

## 9.0 Tallaght Specific Development Standards

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## 9.1 Introduction

In general, this Section includes guidance on development management standards that are additional to Chapters 2, 3 and 5 which will be used in conjunction with the standards set out in the South Dublin County Council Development Plan 2016-2022 (or subsequent relevant Development Plan) and all guidelines published by the Department of Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000-2018. Relevant additional guidance published in the forthcoming years will also apply.

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.

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## 9.2 Design Criteria and Design Statements

The principle of design quality is central to the success of the Urban Framework. The importance of design quality underpins the provisions of various national guidelines and the County Development Plan.

To aid in a coherent approach to the design of development across the Plan lands, the general appearance and design of development, including streets and junctions, shall accord with the design led criteria set out under the following, and any superseding:

- South Dublin County Development Plan 2016–2022
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Retail Planning Guidelines for Planning Authorities (2012);
- The design manuals that accompany the above documents; and
- Best Practice Guidelines, Quality Housing for Sustainable Communities, (2007).
- DMURS (2013); The National Cycle Manual (2011); and The Guidelines for Setting and Managing Speed Limits in Ireland (2015).
- The Urban Design Compendium (English Partnerships, 2000) should also be

referenced in relation to the design of other aspects of development.

### Design Statements

To ensure coherency and quality in design, all medium to large scale development proposals (Landmark Buildings, 20 units or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/non-retail services development) shall be accompanied by a Design Statement that:

- Demonstrates compliance with the Plan, including its various requirements that relate to (inter alia) Urban Framework, route structure, urban function, land use mix, plot ratio, building height, key frontages, built form and design;
- Demonstrates compliance with the key objectives of the relevant Neighbourhood;
- Includes a masterplan that demonstrates proposed and future integration with the surrounding sites, including vehicular, pedestrian, cycle and public transport connections;
- In Cookstown and The Centre, demonstrate a clear transition towards a more urban form of development and a traditional street network;
- Address connectivity and linkages in

the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and/or other residences;

- Residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs);
- Demonstrates compliance with the 12 design criteria contained within the Urban Design Manual A Best Practice Guide (2009) in the case of residential development;
- Demonstrates compliance with the 10 design criteria contained within the Retail Design Manual (2012) in the case of retail development;
- Includes street cross sections and plans that demonstrate compliance with DMURS (2013) in terms of 'Movement, Place and Speed', 'Streetscape', 'Pedestrian and Cyclist Environment' and 'Carriageway Conditions' etc.;
- Consideration of the scale of surrounding buildings: New development should have regard to the surrounding building heights that exist or are envisaged for the street and surrounding area, as per the

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neighbourhood plans and building height strategy;

- Pedestrian Links: On larger blocks opportunities for key pedestrian links should be identified and new development placed around the links to ensure that they are overlooked;
- Open Space Networks: New development should take into account existing and future areas of open space and urban squares and the links that could be provided between them;
- Public and Private Space: Public and private space should be clearly defined by the layout of buildings and the use of landscaping. The use of fencing should be minimised;
- Solar Access: The layout of new development should take into account the path of the sun to ensure that solar access to open space and internal living areas is maximised, whilst minimising the impact of overshadowing to adjacent sites and the public domain;



- Visual and Acoustic Privacy: Sufficient separation levels should be provided between buildings to maximise privacy levels within internal spaces;
- Existing Natural Features: Areas of significant vegetation, watercourses and other topographical features should be maintained and integrated into the development; and
- Structures of Historic Significance: New development should not dominate or overpower the setting of Protected Structures or Contributory Buildings (refer to Chapter 6) within the Architectural Conservation Area.
- To aid in place making and wayfinding, careful consideration should be paid to materials and design to ensure that each development makes a positive contribution to its locality and neighbourhood. Building finishes shall be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency. Traditional materials such as stone, brick, timber, metal and glass should be utilised in developments. Consideration should be given, where possible, to reusing and recycling materials to promote the circular economy and reduce construction and demolition waste.

- To promote a tangible identity in the regeneration of Cookstown and the expansion of The Centre, consistency in finishes and detailing including those that relate to buildings, streets and spaces is promoted. Diversity in finishes and detailing will be encouraged between neighbourhoods in order to emphasise identity. Materials such as limestone, granite and native Irish hardwood species should be especially considered to connect a scheme including its buildings, streets and spaces to its place and tradition.

Architectural diversity and a vibrant mix of finishes, colour and detailing is promoted in The Centre particularly in the case of Landmark Buildings. Individual architectural design approaches by different design practices are therefore promoted, together with innovation of design and construction.

In regard to the general appearance and design of mixed use buildings, all such development shall also comply with the Positive Indicators outlined under the Urban Design Manual – A Best Practise Guide (2009), particularly those that relate to ‘Context’, ‘Distinctiveness’, ‘Public

Realm’ and ‘Detailed Design’. All retail development shall also be designed to comply with the Key Principles set out under the Retail Design Manual (2012) particularly those that relate to ‘Design Quality’, ‘Context and Character’, ‘Public Realm’ and ‘Built Form’.

All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022.

- Proposals for extensions to existing uses shall have regard to this section and the County Development Plan policies. The Urban Design Compendium (English Partnerships, 2000) should also be referenced in relation to design parameters for development typologies.

*All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022.*



Urban Square	Objectives	Components
New Urban Square	<ul style="list-style-type: none"> <li>To provide local focal space in mixed use areas.</li> <li>To provide for a comfortable and inviting space for all users.</li> <li>To provide for a range of business and social activities.</li> </ul>	<ul style="list-style-type: none"> <li>Well enclosed urban space. Continuous surface and comfortable gradients.</li> <li>Uncluttered central space, free of permanent features, to allow for range of activities in the space.</li> <li>High quality surface design and materials.</li> <li>High quality tree line and street furniture providing definition to the edges of the space.</li> <li>Seating opportunities at edges of space.</li> <li>Focal work of public art or monument with sitting opportunities.</li> <li>Active fronting ground floors. Passive surveillance by upper floor residential uses.</li> <li>Strong evening economy.</li> <li>Public space with 24-hour access.</li> </ul>
Urban Space	<ul style="list-style-type: none"> <li>To enhance the existing space and integrate public realm and space into The Centre, in particular the integration of the Square Shopping Centre, the civic buildings and the transport hub.</li> <li>To provide legible and distinctive focal spaces with associated pedestrian streets.</li> <li>To provide for a comfortable and inviting space for all users.</li> <li>To accommodate evening economy</li> <li>To provide the focus for the social and economic activity in the Centre</li> </ul>	<ul style="list-style-type: none"> <li>Hard and permeable continuous surface, with innovative Sustainable Urban Drainage System (SUDS) measures.</li> <li>Uncluttered free space.</li> <li>Tree-lining for definition of edges of the space.</li> <li>High quality street furniture and lighting on perimeter.</li> <li>Public art or central feature.</li> <li>Managed vehicular access for loading and emergency services only</li> </ul>
Local Pocket Parks	<ul style="list-style-type: none"> <li>To serve the needs of residential areas.</li> <li>To provide everyday, local level amenity needs.</li> <li>To include a mix of smaller scale passive and active amenity facilities.</li> <li>To include local level SUDS function.</li> <li>To assist in local legibility and placemaking.</li> </ul>	<ul style="list-style-type: none"> <li>Smaller sports facilities, such as multi-use games areas.</li> <li>Sitting areas.</li> <li>Playgrounds and play areas.</li> <li>Small swales and bioretention areas.</li> <li>Planting in lines to define edges and different functional areas.</li> </ul>
Park/Amenity	<ul style="list-style-type: none"> <li>To maximise the leisure and amenity resource</li> <li>To provide for the continued improvement of the park settings, biodiversity and recreational facilities</li> <li>To provide for a range of childrens play.</li> </ul>	

Table A1.3 Design criteria for urban square, public realm and local parks

## 9.3 Retail Standards

### Retail Criteria

Applications for new retail development shall accord with the requirements outlined in Chapter 4 of this Plan and the retail policies and objectives of the South Dublin County Council County Development Plan 2016–2022, in addition to the following criteria:

- Retail development should be in accordance with the role and function of the Plan and accord with the scale and type of retailing identified in the County Development Plan (or as superseded by future County Development Plans).
- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach.
- Proposals to amalgamate retail units will be carefully considered.
- Major retail proposals (exceeding 1,000 sq.metres) are required to provide a Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).

### Restrictions on Uses

An over-concentration of certain uses will be discouraged in Tallaght, due to an overriding need to maintain the integrity,

quality and vibrancy of the area. The Planning Authority will seek to ensure that the quantum of off-licence and betting offices is not disproportionate to the overall size and character of the neighbourhood and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable. The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.

### Retail Warehousing

The range of goods sold in the existing retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle, or bus (Annex 1 of Retail Planning Guidelines (2012) for definitions of bulky goods refers). Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit, and such space should be clearly delineated on the planning application drawings. Within The Centre and Cookstown, the Planning Authority will

apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.

### Signage, Pedestrian Wayfinding and Advertising

In addition to the provisions of the county Development Plan, pedestrian wayfinding signage contributes to promoting the formation of a legible urban environment. Clear directional signs are an essential element in helping people to locate the many attractions of the area along the most appropriate route in a safe and efficient manner. South Dublin County Council aims to implement a pedestrian wayfinding system, which will be designed to help the pedestrian to move around Tallaght and to find destinations easily. The emphasis of a wayfinding system is on key cultural, civic and religious places of interest, rather than commercial services. The system can comprise two complementary elements. The first element is map panels which contain ‘heads up’ maps which are cropped from a master map. The second element is a network of high quality finger panels. A comprehensive network of directional signage will significantly enhance legibility in the urban environment, and in particular improves the visitor experience of the area. The Planning Authority aims to review the

*The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses.*

existing pedestrian signage in the area and expand into a Pedestrian Wayfinding System which will provide a basis for a more coherent system of pedestrian signage. Future planning applications in the area will be required to submit details of all public realm signage as part of planning applications and integrate with the emerging wayfinder system.

The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses. In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.



## 9.4 Early Childhood and Education

The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- Suitability of the site for the type and size of facility proposed;
- Availability of play space;
- Public transport access, car parking and drop off facilities for staff and customers;
- Nature of the facility (full day care, sessional, after school, etc);
- Number of children to be catered for;
- Intended hours of operation; and
- Impact on residential amenity.

In significant site redevelopments, childcare facilities should be purpose built, preferably at ground floor level.

## 9.5 Healthcare Facilities

Large medical centres and group practices will be favourably considered in Tallaght, subject to the land use zoning. Planning applications for medical surgeries/ practices/centres should include details of proposed professional medical (commercial) activities, proposed number of practitioners and support staff, and intended hours of operation.

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## 9.6 Energy Efficiency, Passive Solar Design and Recycling

All new development within the Plan should seek to be as energy efficient as possible by utilising renewable energy sources and passive solar design techniques. This process is to be documented via the Design Statement to confirm that best practise methods have been followed in regard to energy efficiency and accompanied by shadow diagrams to demonstrate solar access levels and the impacts of any overshadowing on surrounding lands.

The Design Statement should also address the following:

- Orientation: Buildings and the main living spaces within individual dwellings should be orientated to the south to maximise solar access.
- Elevation treatment: Glazing should be maximised along the southern elevations of a building to maximise sunlight penetration and minimised along the northern elevation to reduce heat loss.
- Water Recycling: Landscaping within common areas should be irrigated by rain water.
- Flexible Design: The layout of apartments and offices should be flexible to provide open plan layouts that maximises the penetration of natural light during the warmer months and to allow for

compartmentalisation to retain heat during the cooler months.

- Additional Measures: All schemes should embrace the latest innovations and technological advances in environmentally sustainable design.
- Recycling facilities should be accessible to all residential units and commercial premises including on site where appropriate.

Detailed shadow diagrams shall be submitted for any significant new development demonstrating solar access and the impacts of overshadowing at 9am, 12pm and 3pm on the 21st of June and 21st of March/September.

Direct solar access shall normally be provided to a minimum of 50% of areas of private and communal open space for a minimum of 2 hours between 9am and 3pm on 21st of March/September, or as otherwise acceptable in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2018, or as otherwise superseded) in respect of dual aspect. This standard shall also generally apply to existing development where additional overshadowing occurs as a result of new development.



## 9.7 Noise

Development proposals with the potential to give rise to significant noise impacts may require a Noise Impact Assessment and mitigation plan to minimise noise disturbances and protect the amenities of the area. The Planning Authority will promote and require proposals to demonstrate the principles of good acoustic design and implement the Professional Practice Guidance (ProPG). Acceptable internal and external noise levels will be determined having regard to BS8233:2014 and the World Health Organisations recommendations. The Planning Authority will carefully consider the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.

## 9.8 Safety and Security

Passive security measures are commonly placed under the heading of Safer-by-Design. These design measures involve applying key design principles to the urban environment which seek to increase the perception of safety and reduce opportunities for criminal or anti-social behaviour.

The integration of passive security measures can be encouraged by applying key principles of Safer-by-Design methods. It should be noted that the principles that guide Safer-by-Design measures should not be considered in isolation. Rather, they should be applied throughout the design process from site analysis and concept to detailed design. These principles can be addressed as part of the Design Statement.

The Design Statement should, as a minimum, address the following key principles of Safer-By-Design:

- Layout and orientation: Buildings should be positioned so that they front and overlook the public domain. Buildings should also form a perimeter around areas of communal or private open space;
- Access and movement: Routes and access points should be well defined. Whilst permeability should be a priority,

the number of routes through a site needs to be carefully considered. Too many routes though a small area will dilute activity levels;

- Mutual surveillance: All areas of the public and communal open space should be overlooked by development. Furthermore, the overlooking of property from these areas should not be prevented by visually impermeable barriers such high walls;
- Visually permeability openings. Any shutters or gates used to secure shop fronts, car park and other entrances should be least 50% see-through;
- Active interfaces: The number of opening and transparent surfaces should be maximised at the ground floor level where fronting public or communal areas;
- Definition of space: Public, communal and private spaces should be well defined, preferably by non intrusive measures such as changes in landscaping treatment;
- Management and maintenance: All public and communal spaces should be regularly maintained and effectively managed to ensure they are kept in good order;
- Good lighting: All public areas are to be well lit using an effective combination

of light sources such as upward facing reflective lighting, wall mounted lighting, bollard lighting and ground lights. All light sources should transmit 'white light';

- Clear lines of vision: Pedestrians should have clear surveillance of walking routes. Hidden edges, variable setbacks at ground floor level, blind corners, recessed entrances and other enclaves should be designed out of a development;
- Well defined openings: All entrance and exit points should be clearly defined by highlighting architectural details;
- Location of facilities: All publicly accessible facilities that may be the target of vandalism or theft should be centrally located and overlooked, such as play equipment, ATMs, public telephones and bicycle racks;
- Mixed Use Development: Where appropriate, development should contain a range of land uses that promote around the clock activity; and
- CCTV: The use of CCTV should be considered in areas that may become the target of vandalism or theft such as ATMs, car parks, public telephones and bicycle racks.



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## 9.9 Surface Treatments

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In an urban environment, street surfaces must be of the highest quality to promote a sense of place and legible street environment. This shall be addressed as part of the Landscape Plan and Design Statement (refer also to section 2.6.2 of the plan).

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