



**Proposed Draft
Tallaght Town Centre
Local Area Plan
2020-2026**

Appendix 1
Policies, Objective
and Development
Management Standards



Appendix 1: LAP Policies, Objectives and Development Management Standards

A1.1 Policies and Objectives of the LAP

Table A1.1 provides a summary of the policies and objectives contained within the LAP for ease of references.

Chapter 2

2.1	<p>Overarching Objectives:</p> <ul style="list-style-type: none">• To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);• To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);• To ensure that development is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets (Objective UF3);• To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);• To upgrade existing and design new streets using an integrated approach to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);• To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public space and parks (Objective UF6); and• To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);
2.2.3	<p>It is a key objective of the Plan to maximise existing and proposed public transport opportunities, including high quality Luas and bus services, and support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.</p>
2.7.1	<p>It is policy of the Council that designers will be required to ensure successful interaction between the residential scheme, streets and public realm to foster a true sense of neighbourhood and encourage interaction between residents. Opportunities for animated ground floors, homes with own door access, private landscaped terraces and a successful integration with communal and public open space shall be encouraged. Along mixed frontage streets commercial, communal and other appropriate active uses at ground floor level shall be required.</p>

Chapter 3

The key objectives for each neighbourhood are clearly laid out within Sections 3.2-3.9

Chapter 4

4.2 It is the policy of the Council to promote enterprise and employment development at locations such as Tallaght given its proximity to high quality public transport and other urban land uses, which promotes compact and sustainable urban development.

It is the policy of the Council to promote and support the consolidation or relocation of existing employment uses in Regeneration 'REGEN' zone areas, such as Cookstown and to upgrade these areas to create further opportunities for regeneration and employment.

It is also the policy of the Council to support and facilitate the expansion and growth of existing enterprise and employment uses in business parks and industrial areas such as Whitestown and Greenhills.

4.3 It is the policy of the Council to support the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015.

It is the policy of the Council to safeguard and promote Tallaght's natural, cultural and built heritage assets as an integral part of the County's tourism and leisure sector and to continue to support and grow this sector in order to enhance the County's economy.

4.4 Tallaght is a major Town Centre, at the top of the County's urban hierarchy and it is the policy of the Council to promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail and retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre.

It is policy of the plan to also continue to support existing retail in the County and particularly the enhancement and redevelopment of the Square, Tallaght, which is a high quality mixed use destination serving not only the South Dublin County region but also serving at a regional and national level. The Square plays an important role in the County in providing a mixed use centre with a primary focus on retail but also contributes to the County in terms of services, recreation and entertainment.

It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre and to continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchies, and improve Tallaght's importance in regional retail terms.

Chapter 5

5.2 It is the policy of the Council to ensure that all new residential development in Tallaght enables the delivery of a mixed and balanced community that is of a high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

5.2.1 It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms

Chapter 5

5.2.2	<p>It is policy of the Council to support new and innovative ways to meet housing demands in the County while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future population of Tallaght.</p>
	<p>It is policy of the Council to ensure that a mix of tenure is achieved in order to provide an appropriate balance which will promote social integration in Tallaght.</p>
	<p>It is therefore policy of the Council that the following housing/occupancy mix for residential development be applied across the LAP on a site by site basis, to be demonstrated at planning application stage:</p>
	<ul style="list-style-type: none">• A minimum of 30% of dwelling units for owner occupation / private sale• A maximum of 60% of dwelling units for Build to Rent• A minimum of 10% of dwelling units for social housing (Part V)
	<p>These requirements may be transferred between sites within the same neighbourhood area subject to a clear justification for not meeting the requirement on an individual site and subject to the overall balance specified above being achieved in the neighbourhood area. Any transfer of this mix requirement will only be considered where supported by a clear demonstration at planning application stage of how the mix will be achieved across multiple sites and a statutory declaration from the owners of these sites committing to the delivery of the housing occupancy mix on their lands.</p>
	<p>It is the policy of the Council to support Build to Rent developments that comply with the housing/occupancy mix requirement specified in this Section and national policy, in particular with the policies and objectives set out in 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)'.</p>
	<p>It is policy of the Council to apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites in Plan area that are solely for residential use or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted), to ensure an appropriate distribution of new social housing and to avoid an excessive concentration of social housing.</p>
	<p>It is the policy of the Council to support the provision of high-quality purpose-built accommodation for third level students in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education and public transport links.</p>
5.3	<p>It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght.</p>
5.3.1	<p>It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and a primary school in tandem with population growth.</p>
	<p>It is the policy of the Council to support the development and ongoing provision of third level education and to develop Tallaght as a hub for education and employment to provide further opportunities for the workforce.</p>

Chapter 5

5.3.2 It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure.

5.3.4 It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital and to support the provision of healthcare services in Tallaght Town Centre.
It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.

5.3.5 It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all weather playing facilities and expansion of recreational facilities in Tallaght Town Centre.

5.3.8 It is policy of the Council to deliver improved quality of life and social inclusion in Tallaght by providing sustainable neighbourhoods, supported by a range of services and connected by good public transport and green infrastructure. It is also policy to develop engaged and active communities in the promotion of social inclusion and healthy living.

Chapter 6

6.2 It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

6.3 It is the policy of the Council to manage the development of Tallaght in a manner that protects and conserves the Archaeological Heritage of the area and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.

6.4 It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.

Chapter 7

7.2	It is an objective of the Plan to develop strategic and green linkages and corridors between the Dodder Valley and Tallaght Town Centre.
7.2.2	It is an objective of the LAP to enhance existing green infrastructure and facilitate the development of new green infrastructure corridors within and connecting to lands adjoining the Plan.
7.2.6	It is the policy of the council that all development shall comply fully with Policy IE1 (Objectives 1 and 2) and IE2 (Objectives 1-11) of the South Dublin County Development Plan 2016-2022 relating to protection of existing water and drainage infrastructure.
	It is an objective of the LAP to provide new areas of public space and to upgrade existing parks so they provide highly amenable spaces for existing and future residents.
	It is an objective of the LAP to ensure access to all areas of public space and institutional lands is maximised, and major spaces are linked via amenable pedestrian routes.
7.3	It is an objective of the Council to manage flood risk in Tallaght Town Centre in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PLO2/2014 (August 2014). For lands identified as being at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.
7.4.4	It is the policy of the Council to ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated.
	It is the policy of the Council to support the passive house standard or equivalent for all new build in the County.

Chapter 8

8.1	It is an objective of the Council that development within the plan area is undertaken in an orderly and sustainable manner. The development of the identified regeneration lands at Cookstown and Broomhill alongside the Town Centre lands should generally be phased in accordance with the sequential approach: <ul style="list-style-type: none">• Development should extend outwards from the town centre with land closest to the centre and public transport nodes being given preference, i.e. 'leapfrogging' to stand alone or isolated areas should be avoided, and• A strong emphasis will be placed on encouraging infill opportunities and better use of under-utilised lands.
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Table A1.1 Summary of Policies and Objectives of the LAP

A1.2 Development Management Standards

This Appendix should be read in conjunction with the key outcomes, guidance and standards integrated into Chapters 2, 3 and 5. A summary index for the relevant standards is listed in Table A1.2.

The standards will be used by the Planning Authority to assess planning applications in relation to lands within the Plan area. The purpose of these standards is to provide clear guidance in respect of acceptable development standards and ensure development accords with the design principles of this Plan and provides a quality urban environment.

Category	Standard/ Guidance	Section of Plan	Other relevant documents
Urban Framework	Building Height	2.6.2	Building Height Guidelines for Planning Authorities (DHP&LG, December 2018). Design Standards for New Apartments (DHP&LG, March 2018)
	Density & Plot Ratio	2.6.1, 2.8	
	Key Frontages	2.6.2	
	Green Infrastructure	2.7, S7.2	Green Infrastructure Policy and Planning in Ireland (2012 EPA) The Planning System and Flood Risk Management (2009)
	Street Interface	2.6.2	Design Standards for New Apartments (DHP&LG, March 2018)
	Urban Grain	2.6.2	
	Landmark Buildings	2.6.2	Building Height Guidelines for Planning Authorities (DHP&LG, December 2018).
	Block Size and Form	2.6.3	
	Public Realm / Open Space	2.7., 2.7.1, 5.2.3, 5.3.6	
	Private open space	5.2.3, 5.2.6	
	External Finishes	2.6.4	

Category	Standard/ Guidance	Section of Plan	Other relevant documents
Access and Movement	Route Structure and Streets	2.2.1, 2.2.2	DMURS (2013); The National Cycle Manual (2011); The Guidelines for Setting and Managing Speed Limits in Ireland (2015); and The Urban Design Compendium (English Partnerships, 2000)
	Car Parking		SDCCDP 2016-2022
	Bicycle Parking		SDCCDP 2016-2022
	Pedestrian and cyclist priority	2.2.2	
Land Use	Land Use Mix	2.4.1	
	Types of Development	2.4.1	SDCCDP 2016-2022
	Mixed-use frontages	2.4.2	
	Conflicting land uses	2.4.3	
Residential	Dwelling Mix	5.2.1, 5.2.2	
	Social Housing	5.2.1	Part V of the Planning and Development Act, 2000 (as amended) South Dublin County Council Housing Strategy
	Student Accommodation	5.2.1	<i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)</i>
	Build to Rent/ Shared Accommodation	5.2.2	<i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)</i>
	Dwelling Size and Internal layout	5.2.3	<i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)</i>
	Private Amenity Space	5.2.3	<i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018)</i>
Design Statements		A2.2	Retail Design Manual (2012) DMURS (2013) Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and accompanying Design Manual; Best Practice Guidelines, Quality Housing for Sustainable Communities, (2007)
Conservation	Tallaght Village ACA	6.1, 6.4, 6.5	Architectural Heritage Protection – Guidelines for Planning Authorities (2011)
Development Capacity	Core Strategy/Residential capacity, school places	2.8	The Provision of schools and the Planning System (2008)

Note: This table is prepared at a point in time (July 2019), future Section 28 Guidelines and South Dublin County Council Development Plans may supersede aspects of this table.

Table A1.2 Summary Table of Development Management Standards and Guidance



Comhairle Contae
Átha Cliath Theas
South Dublin County Council