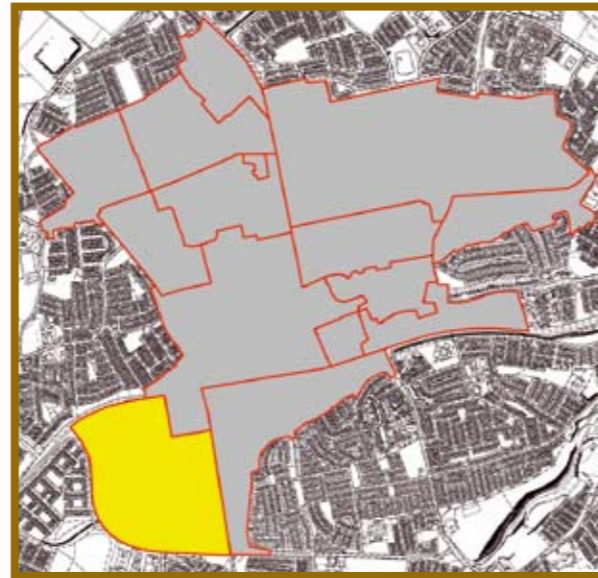


4.16 WHITESTOWN

4.16.1 OVERVIEW

The Whitestown Precinct is the south eastern area of the Town Centre. The Precinct includes a number of industrial/business estates known as the Whitestown Industrial Estate, IDA Tallaght Business Park and South City Business Park. Under the provisions of the County Development Plan 2004-2010, the northern and southern sections of the Precinct are zoned E 'To provide for Enterprise, Employment and Related Uses'. A long strip of linear land through the centre of the area is zoned Objective F 'To preserve and provide for Open Space and Recreational Amenities'.



Location Map



Industrial units within South City Business Park.



Industrial units within Whitestown Industrial Estate looking south along Whitestown Drive.



Industrial units within Whitestown Industrial Estate looking west along Whitestown Road.



Whitestown Way looking north toward the Core Area.



Watercourse and open space areas through the centre of the Precinct looking east from the Firhouse Road West Extension.



Watercourse and open space areas through the centre of the Precinct looking east from Whitestown Drive.



Aerial view of the Precinct.

4.16.2 EXISTING LAND USE

- Development lands within the Estate are generally used for commercial/industrial purposes or related activities.
- There is pressure to develop parts of the area for more intensive use, including residential and office development.
- The large Fruitfield industrial site is currently vacant.

4.16.3 FUTURE LAND USE

- Land uses should generally reflect established patterns and should consist of lower intensity uses throughout the bulk of this area (refer also to Section 12.3.2 of the County Development Plan 2005-2010).
- Medium intensity commercial/industrial development is permissible on the development sites adjacent to the N81.
- Medium intensity residential use shall be restricted to the eastern section of the Fruitfield site. More intensive frontages may also be desirable along the linear park to promote greater levels of surveillance.



Land Use											
Existing Mixed Use Residential	Retail Service	Industrial	Under Construction	Mixed Use A (up to 50% Residential)	Mixed Use C (up to 100% Residential)*	Mixed Commercial	Institutional	Open Space	Office	Hotel	Current Permission
Office	Hotel	Current Permission	Under Construction	Mixed Use A (up to 50% Residential)	Mixed Use B (up to 70% Residential)	Mainly Industrial	Residential	Leisure	Utility	Utility	

* Commercial/retail uses may be required on Key Frontages and corners (refer to Section 5.2.1)

4.16.4 EXISTING ACCESS AND MOVEMENT

- There is busy vehicular movement around the perimeter of the Precinct, particularly along the N81.
- Vehicle movement into the area is via the link road between the N81 and Firhouse Road West Extension.
- The current focus is on vehicular movement, particularly large vehicles into industrial estates. Pedestrian activity is low and permeability levels are very poor.
- Higher frequency bus routes run along the N81. Other services along the Firhouse Road Extension are limited to lower frequency services. There are no QBCs in the area.
- There is no public access along the path of Whitestown Stream.

4.16.5 FUTURE ACCESS AND MOVEMENT

- A new vehicular street is required through the Fruitfield Site.
- Elsewhere, the focus should be on upgrading of existing major routes such as the N81, Whitestown Way and the Firhouse Road West Extension.
- It is necessary to improve pedestrian access to the Town Centre Core Area and Sean Walsh Park.
- In addition to new links, footpaths will need to be upgraded along major thoroughfares.
- It is an objective of the County Development Plan 2004-2010 to provide a link from the Town Centre to Killinarden (refer to Part 3, Specific Local Objective 91) via Whitestown. This should be provided through the linear park adjacent to Whitestown Stream. The pedestrian link along the Whitestown Stream should be railed in order to prevent unauthorised access to adjoining properties.
- The viability of QBCs on perimeter roads should be explored in greater detail, particularly to facilitate new services between the Town centre and the new residential estates in the Kiltipper area.

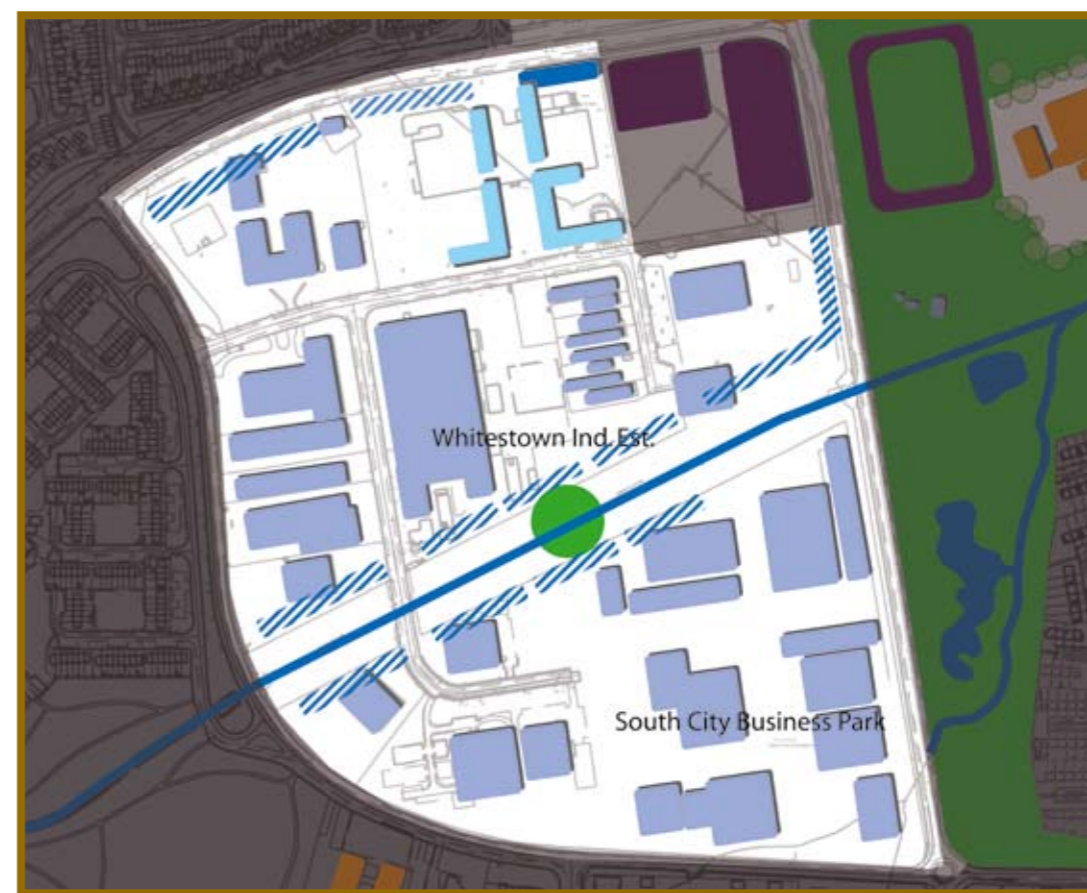


4.16.6 EXISTING BUILT FORM AND LANDSCAPE

- The area is characterised by bulky low rise buildings such as warehouses and industrial units.
- Development is generally setback from the street behind fences, walls, areas of car parking and landscaping.
- The linear parkland is landscaped to varying quality and follows the line of the Whitestown Stream which is a tributary of the Dodder River.

4.16.7 FUTURE BUILT FORM AND LANDSCAPE

- The new street link through the Fruitfield site shall comprise a mixed use commercial/residential street.
- There are opportunities for a gateway and or landmark building at the junction of the new street link and the N81.
- Commercial/industrial development should be designed in accordance with Section 12.3 of the County Development Plan 2004-2010.
- Street trees should be maintained and encouraged along the N81 to promote boulevard like qualities.
- The linear park should be upgraded with landscaping that enhances its linear qualities and provides clear sightlines through the area.



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	
Existing Structure (Neutral)	Future Renewal Opportunity	Future Key Frontages (indicative)	School	Public Park	Open Institutional Lands	Landmark	Woodland		

4.16.8 MASTERPLAN OUTCOME

With the exception of the part of the area fronting the N81, which may be developed for medium-scale mixed use development, in the short-medium term, the character of the area does not alter significantly from the present. These 'internal' areas will maintain their lower intensity industrial character. In the future the linear park will form part of the Town Centre area public open space network and become Part of a major walking route to and from adjoining areas.



Landscaped Park following watercourse



Linear park



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	Tunnels/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	