



## 2.1 Introduction

This chapter sets out the overall strategy for the built form which will shape the future spatial, social and cultural development of Tallaght Town Centre.

The key overarching objectives that will guide the future development of Tallaght are informed by the provisions of the County Development Plan:

- *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 spaces 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);*

Proposals for new development in the Plan lands will be required to comply with the stated Local Area Plan objectives relating to the Urban Framework. The assessment of a proposal's compliance with these overarching objectives shall have regard to, and be informed by, the policy, parameters, guidance and content of the Plan.



## 2.2 Access and Movement

The proposed urban structure promotes a place-making approach to movement through the creation of permeable spaces and routes which facilitate connectivity between new development areas, the existing town centre, public transport nodes and existing communities.

### 2.2.1 Street Network and Route Structure

The proposed street network and route structure provides the basic physical framework for the plan lands. It provides a framework for urban blocks and open spaces. Existing and planned streets are classified within a new hierarchy on the basis of their function, context and location. All street typologies within the hierarchy shall be designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) (2013), the National Cycle Manual (2011) and the Guidelines for Setting and Managing Speed Limits in Ireland (2015).

Figure 2.1 illustrates the longer term route network within and around the Town Centre. It includes both existing and improved routes and proposals for new routes within the following robust route hierarchy:

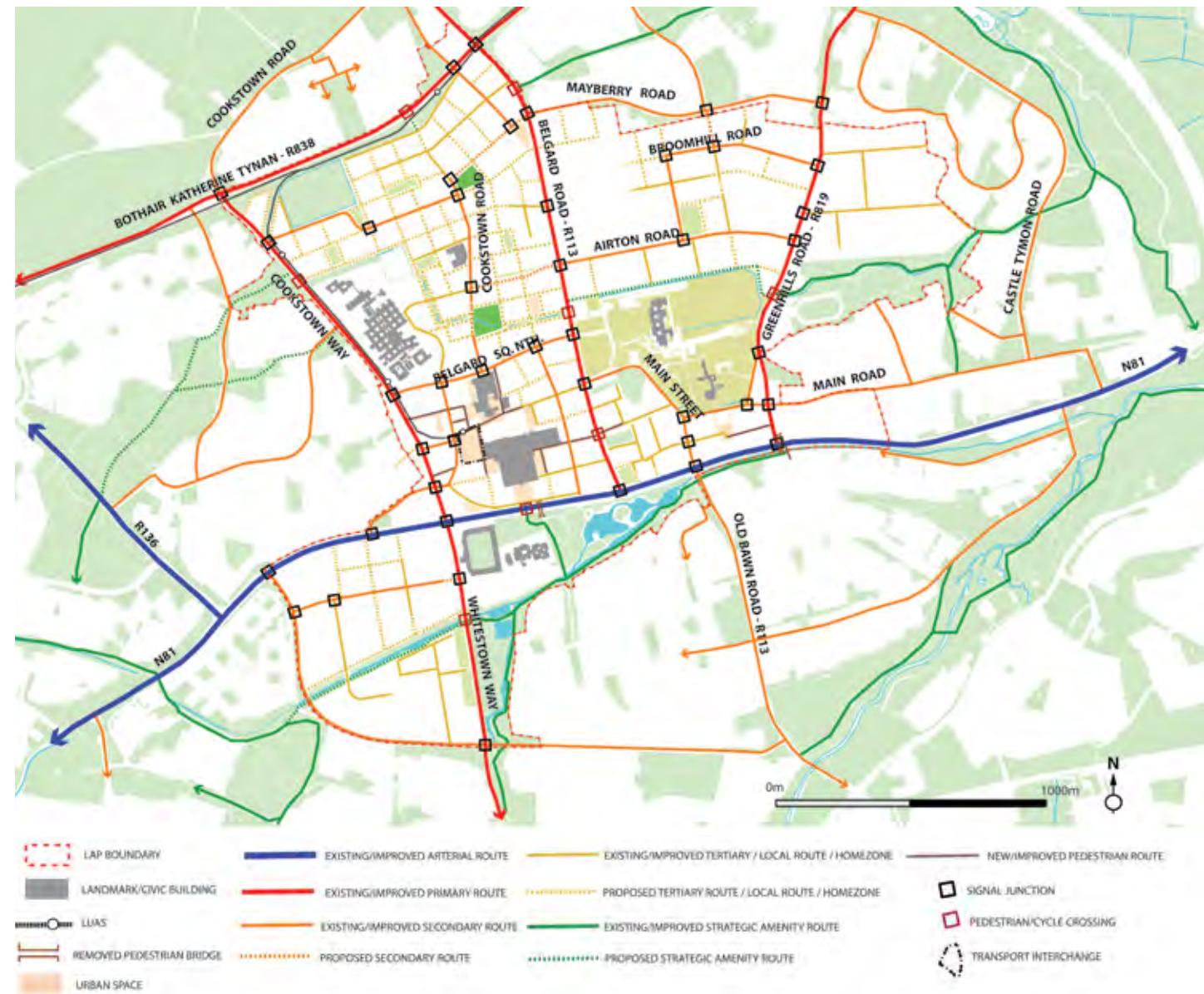


Figure 2.1: Route Structure

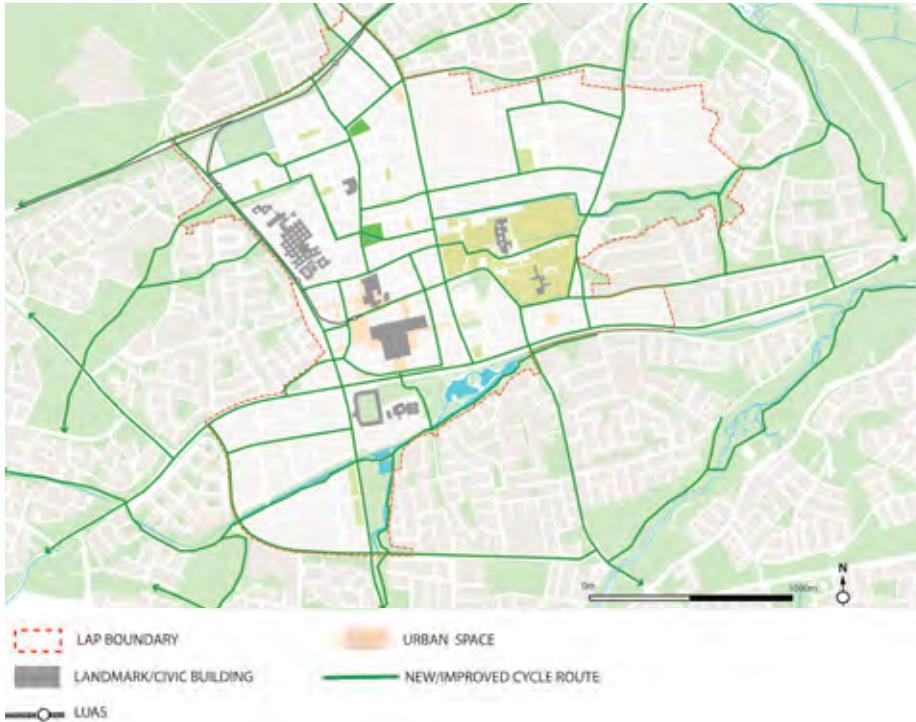


Figure 2.2: Cycle Structure



## 2.0 Urban Framework

- Arterial route (N81),
- Primary routes (Belgard Road, Katherine Tynan Road, Greenhills Road),
- Secondary routes, which provide the main connections between the primary routes e.g. Cookstown Cross,
- Tertiary routes which provide the finer network of local streets between the primary and secondary routes.

### 2.2.2 Pedestrian and Cycle Movement

Pedestrian and cycle accessibility and movement are key components of the overall Urban Framework for the Plan. The framework aims to develop an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.

Cycling and walking shall be encouraged through the creation and upgrading of the existing network to provide a network of dedicated and street integrated pedestrian and cyclist routes. Streets will also connect with and be augmented by dedicated public realm areas for pedestrian and cyclists. All pedestrian and cycle routes shall be designed to be safe and accessible in accordance with DMURS and the Nation Transport Authority's (NTA) National Cycle Manual (2011).

The Council will encourage pedestrian and cyclist priority to be demonstrated in development proposals, particularly those incorporating proposed cycle routes, strategic amenity routes and tertiary routes. This may be in the form of 'home zones' which are designed primarily for people, restricting through routes for vehicular traffic or other appropriate solutions.

### 2.2.3 Public Transport

*It is a key objective of the Plan to maximise existing and proposed public transport opportunities, including high quality Luas and bus services, and to support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.*

The strategy for the Plan is to encourage greater use of public transport through enhanced connectivity within and into the Plan area, improving access to public transport stops and facilitating improvements to public transport services.

SDCC is committed to supporting and facilitating improvements by the NTA to the bus network and Luas services in Tallaght, including the implementation of the NTA's 'Bus Connects' project and increased capacity on the LUAS line.

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The key objectives of the NTA – Transport Strategy for the Greater Dublin Area 2016–2035 of relevance include:

- New public transport interchange at the town centre (pedestrian, cycle, regional and city bus and Luas);
- Consolidation of existing city and suburban bus services;
- Extension of bus routes in the town centre;
- Improved permeability and walking routes to Luas stops at Cookstown, Belgard and Tallaght Hospital;
- Extensive and connected pedestrian network (all streets, urban spaces and open spaces);
- Improved cycle network; and
- Balanced consideration of car parking as part of residential development.

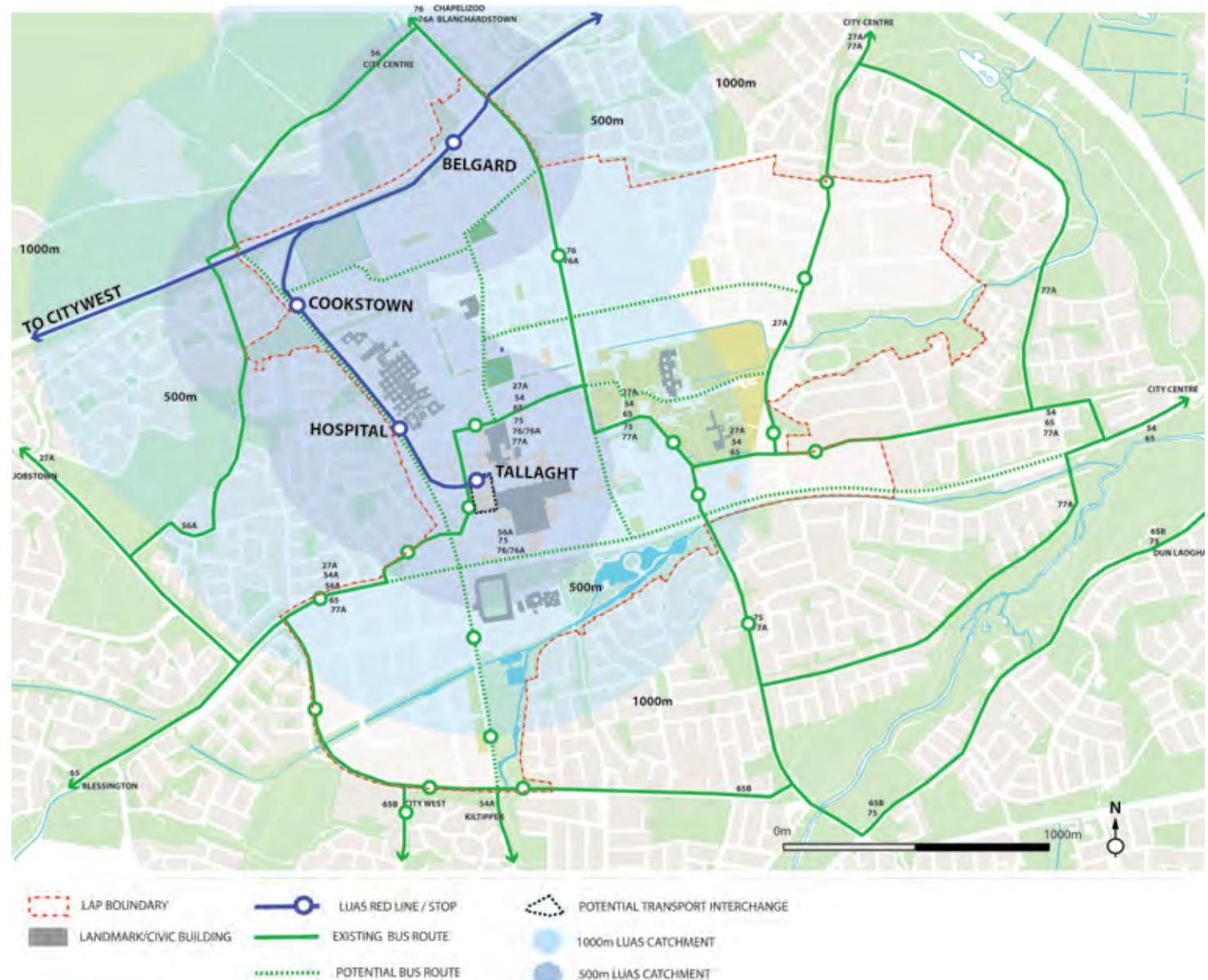


Figure 2.3: Public Transport



## 2.0 Urban Framework

### 2.3 Urban Framework

The overall urban structure provides the basic and larger scale layout of routes, spaces and features for the plan. Where development is likely to occur on an incremental basis, for example, in Cookstown, a strong urban structure ensures a coordinated approach over a longer time period. It provides a blueprint for development identifying routes, linkages, public spaces, street frontages and building lines. The key elements of the proposed urban structure for Tallaght are set out below:

- Consolidation and extension of existing urban block structure in the Centre, in and around Tallaght Cross and The Square;
- New and robust pattern of urban blocks of different sizes and configuration in the Cookstown area to allow for a range and mix of uses;
- New urban block structure to provide improved permeability and coherence to established areas such as Broomhill and Cookstown;
- Coherent, regular and enclosing building frontage to the primary and secondary streets and the main urban spaces and squares. This has the benefit of enhancing the streetscape and providing a greater sense of urbanity and enclosure along some of the existing routes such as Belgard Road. It will also provide greater overlooking and passive surveillance of public areas;
- Connecting with adjoining communities to address issues of poor linkages between the Centre and the existing, surrounding communities in the wider Tallaght area;
- Building on landscape character and natural heritage by consolidating existing green infrastructure hubs and corridors
- New network of public space that are distinctive in terms of function, design and appearance, enhancing public realm within the Plan area.

*The overall urban structure provides the basic and larger scale layout of routes, spaces and features for the plan.*

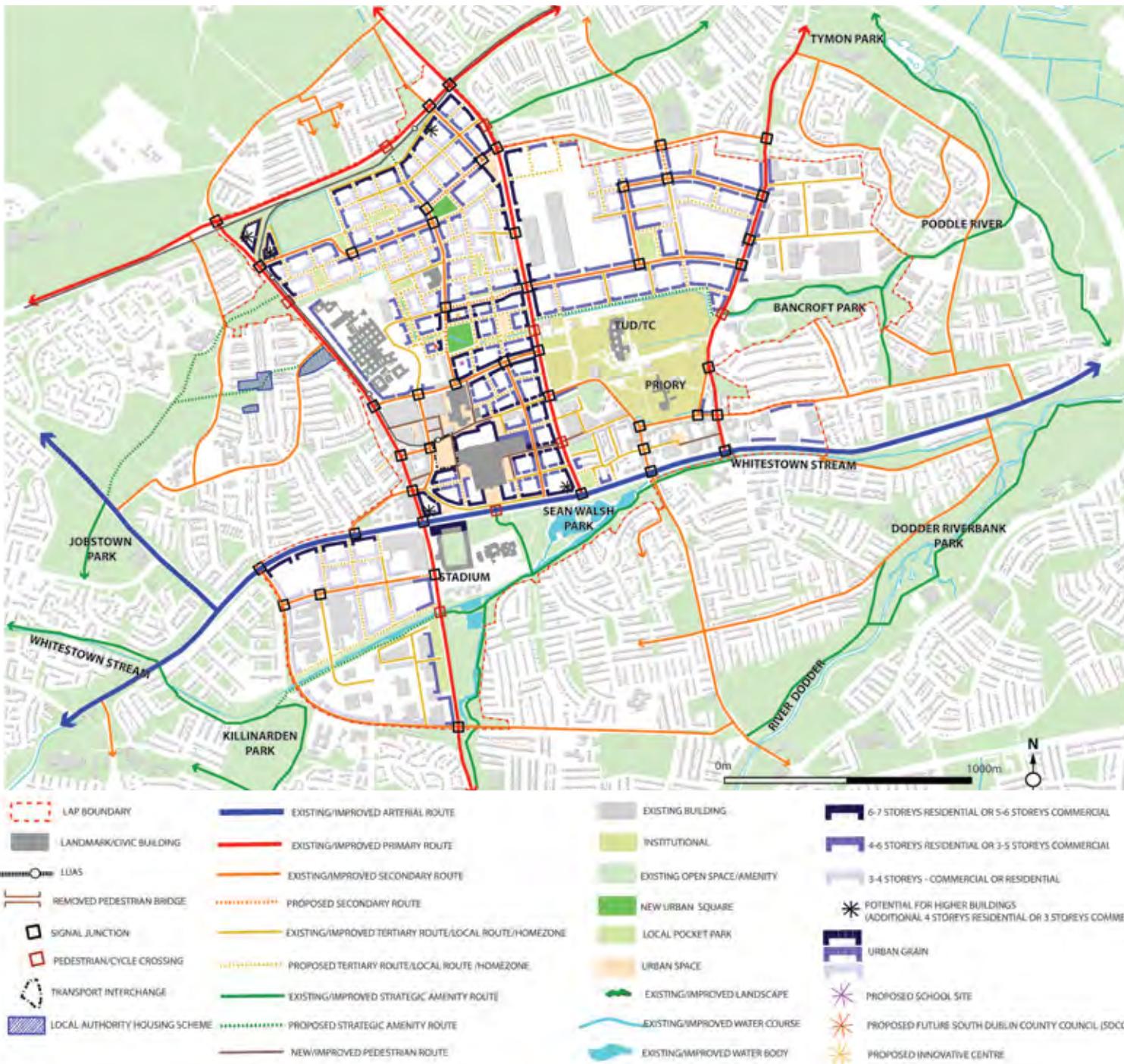


Figure 2.4: Overall Urban Structure

## 2.4 Landuse and Urban Function

The Urban Framework identifies different character areas/uses and requirements for development across the Plan lands. They reflect the analysis carried out during the plan making process and include areas of consolidation (mixed use areas including the Centre and the Village), enhancement (Sean Walsh Park and Bancroft Park), transitional regeneration areas (Airton Road, Greenhills Road and environs) and transformation (Cookstown).

The primary functions align closely with the zoning designations across the Plan Lands.

### 2.4.1 Types of Development and Land Use Mix

The types of development that will be 'permissible in principle' and 'open for consideration' in the Plan lands are set out under Chapter 11 of the Land Use Zoning Tables in the South Dublin County Council Development Plan 2016-2022. Within the Plan lands, there are five applicable zoning objectives, namely;

- Town Centre (TC) with the objective "To protect, improve and provide for the future development of Town Centres".
- Regeneration (REGEN) with the objective "To facilitate enterprise and/or residential led regeneration".

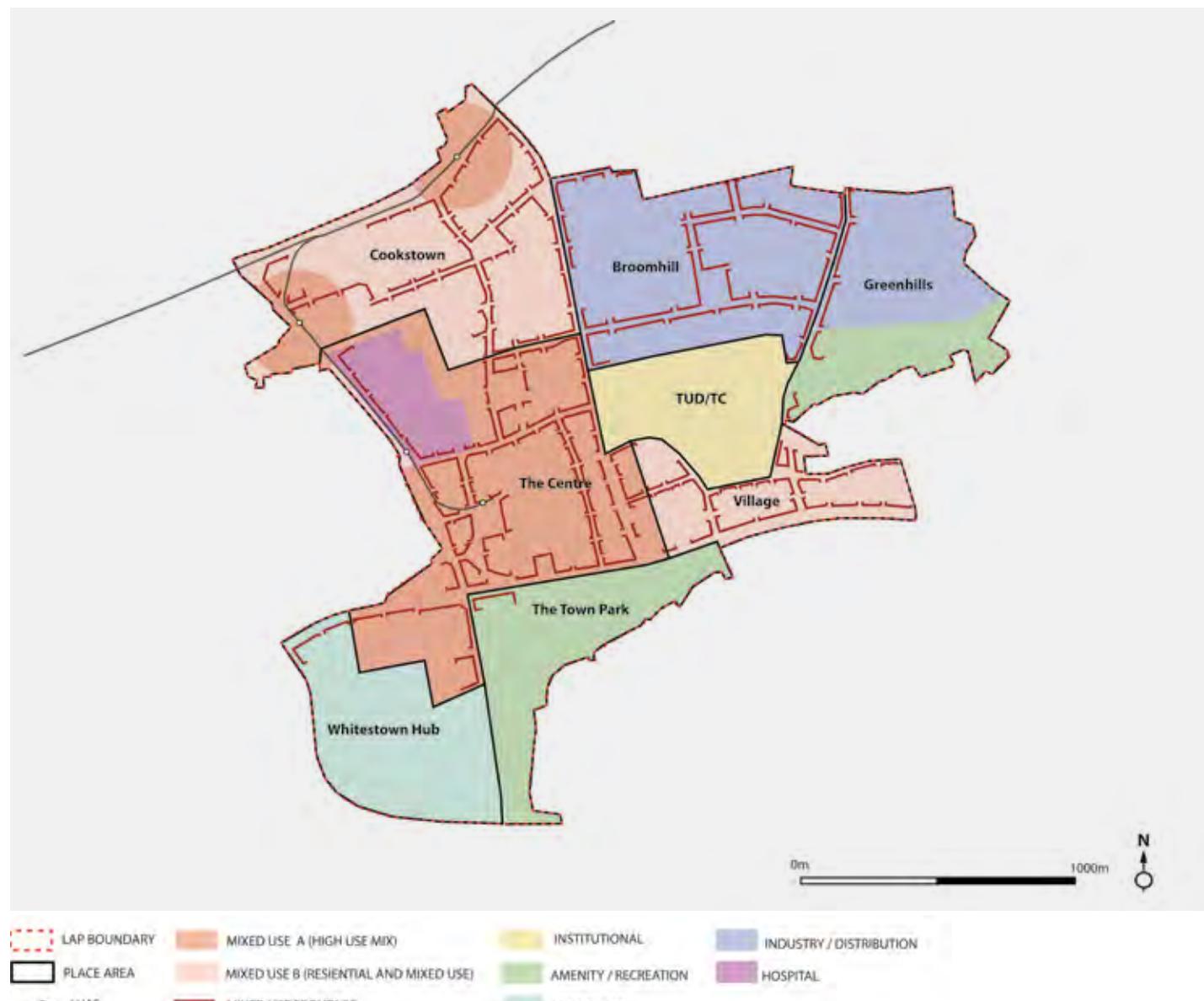


Figure 2.5: Urban Function

- Enterprise and Employment (EE) with the objective “To provide for enterprise and employment related uses.”
- Village Centre (VC) with the objective “To protect, improve and provide for the future development of Village Centres”.
- Open Space (OS) with the objective “To preserve and provide for open space and recreational amenities”.

The Urban Framework acknowledges the need for mixed use development across the Plan lands. In general land use mix will be determined having regard to land use zoning, urban function and the overall urban framework for the neighbourhood. For example, in The Centre and Cookstown higher levels of mixed use are achievable in proximity to the core of the Town Centre and proximate to Luas stops.

Generally, land use mix will be considered on a cumulative basis for The Centre and Cookstown neighbourhoods and will have regard to the nature and mix of existing uses in the vicinity of a proposed development.

#### 2.4.2 Mixed-use Frontages

As a minimum, the mixed-use frontages identified in the Urban Function concept

## 2.5 Neighbourhoods

are required to have a mixed-use element and have a non-residential frontage at ground floor level, or some other acceptable alternative which performs the same function of providing activity at ground floor level. Minimum floor to ceiling heights of between 3.5 and 4 metres will be required to facilitate non-residential uses.

Residential elements are appropriate in Greenhills and Broomhill along mixed-use frontages; Belgard Road, Airton Road, Broomhill and Greenhills Road, subject to integrating effectively with existing uses.

### 2.4.3 Changing Nature of Areas

The LAP seeks to ensure that all new development can be integrated effectively with existing and established commercial and community facilities. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') proposing new development (or change of use) must consider if there could be significant adverse effects on future occupants of that development from any nearby source(s) of noise or any other adverse impact, such as impacts from pre-existing commercial or community facilities.

Where a potential significant adverse effect is identified, applicants (or 'agent of change') should factor into their planning application suitable mitigation measures to avoid any significant adverse impacts on health and the quality of life for future occupants to be implemented before the development has been completed. Applicants should note that unreasonable restrictions should not be placed on existing facilities as a result of development permitted after they were established.

*In general land use mix will be determined having regard to land use zoning, urban function and the overall urban framework for the neighbourhood.*

**The Centre:** Continued transformation towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings.

**Cookstown:** An attractive mixed use residential led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.

**The Village:** Consolidate existing retail, town centre and mixed use residential neighbourhood within a high quality place of intimate scale respecting the historic character of the place.

**Broomhill:** An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along primary frontages.

**Greenhills:** An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.

**Technological University Dublin/Tallaght Campus (TUD/TC):** Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

**Whitestown:** An intensive employment and service hub, providing a location for a wide range of businesses and services, in an attractive and accessible urban context.

**The Town Park:** Enhanced, multi-purpose high quality urban park with high levels of accessibility to surrounding areas and strong connections with the larger green infrastructure of the area.

Chapter 3 provides detailed guidance for the future development of each of these neighbourhoods.

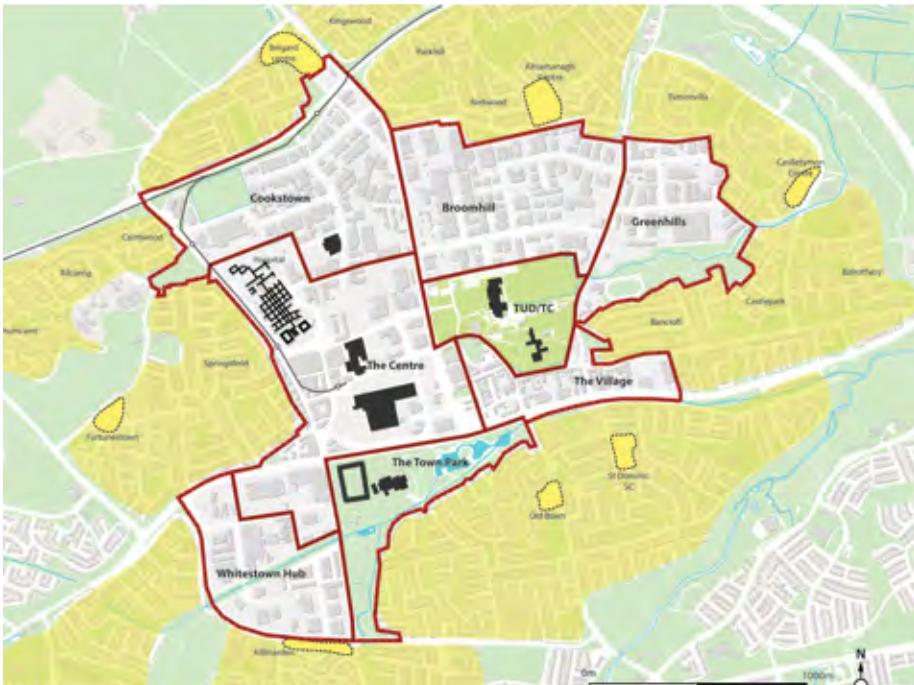


Figure 2.6: Urban Neighbourhoods

## 2.0 Urban Framework

### 2.6 Intensity of Development

The largescale regeneration of the Tallaght LAP lands will give rise to a new built form that will be different to the type of buildings that predominate in the area today.

Higher and medium intensity areas should be located primarily around the existing retail and administration centre, that is, The Centre and the Luas Stations on the Cookstown and Belgard Roads. Higher density of residential development in the form of mixed-use developments are desirable in these locations for reasons of their centrality, location proximate to transport nodes and/or the range of facilities currently available, subject to compliance with the concepts of this plan and the relevant Guidelines.

Plot Ratio, Height and Built Form will be used to determine and assess the intensity, scale and bulk of development in the Plan lands. This approach promotes an urban design quality-led approach to achieving sustainable urban densities where the focus will be on achieving a high-quality urban environment.

The design and layout of each plot will need to take account of its context and be designed accordingly. To inform the assessment of each planning application,

plot ratio will be used as an important determinant in assessing the intensity of a proposed development. Table 2.0 sets out a range of appropriate plot ratios across the plan lands, where proposals go beyond the plot ratio identified the proposal would need to deliver significant public gain. This would need to be considered on a case by case basis.

Density will be another method of assessing intensity and is a more accurate tool when assessing solely residential development. For example in Cookstown where a plot ratio of 2:1 may be acceptable it could generate an equivalent density of 200 dwellings per hectare on a solely residential site.

#### 2.6.1 Plot Ratio

Plot ratio is determined by dividing the gross floor area of a building (GFA) by the site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. This Plan outlines a plot ratio range for each Neighbourhood, including a breakdown for the regeneration of Cookstown neighbourhood.

Neighbourhood	Min - Max Plot Ratio	
<b>Centre</b>	1.5 - 2.0	
<b>Cookstown</b>	Parcel	Range
	CT - A	1.5 - 2.0
	CT - B	1.5 - 2.0
	CT - C	0.75 - 1.0
	CT - D	1.5 - 2.0
	CT - E	1.5 - 2.0
	CT - F	1.25 - 1.5
	CT - G	0.75 - 1.0
<b>Village</b>	0.75 - 1.0	
<b>Broomhill</b>	0.75 - 1.0	
<b>Greenhills</b>	0.75 - 1.0	
<b>Institute Hub</b>	0.75 - 1.0	
<b>Whitestown Industrial Area</b>	0.75 - 1.0	
<b>The Town Park</b>	N/a	

Table 2.0 Plot Ratio Ranges

In considering minimum plot ratio for the neighbourhoods, the Planning Authority will have regard to established uses and in general, will allow flexibility in assessing planning applications for extensions to support established uses. This is particularly relevant in Whitestown, Greenhills and TUD/TC. The minimum plot ratio will apply to the full redevelopment of any site in the Plan lands.

Achieving the maximum plot ratio will be dependent on site conditions and design limitations. Fully subterranean storeys containing ancillary uses such as; storerooms, waste areas and car parks will not be included in plot ratio or height calculations, provided they do not protrude further than 1 metre from natural ground level.

The plot ratio and building height of any proposed development shall not normally exceed the maximum plot ratio or building height thresholds for any particular site, block or parcel of land.

Flexibility in relation to the gross floor area of up to 20% of the plot ratio ranges may generally be applicable where there is a strong design rationale for an increase in density/height and the development will

result in a significant public gain. A significant public gain includes:

- The dedication of part of the site for public open space including parks and plazas;
- The creation of streets and links that provide access through and access to a site;
- Major upgrades to streets surrounding the site including works such as street widening, new enhanced junctions and crossing points and realignments;
- Provision of community and/or cultural amenities that will significantly contribute to the social infrastructure in the area; and
- Other public domain works or improvements to be agreed with the Council.

For clarity, a significant public gain does not include minor public domain works (such as paving upgrades or the planting of street trees) or other works that are required by the various standards contained within this plan (such as high quality materials) or Guidelines. The plot ratio ranges and additional 20% floorspace bonus shall normally be calculated on the basis of the gross site area.

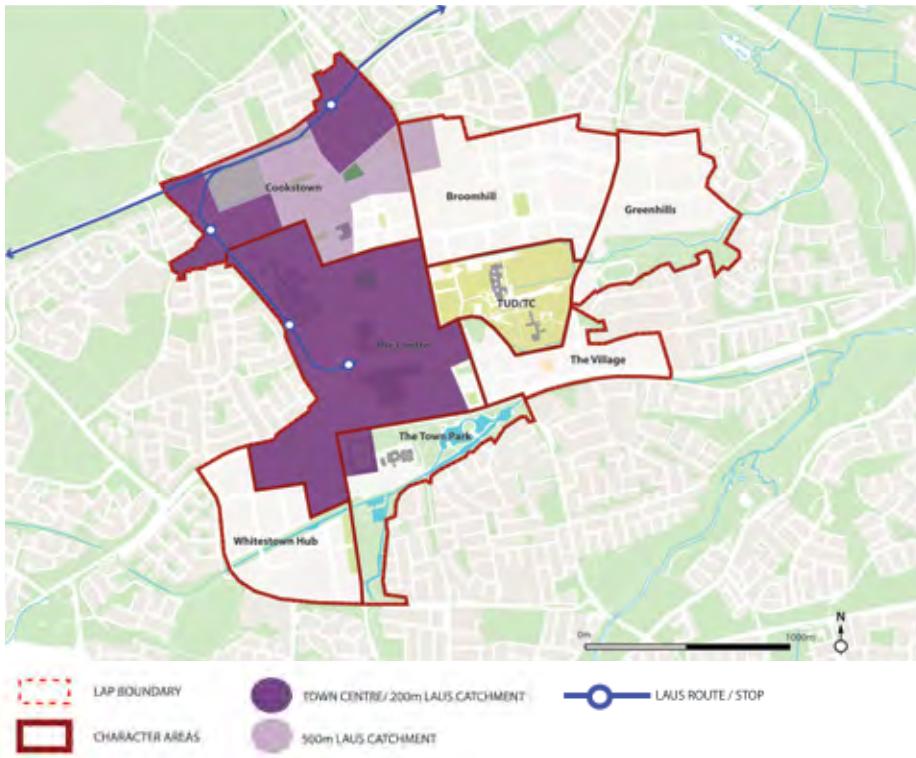


Figure 2.7 Density Strategy



## 2.0 Urban Framework

### 2.6.2 Height and Built Form

Building height, in conjunction with plot ratio, is a key measurement to determine the intensity, scale and bulk of development. Figure 2.4 includes the building height, which is informed by best practice urban design principles as per the Urban Development and Building Height Guidelines for Planning Authorities (2018). Building height shall be measured from ground floor level.

Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity (daylight, sunlight and usable outdoor spaces such as balconies and gardens which aren't overshadowed).

Throughout the Plan area, proposed building heights must be supported by design data and studies confirming compliance with established sunlight, daylight, overlooking and other residential amenity minimum design standards as required under Design Standards for New Apartments (2018). Building heights will also be evaluated against topography, culture context, key landmarks and key views as required by Building Height Guidelines.

To ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing, in particular Colberts Fort and at the edges of the Plan area, shall incorporate a gradual change in building height. In these instances, new development can be below the minimum range as specified in the Height Strategy.

In general terms, the height strategy provides for the following:

- Building height and scale is greatest in the Centre, in close proximity to Luas stops and along arterial and primary route frontages (6-7 storeys Residential, +1 recessed and 5-6 storeys non-residential, +1 recessed).
- Building height and scale on secondary routes/frontages is lesser but still within an urban scale, (4-6 storeys Residential, 3-5 storeys non-residential and building height is lower along tertiary routes, within the network of secondary streets)

#### Landmark Buildings

In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the

locations indicated as having 'Potential for Higher Buildings' in the Building Height Strategy (see Figure 2.4).

A 2-3 storey increase on the above typical levels may be considered for key or landmark sites where sites exceed 2 ha in area and can establish its own identity (see Section 8.2 Implementation). Buildings over 10 storeys would generally not be supported. Tall buildings must have regard to the following criteria:

- Surrounding, established scale and height.
- Impact on daylight and sunlight of the development, surrounding development and private, semi-private and public open spaces.
- Impact on skyline, urban silhouette or streetscape (including overbearing).
- Other social or physical infrastructural benefits from the development, such as public realm contribution.
- Proximity to high quality public transport.

Where justified by a Design Statement, building elements higher than 8 storeys must be designed as corner features or similar limited elements of urban blocks to define streetscape, respond to public spaces or close urban vistas. Where taller landmark

*Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity.*

buildings are proposed they should achieve the highest standards of design including high quality and robust materials, should contribute to an emerging skyline for Tallaght and should be slender buildings that successfully manage their environmental impacts on surrounding lands.

Building design as opposed to building height is the key determinant in producing an acceptable Landmark Building and such buildings should be of high quality design. Developers are encouraged to consider an architectural design competition in conjunction with the Council to inform the design of Landmark Buildings. Landmark Buildings should therefore be designed in a manner that is distinctive from surrounding buildings both in terms of architectural

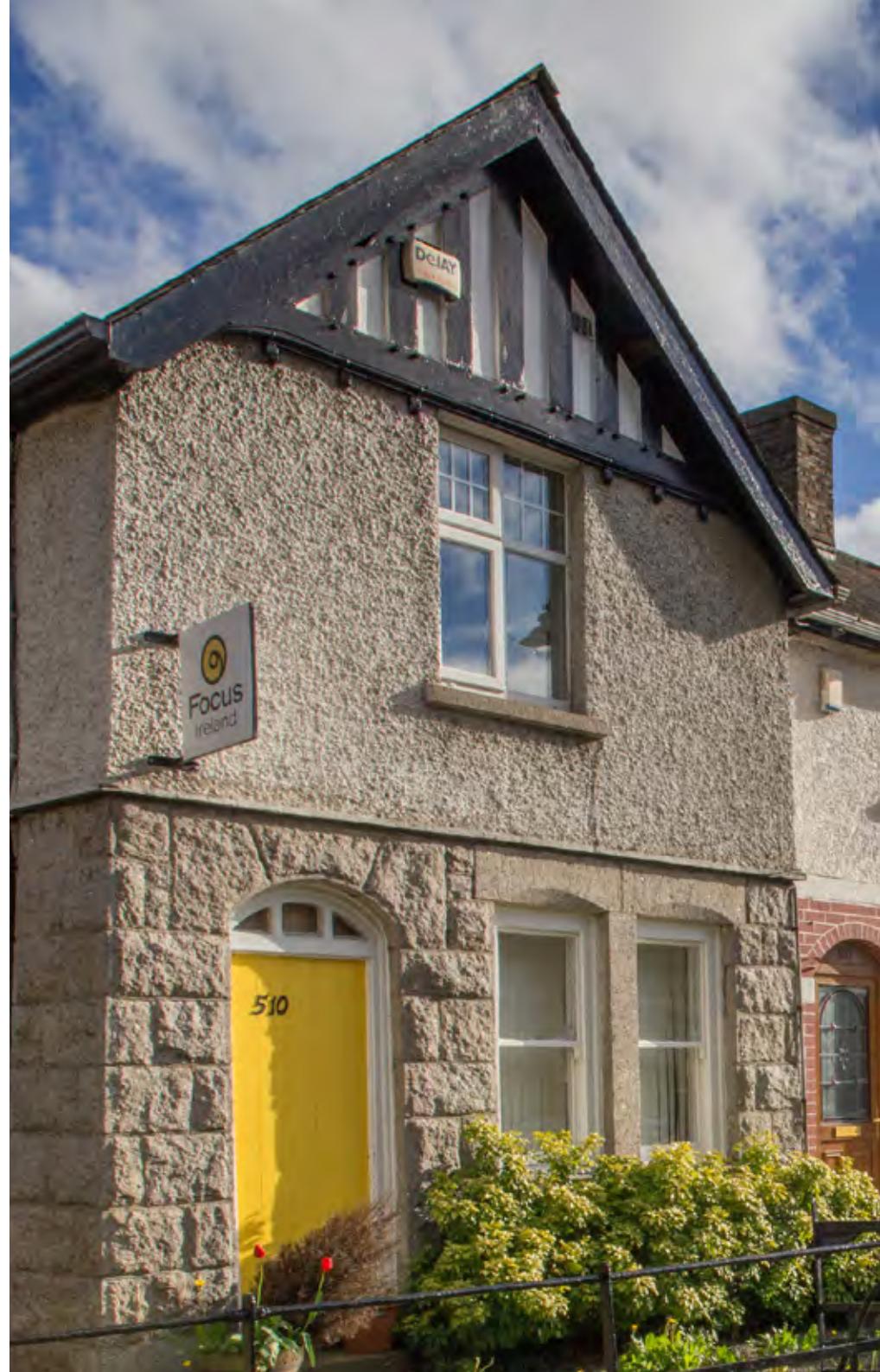




Figure 2.8 Fine urban grain incorporated into an urban block, fronting an urban space.

treatment and use of materials. To further emphasise their place-making function, Landmark Buildings shall incorporate high quality public realm treatment in terms of surrounding street planting, furniture, lighting and materials etc. The design of such buildings shall therefore be based on a coherent design concept that is clearly communicated via a Design Statement and Landscape Plan. Design Statements for Landmark Buildings shall also analyse and illustrate the impact of the proposed development in relation to its immediate and wider context including views/vistas within and beyond the Plan lands and in terms of sunlight and daylight effects (See Chapter 8 Implementation and Standards).

#### Street Interface

In all areas of the Plan new development must support delivery of high-quality streets with active frontages. Active ground floor frontages can include the following: retail, community, employment and active residential (front doors, windows). In the Centre and along the main routes across the whole of the Plan area, Town Centre appropriate land uses (retail, employment, community etc...) will be encouraged at ground level. In other areas of the Plan, active residential

and associated uses on the ground floor will be encouraged. To achieve active ground floor residential, new apartments, houses or duplex/maisonette units shall incorporate own door access directly onto the street. The main entrances to buildings should be from the main street or space. Distances between entrances on the primary and secondary frontages in The Centre should not exceed 10 metres and the distances between entrances on the primary and secondary frontages in the Cookstown neighbourhood shall not exceed 15 metres.

#### Urban Grain

Urban grain is a key factor in determining mix of uses and diversity in an area, as greater mix of uses is associated with greater variety of blocks and plots. Where coarser urban grain and larger buildings are proposed, a careful approach to the design of façades will be required. Designers will be required to clearly express the ground floor, the main façade, a strong parapet and the roof form. Individual buildings within blocks should express distinctive building design. At selected locations in The Centre and in Cookstown, a fine urban grain is required adjacent to the pocket parks and urban squares to provide for physical, visual and land use diversity in contrast

to the predominant coarse urban grain. Fine urban grain will provide for smaller commercial footprints, which are attractive to smaller, independent businesses and are important to the development and sustenance of a mixed, local economy. Proposals for development in the selected locations shall incorporate fine urban grain. This will provide greater diversity of frontage, and in mixed use contexts will achieve greater diversity of building typology and uses. Elsewhere, fine grain should be incorporated, where possible, as part of larger developments.

The selected frontages (as shown in Fig 2.8) shall be developed as terraces of individual, spatially independent buildings. The urban block should be subdivided into plots with frontage width generally not exceeding 10 metres. Each plot shall have an individual distinctive design. In the case of mixed use buildings, the ground floor should normally be designed for commercial/service uses, with possibilities for other commercial uses or residential use above ground floor. There should be independent access to upper floors in the case of mixed use or multiple occupancy buildings in fine urban grain blocks.

#### **Building Setback**

Development across the Plan lands should present strong building frontages close to street edges. Setbacks from the street edge should therefore be minimised. Buildings should not be set back from the street or space where commercial uses are proposed at ground floor particularly along primary and secondary frontages. Measures to reduce noise and air pollution along wider streets, such as primary and secondary streets shall be incorporated in line with those recommended by DMURS (2013) in order to counteract reduced building setbacks.

#### **2.6.3 Block Size and Form**

Future significant development in Tallaght shall be shaped and defined by the route structure and network prescribed under the Access and Movement section and shall be divided into a series of blocks that present strong building frontages to surrounding streets especially at corners.

#### **Block Form**

New buildings shall be laid out in perimeter blocks across the Plan lands. Such blocks shall be used to enclose private and semi-private open spaces and, depending on the context and demonstration of need, larger blocks

or irregular sized blocks may contain small scale development. All perimeter blocks shall be designed according to the following principles:

- Building massing to the perimeter of the block;
- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;
- Proper design and attention to corners, avoiding dead or windowless gables;
- A continuity of building frontage, which relates to the local or urban context, and avoidance of blank walls;
- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces;
- Adequate back-to-back distances within the block;
- Appropriate building setbacks from the street in line with the use of ground floors;
- Adequate arrangements for car parking and access around, within or below the block;
- Carefully considered subdivision of the block into plots where fine urban grain or mixed use is proposed; and
- Appropriate consideration of building

height within the block to facilitate adequate levels of sunlight and daylight penetration.

#### **Block Size**

In order to encourage pedestrian permeability and ensure that streets and blocks are dimensioned to reflect their function and setting, reduced block lengths shall be utilised across the Plan lands. Block sizes in the Centre and Cookstown neighbourhood should have dimensions of approximately 60 to 80 metres and shall be no more than 100 metres in length/depth.

#### **2.6.4 External Finishes and Appearance**

Proposals for all developments must ensure and guarantee that proposed development design and materials used will not appear imitative but will progress the architectural quality of the existing character of the area. The palette of materials used must be robust, durable and consist of a combination of high quality materials and colours that have good tonal differentiation and are compatible with neighbouring developments. See Section A2.2 Design Statements, Appendix 2.

## 2.7 Public Realm and Open Space

The Tallaght LAP is reinforced by a strong vision for the public realm and open space of the Plan area. Figure 2.9 refers. This ensures the policies and objectives of the Plan are supported with quality public spaces. The Plan details an Urban Framework which supports the emergence of sustainable residential neighbourhoods underpinned with quality public realm.

Public Realm refers generally to the public space of the Plan area, the streets, squares and parks. Public space is there primarily to facilitate a rich public life and to provide opportunities for citizens and visitors to enjoy the area in a multitude of ways.

A hierarchy of parks and public spaces are identified as part of the Urban Framework to provide attractive, interesting and well used outdoor spaces creating a pedestrian centred environment with active, inviting public space and parks. The hierarchy of open space includes the existing regional park at Sean Walsh Park and Bancroft Park. These parks have attractive landscaping and facilities to provide for a wide range of active and passive recreational activities, including sporting infrastructure such as an athletics field (Bancroft Park) and Tallaght Stadium (Sean Walsh Park).

The Plan seeks to provide additional urban squares and pocket parks as part of proposed development in The Centre and the Cookstown neighbourhoods. These squares and spaces connect the mixed-use areas and form part of the urban framework. The urban squares and spaces shall be designed to the highest quality and must take into account the quality of materials, the quality and variety of sub spaces within the squares, links into and across the squares and spaces as well as the maintenance and management of the spaces over time. The urban squares and spaces shall be designed in accordance with the Design criteria for the landscape elements, as set out in Appendix 1 Development Management Standards, Design Criteria for urban square, Public Realm and Local Parks.

New pocket parks and squares are to be developed in conjunction with the adjoining lands on which they are located. Proposals for public realm works should be integrated into the Design Statements and Landscaping Plans, which accompany planning applications. Applicants will need to demonstrate how their proposal is supporting the delivery of this network of streets and spaces.

*It is the policy of the council to develop and implement a detailed public realm strategy for the plan area.*

### 2.7.1 Interaction with the Public Realm

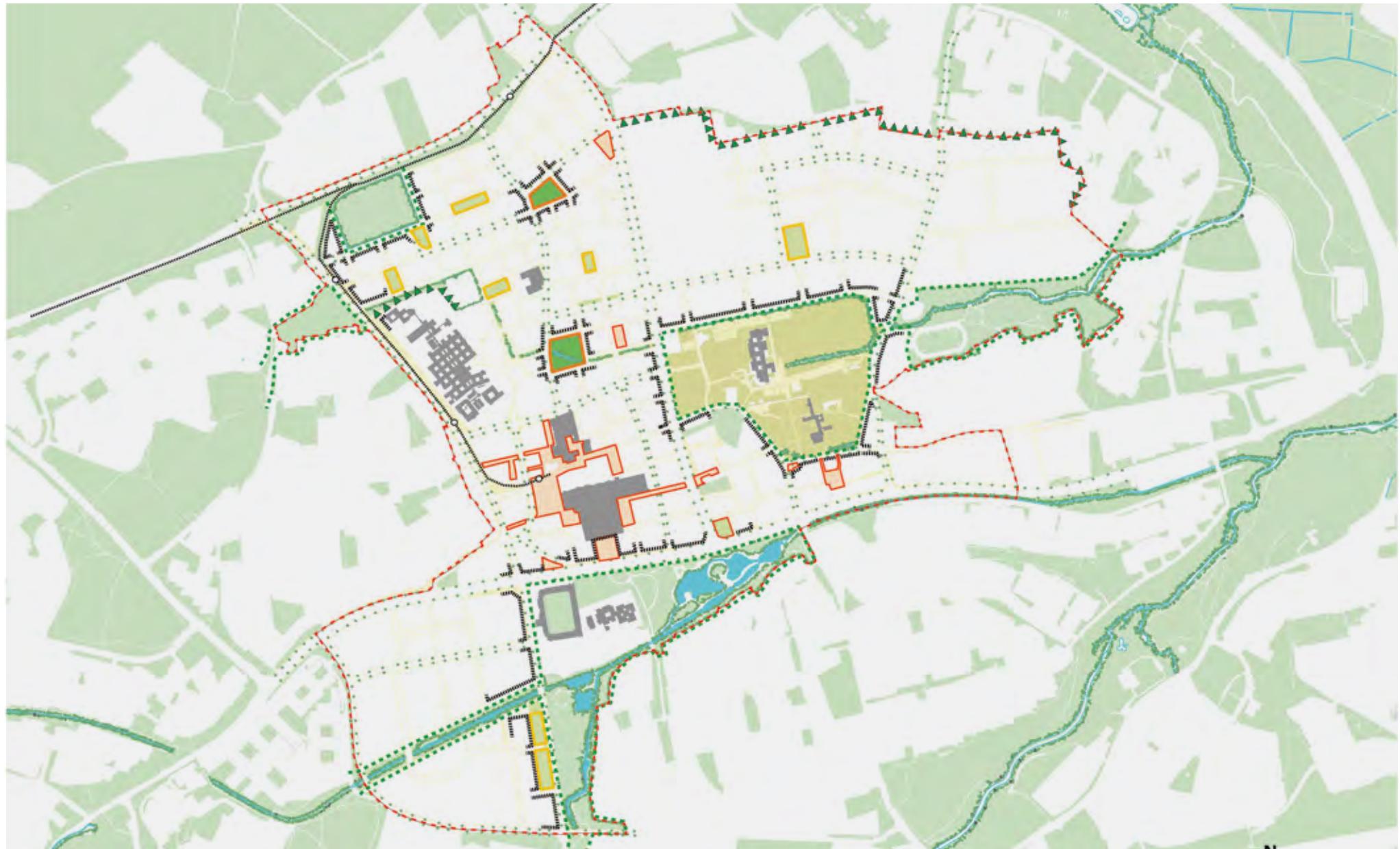
The interaction between residential and commercial developments and the public realm should be carefully considered in any proposed development. An emphasis on the role of the street and public space is important in ensuring that residential units, particularly where they are integrated with commercial uses, are not isolated or segregated from the public realm and that there is an overall sense of security and animation at street level. The street and public realm can provide the common denominator to blend residential areas, connect new housing to the wider street network and encourage the opportunity for social interaction. The design of schemes and new units will play a role in how the occupier interacts with the streets, public

spaces and their neighbours from the wider community.

Ensuring that residential developments interact with the street/public space can be achieved by means of frequent entrances, overlooking windows and balconies, whilst in residential streets ensuring a secure separation between any ground floor living accommodation and the public street.

*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.*

*The interaction between residential and commercial developments and the public realm should be carefully considered in any proposed development.*



LAP BOUNDARY	LANDMARK/CIVIC BUILDING	NEW URBAN SQUARE	AMENITY FRONTAGE	EXISTING/IMPROVED WATER COURSE
LUAS	INSTITUTIONAL	URBAN SPACE	EXISTING/IMPROVED LANDSCAPE	EXISTING/IMPROVED WATER BODY
PARK/AMENITY	LOCAL POCKET PARK	TREE LINE		

Figure 2.9 Public Realm

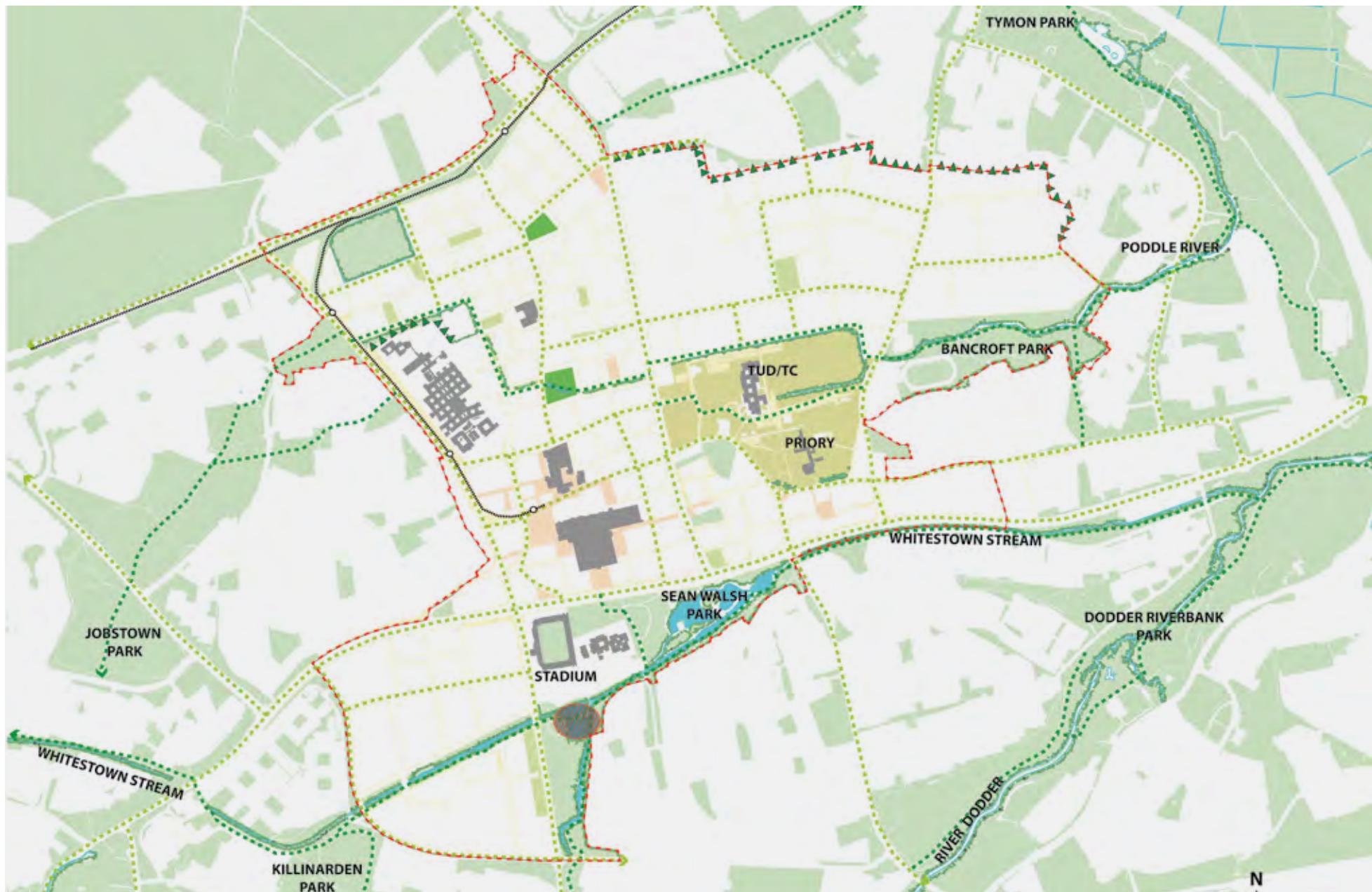


Figure 2.10: Open Space & Green Infrastructure

## 2.7.2 Public Open Space

The provision of public open space that is appropriately designed, integrated within an overall network of open space and green infrastructure, properly located and well maintained is a key element of high-quality residential environments. Public open space is open to use by all members of the public, should have active and passive recreational value and should enhance the identity and amenity of an area. The County Development Plan has specific policies and objectives in terms of public open space provision which should be adhered to in order to ensure that all residential development is served by a clear network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

A minimum of 10% of the gross site area shall be dedicated for use as public open space within any proposal for development which shall be of a high quality and integrated into an overall interconnected network of public open space and green routes.

In general, the public open space requirements should be met on site by the developer in any development proposal. In the event that the site is considered by

the planning authority to be too small or inappropriate (because of site shape or general layout) to fulfil useful purpose in this regard, then a financial contribution towards provision of public open space in the area, South Dublin County Council improvements to an existing park and/or enhancement of amenities shall be required.

The open space and public realm strategy for the LAP lands as identified in Chapter 2 provides for public open spaces based on urban design principles at locations where they may serve their surrounding areas.

Where identified in the open space strategy and Urban Framework for the LAP, the Planning Authority will seek the delivery of identified areas of public open space. The proposed 'New Urban Squares' are more fixed in nature and the Council will seek to work with landowners to seek delivery of these areas as public open spaces providing a vital community resource for new communities. 'Local Pocket Parks' and smaller 'Urban Squares' are more flexible in nature in terms of their location and their delivery will be sought on a site by site basis in the development management process, unless reasonable alternatives are proposed and it is demonstrated how these will be achieved.

## 2.7.3 Open Space and Green Infrastructure

The LAP will seek to implement the policies and objectives for Green Infrastructure as outlined in the County Development Plan.

Some of the key principles for open space and green and blue infrastructure for the Plan are as follows:

- To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;
- To incorporate new elements of Green and Blue Infrastructure such as tree

*Development will arise, in the most part, due to the redevelopment of existing brownfield sites, influenced by market conditions, development viability and other matters outside of the control of the Council.*

planting, parks and natural open spaces and sustainable urban drainage systems;

- To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poddle;
- To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;
- To support native plant and animal species and encourage corridors for their movement; and
- To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan.



## 2.8 Development Capacity

The Core Strategy of the County Development Plan outlines the potential residential capacity for the County. Each of the Tables includes a specific breakdown for the identified Metropolitan Consolidation Town of Tallaght. For the quantitative analysis to inform the Core Strategy, the boundary of the Tallaght area extends beyond the Local Area Plan boundary. The total residential capacity for the wider Tallaght Metropolitan Consolidation Town in the Core Strategy is indicated as 5,412 units on 157 ha of land.

Of the projected capacity of 5,412 units in the wider Tallaght area in the Core Strategy, a breakdown of that figure indicates an estimated 3,500 unit capacity within the Tallaght Plan boundary.

An estimate of the amount of development that will come forward in the Plan lands in the short and medium term is difficult to establish. Development will arise, in the most part, due to the redevelopment of existing brownfield sites, influenced by market conditions, development viability and other matters outside of the control of the Council. It is important to have knowledge of the potential scale of new development that could be accommodated on the Plan lands in terms of meeting

housing need and the demand for additional services that could arise, for example, in terms of school places.

This Plan promotes and plans for the redevelopment, intensification and public realm improvement of The Centre neighbourhood, in particular, the substantial mixed-use opportunity sites such as the Square Shopping Centre, the former Woodies site and the vacant lands/buildings north of Belgard Square North. Further brownfield redevelopment opportunities in The Centre may emerge during the life of this Plan. The Plan also envisages the regeneration of the Cookstown neighbourhood to a mixed use residential and commercial quarter.

In terms of estimating development capacity, it is considered that Cookstown and part of The Centre offer the predominant capacity potential for the Plan. It should be noted that the final residential output and therefore capacity of any given site will depend on the design specifics associated to each individual proposal, having regard the Development Management Standards, including plot ratio building heights etc. The Plan has the capacity to meet the requirements of the Core Strategy for Tallaght in the South

Dublin County Council Development Plan 2016-2022 and can contribute to the Core Strategy of the next Development Plan.

The capacity figures Table 2.1 are indication of the number of homes that may come forward in the long term and will likely vary as more detailed proposals are progressed.

It will also take a considerable number of years to deliver this quantum of development, that will go beyond the life of this Plan. The Council will continue to monitor implementation of the plan.

Neighbourhood	Low (No. of dwellings)	High (No. of dwellings)	Max gross Floorspace
Centre	3,578	4,770	477,040
Cookstown	4,661	5,969	596,880
Village	106	142	14,160
Broomhill	1,250	1,667	166,680
Greenhills	121	241	24,100
<b>Total</b>	<b>9,716</b>	<b>12,789</b>	<b>1,278,860</b>

Table 2.1 Plan Lands: Total Extent of Residential Development-Long Term<sup>1</sup>

1 The development capacity of the Plan lands is based on likely redevelopment land, plot ratio and assumed land use mix. The low-high dwelling range derives from an assumed average gross floorspace of 100sq.m per dwelling for residential buildings and not the average net internal floor area of a dwelling, i.e. a residential building containing 10 no. dwellings would be 1000sq.m gross floor area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. Therefore, the average net floor area per dwelling unit may be closer to c.80sq.m. Note: All applications must include full details of floor area equivalents with reference to the above and set out clearly all assumptions used. Details of plot ratio, gross or net development areas etc. must be clearly set out.



