

SDCC are committed to Tallaght Village and establishing it as a flagship village within the county

PART 8 TALLAGHT VILLAGE ENHANCEMENT SCHEME NOVEMBER 2026

Part 8 Report

Table of Contents

Part 8 Description November 2026 4

Project Origin 4

Project Team 5

Design Process 6

- Design Principles 7
- Surveys 7
- Optioneering 8

Part 8 (February 2026) 8

- Non-Statutory Consultation for Part 8 February 2026 9
- Statutory Consultation – For Part 8 (February 2026) 11

Part 8 (November 2026) 13

- Rationale for New Part 8 14
- Statutory Notice - Tallaght Village Enhancement Scheme 15
- Part 8 Proposal Drawings 18
- EIA and AA Screening 18
- Tallaght Village Enhancement Scheme Explained 18
- Traffic Proposals 19
- Part 8 Process 26

Tallaght Village Enhancement Scheme

This document is to be read in conjunction with the additional Part 8 Documents that form part of this Public Consultation.

Part 8 Description November 2026

Project Origin

Tallaght Village Enhancement Scheme (TalVES) is part of South Dublin County Councils (SDCC) programme to support & enhance villages & districts as social & economic centres. The aim is to address disjointed & uncoordinated public realm by creating a people-first, accessible, and vibrant village centre. We want to move away from cars dominating the space and rebalance the public realm for all.

Regular representations were received from local Councillors & community groups requesting a Village Enhancement Scheme for Tallaght. In the summer of 2025, a meeting with local councillors was held and it was agreed that work on a village enhancement scheme would commence. At this time, the NTA had received planning approval for the Tallaght to City Centre Bus Connects Corridor (ABP-316828-23). It was decided to try align the construction of these two schemes where possible so as to reduce the disruption on the community.

SDCC hosted a number of workshops and stakeholder meetings through which a preferred design emerged, and a Part 8 for TalVES was commenced in the first half of 2026. The Tallaght Village Enhancement Scheme received Part 8 approval, with amendments, at the June 2026 Council meeting.

In late July, the council was notified of a Judicial Review (JR) challenge in respect of the scheme and has appointed legal counsel to represent it in those proceedings.

The council was successful in securing €7.5 million in funding through the Town and City Regeneration Investment Fund (TCRIF). A requirement associated with the funding is that construction of the scheme commences by September 2027.

The council has decided to commence a new Part 8 statutory process for the Tallaght Village Enhancement Scheme, providing a fresh opportunity for public and stakeholders participation in consideration of the revised scheme.

The benefits of undertaking a new Part 8 process include:

- providing greater certainty around the programme for progressing the Tallaght Village Enhancement Scheme and supporting the council in meeting the requirements associated with the approved TCRIF funding;
- undertaking the statutory process enables further design progress and Cllr amendments be included and provides a further opportunity for public and stakeholder participation; and
- enabling further engagement with members and stakeholders through a statutory public consultation process.

In parallel, the council has continued to progress elements of the scheme, including the history and heritage proposals and the proposed materials and planting.

Project Team

Along with the team in the Village and District section of South Dublin County Council we appointed a design consultant to provide technical engineering consultancy services including help with the design and to prepare documents and drawings for the scheme. Civic Plus Ltd were appointed in October 2025 and Bernard Seymour Landscape Architects were also brought into the team to assist with public realm enhancement. Both parties have been a valuable asset to our team in creating a scheme that reflects the needs and opportunities for Tallaght Village.

Design Process

As part of any enhancement project in SDCC it is necessary to identify core principles that the design should deliver on.

For Village Enhancement Scheme the following list of principles were identified,

Design Principles

Place-Making & Identity

Strengthen the district centre as the heart of the community. Reflect local character, heritage and culture. Create memorable public spaces and landmarks.

People-First Streets

Prioritise pedestrians and accessibility. Deliver safe, attractive and comfortable public spaces. Design for all ages and abilities.

Active Travel & Connectivity

Improve walking and cycling routes. Enhance links to neighbourhoods, schools and public transport. Provide cycle parking and clear wayfinding.

Green Infrastructure

Increase tree planting and urban greening. Integrate Sustainable Urban Drainage Systems (SuDS). Support biodiversity and climate resilience.

Economic Vitality

Support local businesses and services. Improve the visitor experience and dwell time. Enable outdoor dining, markets and community events.

Safety & Inclusion

Improve lighting, visibility and natural surveillance. Create welcoming spaces for all members of the community.

Sustainability & Adaptability

Promote low-carbon travel choices. Use durable, sustainable materials. Design flexible spaces that can evolve with community needs.

Maintenance and Robustness

Designed and constructed to ensure scheme can be kept maintained to a high standard without being high maintenance. Ensure robustness and resilience in design

Surveys

To inform the design SDCC carried out various surveys to gather information and make informed decisions. The following are the surveys carried out to date

Desktop (land ownership)

This enables us to understand the public realm in which we will create our design

Traffic

Traffic surveys are conducted to help understand patterns and movements and for design modelling.

Parking

The information gathered helps us to create a parking layout that is accessible for all and gain valuable public realm space for placemaking.

Topographical and GPR

Having this accurate site information will create a reliable base map for the design

Drainage

The survey will give us the data we need to understand the drainage requirements and the possibilities within the design to include nature-based solutions.

Optioneering

We considered the connectivity for pedestrians within the village and what options were available to make it easier to navigate.

Through the paving, greening and nature-based solutions the proposed scheme seeks to bring vibrance to the surroundings.

The proposed seating and positioning are intended to provide many functions, a place to rest, social interactions, age friendly suitability, safety, recreation, and community engagement.

By providing parking that meets the needs of accessibility we create a village centre that is inclusive to all.

Part 8 (February 2026)

Non-Statutory Consultation for Part 8 February 2026

Public Workshop No. 1 (October 2025)

Public Workshop No. 1 was held on 13th and 14th October 2025, to gather public opinion on the future of Tallaght Village. There were 70 attendees, 6 Written & Emailed Submissions received, and a dedicated Business Survey conducted. Participants included residents, business owners, community groups, disability advocates, and elected representatives.

The consultation identified a number of concerns/opportunities/requests that the community would like to see addressed by a scheme and the main items are categorised below,

Accessibility and Inclusion

- Persistent mobility challenges for wheelchair and pushchair users due to uneven paths, steep gradients, and narrow footpaths.
- Improved lighting and consistent paving
- Calls for accessible seating
- Meeting points, and sensory gardens to create community spaces for all

Safety and Security

- Widespread concern about antisocial behaviour, loitering, and poor Garda presence, especially at night.
- The village is perceived as unsafe after 22:00.
- Traffic safety issues include speeding, poor pedestrian crossings, and scooter use on footpaths.

Heritage and Identity

- Strong consensus that the heritage of Tallaght must be celebrated and made visible within the project design.
- Desire to integrate local history through art, interpretation, and design elements.
- Suggestions for a heritage trail, sculptures, murals, and interpretative signage.

Public Realm and Social Spaces

- General agreement that Tallaght Village currently lacks a social core and sense of place.
- Calls for outdoor seating, covered gathering areas, café spaces, and play zones
- The public want the village to “bring back pride of place” through cleanliness, greenery, and activation of derelict sites.
- Esso site repeatedly cited as a key issue and opportunity site

Transport and Movement

- Pedestrianisation of Main Street was cited a number of times
- Bus-only or one-way systems suggested as options

- Calls for clear directional signage to car parks
- Support for BusConnects rerouting through the college, freeing Main Street for pedestrian priority.
- Concerns about school drop-offs, delivery access, and traffic congestion at key junctions
- Desire for better walking links to surrounding active travel schemes

Environment and Biodiversity

- Suggestions for rewilding, rain gardens.
- Preference for natural landscaping and solar-powered street lighting.
- Support for waste management improvements
- Recognition that Tallaght's environmental quality and maintenance are crucial for long-term success.

Based on the feedback received the design team had a direction on how to progress the project.

Public Workshop No. 2 (November 2025)

Based on the feedback received during our initial community engagement five possible options were prepared.

- Option 1 - Do Minimum
- Option 2 – Street/Traffic Calming
- Option 3 – Bus Only (with local access provided)
- Option 4 – One Way
- Option 5 - Pedestrianisation

Option 1 received no support at these consultations. There was some curiosity around option 5 but was deemed too impactful by most attendees.

During discussions on the evenings Options 2, 3 and 4 were preferred by the vast majority of attendees as they provided the most opportunity to provide a significant placemaking impact within the village.

The presence of buses through the village divided opinion with arguments for and against it raised by attendees. The benefits of the buses from a passive surveillance and promoter of Tallaght village generated support by attendees. The project team noted that option 4 didn't align with Bus Connects and could be difficult to deliver.

No strong preference emerged from the workshops options 2 and 3 but attendees noted the elements of both options they liked and had concerns about.

Public Workshop No. 2 was held on 24th and 25th of November 2025, to gather public feedback on these five concepts for Tallaght. There were approximately 50 attendees, 14 Written & Emailed Submissions were received. Participants included local residents, business owners, community groups, disability advocates, and elected representatives.

Following the second round of non-statutory consultation the comments and feedback were reviewed, and a preferred concept design was prepared for progress to Part 8 planning.

Statutory Consultation – For Part 8 (February 2026)

Public Consultation 11th February 2026 to 25th March 2026

The finalised plan for Part 8 planning was prepared, and the process was commenced on 11th of February 2026 with the issuing of statutory notices. A Public consultation period took place from the 11th of February 2026 to 25th of March 2026 inclusive (a period of 6 weeks) during which time information on the Proposed Part 8 Development and environmental reports were disseminated to the public and submissions were invited. Three public information sessions were held to enable the proposals to be discussed with the design team.

141 submissions were received during the public consultation period. The primary concerns raised were

- Parking
- Disability Access
- Bus Gate on Main St
- Anti-social concerns

In response to these concerns the Chief Executive Report included several amendments to cater for these concerns

- Amendment 1 - Relocation of Parking
    - The 14 bays that were proposed to be removed were relocated to Old Blessington Road and Greenhills Road and an additional accessible bay provided on Main St.

- Amendment 2 - Accessibility, Crossing Types
    - All pedestrian crossings at junctions will include signalised pedestrian facilities. This is to support accessibility throughout the village. Further liaising with advocacy groups to be held

- Amendment 3 - Relocation of Bus Gate
    - Re-locate the bus gate on Main Street to west of Old Greenhills Road. This further aligns the project with Bus Connects and retains more traditional access to the east of Main Street

- Amendment 4 - Revised Site Extents
    - Due to Amendment 3 the proposals on the Old Greenhills Road are now reduced so Old Greenhills Road is excluded from the site extents

- Amendment 5 – Provision of Teen Space
    - The southwest corner of the junction between Old Bawn Road and Westpark Estate is proposed to become a teen space

Approval of the Part 8 (February 2026)

On the 8th June 2026 at the County Council meeting the Chief Executive Report for the Tallaght Village Enhancement Scheme was approved by resolution with the following amendment.

"The proposed development of the Tallaght Village Enhancement Scheme as recommended in the chief executive's report is hereby approved, subject to further liaison with local residents and businesses during detailed design to address their concerns where possible, including, to retain 6 spaces on Main Street for existing Main Street resident parking permit holders, engage with local disability services around crossings and subject to engagement with the NTA to ensure that the proposed development is fully compatible with the approved Bus Connects scheme"

Subsequent events

In late July, the council was notified of a Judicial Review (JR) challenge in respect of the scheme and has appointed legal counsel to represent it in those proceedings.

The council was successful in securing €7.5 million in funding through the Town and City Regeneration Investment Fund (TCRIF). A requirement associated with the funding is that construction of the scheme commences by September 2027.

The council has continued to progress elements of the scheme, including

- Refining the street alignment and landscaping
- Identifying the history and heritage proposals
- Identifying the proposed materials and planting.
- Engagement with Local Advocacy groups ongoing.

Part 8 (November 2026)

Rationale for New Part 8

In considering the future progression of the Tallaght Village Enhancement Scheme, regard has been had to the existing Part 8 approval, the ongoing judicial review proceedings, the requirements associated with the TCRIF funding, the project delivery programme, the council's wider programme of village and district enhancement projects, the efficient use and programming of staff resources, and the need to coordinate the scheme with the approved BusConnects project.

Having regard to these considerations, the funding requirements, and the importance of progressing this significant capital project, it is proposed to commence a new planning process for the Tallaght Village Enhancement Scheme.

A revised proposal will be prepared for public consultation as part of the new Part 8 process. The amendments previously approved by elected members have informed the development of the revised proposal. The revised proposal incorporates a number of those amendments, together with further design development undertaken since the previous Part 8 process.
The benefits of undertaking a new Part 8 process include:

- providing greater certainty around the programme for progressing the Tallaght Village Enhancement Scheme and supporting the Council in meeting the requirements associated with the approved TCRIF funding;
- undertaking the statutory process afresh, with the amendments previously approved by elected members incorporated into the proposed development for the purposes of public consultation, and providing a renewed opportunity for public and stakeholder participation; and
- enabling further engagement with elected members and stakeholders through the statutory public consultation process.

The recommended commencement of a new process will be undertaken in accordance with the Planning and Development Act 2000, as amended, and the associated Regulations, as the relevant provisions of the Planning and Development Act 2024 governing local authority development have not yet been commenced.

The new Part 8 process will be undertaken as a fresh statutory process, with no presumption as to its outcome. All submissions and observations received through the statutory public consultation process will be considered in accordance with the requirements of the Planning and Development Act 2000, as amended, and the associated Regulations.

For the avoidance of doubt, the commencement of a new Part 8 process is without prejudice to the council's position in the ongoing judicial review proceedings in respect of the original Part 8 approval. The new Part 8 process will proceed independently of the existing judicial review proceedings and will be considered on its own statutory basis.

Statutory Notice - Tallaght Village Enhancement Scheme

PLANNING & DEVELOPMENT ACT 2024 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)
PART 8 PUBLIC NOTICE
Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:

PROPOSED TALLAGHT VILLAGE ENHANCEMENT SCHEME IN THE TOWNLAND OF TALLAGHT

Pursuant to the requirements of the above, South Dublin County Council hereby give notice to construct the following development in the Tallaght area of South Dublin, including Old Blessington Road, Old Bawn Road, Tallaght Main Street, old Greenhills Road, and Greenhills Road.

The proposed development would consist of the following:

- Upgrading and realignment of the existing footpath/walkway
- Public realm improvement works in Tallaght Village; including traffic calming, provision of cycle facilities, footpath upgrade, crossing improvements, and realignment of road including reduced carriageway width and reduced corner radii and junction improvements (as required).
- Provision of new pedestrian crossings along Main Street, including signal-controlled crossings at the junctions at the entrances to Main Street, with tactile paving and accessible kerb details.
- Provision of public lighting & CCTV (as required)
- Enhancement and enlargement of public realm space, including a new plaza with a pergola, seating, and shade planting.
- Reconfiguration of on-street parking, including relocation of parking bays, provision of accessible parking bays, EV Charging and loading bays.
- New entry detail on approaches to the village
- Removal of street clutter and minimisation of signage
- Landscaping, including tree planting, planting beds and sustainable drainage (SuDS) features for surface water management and biodiversity.
- New street furniture, such as seating, planters, litter bins, EV Infrastructure, bicycle stands, advertising panels and bus shelters etc.
- Teen space with the focus on natural measures
- Introduction of a bus gate on Main Street, with associated signage, road markings and changes to permitted traffic movements.
- Heritage and interpretation works, including plaques, heritage interpretation features, and a buffer zone and conservation repair works to the boundary wall of St Mary's Priory (a protected structure)

- Street Art such as murals, sculptures, light installations, eco-art etc.
- All ancillary works and other services

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination have been made that an Environmental Impact Assessment Report (EIAR) is not required. The authority has also made a determination under Article 6(3) that the proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s). Any person may, within 4 weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (http://consult.sdublincoco.ie) during the period from 10th November 2026 to 22nd December 2026.

Printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at County Hall, Tallaght, Dublin 24 during office hours from 10th November 2026 to 8th December 2026.

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to 6.00pm on 22nd December 2026 and may be submitted either via:

Online: https://consult.sdublincoco.ie/browse

or

Post to: Senior Executive Officer, Planning and Transport Department, South Dublin County Council, County Hall, Tallaght, Dublin D24 A3XC.

NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

Director of Planning and Transport, South Dublin County Council.

Date of Public Notice: 10th November 2026

Part 8 Proposal Drawings

The Part 8 Drawings are available to view on South Dublin County Councils Consultation Portal web page

EIA and AA Screening

The Environmental Impact Assessment (EIA) comes from EU environmental policy. The initial Directive of 1985 and its three amendments have been codified by Directive 2011/92/EU of 13 December 2011. Directive 2011/92/EU has been amended in 2014 by Directive 2014/52/EU. Together these comprise the EIA Directive.

The EIA Directive requires that public and private projects that are likely to have significant effects on the environment be made subject to an assessment prior to development consent being given. Screening for EIA requires consideration whether the project is likely to have significant effects on the environment.

Tallaght Village Enhancement Scheme Explained

Traffic Proposals

The historic core of Tallaght Village, centred on Main Street, currently serves as a high-volume transit corridor. The street is presently dominated by vehicular through-traffic, with many motorists passing through the village as opposed to using the N81 Tallaght Bypass. The following proposals aim to redefine Tallaght Village as a safe and comfortable destination in which to visit, meet, shop and do business.

Throttle Gates

As this location is a village centre the national design standards require a pedestrian priority approach. We have introduced throttle gates to create a more comfortable environment for pedestrians to dwell within this village centre. The effect will be to calm the traffic to a suitable speed along main street.

Bus Gate

Planning permission has been granted for Bus Connects through the village and the scheme takes cognisance of this with allowing two-way traffic and providing a bus gate west of the junction with Old Greenhills Road and Main Street. There is no restriction on bus movements proposed under this scheme.

Access to main street

Access to main street will always be available for traffic needing to access it, we have removed the option for private vehicles to drive straight through the village by placing the bus gate on Main Street. Traffic can access from the west via Old Blessington Road and from the east via the Main Street junction with Greenhills Road. Access to all existing off street entrances is provided for in the proposed design.

Roundabout

At this junction with Greenhills Road, we are proposing a roundabout at this junction with controlled pedestrian crossings. Currently the junction is not providing optimal pedestrian and vehicular movements. The roundabout will give a continuous flow effect for all road users and narrow crossings to shorten the time to cross the roads.

The provision of a roundabout is subject to passing a stage 2 Road Safety Audit.

Parking Changes

To facilitate this transformation, the scheme requires the reallocation of 13 on-street parking spaces from Main Street to nearby locations. This represents a minor reduction (approximately 2%) of the 667+ parking spaces available in the wider village vicinity. To offset this, the design provides 16 formalised spaces within 200 metres of the village core on Greenhills Road, Old Blessington Road, and Blessington Road. This strategy ensures that total parking capacity remains stable while freeing up the most constrained parts of the village for socialising, commerce, and community life.

On main street there will be a loading bay at Aon Sceál and two accessible parking bays, one at the west near the existing location and an additional accessible parking bay will be provided to the east of the Old Greenhills Road which will result in an overall increase of 5no. parking spaces in Tallaght village as part of this scheme.

The previous Part 8 approval included an amendment providing, where possible, for the retention of six public parking spaces on Main Street. As part of the preparation of the revised proposal for this new Part 8 process, the parking and public realm arrangements have been subject to further design development and review. The revised proposal does not provide for the retention of these six spaces on Main Street, in order to provide enhanced opportunities for public realm improvements along Main Street. Instead, the proposal provides for the relocation and formalisation of parking within the wider village area, as described below. Separately from the Part 8 process, the Council will continue to pursue opportunities for a small amount of additional parking provision in proximity to Main Street.

Placemaking for people

The design intent is to reclaim Main Street as the primary civic heart of Tallaght. This involves a fundamental shift from a "transport-first" to a "people-first" environment. By removing through-traffic for private cars and implementing a shared-surface standard in key areas, the project will provide a more generous and well-designed space for pedestrians. This includes widened footpaths, the removal of street clutter, and the introduction of high-quality street furniture and LED lighting.

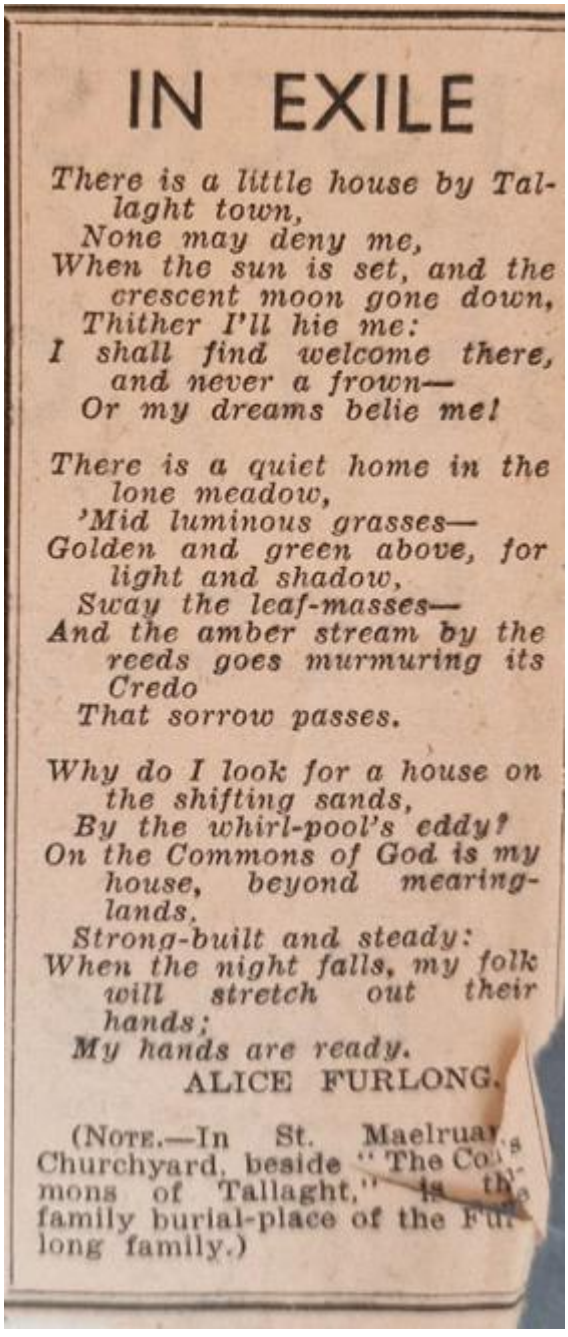


Indicative visualisation for consultation purposes of Proposed Plaza near Aon Scéal and opposite the Dragon Inn. Detailed design, materials, planting, street furniture, and other elements shown may be subject to change.

While the physical interventions will be evident it is the way in which people interact and use the street that will deliver the transformative outcome desired by the community. Seating and outdoor dining promote activity and community engagement. Additional benches support active aging and encourage an elder cohort of the community to visit. Playful walkways through the shrubbery provide a place to explore for younger kids. Additional planting will provide segregation from vehicles that will deliver a calm and tranquil community space. Larger plazas will support community events and activities and provide space to tell the heritage and history of Tallaght.

History and Heritage

Tallaght has a rich history stretching from prehistoric and early Christian times through Viking and Norman settlement, to its development into a modern town. Key historical events, landmarks, industries, notable people, transport developments, and cultural heritage that have shaped Tallaght over centuries, including St Mary's Priory, the old mills, The Square, the Luas, and Tallaght Stadium. Studying the richness of Tallaght's history and heritage throughout the design of this scheme has shown the cultural richness of Tallaght. We have conferred with local Historian Tomas Maher and are incredibly grateful to Anne Hanrahan of Tallaght Historical Society for engaging with us and sharing their vast knowledge on all that is Tallaght. Their passion for the area is captivating. The poem above by Alice Furlong who was born at Old Bawn Tallaght in 1875, her home was frequented by W.B. Yeats, and she was a good friend of Katharine Tynan. This is a tiny taste of what we hope to unfold through the placemaking within the scheme.



IN EXILE

There is a little house by Tallaght town,
None may deny me,
When the sun is set, and the crescent moon gone down,
Thither I'll hie me:
I shall find welcome there, and never a frown—
Or my dreams belie me!

There is a quiet home in the lone meadow,
'Mid luminous grasses—
Golden and green above, for light and shadow,
Sway the leaf-masses—
And the amber stream by the reeds goes murmuring its Credo
That sorrow passes.

Why do I look for a house on the shifting sands,
By the whirl-pool's eddy?
On the Commons of God is my house, beyond mearing-lands,
Strong-built and steady:
When the night falls, my folk will stretch out their hands;
My hands are ready.

ALICE FURLONG.

(NOTE.—In St. Maelruan's Churchyard, beside "The Commons of Tallaght," is the family burial-place of the Furlong family.)

Source: National Library of Ireland kindly shared by Sophie Goggins

From the information we gathered we created a matrix to help inform the design and approach

Tallaght Historical and Heritage Matrix			
Tier 1: High Impact	**Foundations & Identity**	• Historical Timeline • Walnut Tree • Catherine Tynan (Poet) • Bold Fenian Men • Modern Sporting Heroes (Adeleke, McCabe. Keane)	**Ideas:** Statues / Poem written in paving similar to Pearse Poem in St. Enda's / Decorative Plaques / built in walnut tree paving / Robbie Keane cartwheel play on the way area!
Tier 2: Design Details / Texture	**Arts & Culture**	• Alice Furlong – Poet • William Howard Russell – writer of war correspondence • Irish Language about Road Races (Aon Scéal)	**Ideas:** Mini replica sculpture, brass inlays in footpaths, Poem written in paving similar to Pearse Poem in St. Enda's
Tier 3: Subtle History	**Monastic & Infrastructure**	• Friars Walk • Tramway Line • The Foss (Monastic Enclosure) • The Bishops Seat	**Ideas:** Using different stone textures to trace old lines (e.g. the Tramway) on the ground.
Tier 4: Contextual	**Built Heritage**	• Stone Walls • TJ Byrne Cottages • Stowe Missal • Talbot's Leap • The Priory Market Brewery inspired by the heritage of the medieval monastic and	**Ideas:** Wall-mounted plaques, replace / remove Talbot's Leap one

		place grounds having a personal brewery to supply the Archbishops residence 250 years ago.	

The history and heritage elements identified above are indicative and will be further developed as part of the detailed design of the scheme. The final selection, design and extent of individual elements will be subject to detailed design, further stakeholder engagement, technical considerations, available budget, and value for money.

The proposed placemaking approach seeks to acknowledge, St Maelruains, Talbots leap, The Priory, The Tynan Memorial, The People of Tallaght, the poets, the writers, the war correspondent, the sports people. Opportunities will be explored to incorporate interpretative elements within the public realm, including through paving and other features.

The transport network that has gone before us, the coach-houses such as The Dragon Inn, The Jobstown Inn and The Cuckoo's nest would have been part of this line the Blessington Tram and its importance to Tallaght. We will reinvigorate and reclaim Tallaght as the destination for heritage and history that it is steeped in.

Landscaping and Nature Based Solutions

Please also refer to the Landscape Design Statement included in the Part 8 Documents. The landscape strategy is intended to bring a stronger ecological character into the village core while also improving environmental performance. New tree planting, rain gardens, and integrated SuDS (Sustainable Urban Drainage Systems) features are designed as part of the public realm itself rather than as isolated engineering interventions. These elements will reduce surface water runoff, improve seasonal interest, and establish a greener village identity that matures over time. Planting is arranged to provide shelter, soften hard surfaces, and reinforce key civic spaces, while contributing to biodiversity objectives under the County Development Plan and the All-Ireland Pollinator Plan.

Material selection and street furniture are intentionally restrained, allowing the existing village fabric and daily life to remain central. The aim is to create a public realm that feels durable, welcoming, and appropriate to Tallaght's established character, while providing a robust framework for future social, commercial, and community use. In this way, the scheme establishes a landscape that supports both everyday village life and larger community events, helping Tallaght Village evolve from a place passed through to a place spent in.

Provision of Teenspace

The southwest corner of the junction between Old Bawn Road and Westpark Estate is currently a public realm plaza. As part of this project, it is proposed to develop this into a teen space in accordance with the SDCC Teen Space programme. This will include seating and improved lighting. A centrally located space provides somewhere for our young people to have a sense of belonging within their community.



Public Lighting

The scheme proposes to upgrade the existing public lighting and provide cohesion within the design and surrounds of the village. The public lighting design will bring the level of safety and comfort to the village that has been requested since the outset of this project.

Part 8 Process

Statutory Consultation

Public consultation will begin on 10th November 2026 and closes on 22nd December 2026 at 6pm

Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, at County Hall, Tallaght, Dublin 24 during office hours from 10th November 2026 to 22nd December 2026 or on the South Dublin County council consultation portal.

Advertisement

Notice of this development has been placed in the Irish Independent and The Echo newspapers

Portal

Please visit www.sdcc.ie to access South Dublin County Council Public Consultation Webpage Portal.

Information Drop in Sessions

Information drop-in sessions will be held in County Library on the following days and times.

- Tuesday 17 November, 11:00am to 2:00pm and 5:00pm to 7:00pm
- Monday 23 November, 11:00am to 2:00pm and 5:00pm to 7:00pm
- Wednesday 25 November, 11:00am to 2:00pm and 5:00pm to 7:00pm