



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

Appendix 2
Setting the Context
and Plan Making
Process





Appendix 2: Setting the Context and Plan Making Process

A2.1 Introduction

The Tallaght LAP as finally adopted is the product of detailed research and analysis, the outputs of the pre-plan consultation process carried out in 2017, a review of the planning history of the LAP lands, review of current population trends and area level analysis together with surveys and extensive on site review.

- The Historical and Planning History of LAP lands
These are set out in Section 2.2 below.
- Current population trends are set out in Section 2.3x below
- The findings of the Area Level Analysis is set out in Section 2.4 below.
- Arising from the above and taking into account outcomes of the pre plan consultation process, key Issues and Opportunities were identified. See Section 2.5 below

The principles of the Urban Framework Development are set out in Chapter 2 of the Plan and is informed by the historical context and urban design analysis which addresses fundamental principles of connectivity, movement and place making, the implementation of which will role out over a timeframe much longer than the 6 year timeframe

of the plan. Equally due to market forces which SDCC has no control over different elements of the plan may come forward at different times. Therefore the phasing of the plan is not strictly sequential rather infrastructure required for the build out of each neighbourhood is identified. Responsibility for delivery and funding streams are also identified.

- Notwithstanding above, the core strategy of the County Development Plan is used to provide clarity on the extend of development expected during the 6 year timeframe of the LAP. In respect of the wider LAP area and longer term potential the extent of development is estimated using extent of lands available and assumptions around, density, plot ratio, mix of development etc.
- The Urban Framework is build around key urban design principles of landuse and function, access and movement, green infrastructure, neighbourhood development, density and plot ratio, height and built form and key projects. These are fully expanded upon in Chapter 3.



A2.2 Historical Development of Tallaght

In recent decades Tallaght has evolved from a village to a suburb of Dublin before becoming a County Town in its own right with the social, cultural, commercial and institutional roles that brings. This LAP provides a vision and strategy for the future development and evolution of Tallaght as an urban centre.

This chapter analyses the population/ demographics of Tallaght Town Centre, its urban form and spatial characteristics. The purpose is to provide the basis from which a strategic framework for the future development of Tallaght can be formulated; identifying core issues, building on existing successes and maximising the assets of the area.

1. Monastic Settlement

Tallaght has its origins as a monastic settlement founded by St. Maelruan's in 769 AD. The ecclesiastical importance of Tallaght continued and in the 18th Century, the Archbishop of Dublin built his residence in Tallaght. Tallaght also became an important defensive outpost along the Pale boundary.

2. In the 17th and 18th centuries and up until the 1960s Tallaght remained a rural village despite being connected to Dublin

via the Blessington steam tramway. Growth focussed on the Dodder with the construction of a number of grain watermills. The village consisted of Main Street/Blessington Road and the Old Bawn Road.

3. In the 1960s the Irish Government commissioned Town Planner Myles Wright to devise an expansion plan for Dublin City. The Myles Wright Plan which was broadly adopted resulted in the creation of the three new towns of Tallaght, Clondalkin/Lucan and Blanchardstown to the west of the City. During the 1970s and 1980s Dublin County Council and Corporation purchased land; provided roads, water, sewerage and open space infrastructure and engaged in a major housing construction programme. The planned population of the new town of Tallaght was 100,000 persons and the expectation was that the car would be the principal mode of transport.

4. The initial development brief for the Town Centre (1979) advanced a framework, which would facilitate a range of developments. By the mid-1980's a significant amount of residential development had been carried out. While the road network to support it was in place, most of the population did not drive or own cars. This population was

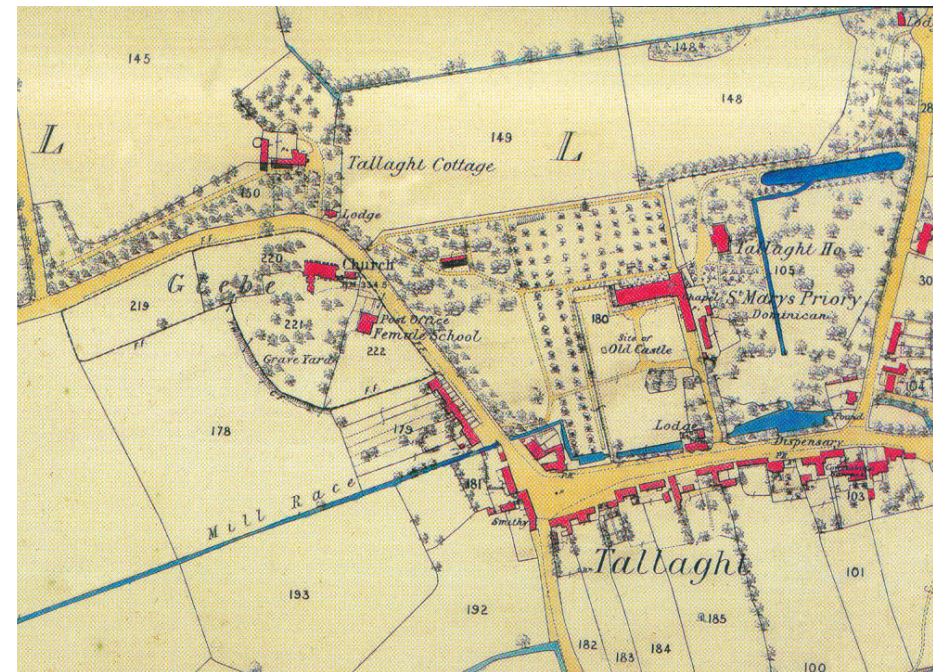


Figure A2.1 Tallaght Village OS map 1864

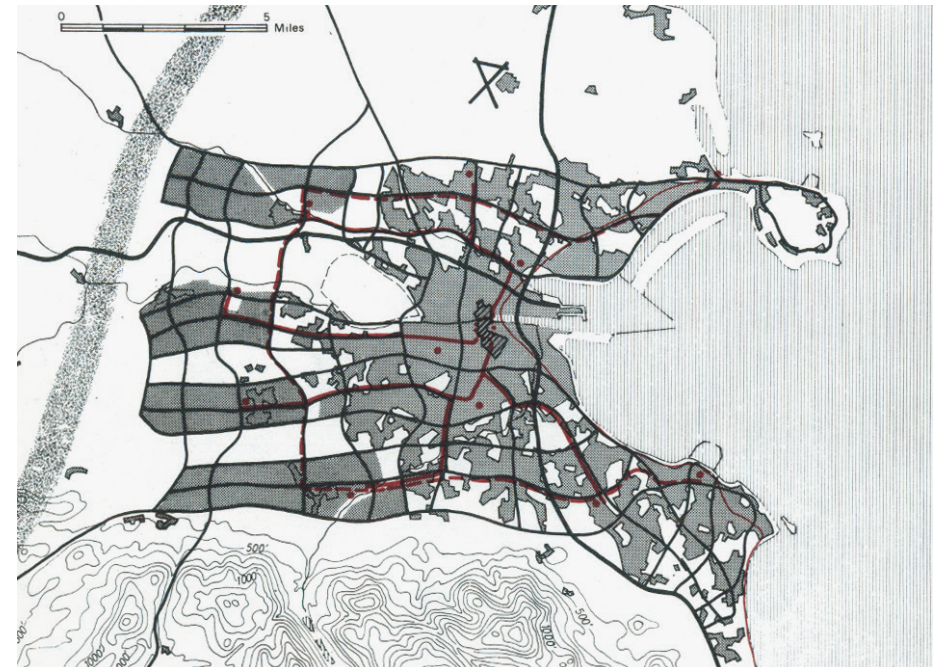


Figure A2.2 Image from Myles Wright Plan 1967

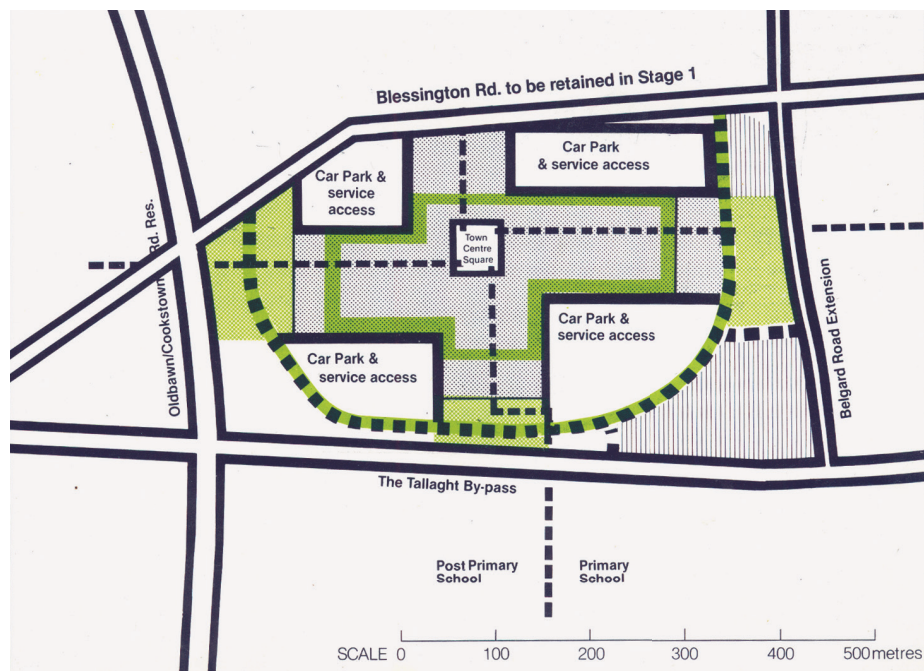


Figure A2.3: Town Centre Development Brief map, 1979



Figure A2.4 Aerial photo of Tallaght Town Centre, 1991

not supported by public transport, retail, health or other essential services.

5. *Tallaght Town Centre – 1990s to early 2000s*

The Square Retail Shopping Centre, at the time, one of the largest in the State, opened in 1990. From 1990 onward, Tallaght benefitted from the Urban Renewal Tax Incentive Scheme. Also in the 1990s, a number of significant developments contributed to the emergence of Tallaght as a modern and innovative Urban Centre. These included:-

- The establishment of Tallaght as the 'County Town' for the newly created County of South Dublin (1994). All administrative functions have been carried out from County Headquarters in Tallaght since April 1994.
- In the mid-1990s, the opening of Tallaght Hospital and the Technological University Dublin/ Tallaght Campus (TUD/TC) (formerly ITT) completed the first major phase of the Town Centre development.
- In 2004, the Luas Light Rail Transit System to the City Centre opened.

In 1996, SDCC launched the "Tallaght Town Centre 2000 Plan", it advocated a new development model for the Town Centre,

moving away from a car-dominated urban form. The emphasis in the 2000 plan was on upgraded urban form, people-intensive uses, improved accessibility and environmental improvements. In 1998, the "Tallaght Town Centre Urban Design Framework" continued the shift towards the place making model.

6. *Tallaght – Today*

In 2006, SDCC adopted the "Tallaght Town Centre Local Area Plan". Further advancing the place making model, the 2006 Plan created a policy framework for many positive developments including;

- Tallaght Library;
- Rua Red Arts Centre;
- Civic Theatre Tallaght;
- Tallaght Stadium;
- Pedestrian /cycle link between the Luas and Technological University Dublin;
- Completion of extensive and well planned residential development at Tallaght Cross and Bancroft.

The 2006 Plan remained statutory until 2016. The process of preparing an updated LAP for the Tallaght Town Centre area involved reviewing the 2006 Plan and its outcomes and preparing a new plan based on the needs of the area. The current



Figure A2.5 Aerial photo of Tallaght Town Centre, 2005



Figure A2.6 Aerial photo of Tallaght, 2013

LAP document has also been prepared in the context of the County Development Plan 2016-2022 and has regard to current national and regional policy guidance.

A2.3 Current Population Trends Population, Families, Nationalities and Housing Tenure Today

Tallaght is a cosmopolitan town and is designated as a metropolitan consolidation town, within the South Dublin Settlement Hierarchy. In the long run, this designation could see Tallaght expand to a population of 100,000 in a planned and phased manner. The current population of Tallaght Town Centre is 10,122 persons.¹

Tallaght has its own vibrant Retail, Health, Education and Cultural Quarter. It is the County Town and the administrative capital of South Dublin County. It is also identified as a Level 2 Retail Centre.

Along with extensive residential development, other retail areas include Belgard and Airtown Road Retail Parks. The new LAP seeks to make stronger connections between existing and proposed

residential and business areas, amenities, parks and adjacent amenity areas by creating greater permeability and enabling enhanced green infrastructure. These concepts are further developed under Section 2.4, Area Level Analysis.

Tallaght University Hospital is one of the country's leading academic teaching hospitals. It is one of the two main teaching hospitals of Trinity College Dublin - specialising in the training and professional development of staff, in areas such as nursing, health and social care, emergency medicine and surgery, amongst many others. The hospital has 495 adult beds and 67 paediatric beds, with over 3,000 staff.

Tallaght has its own Technological University Dublin/ Tallaght Campus (TUD/TC) and its mission statement "*is to be the centre of higher education and knowledge creation within South Dublin County and its environs, to broaden participation in higher education in the region, to be recognised as a leader in supporting research and commercial innovation, and to assist in the advancement of the economic, social and cultural life*

¹ Extracts from CSO Small Area Population Statistics (SAPS), 2016, or part thereof, boundary of the LAP area as set out in Chapter 1, Figure 2 of this document.

of the region.” The student population is circa 3,034 full-time and 2,980 part-time students.

Tallaght’s cultural offer in Theatre and the Arts rivals Dublin City centre. It also houses the County Library and Tallaght Stadium, with a capacity for 6,000 persons and Shamrock Rovers as the anchor tenant. There are plans to extend the seating capacity to 10,000.

The future potential of Tallaght as a home, business centre and tourism destination is substantial, given its busy retail and cultural centre, excellent eateries for food lovers, location on the red Luas line with adjacent hospital and university, its proximity to the M50, and N7, as well as being located at the foot of the highly scenic Dublin and Wicklow Mountains.

This plan is about maximising the benefits outlined above and ensuring that more people want to live, work and holiday in the Tallaght area. This can only be achieved by enabling quality urban development.



Census	2016		2011		SDCC - 2016	
No. of Families	%	1,609	%	1,113	%	74,141
2 Person	49%	787	54%	605	37%	27,410
3 Person	29%	464	33%	362	24%	17,935
4+ Person	22%	348	13%	146	39%	28,796

Table A2.1 Families by size of Family in LAP Area and SDCC

Census	2016		2011	
Total Households	%	2,909	%	2,311
Owner occupier with mortgage	13.1	382	20.7	479
Owner occupier no mortgage	9.8	285	11.2	258
Private rented	53.3	1,550	53.4	1,235
Social (LA/VB) Rented	16.5	481	13	300
Other/not stated	7.3	211	1.7	39

Table A2.2 Tenure/Occupancy Types in LAP Area

Population

The CSO Census 2016 small area statistics records the population of Tallaght Town Centre Core Area as 6,216 persons, an increase of 32% in the inter-censal period 2011-2016.

Nationality

Tallaght is home to a growing multi-cultural population, which strengthens communities and brings benefits of competitiveness and greater innovation.

Irish people represent the largest population living in the LAP area, followed by persons with Polish origin and then by persons from other EU countries.

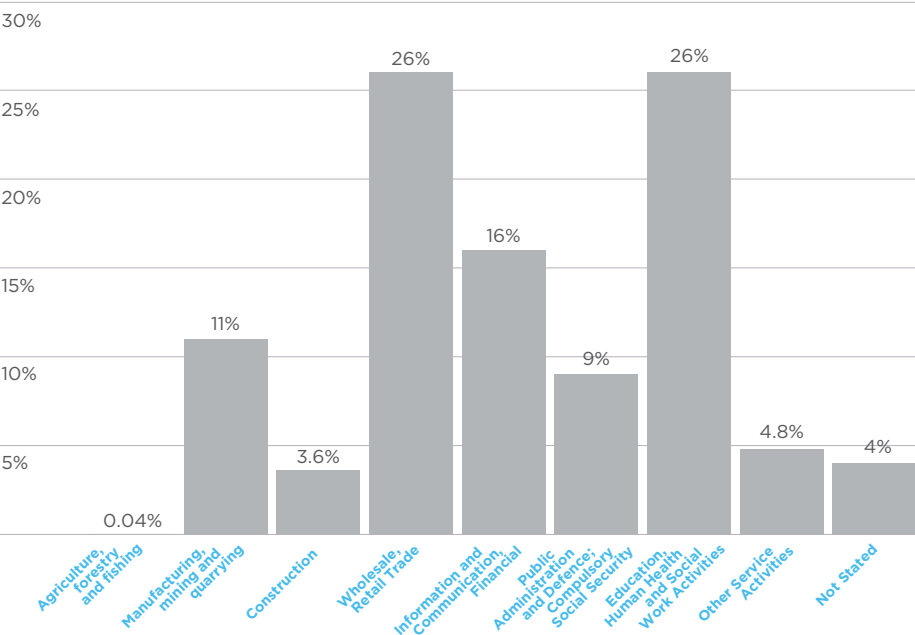


Figure A2.7 Main Employment Setors in the LAP area

Housing Tenure

There is a variety of housing tenures within the LAP lands. The most significant is the private rented sector at 53.3, followed by owner occupation at 23% and then rented accommodation by Local Authority and Voluntary Bodies at 23%.

Employment

The 2016 Census of Population indicates the total number of persons employed in Tallaght is 17,995.² By far the most significant employment sectors are education and health, followed closely by retail, information technology and finance.

2 Extracted from CSO 2016 (daytime population figures).

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A2.4 Area Level Analysis

The preceding sections examined the historical development of Tallaght and the characteristics of its population. In order to effectively plan for the future of Tallaght, it is also necessary to examine the town on a spatial basis, identifying the characteristics of the area in terms of land use, movement and accessibility which all contribute to the sense of place in the town. The area-wide analysis focuses on a number of themes, as set out in the following sections.

A2.4.1 Land Use

This section of the analysis reviews the predominant land uses in the Town Centre area having regard to the existing land use pattern, including the areas within and surrounding the Town Centre. Figure 2.9 illustrates the larger urban function areas across Tallaght Town Centre, which represent broad similarities in land use mix across the Town Centre area.

Mixed use, retail and service functions feature more in the old village and the urban core around the Square and the High Street respectively. Recent years have also brought the expansion of the retail development towards Belgard Road.

Institutional uses (Technological University Dublin and The Priory) are located centrally within the LAP area. To the north of the LAP area, there are large industrial and distribution uses developed in meandering industrial estates. There are substantial suburban residential neighbourhoods located on the fringe of the LAP area.

The outer edges of the Local Area Plan area would benefit from a move towards a more mixed-use form of development. A good example of this is the Cookstown area, which is largely industrial. The emergence of mixed-use development particularly residential and commercial as reflected in the REGEN zoning of this area would be a more sustainable approach, given proximity of this area to Luas stops and the modern street network emerging in the Tallaght Cross area.

A2.4.2 Movement

The existing street network has largely developed around the use of the car. The route structure hierarchy includes arterial (N81); primary (Belgard Road); secondary (Airton Road); tertiary or local (e.g. Belgard Square East) and pedestrian routes (e.g. ZIP). The emergence of projects such as the ZIP, referring to objective of zipping together of the Heritage Village and

the more recent retail and commercial developments (i.e. The Square, Hospital etc) to the west of the village, using high-quality pedestrian, cycleway and green route interventions) and pedestrian routes, such as that linking the old village and the New Town has set the stage for further improvement to pedestrian, cycle and bus routes across the Town Centre Area.

The N81 is the only arterial route in the LAP area. There is a basic hierarchy of north-south primary routes, comprising Cookstown Way, Belgard Road, and Greenhills Road, with Bothair Katherine Tynan bounding the north of the LAP area at Cookstown/Belgard.

The secondary, tertiary, and local route network is well developed within LAP lands. However, there are further opportunities to improve accessibility.

Tallaght is well served by public transport. There are numerous bus services converging on the Town Centre, with many serving the outlying areas of Tallaght.

Bus services terminating at The Square connect Tallaght with many areas including Dublin City Centre, Dun Laoghaire, Chapelizod, Blanchardstown, City West, Kiltipper and Blessington.

In order to effectively plan for the future of Tallaght, it is also necessary to examine the town on a spatial basis, identifying the characteristics of the area in terms of land use, movement and accessibility which all contribute to the sense of place in the town.

The Luas Red Line connecting Tallaght with Connolly Station/Docklands terminates at The Square (including Belgard, Cookstown, Hospital and Tallaght stops). Luas services outbound from the City branch off for Citywest and Saggart at Belgard Station. Figure 2.14 shows the Public Transport network.

Much of the LAP area is within 15 minutes (1km) walking distance of the Luas. This works well within the existing town centre area resulting in the core residential, retail, medical, administrative and cultural areas being highly accessible by bus and light rail. However, there are significant opportunities to improve the quality of the pedestrian environment in existing and emerging areas of the LAP.

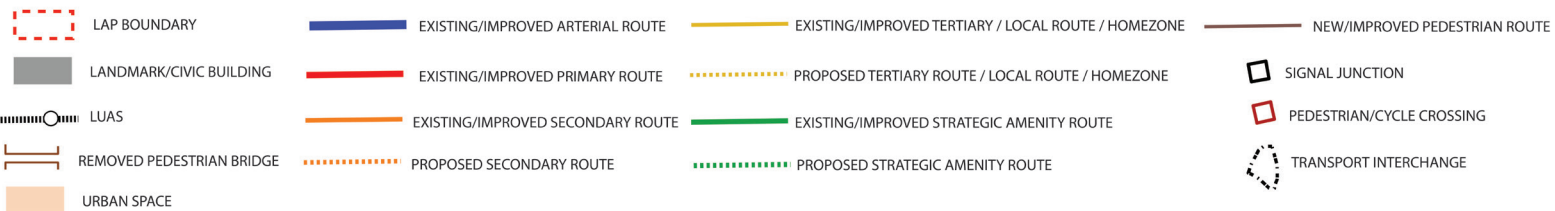


Figure A2.8 Route Structure

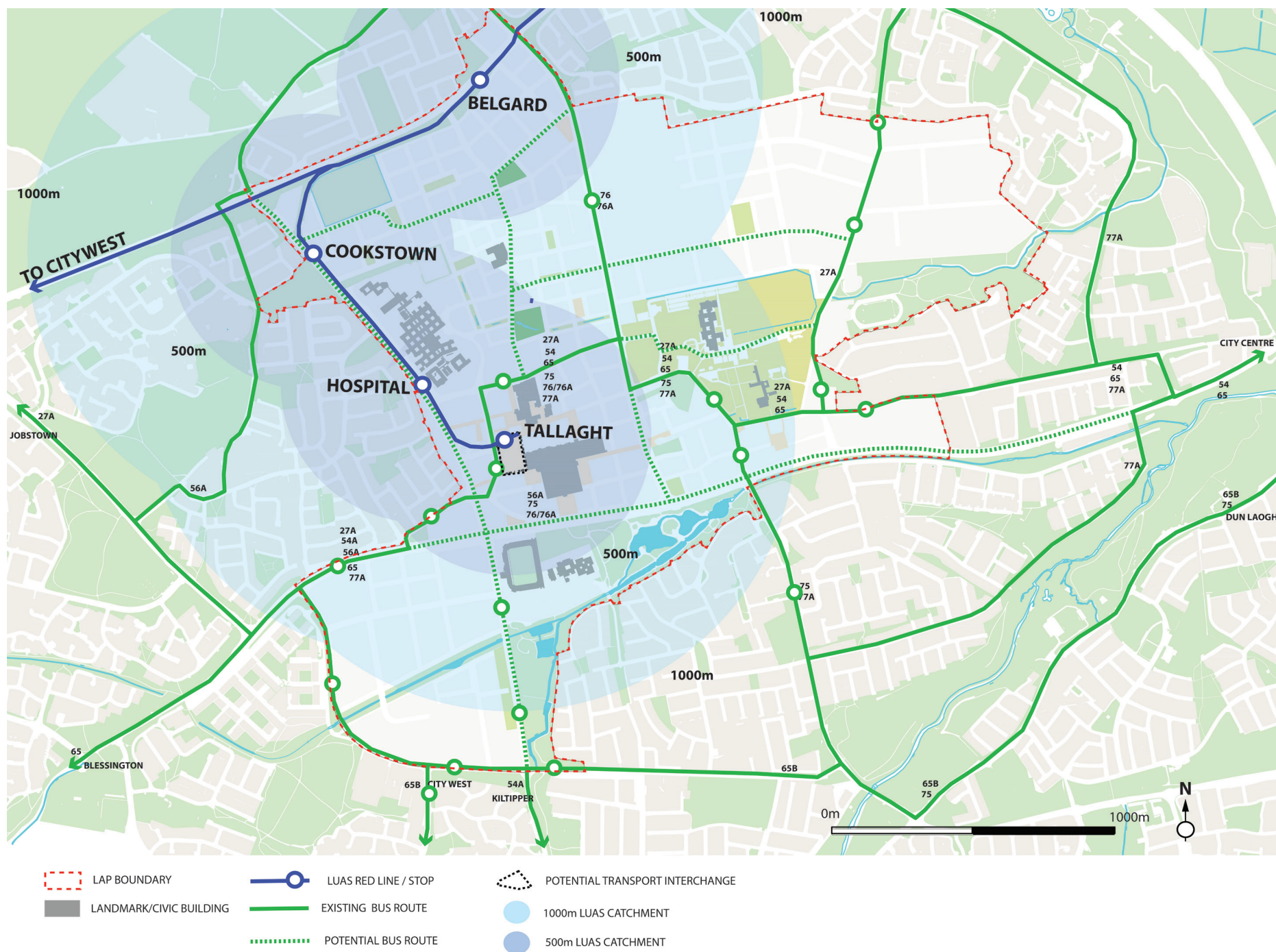


Figure A2.9 Movement

A2.4.3 Permeability

Permeability relates to the extent to which the design and layout of an urban environment, allows people to walk/cycle within and around the area. Permeability can enhance the attractiveness of an area through the provision of useable open space; can increase social interactions by facilitating more activity at street level, and can maximise the potential for walking and cycling to a range of services.

Permeability has been significantly improved in the LAP area over the past decade. This has been achieved through the quality of developments, such as the Square Shopping Centre, Tallaght Cross and the adjoining civic core around the Library, the offices of South Dublin County Council and the Civic Theatre.

Within the LAP lands there are opportunities to build on the success to date, by continuing to make streets and public spaces more pedestrian and cycle friendly.

A2.4.4 Place

This section of the analysis focuses on the sense of place and character areas evident in the Plan area. The urban centre of Tallaght is the area zoned TC in the County Development Plan and is centred

on the pre-dominantly day time civic and business functions and The Square. The emergence of strong civic uses such as the Civic Theatre, the art space at Rua Red and the County Library has contributed to a noticeable increase in evening and night time activity within the Town Centre area. However, opportunities to increase and improve nighttime activity within the Town Centre need to be maximised particularly when considering the expansion of the Town Centre northward and eastward.

The village (VC Zoning see Fig. 1.1) remains a distinct entity while benefiting from the recently improved pedestrian link to the urban core.

The hospital layout and form has significant opportunity for integration with existing and new development on adjoining lands within the Town Centre. It is essential that existing direct routes between the hospital and adjoining Luas stops are made more accessible to the public.

The institutional area Technological University Dublin/ Tallaght Campus (TUD/ TC) and The Dominican Priory sits in the heart of the plan area, with the potential to influence the development of surrounding areas.

There are four distinct larger industrial areas (Cookstown, Broomhill, Greenhills (Zoned REGEN) and Whitestown (Zoned EE)); with the extent of each area defined by the road network. The urban function map Figure 2.24 above identifies the different use areas.

The surrounding areas are mostly residential neighbourhoods, some of which have small focal spaces or hubs. All of these areas have the potential to become more closely aligned with the Town Centre through the provision of improved pedestrian and cycle routes as part of any future development.

2.4.5 Green Infrastructure

The key green infrastructure hubs in the plan area are the Dominican Priory/DTU, Bancroft Park and Sean Walsh Park. The Local Area Plan seeks to enable better connections between these areas and make better use of green corridors. The Whitestown Stream, which traverses Sean Walsh Park and joins the Dodder and Tymon Rivers respectively also present an opportunity to extend green infrastructure within the LAP lands.

There are significant, larger scale green infrastructure elements surrounding the LAP lands, including Dodder Riverbank Park and Tymon Park, as well as extensive

open spaces in surrounding residential developments. The LAP seeks to provide opportunities through the layout and form of development to facilitate strong pedestrian and cycle infrastructure, thereby enabling better connections between important green infrastructure elements and TC zoned lands.

The emergence of strong civic uses such as the Civic Theatre, the art space at Rua Red and the County Library has contributed to a noticeable increase in evening and night time activity within the Town Centre area.

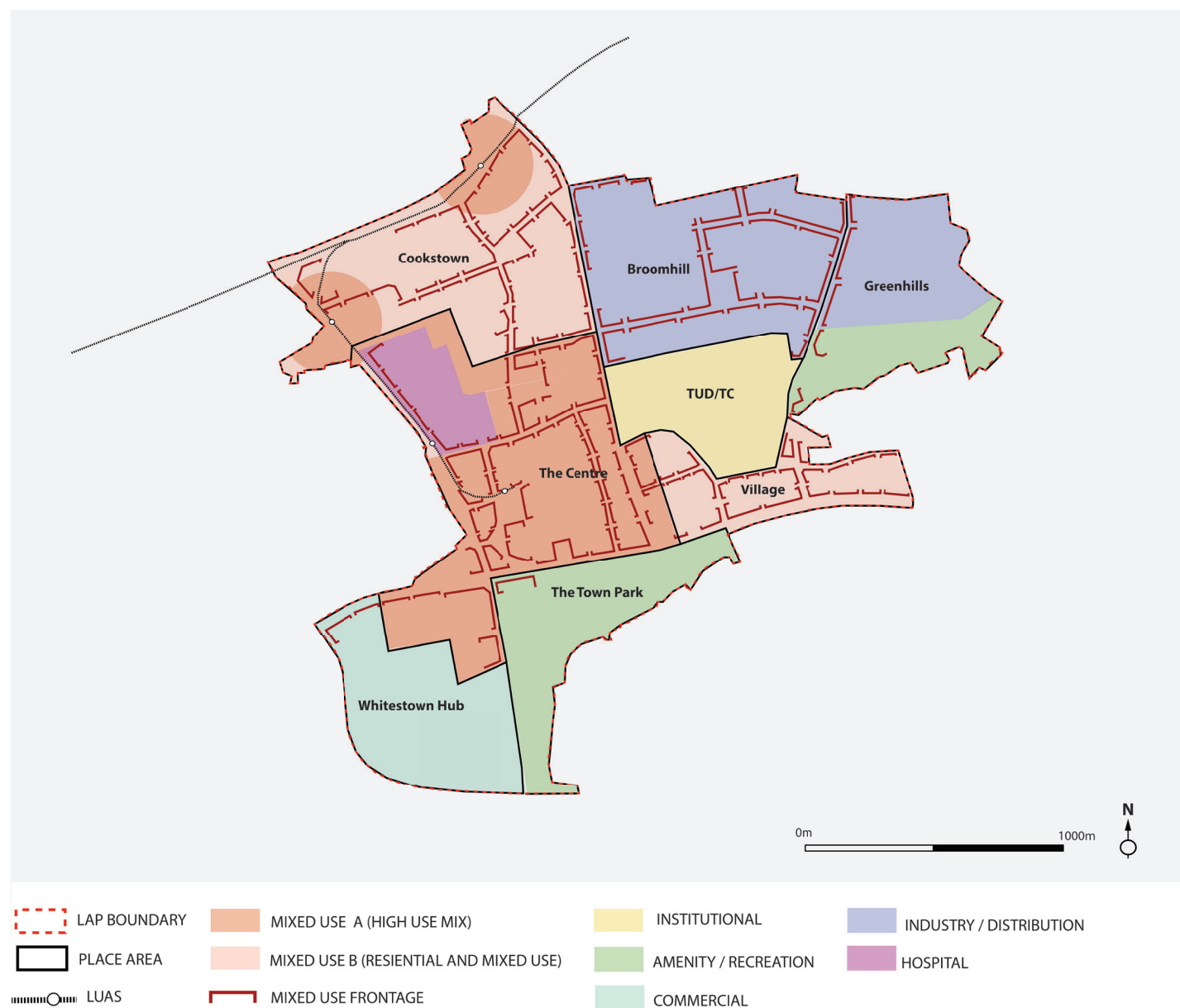


Figure A2.11 Urban Function

A2.5 Key Issues and Opportunities

Taking into account the content of submissions received during the public consultation process, the background policy review, and population and spatial analysis, a number of key opportunities were identified which informed the emerging Strategic Framework. These included the following:

1. Maximising Tallaght's Assets

- Tallaght Town Centre has a considerable range of civic, retail and cultural assets on which it can build. These include: Tallaght Hospital, the Technological University Dublin/ Tallaght Campus (TUD/TC), The Square Shopping Centre, it's the administrative capital of the county (SDCC Headquarters), County Library, Cultural hub (Civic and Arts Centre), Tallaght Stadium, its strong tourism offering (Historic Village and proximity to Dublin Mountains), employment and business opportunities, an emerging energy hub, an emerging medical quarter, and good public transport links including four Luas stops. The challenge is to build on these assets;
- Tallaght Town Centre has the potential to expand its service offering and enhance its role as a County Town, and

regional centre;

- The proximity of the Dublin Mountains and the quality of the Historic Village of Tallaght provides an opportunity to maximise the tourism offer of the area.

2. Getting to and around Tallaght Town Centre: Opportunities

- There is an established move towards the emergence of quality urban quarters such as Tallaght Cross. This sets a precedent for the quality of new urban spaces within the Town Centre. It is necessary to retain and improve the quality of future development within Tallaght. Improving connections within the area and to adjoining residential areas and amenities, such as the Dublin Mountains and the Dodder Park is increasingly important;
- There is potential for improved pedestrian and cycle connections within the area and to adjoining residential and business communities;
- Future development should reflect the need to facilitate more people walking or cycling from their homes to public transport nodes;
- The Local Area Plan should enable the delivery of an accessible public transport interchange; with enhanced

services in collaboration with the NTA and other stakeholders.

3. The Urban Experience: Opportunities

- Recent years has brought considerable levels of redevelopment and seen the emergence of a new urban form in the town centre. The design and standard of future development should be of the highest possible quality;
- Re-development of under-used sites proximate to Luas and bus stops needs to be encouraged;
- There are a good mix and range of uses in the Town Centre. Future development should actively contribute to a diversity of uses that support economic activity;
- Improvements to the public realm carried out over the past decade need to be reinforced by ensuring consistency in landscaping, appearance and materials;
- Urban development that addresses the Town Centre and surrounding areas, encouraging more evening and night time activity needs to be promoted;
- Pedestrian and cycling activity between the Town Centre and the Village and Technological University Dublin/ Tallaght Campus (TUD/TC) should continue to be fostered;



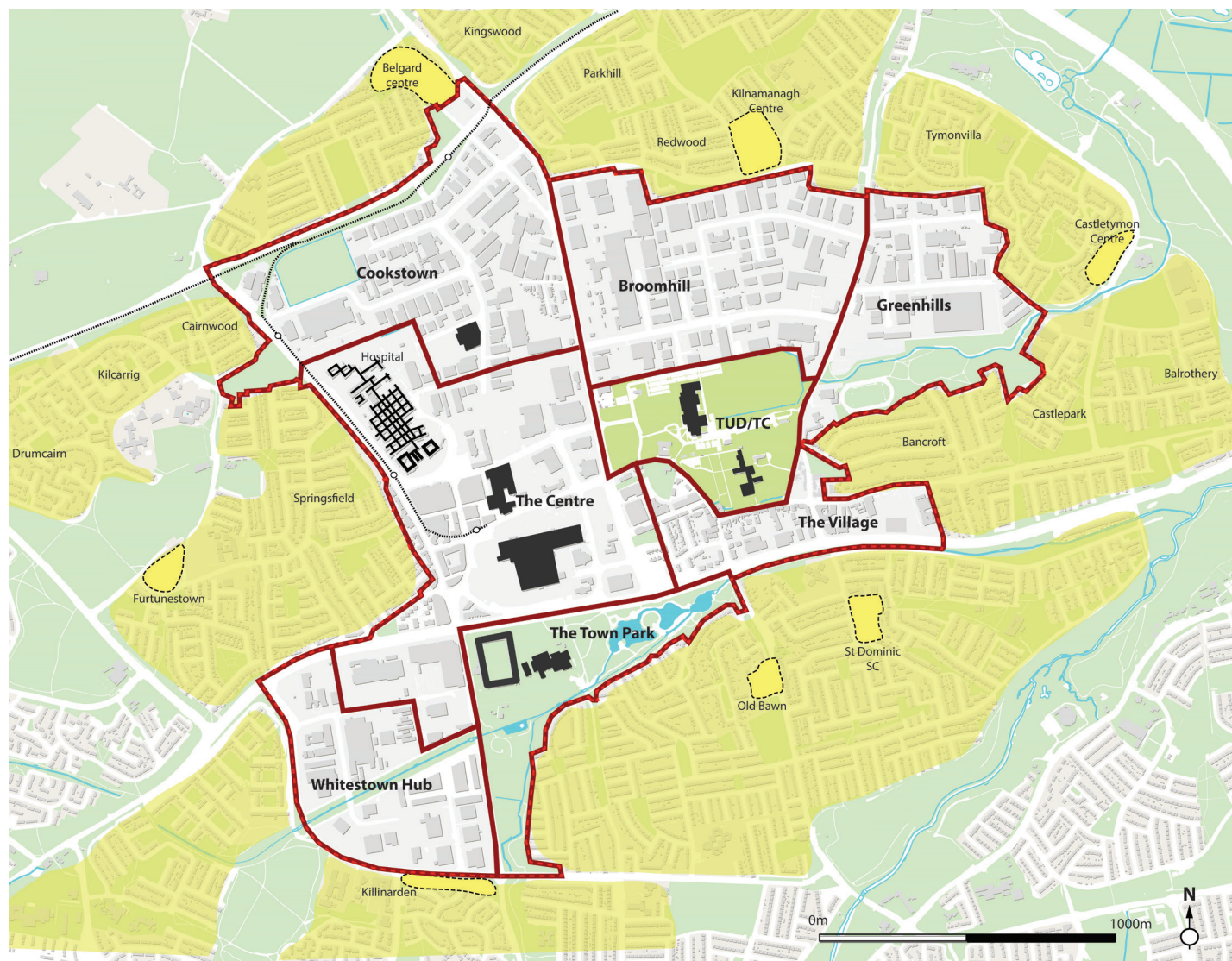


Figure A2.12 Identifies Neighbourhoods of similar characteristics (i.e. land use, form, landscape and movement)

- A compact core area should continue to be facilitated, bringing existing uses and activities together to create more vibrant streets and spaces with a sense of place;
- Through redevelopment, the physical layout and relationship of the Square Shopping Centre with the surrounding streets has the potential to create a more vibrant Town Centre.

4. Opportunities provided through Regeneration of Industrial Areas

- A substantial area of land within the LAP area is comprised of older industrial lands, which provide significant opportunities for redevelopment and regeneration;
- Opportunities are provided by the proximity of much of the 'REGEN' zoned lands to four Luas stops, which are located within the LAP boundary;
- An improved urban movement network within the LAP lands presents an opportunity to make more efficient use of existing public transport infrastructure;
- The proximity of TUD/TC and Tallaght Hospital provides an opportunity for the development of high tech enterprise, research and development synergies.

Plan Making Process

A2.6 Vision Statement

An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces.

*An inclusive and vibrant
Town Centre, a connected
and accessible place
with an attractive built
environment for families
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visitors and tourists.*



Figure A2.13 Green Infrastructure

