Village centre of Tallaght and lands associated with two of Tallaght's oldest institutions, the Dominican Priory and St. Maelruans. Most of the area falls within the newly expanded zoning Objective CT 'To protect, improve and provide for the future development of the County Town of Tallaght' with the lands associated with St. Maelruans zoned Objective F 'To preserve and provide for Open Space and Recreational Amenities'.



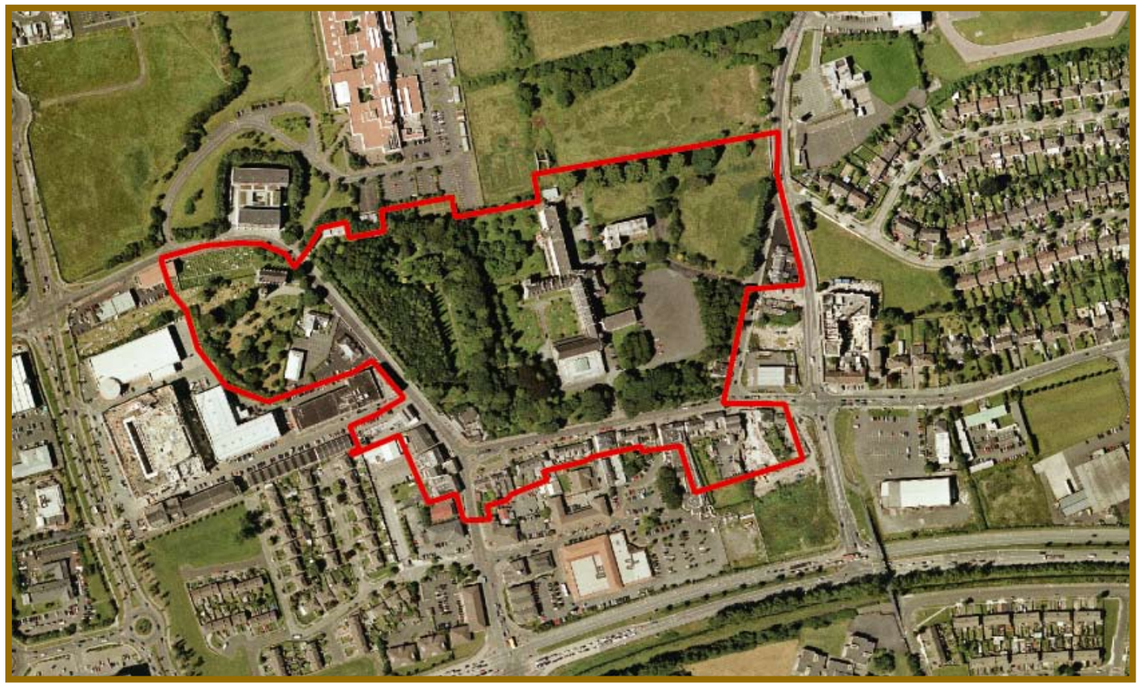
Location Map

The remnants of Tallaght Castle, now incorporated in the Priory buildings.

Main Street looking west toward Blessington Road

The Dominican Priory.

Main Street looking east toward Greenhills Road.



Aerial view of the Precinct.

St. Maelruans.

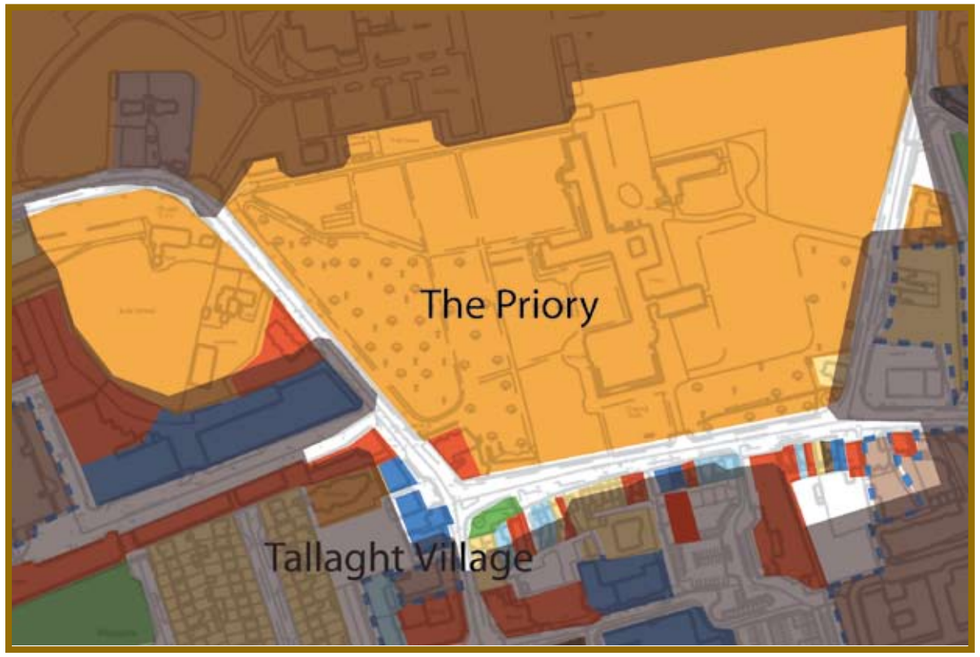
Housing on Main Street

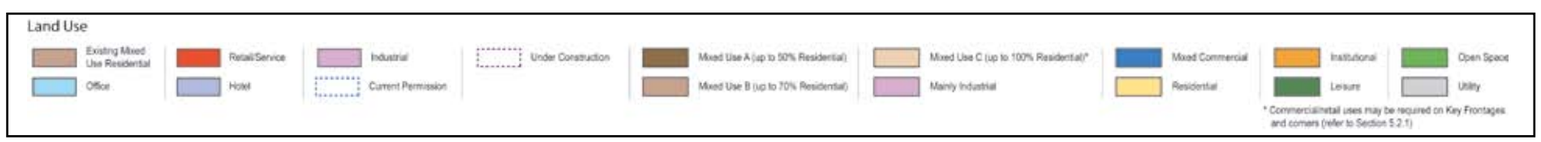
4.10.2 EXISTING LAND USE

- The precinct contains a range of uses including residential, retail, offices, community services and institutional.
- Much of the traditional housing stock along Main Street is used for commercial purposes and community services.
- The Priory functions as a living community of Dominican Friars who are involved in a wide variety of educational, social, cultural as well as religious activities. The enclosed garden and the Retreat House garden are an integral part of their monastic role.

4.10.3 FUTURE LAND USE

- The Main Street should continue to contain a mixture of residential and commercial uses. However the conversion of existing residential uses to commercial uses should be discouraged (refer also to Section 3.3.5ii of the County Development Plan 2004-2010).
- A proliferation of take-away uses should not be permitted within the Historic Precinct.
- Any change of use within Protected Structures should not necessitate any changes to the layout or appearance of these structures, which may compromise their historical significance.
- It is an objective of the County Development Plan to facilitate residential institutions within the Priory lands (Refer to part 3, Specific Local Objective 79).
- It is also an objective of the County Development Plan to provide a new town park on the Priory land adjoining Old Blessington Road (Refer to part 3, Specific Local Objective 78(b)).



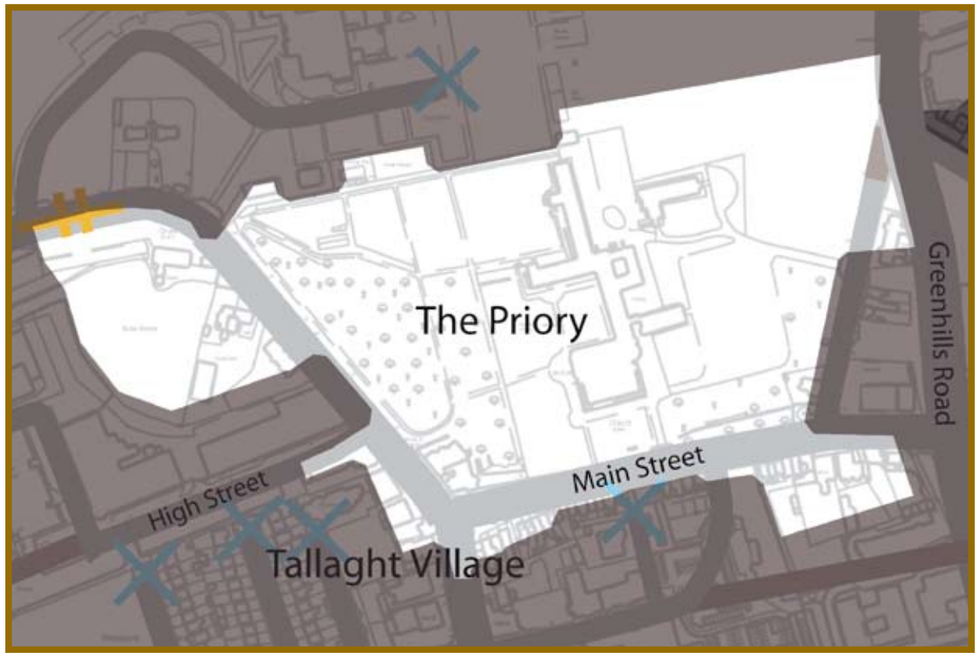


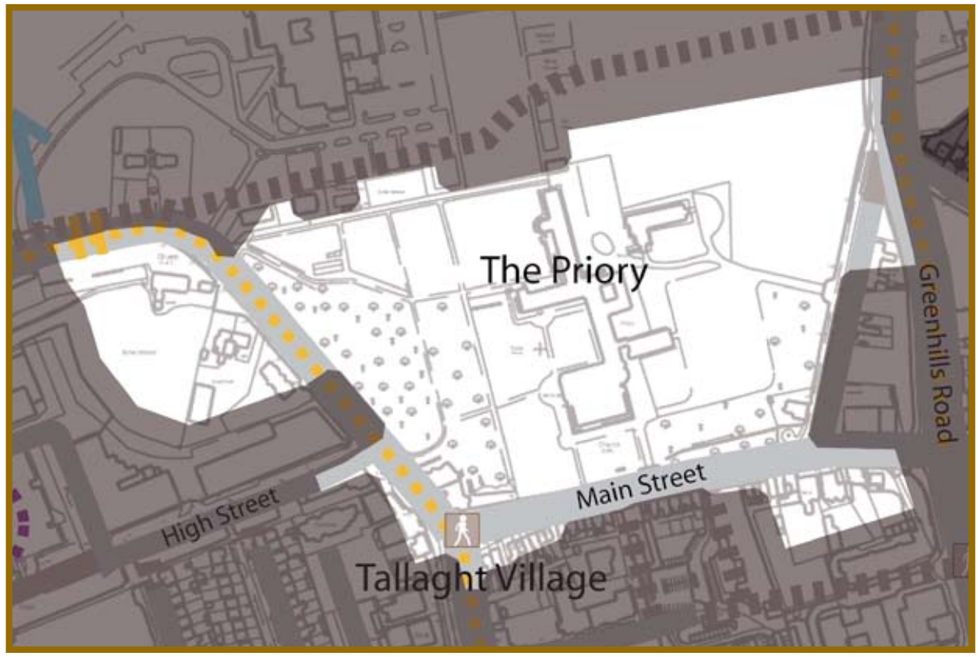
4.10.4 EXISTING ACCESS AND MOVEMENT

- There is busy east-west movement through the area along Main Street and north-south movement along Old Bawn Road. Vehicle movement along the old Greenhills Road and Blessington Road is inhibited by a road closure and 'Bus Plug', respectively.
- Pedestrian activity levels are generally high through the day and permeability is relatively good. It is apparent that routes are poorly defined between the Village Green and Main Street.
- The area is well served by a number of bus routes. There are no QBCs in the area.

4.10.5 FUTURE ACCESS AND MOVEMENT

- There is limited scope for change to the local street network. The focus should be on street upgrade works particularly along Main Street and enhanced links to the Village Green Area (via pedestrian and/or shared links).
- Full public access to the Priory lands may conflict with the current activities and needs of the Dominican Order. Public access is desirable, at least on a controlled basis. This issue shall be further considered in relation to any significant development proposals on the site.
- The Bus Plug along the Old Blessington Road should only operate from 7am to 7pm.



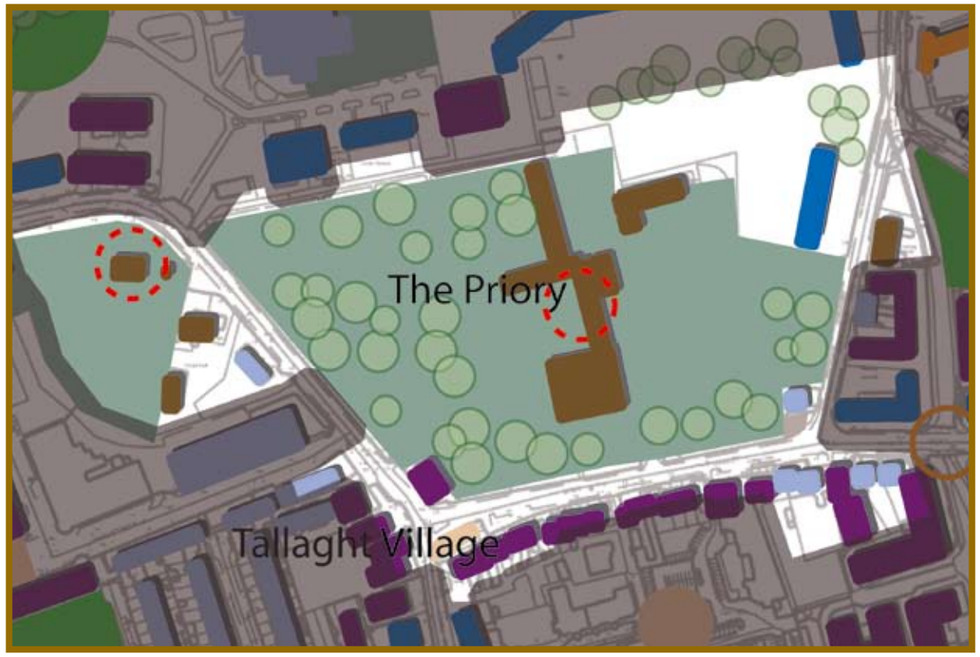


4.10.6 EXISTING BUILT FORM AND LANDSCAPE

- The area contains a number of historically significant structures and landscape features that are protected under the provisions of the County Development Plan 2004-2010.
- Most buildings within the area contribute to the historical character although some have been subject to unsympathetic alterations, most notably the proliferation of advertising structures.
- The main buildings of the Priory and St. Maelruans are historically landmark structures whose settings are enhanced by surrounding areas of open lands.
- Open lands to the west and south of the Priory buildings contain a small tributary of the River Dodder and significant trees which are protected under the provisions of the County Development Plan 2004-2010. The remnant of a Monastic Enclosure is also located on the St. Maelruans site.

4.10.7 FUTURE BUILT FORM AND LANDSCAPE

- Any new development on historic sites shall be subject to a detailed conservation plan that addresses the impact of new structures within the curtilage of protected structures.
- Alterations and additions and infill development should be sympathetic to the form, scale and details of adjacent contributory structures and the character of the area.
- Views toward The Priory and St. Maelruan's from the public domain should be protected.
- Greater guidance in relation to the signage on commercial buildings is needed.
- The open character of the Priory lands to the south and west should be maintained.



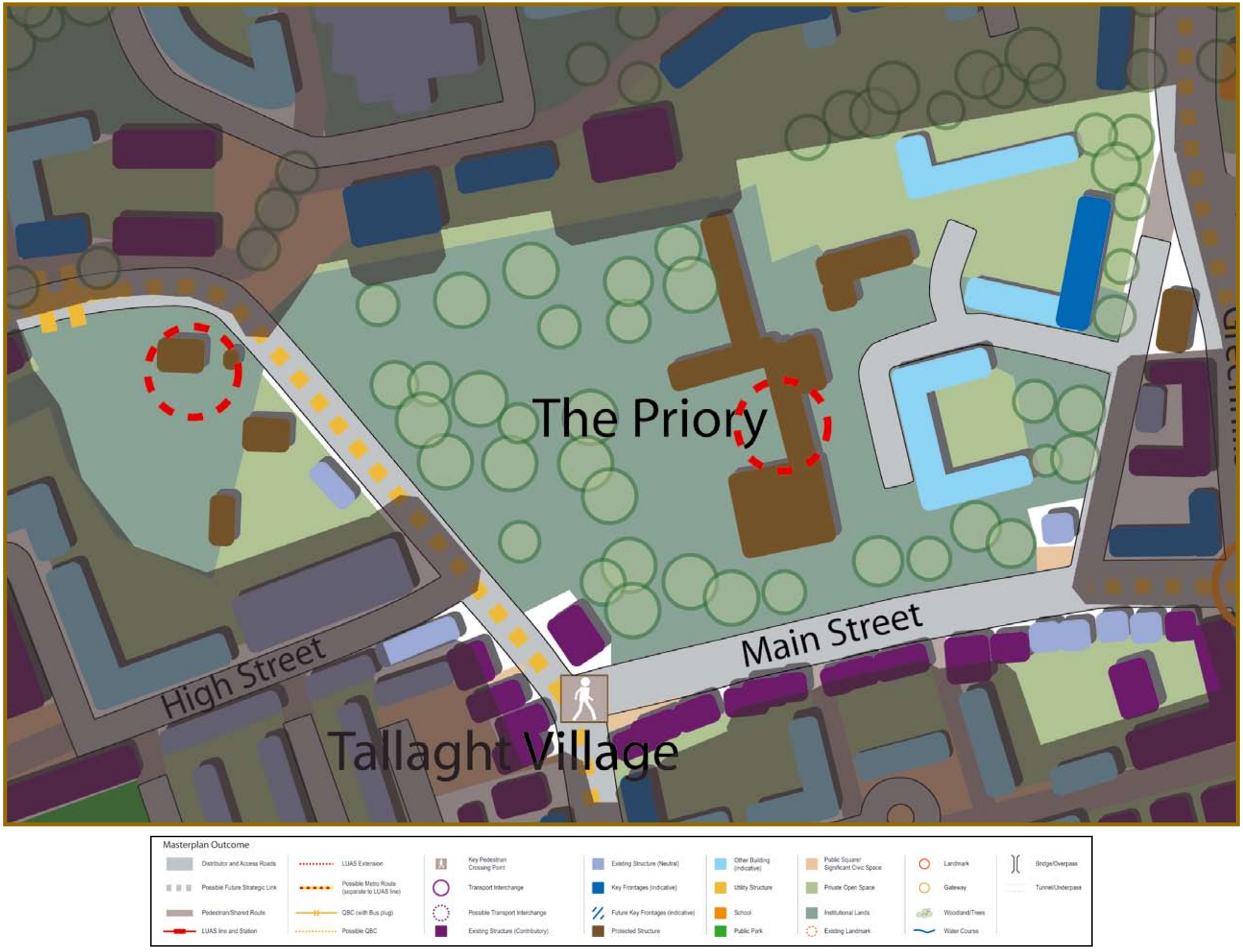
4.10.8 MASTERPLAN OUTCOME

The character of the area will not change significantly, rather the enhancement of the public domain will serve to reinforce this area as the historic and cultural centre of Tallaght. The cultural importance of the areas should be enhanced through provision of public art and street furniture that relates to the historical development of Tallaght. New development may occur on lands to the east of the Priory buildings. Any such development shall be of a modest scale and sensitively designed.

Village atmosphere

Adaptive reuse of historic property

Sympathetic shopfront design


The Priory
High Street
Main Street
Tallaght Village
Masterplan Outcome
Distributor and Access Roads
Possible Future Strategic Link
Pedestrian/Shared Route
LUAS line and Station
LUAS Extension
Possible Metro Route (separate to LUAS line)
QBC (with Bus plug)
Possible QBC
Key Pedestrian Crossing Point
Transport Interchange
Possible Transport Interchange
Existing Structure (Contributory)
Existing Structure (Neutral)
Key Frontages (indicative)
Future Key Frontages (indicative)
Protected Structure
Other Building (indicative)
Utility Structure
School
Public Park
Public Square/ Significant Civic Space
Private Open Space
Institutional Lands
Existing Landmark
Landmark
Gateway
Woodland/Trees
Water Course
Bridge/Overpass
Tunnel/Underpass