

Tallaght Town Centre Local Area Plan: Errata for Cookstown Precinct Pages 67 and 70

4.6.3 FUTURE LAND USE

- Land uses should generally be commercial/industrial, reflect established patterns and should consist of lower intensity uses (refer also to Section 12.3.2 of the SDCC Development Plan 2004-2010). Mixed commercial development may be desirable on major thoroughfares, in this case the Belgard Road, while mixed use (up to 70% residential) will be encouraged at the eastern side of Cookstown Road nearest the Belgard Luas Station
- Mixed commercial areas could include non-industrial development such as offices, retail warehousing, showrooms and other development that generates higher levels of street activity, yet require prominence and good vehicular access.
- More intensive uses could comprise ancillary offices and local shops. There may be limited scope for future intensification if a Metro line is routed along the Belgard Road.



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4.6.8 MASTERPLAN OUTCOME

Higher intensity development within the area would not be in accordance with the principles of sustainable development whilst access to services and public transport are constrained. During the life of the Plan the character of the area will not alter significantly, especially away from the major thoroughfares. These 'internal' areas will maintain their lower intensity industrial character. Further establishment of mixed commercial development along Belgard Road and mixed use along the Cookstown Road nearest the Belgard Luas Station is encouraged to generate a greater level of street activity. The mixed commercial development will also facilitate genuinely car dependent bulky goods type retail activities to locate within the Town Centre area without drawing cars into more intensively developed areas.