

3.0 Neighbourhoods

3.0 Neighbourhoods

3.1 Introduction	36
3.2 The Centre	37
3.3 Cookstown	40
3.4 The Village	44
3.5 Broomhill	47
3.6 Greenhills	50
3.7 Technological University Dublin/Tallaght Campus	53
3.8 Whitestown	56
3.9 The Town Park	59

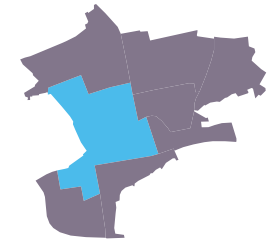
3.1 Introduction

This Chapter provides a vision and guidance for each of the neighbourhood areas; the change in character, if any, envisaged. The key objectives for each neighbourhood is accompanied by drawings which illustrate the existing urban form. The vision for the future Urban Framework is expanded upon and underpinned with details of the future movement network, green infrastructure and public realm. Details of building frontage/block layout and building height are also expanded upon. Chapter 3 should be read in conjunction with Chapter 2 Urban Framework.



1. The Centre
2. Cookstown
3. The Village
4. Broomhill,
5. Greenhills,
6. Technological University of Dublin/
Tallaght Campus,
7. Whitestown,
8. The Town Park.





3.2 The Centre

Continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets.

Gross Area	42 hectares	
Land use Mix	Mixed uses including, retail, office-based employment, civic and residential development to complement existing commercial development. New development areas to include supporting non-residential development particularly at ground floor level.	
Plot Ratio Range	1.5:1 (Low) 2:1 (High)	
Building Height	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing
	Secondary Frontage	(4-6 storeys Residential, 3-5 storeys non-residential)
	Other Frontages	3-4 storeys (Res/Non-Res) (Section 2.6.2 refers) and accompanying overall urban Design Statement
	Landmark Blocks/Sites	Junction of N81 with Cookstown Way and Belgard Road
Open Space	Urban square, local pocket parks, urban spaces and green corridors	

Key Objectives:

- Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.
- Support the continued function of Tallaght Hospital and facilitate improved access to the hospital
- Improve urban legibility throughout the area by providing new local streets including an extension to Airtown Road to Cookstown Road; and Cookstown Road to Belgard North; and a new connection from Belgard North to Tallaght Square
- Improve the condition of existing streets to encourage walking and cycling
- Facilitate and support the delivery of a transport interchange integrating Luas, bus, cycle & taxi on land in and around Tallaght Square.
- Facilitate economic development and provide an enterprise centre.
- Improve interface with all existing and proposed routes and open spaces.
- Encourage new development on existing areas of surface car parking.
- Provide new primary and secondary open spaces. Including provision of a new urban square to the north of Belgard Square North.
- Improve and enhance the public realm.
- Improve connectivity to all surrounding areas.
- Promote the provision of a post primary school to serve the Tallaght catchment.
- Promote provision of primary school to serve the area.

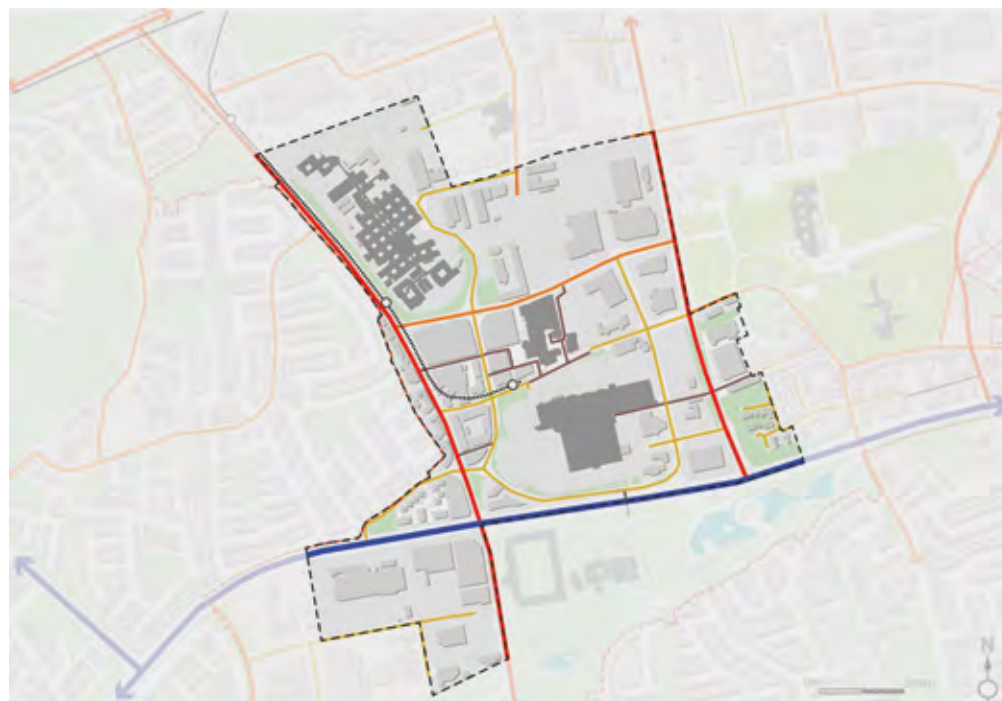


Figure 3.1 Existing context/environment (The Centre)

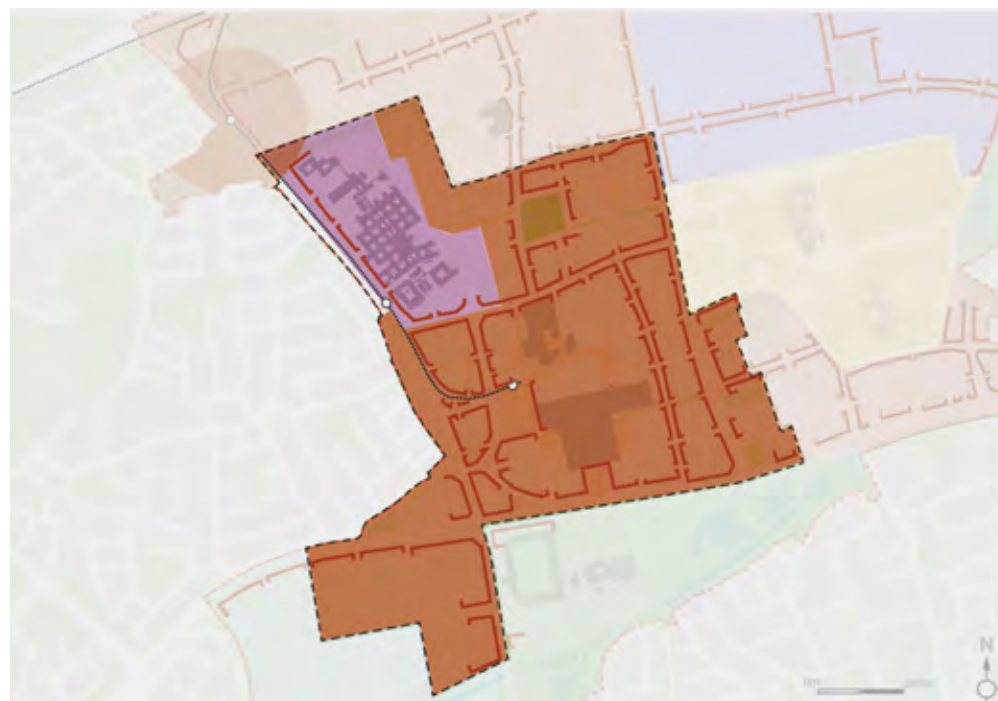


Figure 3.2 Urban function/uses (The Centre)

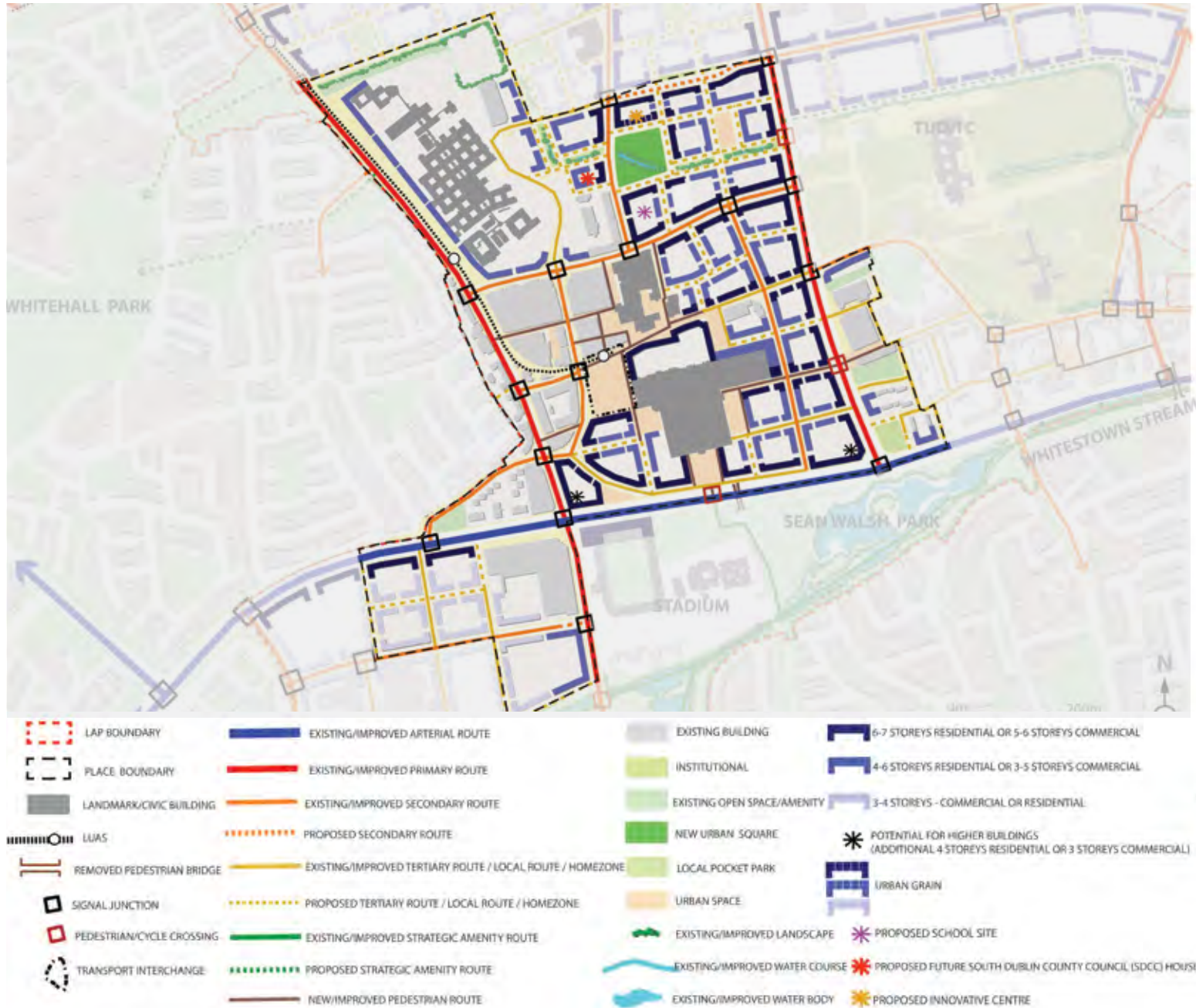
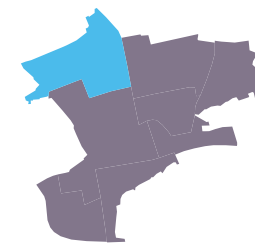


Figure 3.3 Overall Urban Structure (The Centre)



3.3 Cookstown

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

Gross Area	51 hectares	
Land Use/Urban Function	Mixed use	
Land use Mix	A residential-led area, with a greater mix of use around Luas stops. Community, social and other small walk to services will be acceptable in other locations.	
Plot Ratio Ranges	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 - F1 & CT - F2	1.25 - 1.5
	CT - G	0.75 - 1.0
Building Height	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing
	Secondary Frontages	(4-6 storeys Residential, 3-5 storeys non-residential. See accompanying Overall Urban and Route Structure drawing
	Other frontages	3-4 storeys Res/Non Res
	Landmark Buildings	Belgard & Cookstown Luas stops See accompanying Overall Urban and Route Structure drawing
Open Space	Pocket parks, urban square, urban space.	

Key Objectives:

- Emergence of a vibrant mixed use residential neighbourhood.
- Create new urban block structure.
- Deliver a mix of new open spaces
- Improve legibility throughout the area and provision of new streets linking to nearby hubs and The Centre.
- Delivery of a variety of building types around Luas stops.
- Support provision of a new primary school if deemed necessary by Department of Education and Science.
- Utilising location as source of River Poddle, incorporating it into public realm and open space and green/blue infrastructure asset strategies.

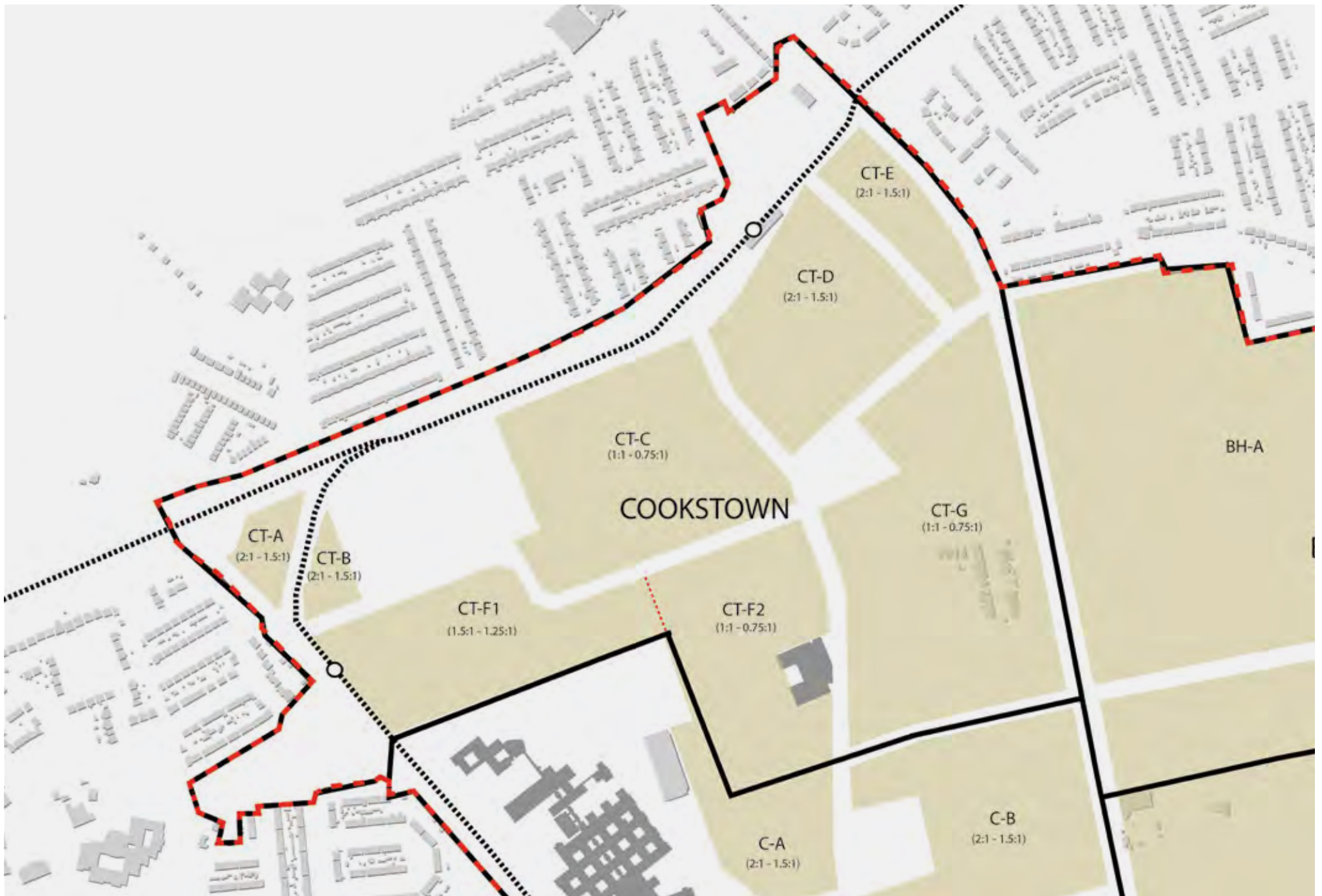


Figure 3.4 Development Parcels in Cookstown

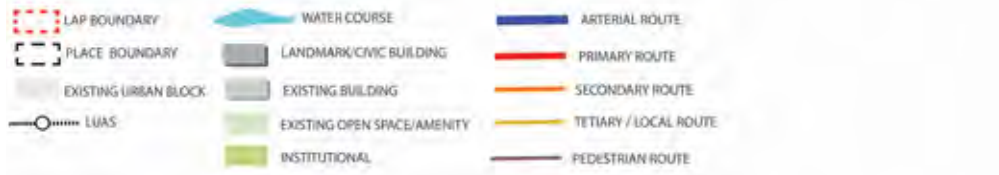


Figure 3.5 Existing context/environment (Cookstown)

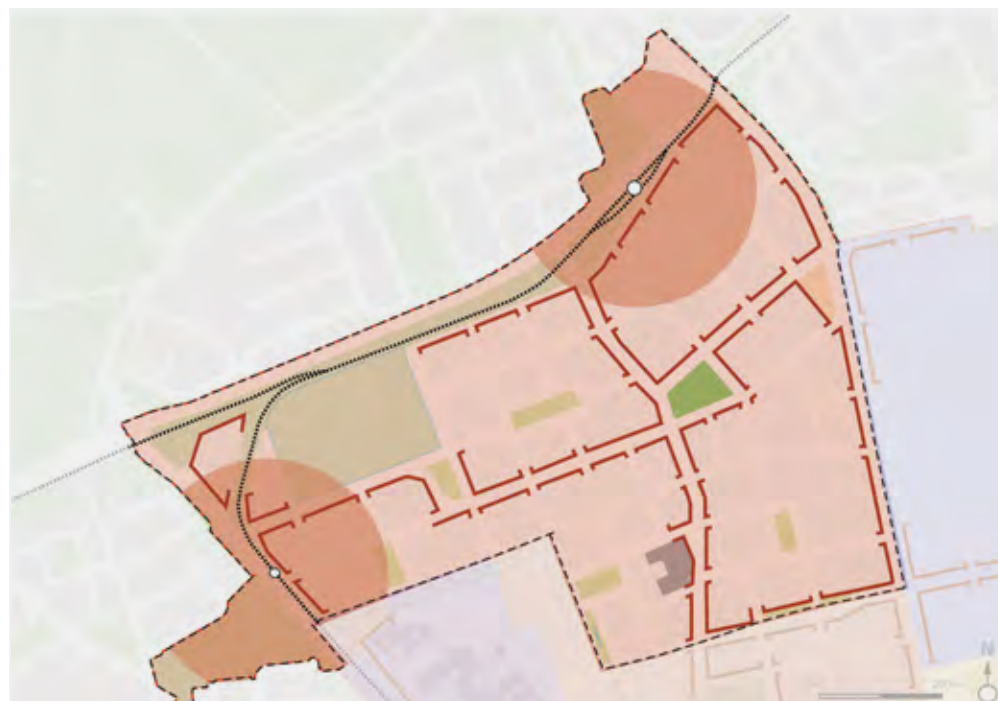


Figure 3.6 Urban function/uses (Cookstown)

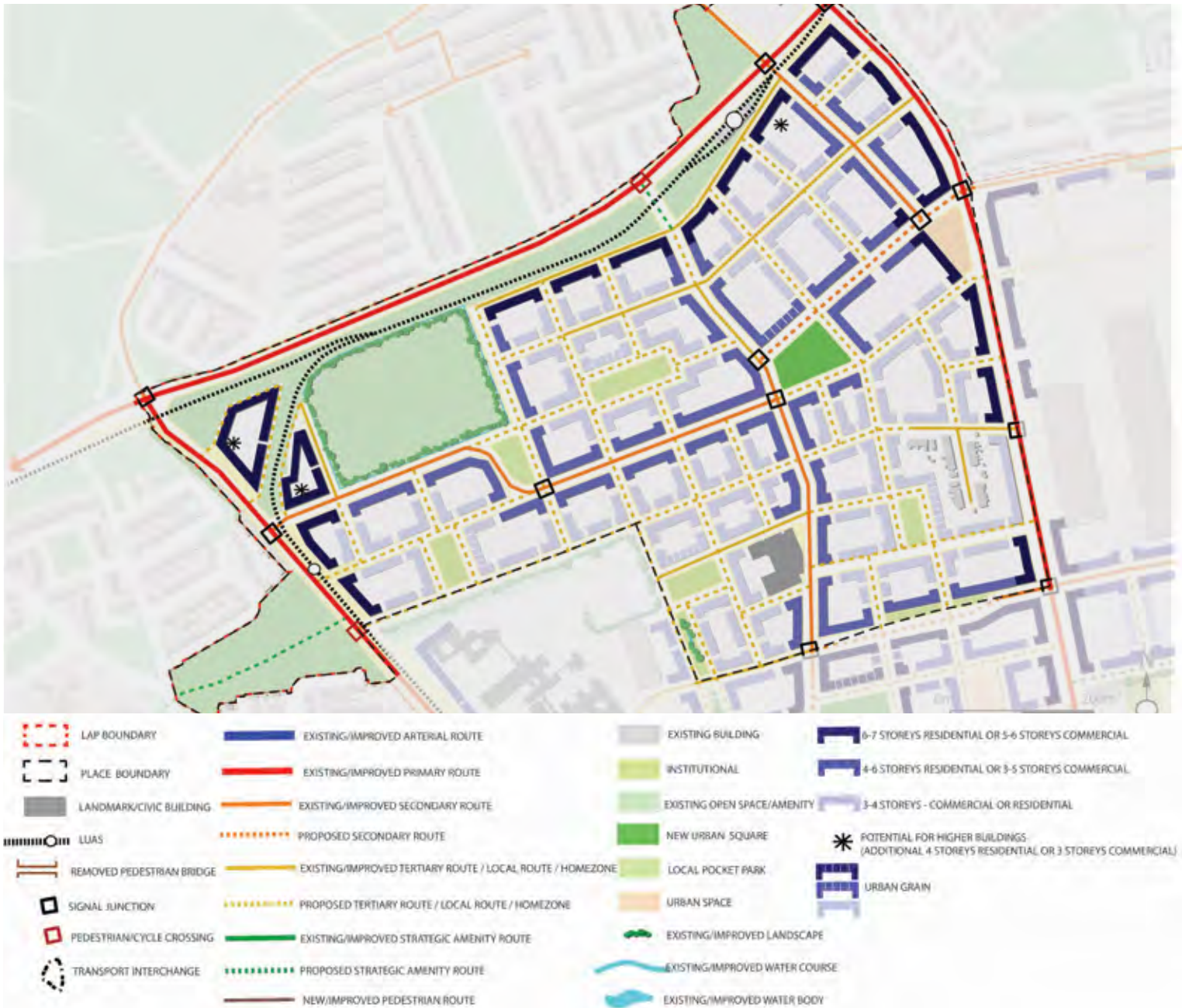
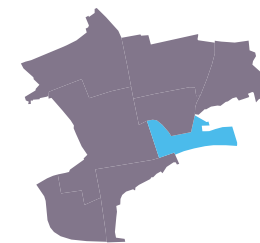


Figure 3.7 Overall Urban Structure (Cookstown)



3.4 The Village

Consolidate existing mixed use residential neighbourhood within a high quality place of intimate scale and character.

Gross Area	17.7 hectares
Land Use/Urban Function	A mix of uses including retail and local walk to services and residential
Land use Mix	Expand local services & encourage uses which support the evening economy.
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height	To respond to local context, particularly the Architectural Conservation Area (ACA). See accompanying Overall Urban and Route Structure drawing
Open Space	Consolidate and enhance existing provision.

Key Objectives:

- Consolidate mixed use residential uses.
- Develop the tourism potential of the historic Village.
- Provide/upgrade dedicated cycle facilities on green infrastructure routes & secondary streets.
- Improve local permeability through the development of new routes for pedestrians and cyclists.
- Facilitate green infrastructure along public streets.
- Protect and enhance setting of protected structures and qualities of the ACA.
- Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions.



Figure 3.8 Existing context/environment (The Village)



Figure 3.9 Urban function/uses (The Village)

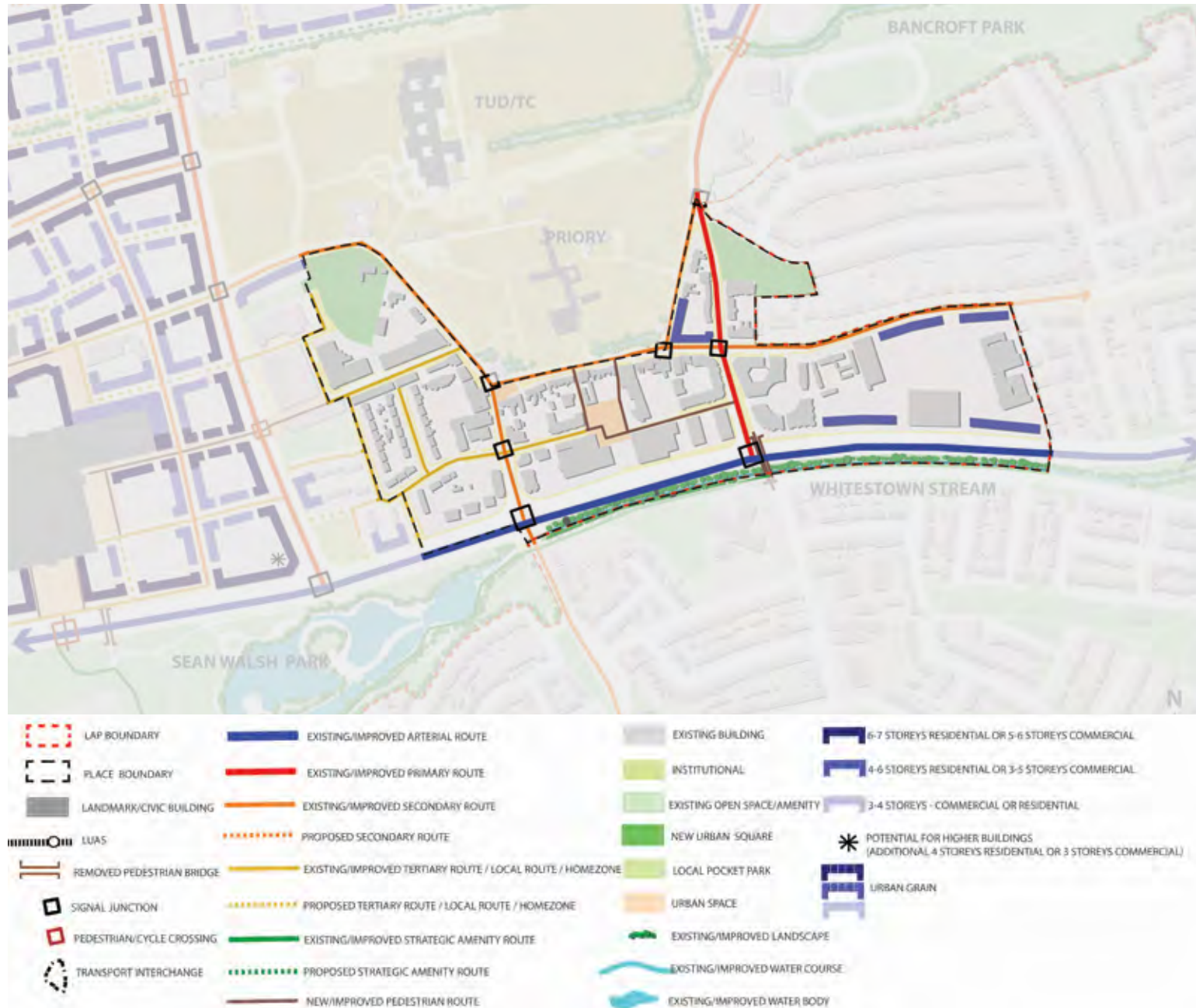
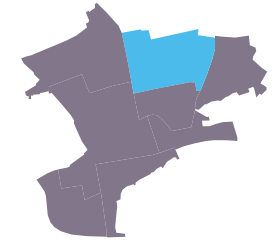


Figure 3.10 Overall Urban Structure (The Village)



3.5 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.

Gross Area	52.7 hectares	
Land Use	Mixed business area	
Land Use Mix	Predominantly business area with more mixed use residential development fronting along Greenhills Road and Airton Road, subject to integrating effectively with existing surrounding uses.	
Plot Ratio Range	0.75:1 (Low) 1:1 (High)	
Building Height	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing
	Secondary Frontages	(4-6 storeys Residential, 3-5 storeys non-residential). See accompanying Overall Urban and Route Structure drawing
	Other Frontages	3-4 storeys (Res/Non-Res)
Open Space	Local green corridors Local Pocket Park along Airton Road or Linear Park along Airton Road and along southern boundary with TUD/TC with new building frontage overlooking.	

Key Objectives:

- Transition to mixed use area primarily focussed on higher value commercial uses.
- Improve legibility throughout area with new local routes and new connections to Kilnamanagh and Tallaght University Hub. Improve interface with all existing and proposed routes and open spaces.
- New corridors for green infrastructure connecting adjoining communities. Improved green infrastructure buffer to Kilnamanagh.





Figure 3.11 Existing context/environment (Broomhill)

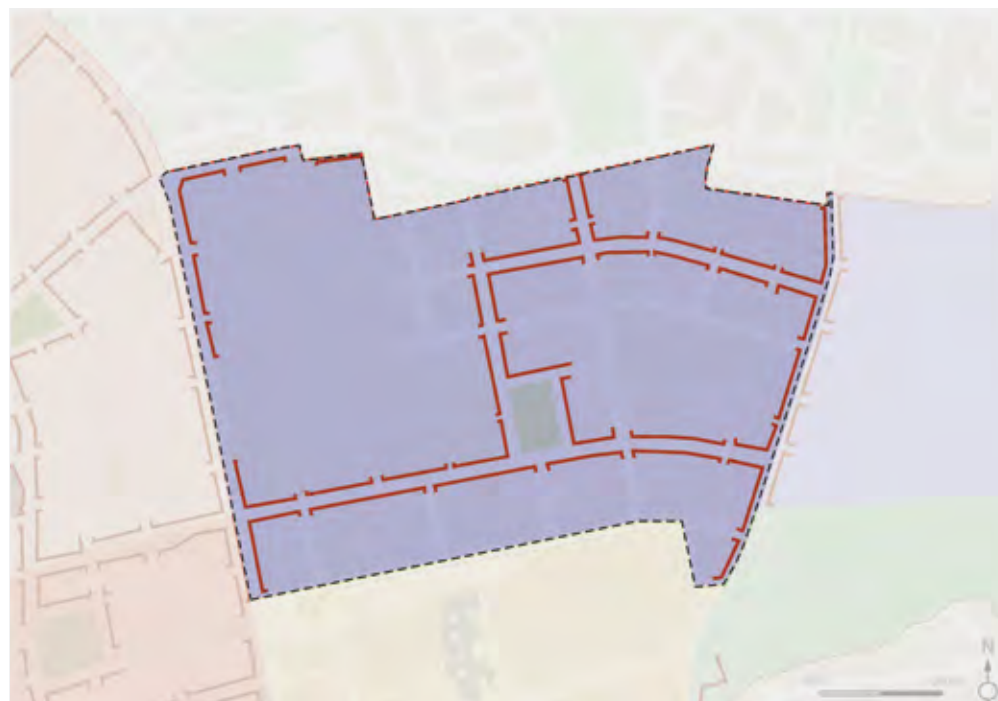


Figure 3.12 Urban function/uses (Broomhill)

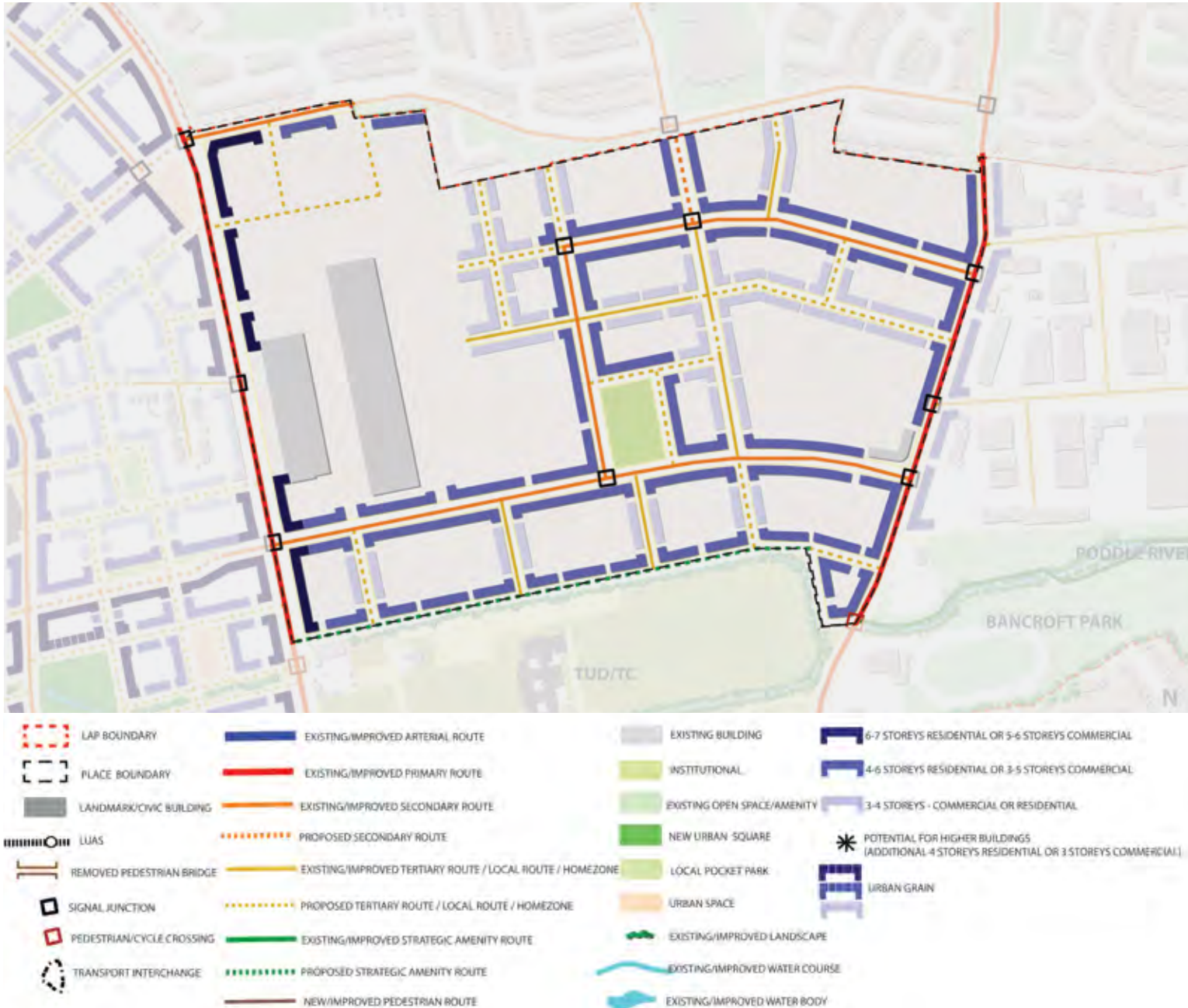
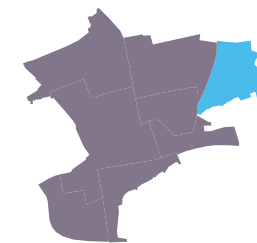


Figure 3.13 Overall Urban Structure (Broomhill)



3.6 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.

Gross Area	24.1 hectares
Land Use/Urban Function	Mixed business area
Land Use Mix	Predominantly business area with higher value commercial, industry and distribution and mixed use along Greenhills Road.
Plot Ratio Range	0.5:1 (Low) 1:1 (High)
Building Height	It is expected that industrial buildings will generally be low rise and this would be supported. Where office development comes forward buildings should not exceed 6 storeys. In all circumstances development should deliver a strong building line on public streets.
Open Space	Enhanced links to Bancroft Park public open space.

Key Objectives

- Intensification of use to higher value commercial and employment uses.
- New local routes and connections to Bancroft Park.
- Improved interface with Bancroft Park and Greenhills Road.
- Protect and enhance recreational amenities and green infrastructure value of Bancroft Park.
- Protection of residential amenity of adjoining residential areas.





Figure 3.14 Existing context/environment (Greenhills)

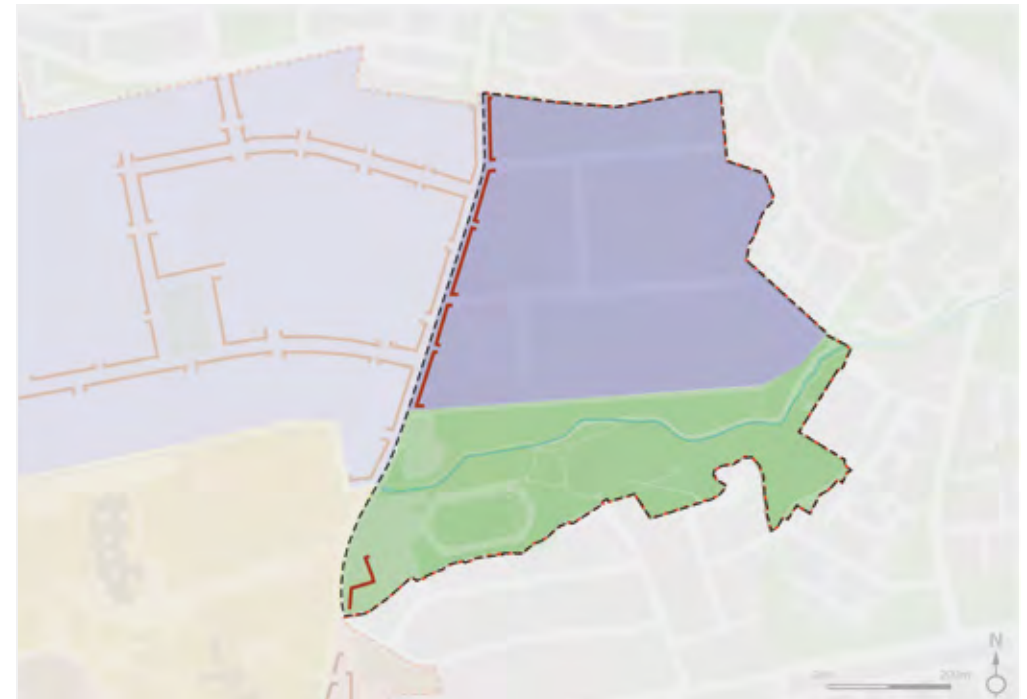


Figure 3.15 Urban function/uses (Greenhills)

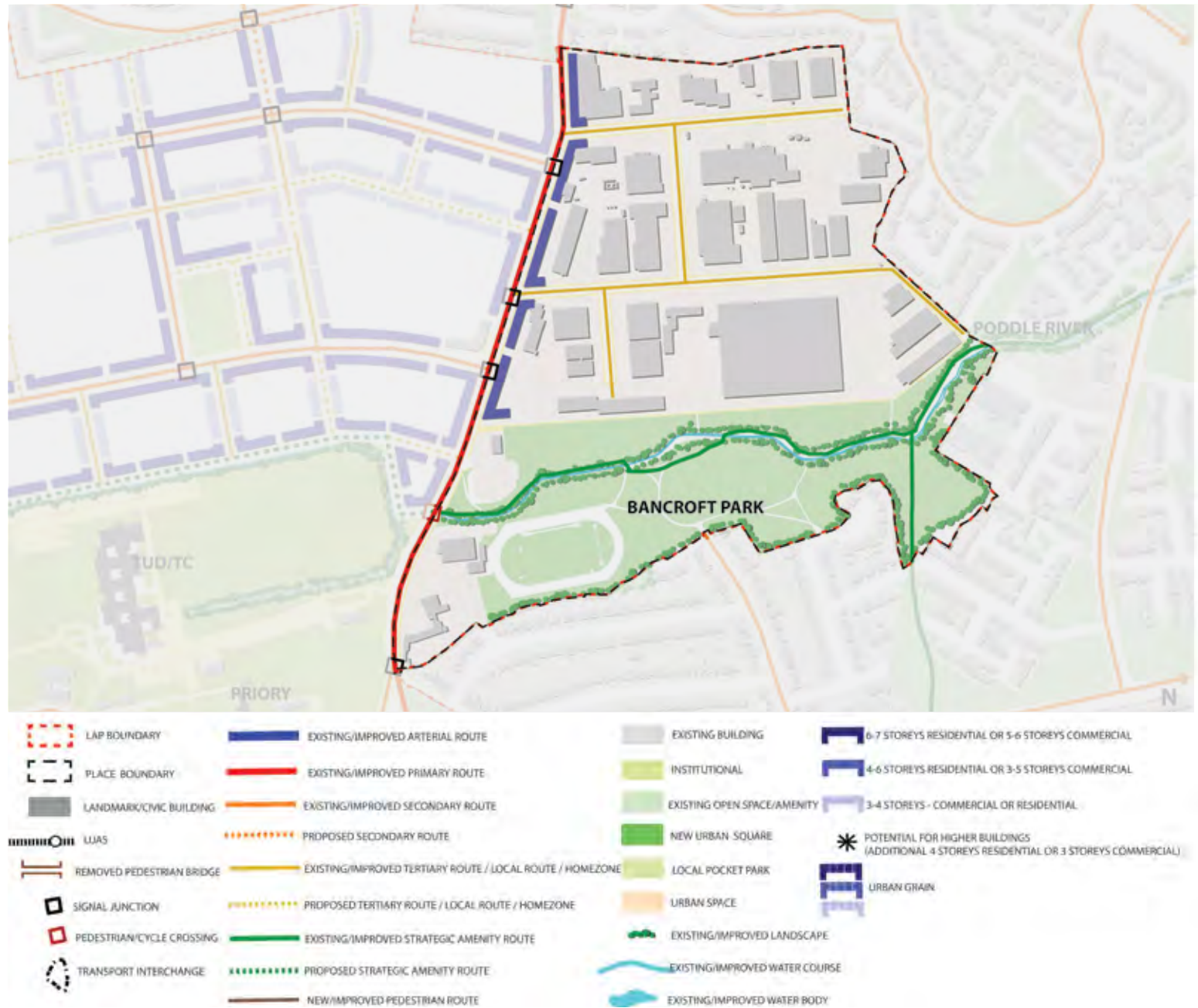
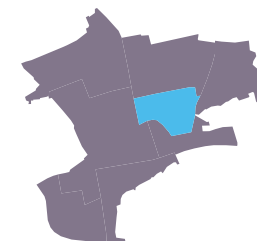


Figure 13.16 Overall Urban Structure (Greenhills)



3.7 Technological University Dublin/Tallaght Campus

Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

Gross Area	26 hectares
Land Use/Urban Function	Educational, religious and recreational
Land Use Mix	Institutional Uses
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height	Proposals to have regard to protection of heritage and the character and setting of the institutions. See accompanying Overall Urban and Route Structure drawing
Open Space	Encourage retention and improvement of existing public access.

Key Objectives:

- Consolidate and enhance existing educational, religious and recreational functions.
- Retain existing landscape character.
- Protect the character and integrity of The Priory.
- Enhance cycling and walking links through the area and to surrounding areas.





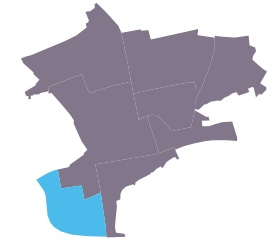
Figure 3.17 Existing context/environment (Technological University Dublin/Tallaght Campus)



Figure 3.18 Urban function/uses (Technological University Dublin/Tallaght Campus)



Figure 3.19 Overall Urban Structure (Technological University Dublin/Tallaght Campus)



3.8 Whitestown

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

Gross Area	26.2 hectares
Land Use/Urban Function	Commercial services and employment hub in close proximity to The Centre.
Land Use Mix	Commercial and employment use
Plot Ratio Range	0.75:1 (Low) 1.0:1 (High)
Building Height	It is expected that industrial buildings will generally be low rise and this would be supported. Where office development comes forward buildings should not exceed 6 storeys. In all circumstances development should deliver a strong building line on public streets. See accompanying Overall Urban and Route Structure drawing
Open Space	Local pocket park, green infrastructure and amenity corridor along Whitestown Stream.

Key Objectives:

- Consolidate and enhance employment and services function through focus on higher value Knowledge Intensive Business Services.
- Improve legibility throughout the area and new points of access from surrounding areas.
- Improve interface with existing and proposed primary and secondary routes.
- Provide new green infrastructure and amenity corridor along Whitestown Stream connecting Killinardan Park and Sean Walsh Park.
- Retain setting of stream.





Figure 3.20 Existing context/environment (Whitestown)

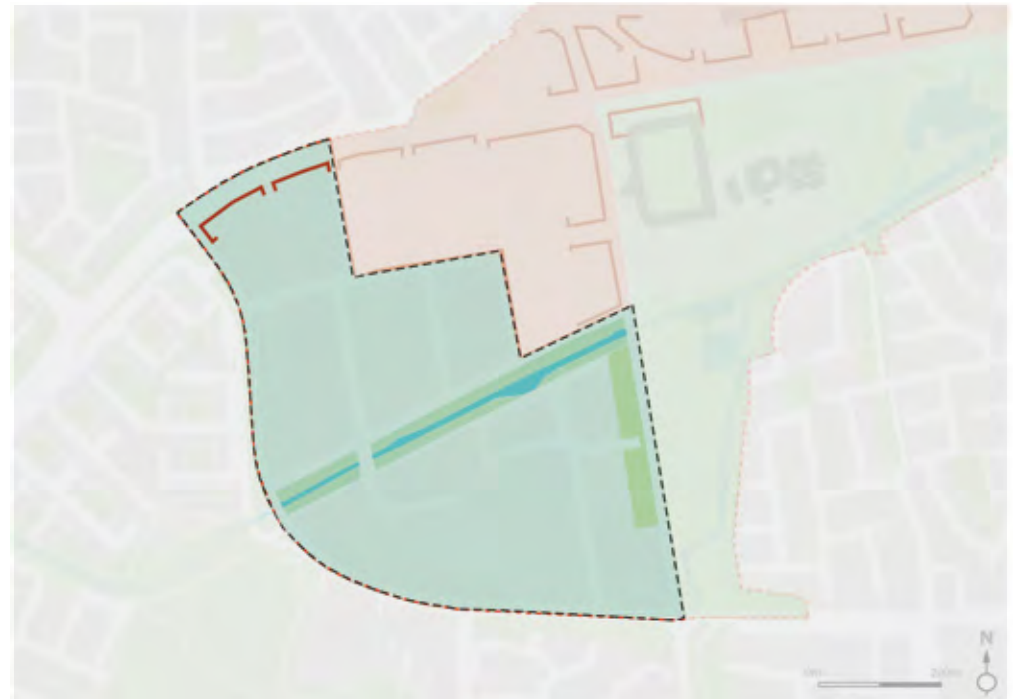


Figure 3.21 Urban function/uses (Whitestown)

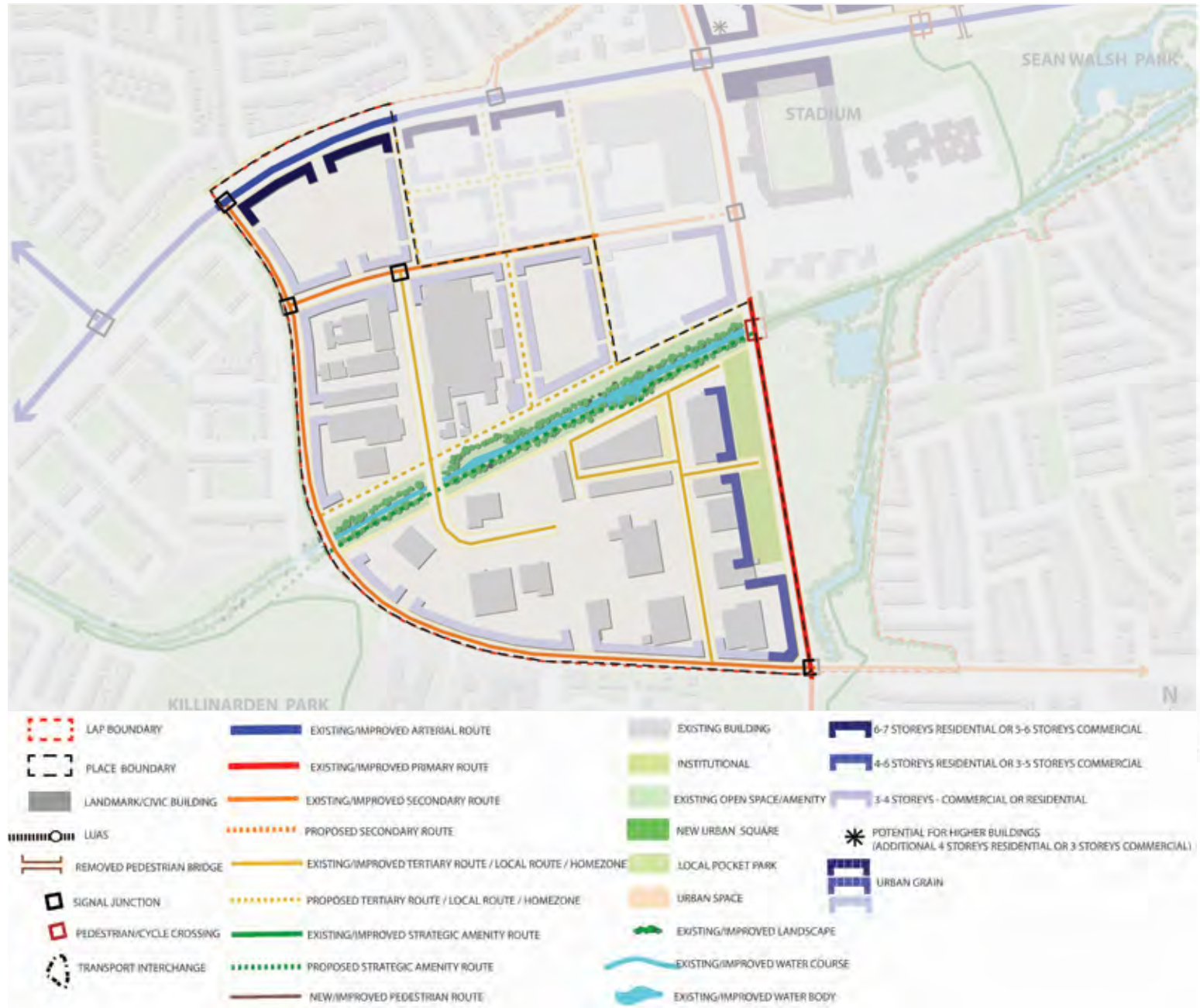
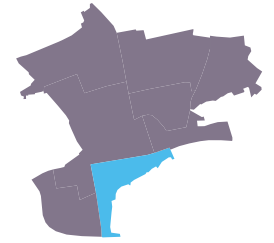


Figure 3.22 Overall Urban Structure (Whitestown)



3.9 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 Plan area.

Gross Area	30 hectares
Land Use	Primarily recreational
Land Use Mix	Amenity functions and commercial use at stadium.
Plot Ratio Range	n/a
Building Height	See accompanying Overall Urban and Route Structure drawing
Open Space	Sean Walsh Park

Key Objectives:

- Consolidate and enhance amenity function of Sean Walsh Park.
- Balanced provision of active and passive recreation.
- Enhanced green infrastructure hub with improved biodiversity and water management functions.
- Enhanced facilities at Tallaght Stadium.
- Improved connections across the N81 and to surrounding areas.
- Provision of all-weather playing pitches.
- Provision of elderly housing scheme on site of former SDCC depot.





Figure 3.23 Existing context/environment (The Town Park)



Figure 3.24 Urban function/uses (The Town Park)

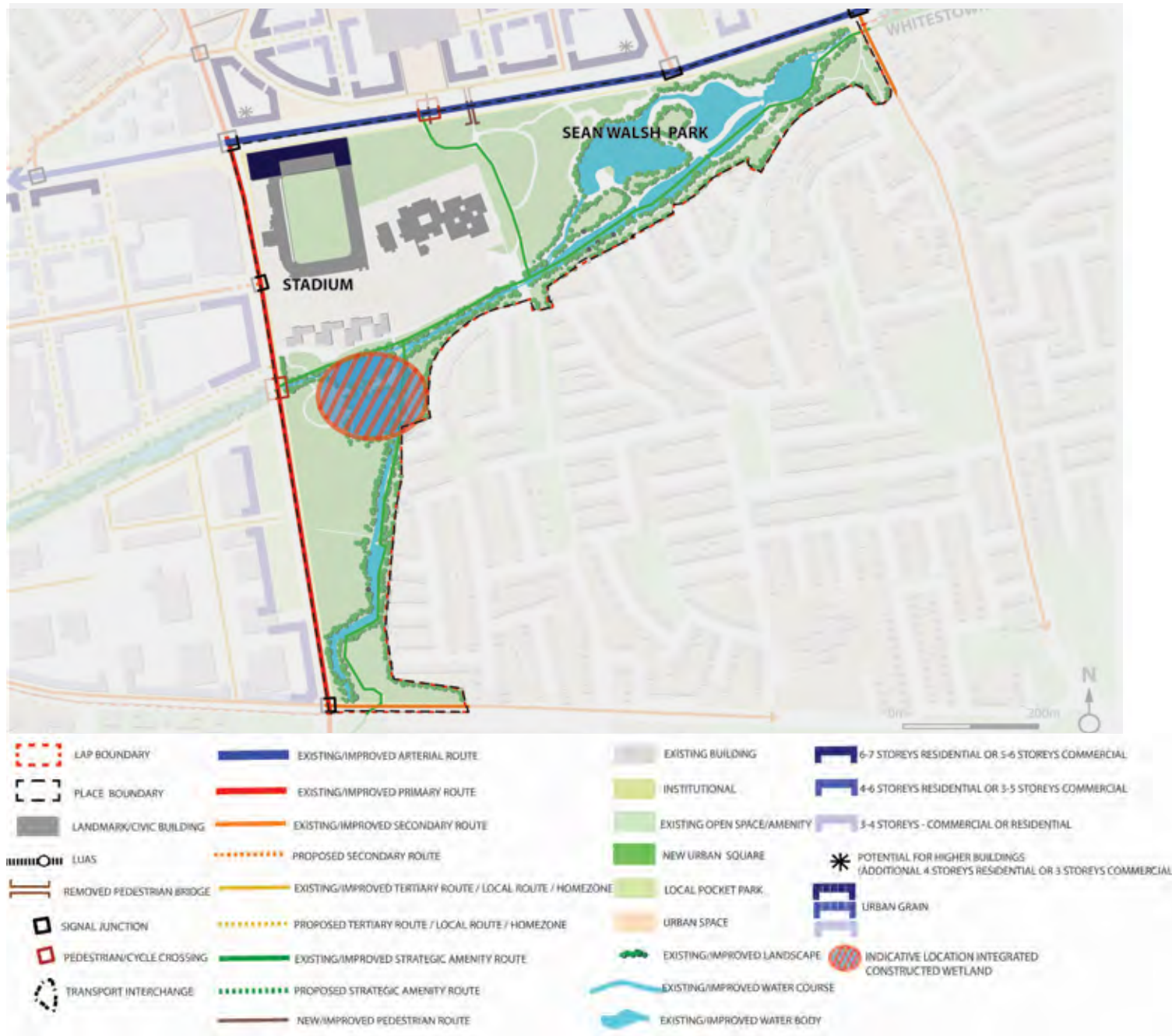


Figure 3.25 Overall Urban Structure (The Town Park)



TALLAGHT STADIUM
Staidiam Thamhlachta

Public Access
No Entry
No Smoking
No Alcohol
No Dogs
No Firearms