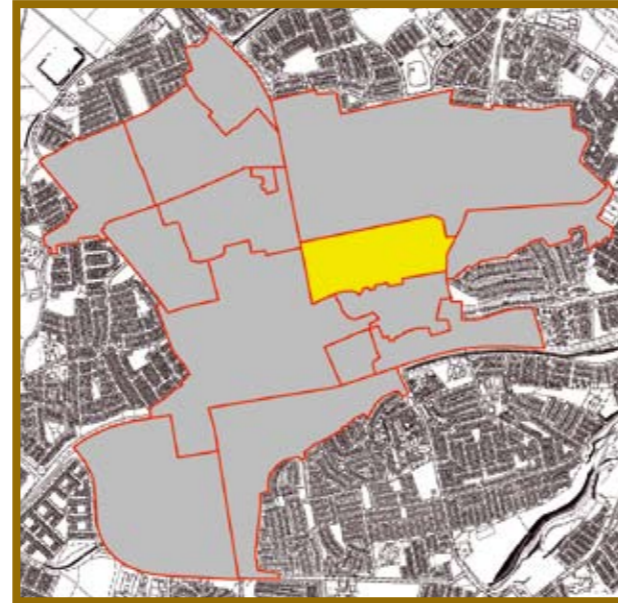


4.12 ITT

4.12.1 OVERVIEW

The ITT Precinct is located immediately to the north of the Village and Historic areas of the Town Centre. The Precinct includes lands associated with the ITT and small sites fronting Old Blessington Road and Belgard Road. The ITT is a major educational facility, attracting students from all over the Country. The area adjacent to Belgard Road enjoyed Tax incentive status between 1999 and 2003, however the majority of lands within the area remain undeveloped. 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'.



Location Map



Main ITT building



ITT side of Greenhills Road looking north.



ITT entrance from Old Blessington Road



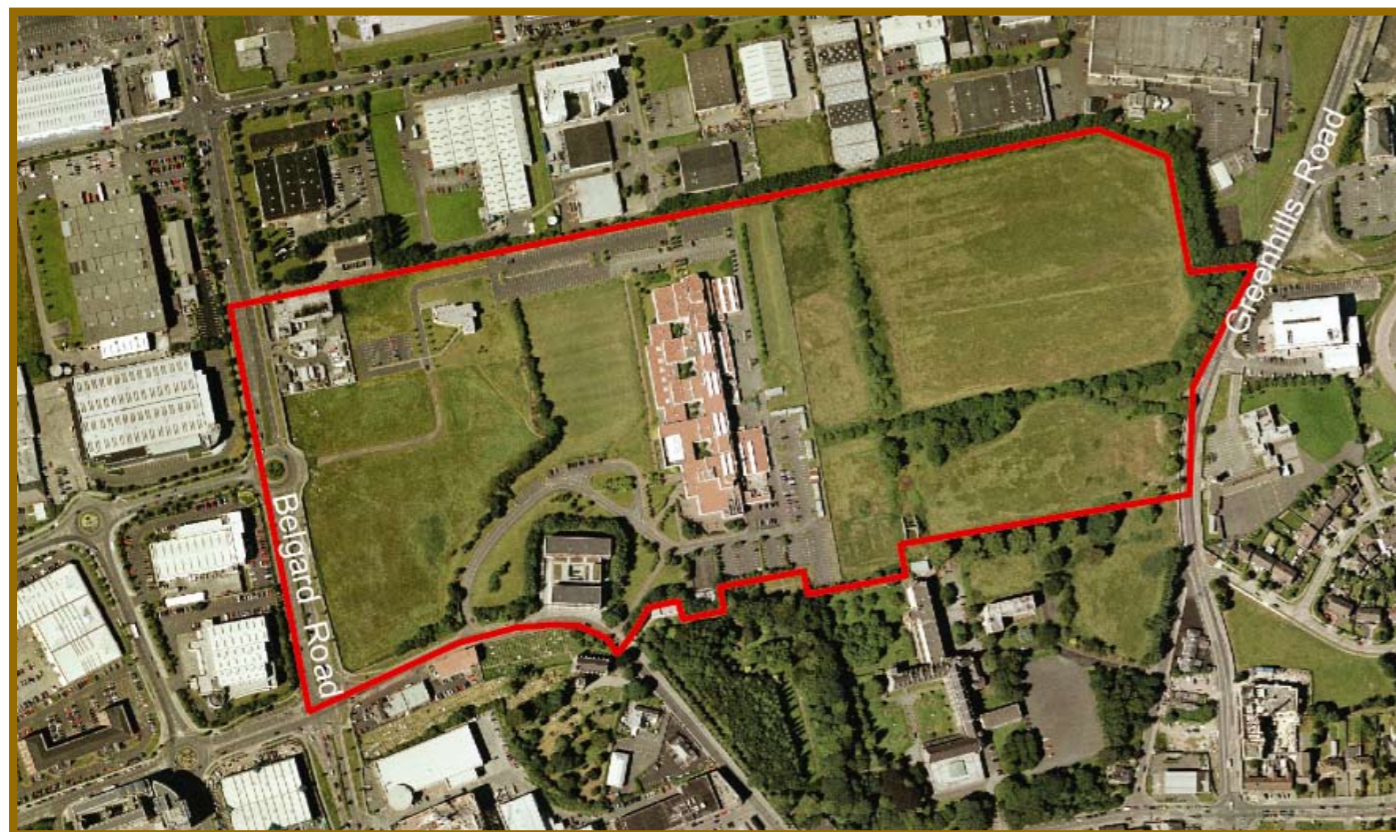
Undeveloped Land to the west of the main ITT building.



Student accommodation along Old Blessington Road



Undeveloped Land to the east of the main ITT building.



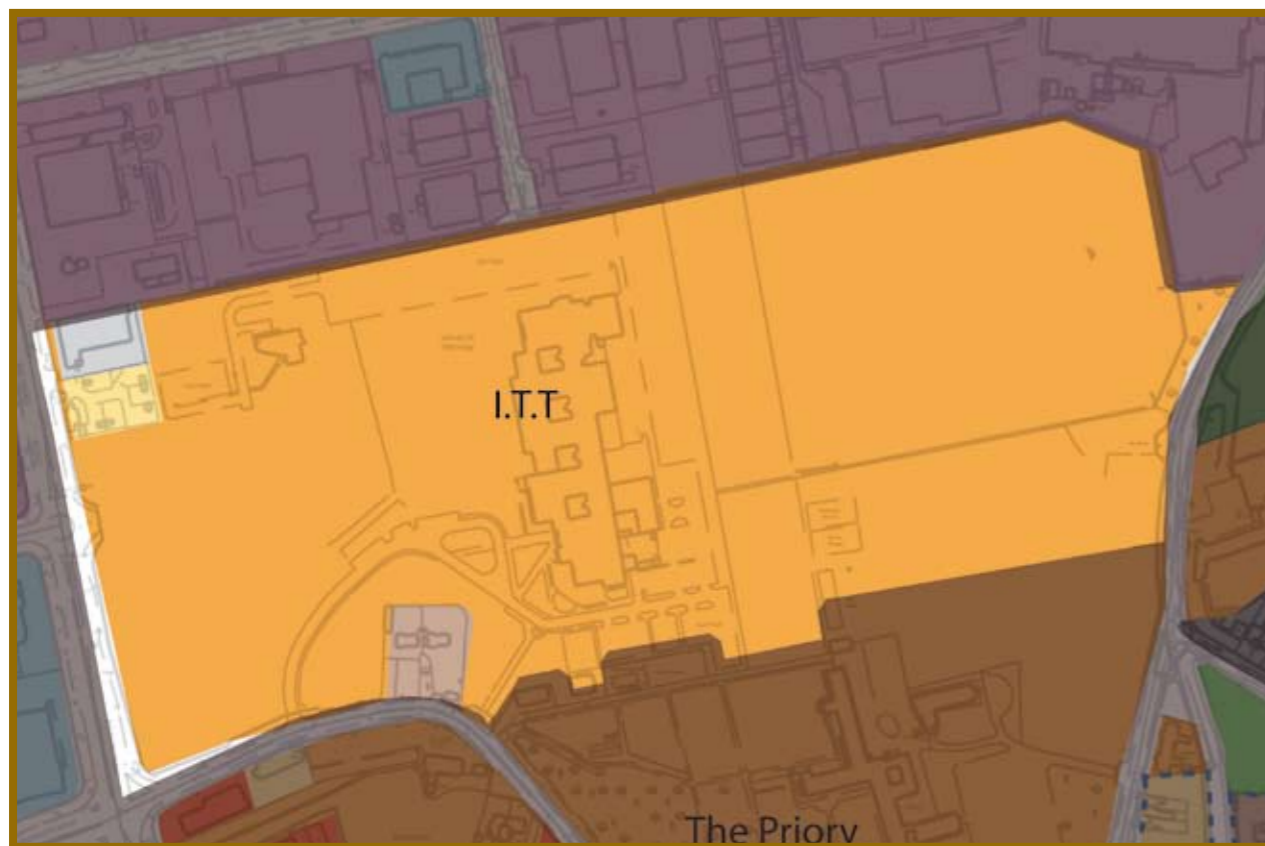
Aerial view of the Precinct.

4.12.2 EXISTING LAND USE

- All uses within the ITT site are associated with education.
- A mixed use development of retail units and student accommodation has recently been completed on Blessington Road.
- An electrical substation and small traveller accommodation site are located on Belgard Road

4.12.3 FUTURE LAND USE

- It is an objective of the County Development Plan 2004-2010 to facilitate the expansion of the ITT, in particular toward the Belgard Road and Old Blessington Road (refer to Part 3, Specific Local Objective 76).
- Land uses adjacent to Belgard Road should be more mixed use in nature in order to ensure greater integration with the Core Area to the west.
- New commercial development that focuses on the needs of students and promotes a self sustaining student quarter should be encouraged.
- Underutilised lands to the south and east should contain lower intensity residential uses that buffer surrounding sensitive areas from more active ones.

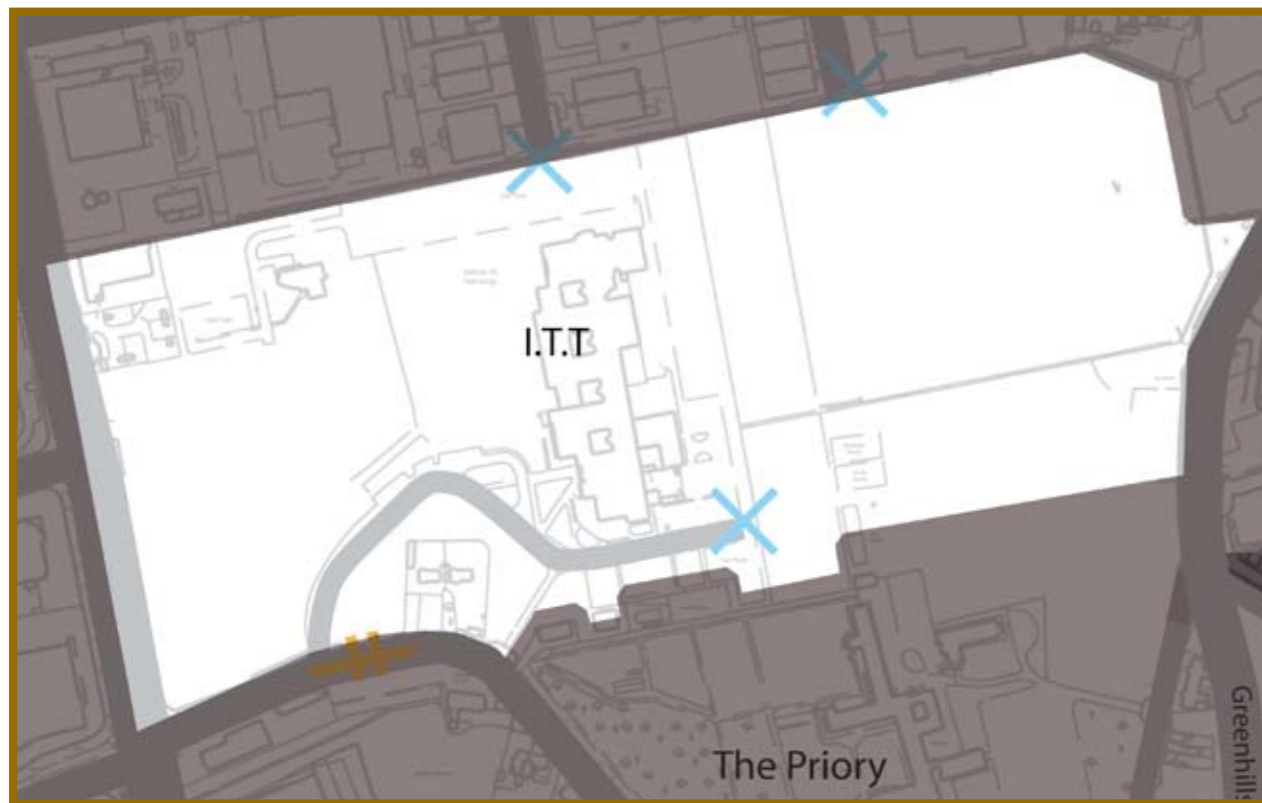


4.12.4 EXISTING ACCESS AND MOVEMENT

- The main pedestrian and vehicle entrances to the ITT lands are from Old Blessington Road.
- A bus plug restricts private vehicle movements along Old Blessington Road. There are no permeable routes through the ITT lands.
- A number of bus routes serve the site from Old Blessington Road.

4.12.5 FUTURE ACCESS AND MOVEMENT

- The area should be made more permeable, particularly to pedestrians. It is an objective of the County Development Plan to provide a new pedestrian corridor through the ITT site to link Greenhills Road and Old Blessington Road (Refer to part 3, Specific Local Objective 78(a)).
- The ITT pedestrian link should also connect with pedestrian routes within Bancroft Park, to provide an extended walking/cycling route from Tymon Park to the Town Centre Core Area.
- The main vehicular access point to the ITT should be moved to Belgard Road where a formal avenue and new entrance square could be created to define the importance of the facility.
- Alternative vehicular access points to the north and east of the ITT may be desirable to open up lands for development. Through vehicular access should be discouraged.
- The areas adjacent to Belgard Road could provide a possible route for the Orbital Metro.



Access and Movement							
Existing Roads	Possible Future Key Link (Short Term)	Possible Future Link (Longer Term)	Existing Pedestrian Route	New Key Pedestrian Route	New Through Site/ Local Access Road	Priority Pedestrian Crossing	LUAS Line and Station
LUAS Extension	Possible Metro Route	QBC with Bus Plug	New QBC Route	Transport Interchange	Possible Transport Interchange	Bridge/Overpass	Tunnel/Underpass

4.12.6 EXISTING BUILT FORM AND LANDSCAPE

- The main ITT building is a low lying expansive building.
- Much of the area is covered by extensive grassland and is devoid of heavy vegetation or structures.
- There are a number of significant areas of woodland on the site, which are protected under the provisions of the County Development Plan 2004-2010. The Tymon River has been diverted into a channel which runs adjacent to the northern boundary of the Precinct.

4.12.7 FUTURE BUILT FORM AND LANDSCAPE

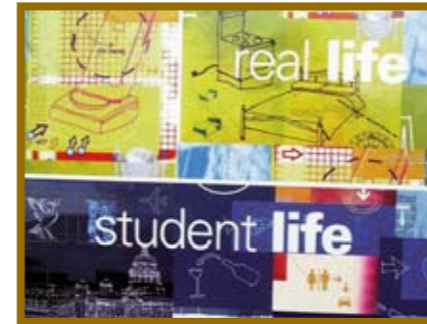
- New buildings with any residential element should be built to the street and form perimeter blocks. Buildings associated with educational facilities should also be more outward looking.
- Significant areas of woodland should be incorporated into new areas of open space.
- The entrance avenue should be formalised with landscaping that includes rows of trees that terminate at a new entrance square. The establishment of a formal entrance will also enhance the gateway to the Core Area at the intersection of Belgard Square North and Belgard Road.



Buildings and Public Spaces										
Existing Permitted Structure (Contributory)	Renewal Opportunity	Key Frontages (indicative)	Utility Structure	Protected Structure	Public Square/Significant Civic Space	Existing Landmark	Gateway	Water Course	Woodland	
Existing Structure (Neutral)	Future Renewal Opportunity	Future Key Frontages (indicative)	School	Public Park	Open Institutional Lands	Landmark				

4.12.8 MASTERPLAN OUTCOME

The character of the area will change from a largely empty space containing a few isolated buildings to a new student and educational quarter. The built environment will comprise a range of medium scale buildings that are integrated with the Core Area and define Belgard Road as the major north-south corridor through the Town Centre. Significant amenity areas for students to congregate will be facilitated by a number of areas of open space. Streets will be active day and night, generated by the student and working population. This will establish the site as the Town's student quarter. The provision of playing fields combined with new areas of open space and an east-west walking route will form part of the Town Centre open space network and pedestrian movement network to and from adjoining areas.



Focus on the needs of students



Major educational facility



Integration of mixed use development





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