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6.0 PHASING AND IMPLEMENTATION

6.1 INTRODUCTION

This Chapter addresses the implementation of the Masterplan and the timescale over which development will occur. The most reliable indicator of this is the rate of development in Tallaght Town Centre over the past six years.

Using the year 2000 as the 'base year', approximately 3,300 residential dwelling units have been granted planning permission in the Tallaght Town Centre area to date. Permission for 12% of these units has lapsed and they cannot now be built. A further 12% have yet to commence construction. Half, or 50%, are at various stages of construction and 26% have been completed.

It will be approximately two years before all of those units currently under construction will be completed and occupied and it may be a further period of time (up to five years) before those that are permitted but not yet commenced, may be completed, if at all.

Allowing for a two-year time lag (which is extremely conservative) between planning permission being granted and development being completed, average annual housing output in Tallaght Town Centre stands at approximately 420 dwellings per annum (2002-2008). In order to achieve this level of output, it has been necessary to grant planning permission for approximately 550 dwellings per annum to date.

Similarly, between the late 1990's to 2006, the total amount of built floorspace (residential and commercial) in Tallaght Town Centre has doubled to approximately 0.69 million square metres and the number of people employed has more than doubled to almost 10,000. Residential development comprises approximately two-thirds of the floorspace increase.

It must be noted that the past six years have been exceptional in terms of planning and construction activity in Tallaght Town Centre. A combination of Tax Incentive designation, strong economic growth with low mortgage interest rates and the delivery of infrastructure such as Luas, have attracted significant private investment to the Town Centre. This has also ensured ongoing public investment.

6.2 IMPLEMENTATION

The 76% build rate of residential planning permissions granted in Tallaght Town Centre over a six year period within a time lag of only two years has been exceptional and is unlikely to be repeated. It would be a considerable achievement to sustain current levels of residential and commercial development over the life of this Local Area Plan and beyond. Such a level of development in terms of housing, floorspace and employment is therefore considered a reasonable target objective in implementing this Plan.

Sustaining current growth is considered achievable in terms of the capacity of the construction industry to deliver. It is also necessary to address population decline in the districts surrounding the Town Centre whilst contributing towards the build up of sustainable 'critical mass' of population, employment, retail and other activity in the core area, where growth can be accommodated.

It is proposed that planning permission for up to 550 residential units per annum be granted planning permission in the Town Centre area over the next six years. It is not proposed to impose this as an annual quota, which would be unduly restrictive and could lead to artificial barriers to development. Rather, it shall be applied cumulatively from the beginning of the Plan period and be subject to the delivery of certain key infrastructure and amenity elements through phasing. It will also be monitored annually in order to assess delivery, with a review in 2009 in light of the number of residential developments granted and built under the Plan and the delivery of key infrastructural requirements. While the review will concentrate on the Plan period starting in 2006, it will also include the developments permitted between 2000 and 2006. The process will be part of the statutory review undertaken during the next Pre-Development Plan review.

This approach is consistent with Department of the Environment advice in respect of Development Plan preparation, which recommends that Planning Authorities identify significantly more capacity for development than may be required in order to achieve the desired outcome over the lifetime of the Plan.

6.3 PHASING

The proposed target level of growth is not strictly area specific, but shall be subject to the provision of certain key infrastructure and amenity improvements with regard to recent development in the Town Centre area. This combination of quantitative, geographic and infrastructural considerations will significantly influence the amount, location and sequence, i.e. the 'roll-out', of future development in Tallaght Town Centre.

Redevelopment of sites in the vicinity of the Cookstown Luas and Belgard Luas precincts will not be granted until the key road infrastructure is in place. The road infrastructure required will be the Belgard Square East/North connection to Fourth Avenue, the Airton Road Extension to Cookstown Road, the Embankment Road Extension and new access to the Cookstown Industrial Road from this extension.

Phase I North and East of the Square

Key Development	The Square Phase III, Redevelopment of the Woodies site and the 'Zip' Project
Timescale	2006-2009
Key Outcomes Required	New Town Square (formerly Millennium Square); New pedestrian street via the Woodies site linking the Town Square to the Belgard Road/High Street area; New high quality pedestrian route from Luas to the ITT; Greater choice of shopping/entertainment; Increased employment opportunities; Improved bus/Luas/taxi transport interchange and vehicular access to the Square; Possible one-way bus only route via the Town Square;
Rationale and Related Development	These developments will establish the area around the LUAS terminus/Old Blessington as the focal point or 'heart' of the Town Centre. Related developments may include redevelopment of other sites in the Belgard Square East/Belgard Road area such as the Garda Station
Funding Sources	Mainly private development. 'Zip' Project and Garda station redevelopment to be publicly funded

Phase II The Core Area/Cookstown South Interface

Key Development	Redevelopment of the large SDCC site, the vacant/under developed parts of the Hospital site and several large vacant/soon to be relocated industrial sites
Timescale	2007-2010
Key Outcomes Required	New Street link from Belgard Square East to Fourth Avenue; New Town Park in Southern Cookstown New high quality pedestrian route from Luas/Town Square to Town Park; New Hospital Square at the entrance to the Hospital site from Fourth Avenue; Direct access to Hospital Site from Hospital Luas stop; Mixed use development/employment opportunities;
Rationale and Related Development	The new street and park will provide the urban infrastructure necessary to facilitate the first phase of Town Centre expansion into southern Cookstown. Opening up this area will allow the Hospital to expand and address the areas to the south and east. Airton Road extension and related developments could commence concurrently
Funding Sources	A combination of private development, development contributions and public funding

Phase III Cookstown South

Key Development	Redevelopment of small-scale industrial sites and possible refocusing/intensification of Belgard Retail Park
Timescale	2008-2011
Key Outcomes Required	New Street link from Airton Road to Cookstown Road; New high quality pedestrian route from Cookstown Road to New Town Park in Southern Cookstown; Shared pedestrian/vehicular 'Homezone' at entrance to Colbert's Fort Cottages; Mixed use development/employment opportunities;
Rationale and Related Development	This is the second phase of Town Centre expansion into southern Cookstown. New northern accesses to Hospital site and Embankment Road Extension could be delivered as part of this phase. Airton Road extension could be delivered earlier
Funding Sources	Mainly private development to be augmented by public intervention if considered necessary

Phase IV West and South of the Square

Key Development	The Square Phase IV, redevelopment of the vacant Fruitfield site
Timescale	2009-12
Key Outcomes Required	Pedestrian 'Landbridge' between Sean Walsh Park and the Town Centre core; New vehicular interchange on the N81 to provide direct access to the Square; Possible 'landmark' building as iconic set-piece element of overall landbridge/interchange composition; Implementation of a Town Centre CCTV system; Possible implementation of a local bus network funded through S.49 development contributions; New civic spaces and pedestrian streets; Clear north-south and east-west pedestrian routes through the Square forming part of the wider network; Greater choice of shopping/entertainment; Increased employment opportunities; Improved bus/Luas/taxi transport interchange; New street link through the Fruitfield site and high quality pedestrian links to core area;
Rationale and Related Development	This phase facilitates full build-out of the Square lands in a manner that will result in greater integration with adjoining parts of the Town Centre and significant additional entertainment/leisure/retail development. It also allows for greater permeability into Whitestown.
Funding Sources	A combination of private development, development contributions and public funding. Possible Section 49 Scheme for public transport (bus)

Phase V Cookstown Luas

Key Development	Redevelopment of sites in the vicinity of Cookstown Luas and north of the Hospital
Timescale	2010-13*
Key Outcomes Required	Embankment Road Extension and new access to Cookstown Industrial Estate; Luas spur to Citywest with Delta junction; New northern access to Hospital site; Possible amenity area/park on Cookstown reservoir (covered);
Rationale and Related Development	The new link road will provide direct alternative access into Cookstown Industrial Estate. The Citywest Luas spur and integration with the Hospital site will facilitate opportunities for intensification
Funding Sources	A combination of private development, development contributions and public funding

Phase VI Belgard Luas

Key Development	Redevelopment of sites in the vicinity of Belgard Luas and Belgard Road
Timescale	2011-14*
Key Outcomes Required	Embankment Road Extension and new access to Cookstown Industrial Estate; Luas spur to Citywest with Delta junction; Clarity on the delivery and likely route of 'Metrowest';
Rationale and Related Development	The new link road will provide direct alternative access into Cookstown Industrial Estate. The Citywest Luas spur and greater clarity in respect of 'Metrowest' will facilitate opportunities for intensification;
Funding Sources	A combination of private development, development contributions and public funding

Other IT / Village Area

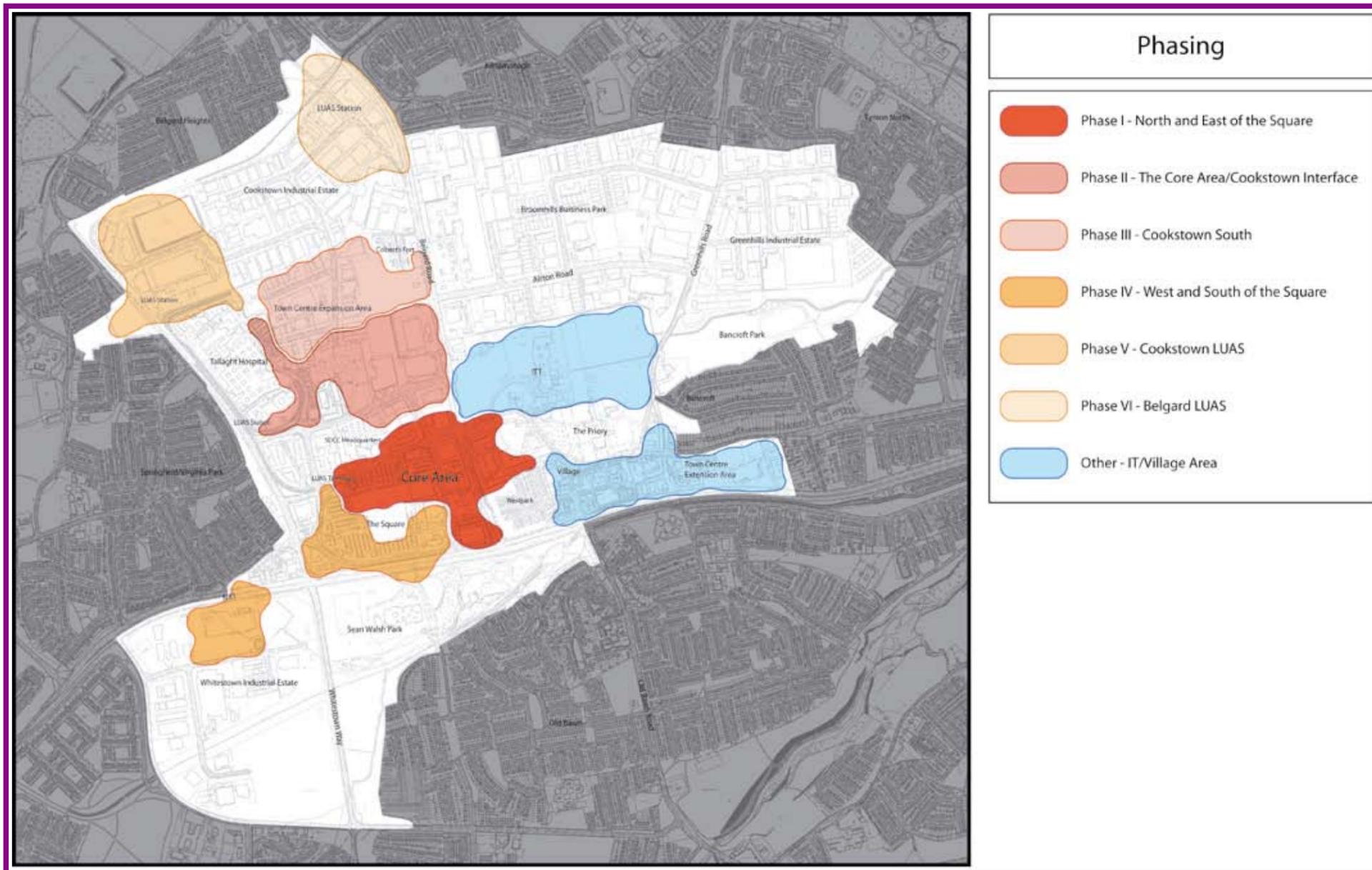
Key Development	Development of the ITT lands, redevelopment of key sites fronting the N81 south of the Village
Timescale	2007-14
Key Outcomes Required	Controlled public access through the ITT site from the Belgard to Greenhills Road; Controlled public access to a new open space to the west of the existing ITT building; New east-west shared surface street and public space in the Village Green area; New pocket park/public space to the east of the Greenhills Road extension;
Rationale and Related Development	The ITT lands are largely undeveloped and recent funding allocation means that a building programme may be sustained through the life of the Plan. Further development of lands south of the Village fronting the N81 may be considered on a site-by-site basis;
Funding Sources	A combination of public funding and private development

* Redevelopment of sites in the vicinity of the Cookstown Luas and Belgard Luas precincts will not be granted planning permission until the key road infrastructure is in place. The road infrastructure required will be the Belgard Square East/North connection to Fourth Avenue, the Airton Road Extension to Cookstown Road, the Embankment Road Extension and new access to the Cookstown Industrial Road from this extension.

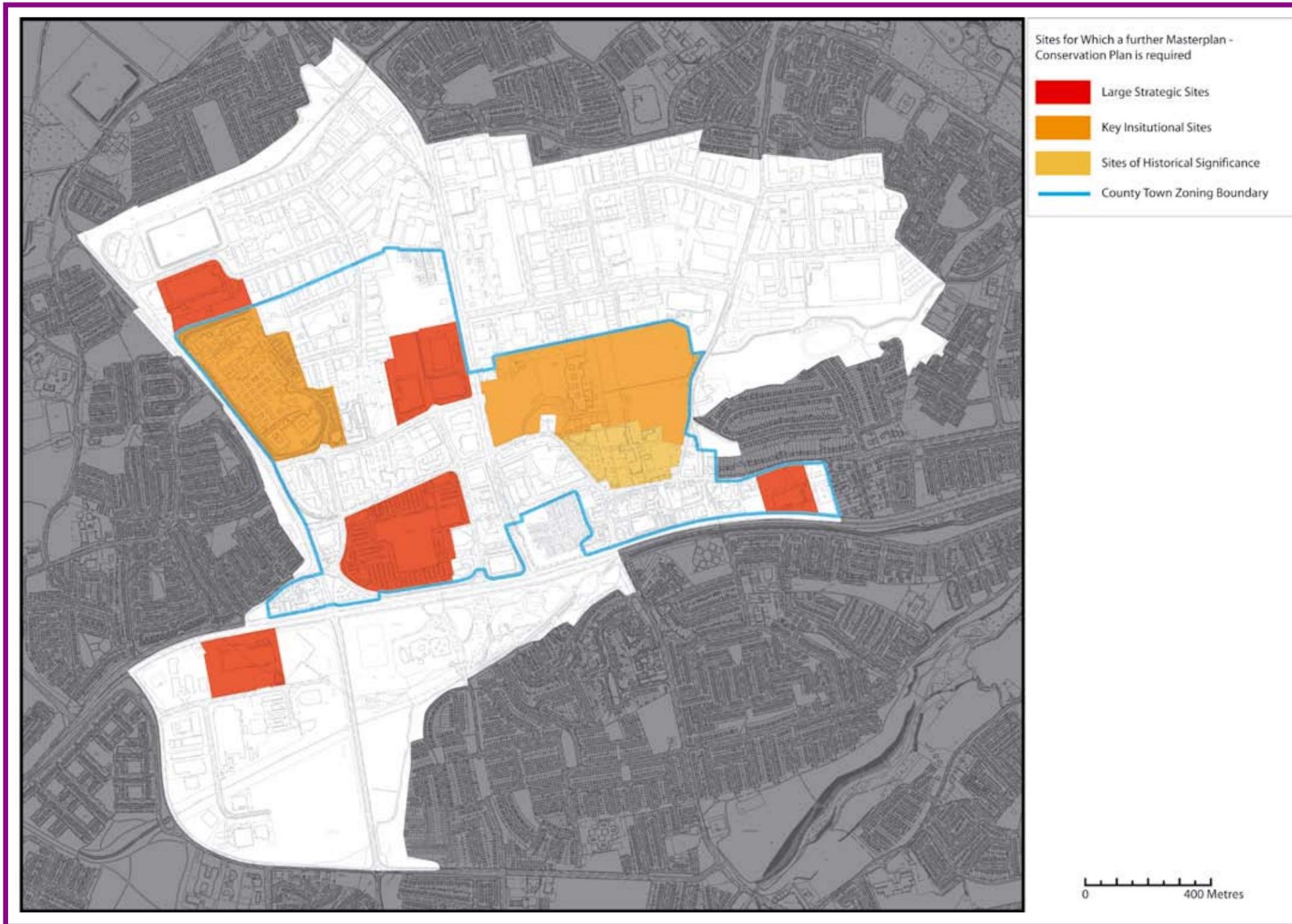
6.4 INDIVIDUAL SITE MASTERPLANS

This Local Area Plan outlines the objectives, concepts and key outcomes that will shape the development of the Town Centre in strategic terms (Chapter 3), at a more local level (Chapter 4) and in relation to detailed design (Chapter 5). Whilst this is intended to be as comprehensive as possible, the overall area covered by the Plan is diverse and extensive. Accordingly, several key landholdings may require individual Site Masterplans to be prepared in order to facilitate significant or ongoing development.

These sites include areas of strategic importance, sites which contain buildings of historical significance and major institutions, whose needs and priorities may change over time. Individual Site Masterplans shall be prepared in accordance with the relevant objectives and principles of this Masterplan and should be agreed with South Dublin County Council. Key sites (not including future consolidated sites) where individual Site Masterplans are likely to be required are identified on the adjoining Map.



Map 6.2.1 - Key Events



Map 6.2.2 - Masterplan Sites

6.5 TRANSITIONAL ARRANGEMENTS

At the time of publication of the proposed Local Area Plan (April 2006), there were two cases where planning applications for significant development were imminent/current further to pre-planning discussion with the Planning Authority. These were the Square Phase III site immediately north of the Square Shopping Centre and the site immediately northwest of the junction of the Greenhills Road Extension and the N81. Planning permission was previously granted for development on each site.

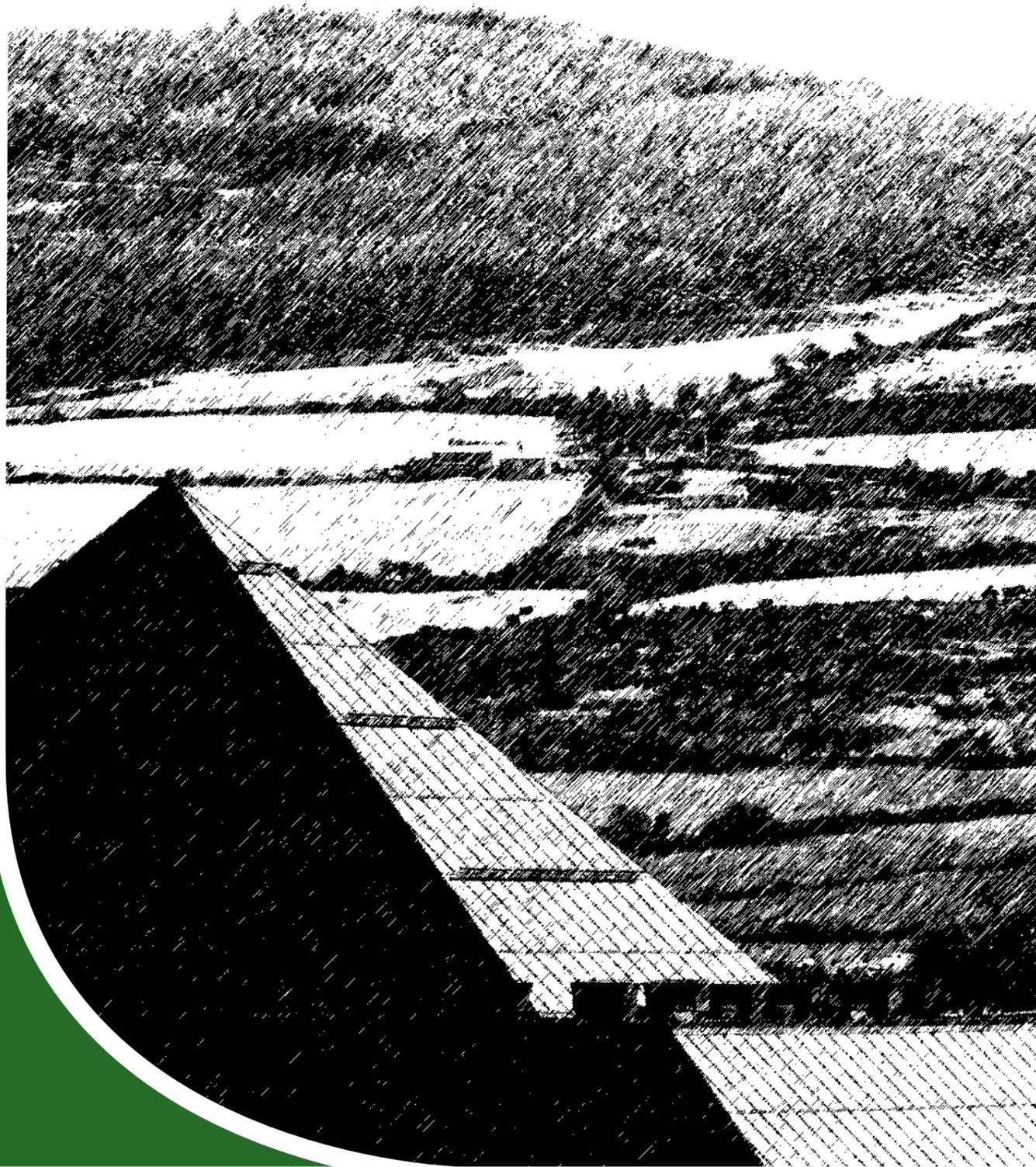
These previous permissions broadly complied with the objectives of the proposed Local Area Plan. The Square Phase III permission lapsed in February 2006. In both cases, revised proposals were discussed with and planning applications formulated on the basis of contact with the Planning Authority. Planning applications were subsequently granted with conditions on both sites. Both applications are currently on appeal.

In the proposed Local Area Plan, it was stated that it was not sought to present any view on the imminent/current planning applications, which, may or may not reflect advice offered by the Planning Authority. It was simply stated that the full detail of the proposed Plan was not available to the applicants for significant development in the two cases referred to above.

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7.1 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) OF THE TALLAGHT MASTER PLAN

NON TECHNICAL SUMMARY OF ENVIRONMENTAL REPORT

7.1.1 BACKGROUND

The EU Directive 2001/42/EC on Strategic Environmental Assessment was passed into Irish law by means of the Planning and Development (Strategic Environmental Assessment) Regulations 2004. The Directive requires all European Union member states to systematically evaluate the likely significant effects of implementing a plan or programme prior to its adoption.

SEA aims to provide for more sustainable development through the methodical appraisal of policy options, considering alternative means of developing an area, by raising awareness of the environmental impacts of plans and the inclusion of quantifiable targets and indicators.

In relation to Tallaght Town Centre, a Local Area Plan is considered the appropriate framework for managing future development. The Planning and Development Regulations 2002 (Amended) require that in cases where a Local Area Plan is being prepared for a town with a population in excess of 10,000 persons, that it be accompanied by an SEA.

The Environmental Report documents the application of SEA to the Tallaght Master Plan and considers the likely significant effects on the environment of implementing the Plan. The purpose of this Non-Technical Summary is to ensure that the key issues and findings of the Environmental Report can be readily understood.

7.1.2 METHODOLOGY

The Environmental Report describes the environmental assessment process which was applied to the Tallaght Master Plan. The SEA process commenced in June 2005 and involved the relevant statutory agencies. The Environmental Report describes the existing baseline environment and the scoping exercise. The baseline data collection stage involved research into environmental indicators. This encompassed the following issues: population, floor area analysis, traffic, air quality, noise, climatic factors, soil and water, flora and fauna, material assets and cultural heritage. In some areas the exercise identified a lack of local, County and sometimes National data. Where gaps in information were identified, this is recorded in the report.

The Environmental Report also considers the relationship between the Master Plan and other plans and policies and assesses the impact of its objectives and strategies. The Master Plan is considered to be compliant with National and Regional guidance such as the National Spatial Strategy 2002-2016 and the Regional Planning Guidelines 2004-2016. This exercise required the formulation of sustainable environmental objectives in accordance with the Department of Environment, Heritage and Local Government Guidelines, "Assessment of the Effects of Certain Plans and Programmes on the Environment" and the Environmental Protection Agency Guidelines entitled "Development of Strategic Environmental Assessment Methodologies for Plans and Programmes in Ireland". These objectives were prepared in the first stages of assessment in order to fully integrate sustainability objectives into the policy-making process.

7.1.3 BASELINE INFORMATION

The SEA Environmental Report indicates that there is a reasonably good collection of baseline data for the Study Area. This information has been devised from statutory agencies, internal departments in the Council, the internet, local publications and planning applications. Apart from the traffic model commissioned by South Dublin County Council from the Dublin Transportation Office, no additional studies were commissioned by the Council for the purposes of the Plan.

7.1.4 CONSIDERATION OF ALTERNATIVES

As part of the Master Plan process a range of alternatives were considered for the development of the Town Centre and are detailed in the Environmental Report. These are as follows:

- Option 1: This option is described as the "do-nothing" scenario. It includes the development of the Town Centre as previously zoned in the 1998 South Dublin County Development Plan i.e. "Town Centre" zoning for the lands including the Square Shopping Centre and Belgard Square (identified as the Core Area), the Hospital, the High Street and the lands encompassing Cuisine De France north of Belgard Square and the Council offices. It also includes the "District Centre" zoning for the Village and "Residential" zoning for the Priory and ITT. This option presumes the level of development to continue as previously experienced.

- Option 2: This option refers to the lands zoned "County Town" in the 2004-2010 South Dublin County Development Plan and presumes a continuation of higher density development in the core area, and medium/lower density in the remainder of the County Town Lands. This option is the same as Option 1 but with an expanded Town Centre area.
- Option 3: This option refers to the lands zoned "County Town" in the 2004-2010 South County Dublin Development Plan and also encompasses some of the "Enterprise and Employment" zoned lands where good public infrastructure is available. Option 3 presumes a continuation of the higher density development in the core area, medium/lower density in the remainder of the County Town area and a higher density of development around the LUAS stations into the adjoining "Enterprise and Employment" area.
- Option 4: This option presumes a high intensity of development throughout the area zoned County Town and treats all of the adjoining "Enterprise and Employment" lands as an expansion zone.

Each option was considered and assessed against the Sustainable Environmental Objectives to provide an insight into possible impacts.

7.1.5 ENVIRONMENTAL ASSESSMENT OF SELECTED OPTION

Option 3 presented the most favourable form of managing the future expansion of the Town Centre. This option was then elaborated further and was subject to additional analysis. The range of policies/strategies devised under Option 3 were then assessed against sustainable environmental criteria. This exercise illustrated that almost all of the objectives and strategies identified in the Master Plan were found to have either a positive impact or no impact when assessed. This exercise highlighted the requirement for mitigation measures where negative impacts were identified.

7.1.6 MITIGATION MEASURES

The SEA process indicates that a number of mitigation measures are required. These measures range from infrastructural measures to policy changes. These measures include the following:

- A requirement for an on-site concierge/caretaker/security presence with dedicated accommodation for future apartment developments over a certain threshold size.
- A requirement for a managed community space for future apartment developments over a certain threshold size.
- A requirement for managed children's play areas within future apartment developments.
- A requirement for larger than average apartment unit sizes (floor areas).
- The introduction of a percentage threshold to limit the numbers of agreements entered into by the Council in any particular estate with landowners (in the Study Area) under the Rental Accommodation Scheme (RAS).

- A requirement for a pedestrian land-bridge from Sean Walsh Park across the N81 to mitigate against the severance effect of the N81.
- A requirement to provide a new Town Park in the southern Cookstown area.
- A series of additional road linkages within the Town Centre and new access to the Square direct from the N81.
- The expansion of the public transport system by improving the Quality Bus Corridor Network, a review of existing routes and frequencies of service and the investigation of the provision of a local bus service funded through a Section 49 Development Contribution Scheme.
- A monitored CCTV network to be established in the Plan Area.
- The "Tallaght Zip" Project to link key elements of the Town Centre and improve east-west permeability.
- Safer-By-Design principles to be applied to all development proposals

7.1.7 MONITORING

Article 10 of the SEA Directive requires that monitoring be carried out in order to identify at an early stage any unforeseen adverse effects due to the implementation of the Plan, and to be able to take remedial action. In this context, the Council proposes to monitor the emerging demographic makeup of the Town Centre population in order to identify any additional facilities that may be needed to cater for the specific needs of the population as part of the Master Plan process.

This information will allow the Council to:

- Continue to monitor development in the Study Area and review whether the provision of social and economic facilities are adequate to serve the resident population.
- In partnership with the Department of Education, to continue to monitor the capacity of local schools and their ability to cater for the local school-going population.
- Monitor childcare provision in order to ensure that adequate choice and facilities continue to be provided for parents.
- On an annual basis monitor the tenure of the residential developments in the Town Centre Area and adjust the operation of the Rental Accommodation Scheme (RAS) as necessary.

It is intended that a monitoring report on the implementation of the Master Plan would be prepared every two years.

7.1.8 CONCLUSION

The application of the Strategic Environmental Assessment exercise to the Master Plan has ensured that the Plan will provide the optimal strategic framework for the future development of Tallaght Town Centre area.

TALLAGHT TOWN CENTRE LOCAL AREA PLAN



South Dublin County Council
Planning Department
October 2006

