

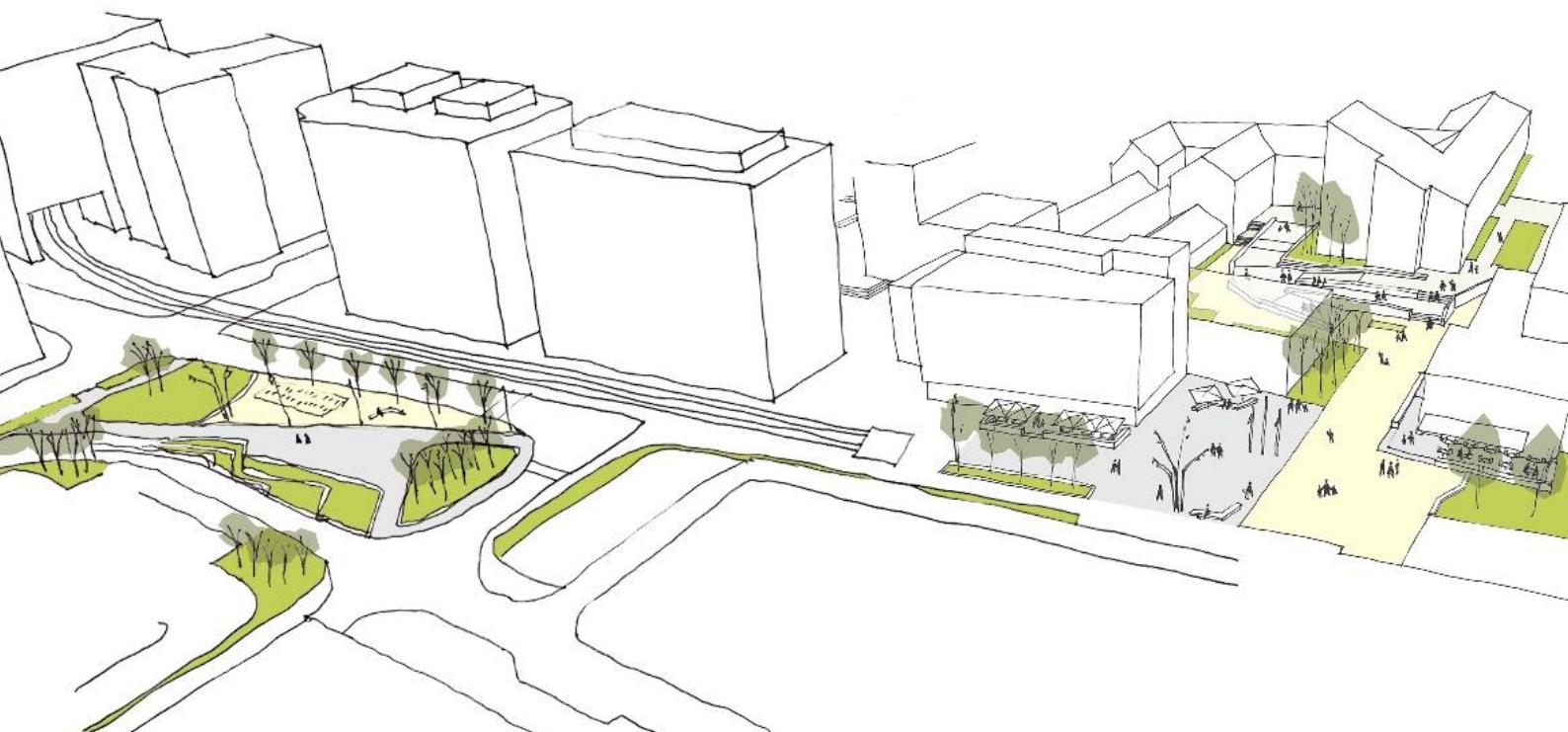
COUNTY ARCHITECTS REPORT

PROPOSED NEW PUBLIC SQUARE AT TALLAGHT LUAS STOP AND IMPROVED PUBLIC SPACE IN FRONT OF RUA RED ARTS CENTRE AND THE CIVIC THEATRE, TALLAGHT, DUBLIN

Process under PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)
PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL
GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS
AMENDED).

Consultation Process stage.

This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.



Issued July 2021

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Proposed Development on a site located at Tallaght Luas Stop and public space in front of Rua Red Arts Centre and The Civic Theatre, Tallaght, Dublin
County Architect: Senior Executive Architect: Architects:	Eddie Conroy FRIAI Therese Pender MRIAI Architectural Services Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p><i>Part 8 (Public Consultation Schemes)</i></p> <p><i>Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the objector's names along with a summary of the points made by them and the Local Authority's response.</i></p> <p><i>Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal.</i></p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p><i>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</i></p> <p><i>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.</i></p> <p><i>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.</i></p> <p><i>Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The</i></p>

public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 (as amended) sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 (as amended) provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours – via the Planning Portal. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

The application is referred to internal works Departments in the Council – (Roads, Water, and Drainage).

In the case of protected structures the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council.

The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. (There are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8.

At the end of the period for observations/submissions, the proposing Department completes a report on the public display for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report.

A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development’ – as per Section 179(4)(b) of the Planning and Development Act 2000 (as amended).

The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function.

The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts set out the requirements in full.

Public Notice:

South Dublin County Council - Proposed New Works

Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council:

PROPOSED NEW PUBLIC SQUARE AT TALLAGHT LUAS STOP AND IMPROVED PUBLIC SPACE IN FRONT OF RUA RED ARTS CENTRE AND THE CIVIC THEATRE, TALLAGHT, DUBLIN

Development of public realm works totaling approximately c. 0.5 Ha at lands adjoining Belgard Square West, Tallaght (The Square) Luas Stop and The Square Carpark, and a second red line area abutting Tallaght Cultural Quarter including:

- delivery of a new public square adjacent to the existing Tallaght Luas stop and the future proposed Bus Connects interchange, along with an improved public space in front of Rua Red Arts Centre. The two spaces will be a continuation of the Tallaght public realm scheme from Cookstown to the County Hall as approved under separate Part 8 application reg. ref: SD208/0005 in 2020. This proposal is supported by URDF funding as part of Project Ireland 2040.
- Proposed works to include a new information point totem and feature streetlights
- Proposed works to include extension of outdoor seating to Rua Red and Betelnut cafes to include parasols, tables and chairs and associated works

All ancillary site development and landscape works, including public lighting, repaving, furniture, seating, pathways, planting, surface water drainage, boundaries, and road surface upgrade to part of Blessington Road.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment (EIA) under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Due to Covid-19 restrictions, plans and particulars of the proposed scheme will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from Thursday 5th August 2021 only by appointment at the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, and available online on the Consultation Portal.

<http://consult.sdblincoco.ie>

Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows: Online at

https://consult.sdblincoco.ie up to 11.59pm on Thursday 16th September 2021

Or

Written submissions not later than 4.30pm, on Thursday 16th September 2021

Please address your submission to:

A/Senior Executive Officer,
Planning Department,
South Dublin County Council,
County Hall, Tallaght, Dublin 24 YNN5

NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. It should be noted that the Freedom of Information Act, 1997-2006 (as amended) applies to all records held by South Dublin County Council.

Planning Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.

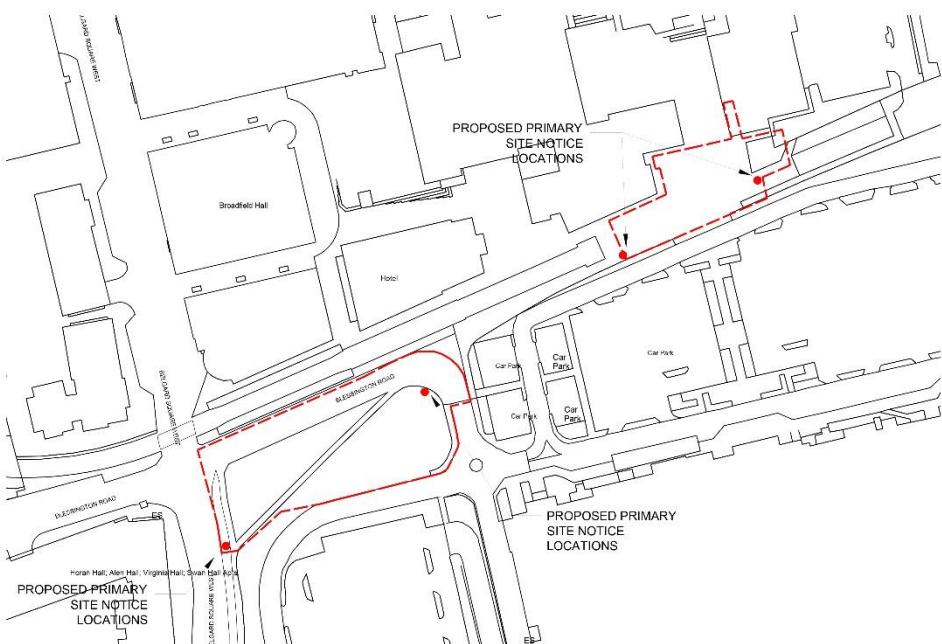
Visit www.southdublin.ie for all your information needs

Date site notice erected: 05/08/2021

Context:

The proposed site is located in the centre of Tallaght, South Dublin County. The proposed development is situated at lands adjoining Belgard Square West, Tallaght (The Square) Luas Stop and The Square Carpark, and a second red line area abutting Tallaght Cultural Quarter. The site comprises an area of c. 0.5 Ha.

The design originally prepared by Aecom on behalf of Bus Connects Team at the NTA has been modified by the Architects Department to deliver the mobility hub ahead of the adjoining Bus Connects scheme and development on the Squares lands. The proposal also includes an area forward of the Civic Theatre and Rua Arts Centre which will visually join the approved Part 8 Scheme for Tallaght Public Realm SDCC REG. REF: SD208/0005, in the adjoining Chamber Square to the subject proposals at Mobility Hub.

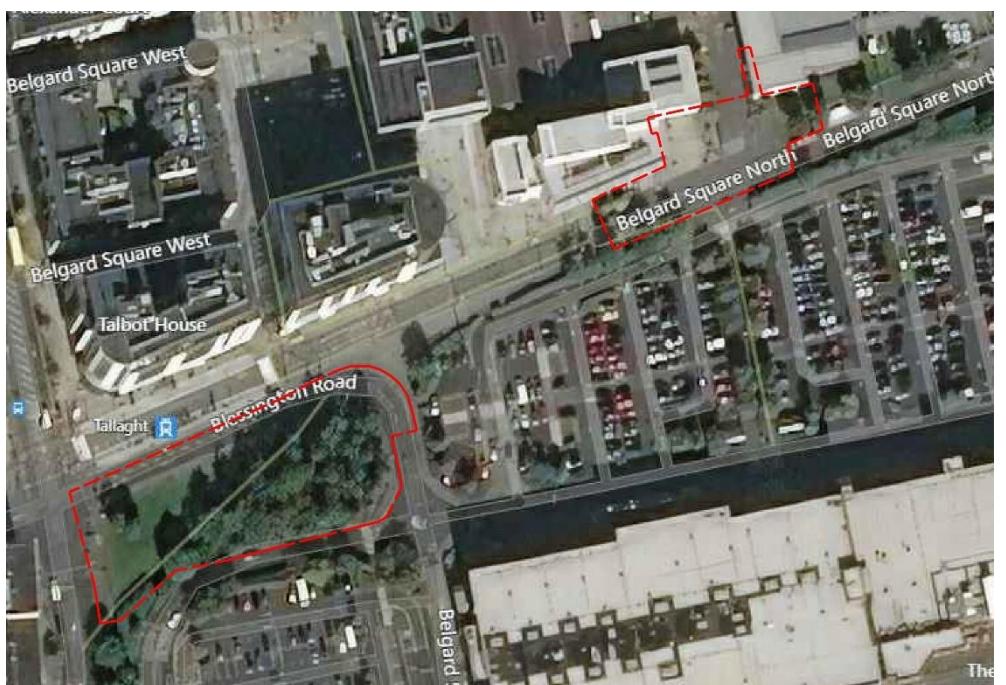
Location

02 LOCATION PLAN
SCALE = 1:1000 @A1, 1:2000@A3

LEGEND
— SITE BOUNDARY
● PROPOSED PRIMARY SITE NOTICE LOCATIONS



Aerial view of area (Google)



Aerial view of area (Bing Maps)



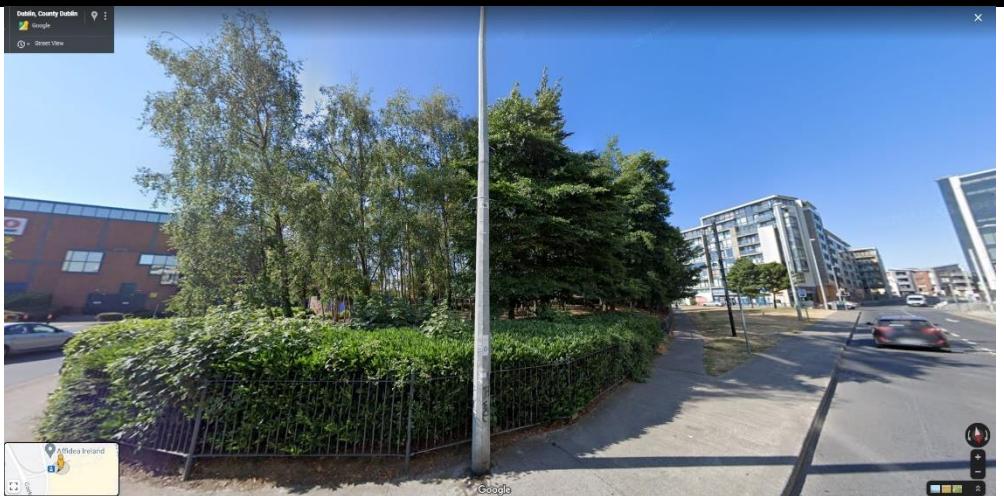
View of Public Realm at Tallaght (The Square) Luas Stop from NW Corner of Site (Google)



View of Public Realm at Tallaght (The Square) Luas Stop from SW Corner of Site (Google)



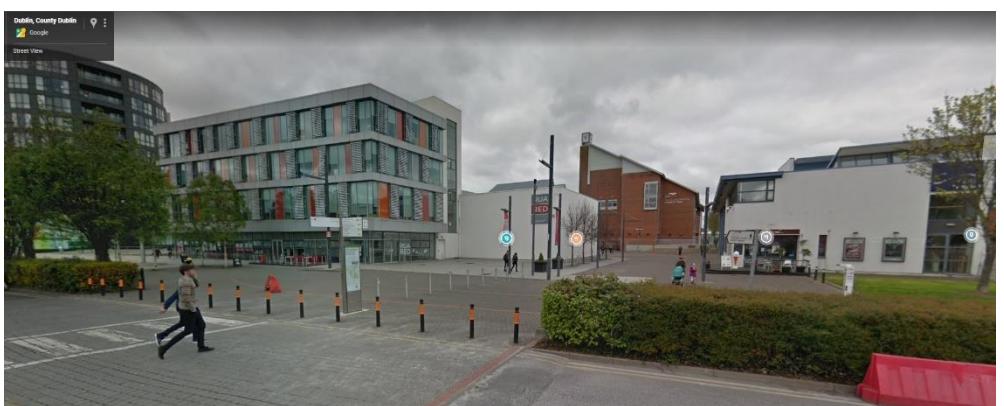
View of Public Realm at Tallaght (The Square) Luas Stop from SE Corner of Site (Google)



View of Public Realm at Tallaght (The Square) Luas Stop from NE Corner of Site (Google)



View of Public Realm adjacent to Tallaght Cultural Quarter from West Side of Site (Google)

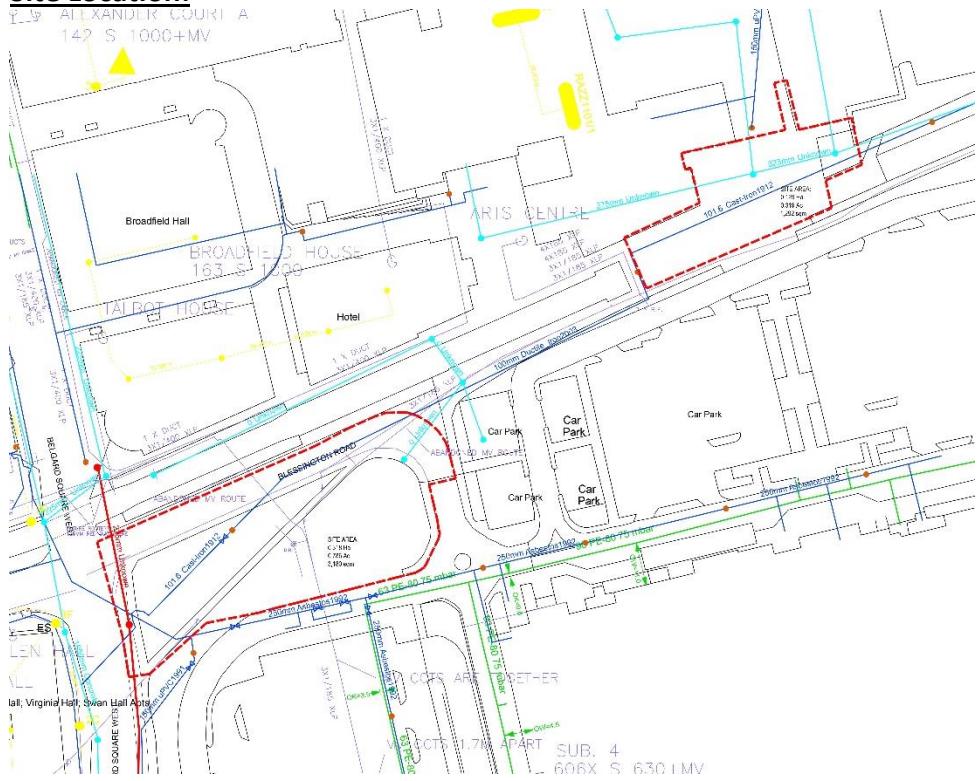


View of Public Realm adjacent to Tallaght Cultural Quarter from South Side of Site (Google)

Proposed Mobility Hub:

There is

Site Location:



LEGEND

SITE BOUNDARY

ESB

MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

BORD GAIS

DISTRIBUTION PIPE (MEDIUM PRESSURE)

VIRGIN MEDIA

VIRGIN MEDIA

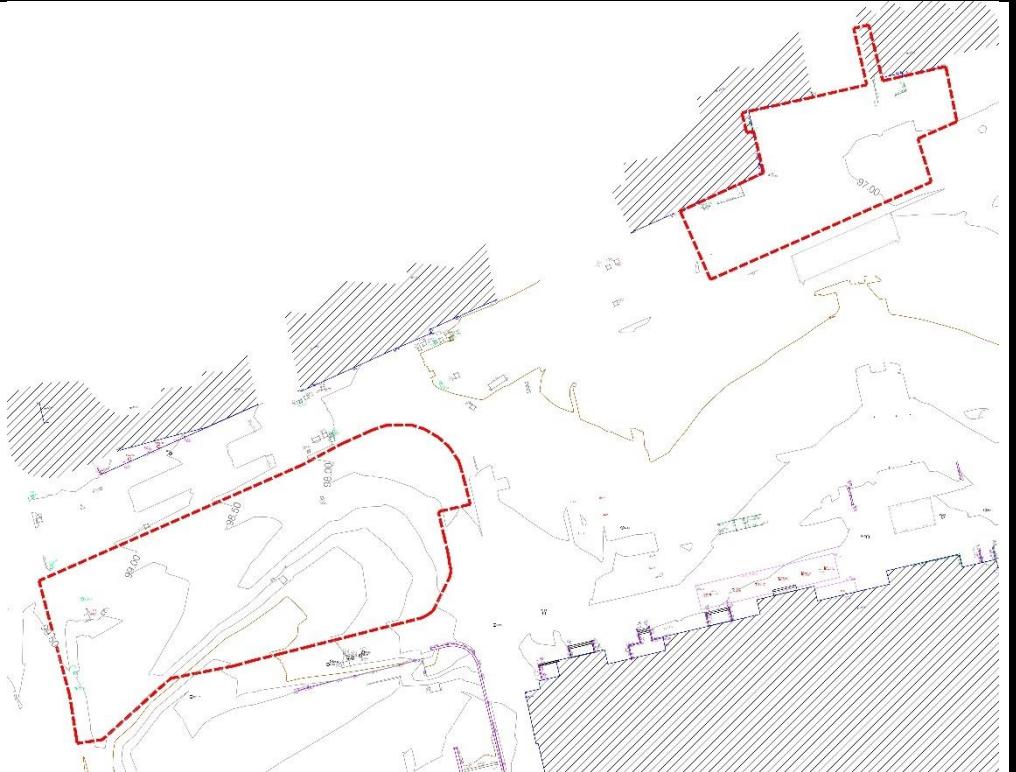
1W

..... WATER MAINS

SEWER MAINS

Site Constraints

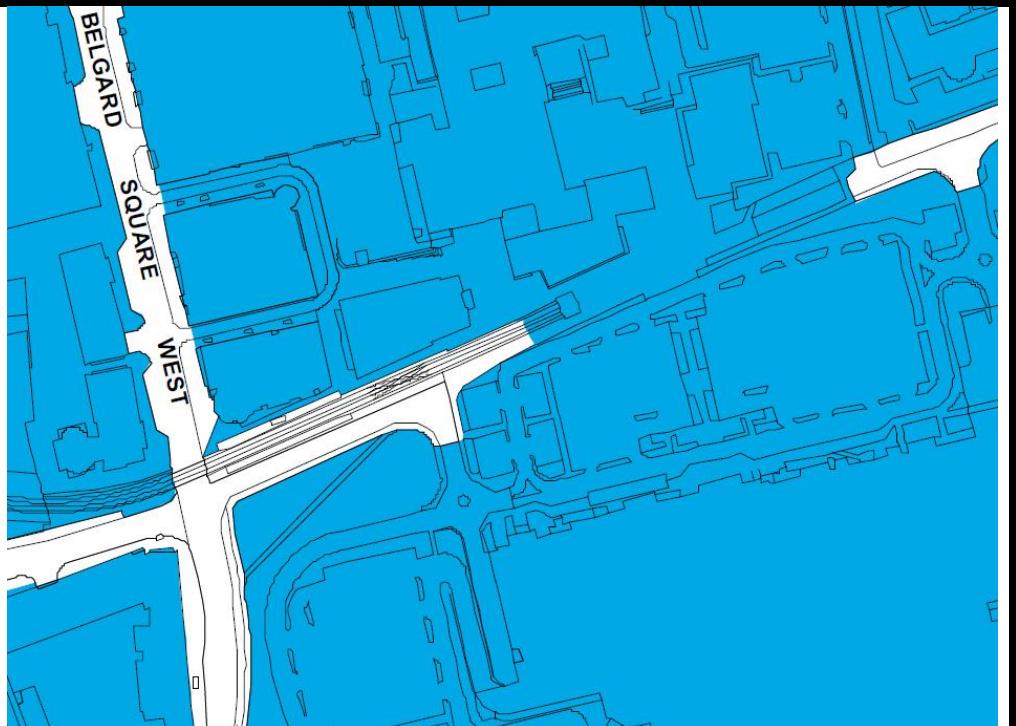
All services are available, and the development proposed is has been considered as part of an overall planning / zoning for the area.



Site Contours Map

The site south of Tallaght Luas Stop has a fall of approx. a 1.5m from west to east and 1.5m – 2m level change from north to south.

**Planning / Zoning
for the site**



Zoning Map for Area

Objective TC

To protect, improve and provide for the future development of Town Centres



Land Use Zoning

Under the “South Dublin County Council Development Plan 2016 – 2022”, the lands are zoned – Zoning Objective TC with an objective ‘To protect, improve and provide for the future development of Town Centres.’

Table 11.5: Zoning Objective 'TC': 'To protect, improve and provide for the future development of Town Centres'

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements/Advertising Structures, Bed & Breakfast, Betting Office, Car park, Childcare Facilities, Community Centre, Conference Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Hospital, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units, Nightclub, Nursing Home, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Offices over 1,000 sq.m, Off-Licence, Open Space , Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Residential, Residential Institution, Restaurant, Retail Warehouse, Retirement Home, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Social Club, Sports Facility, Veterinary Surgery.
Open for Consideration	Allotment, Crematoria, Industry-General, Motor Sales Outlet, Outdoor Entertainment Park, Recycling Facility, Science and Technology Based Enterprise, Service Garage, Transport Depot, Traveller Accommodation, Warehousing, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park- Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Wind Farm.

The land use zoning table for TC indicates that the proposed land use is 'permitted in principle' and therefore acceptable under the development plan.

Planning Policy Context

The national, regional and development plan policies are the following:

National and Regional Policy

Project Ireland 2040 National Planning Framework, Government of Ireland, 2018.

Urban Design Manual; A Best Practice Guide, A Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government, (2008).

Design Manual for Urban Roads and Streets Department of the Environment, Community and Local Government and ***Department of Transport, Tourism and Sport (2013)***.

Regional Planning Guidelines for the Greater Dublin Area 2010-2022, Dublin Regional Authority & Mid-East Regional Authority, (2010).

Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, Department of the Environment, Heritage and Local Government, (2009).

The Planning System and Flood Risk Management - Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government & OPW, (2009).

Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice, Building Research Establishment, (1991).

Smarter Travel – A Sustainable Transport Future. A New Transport Policy for Ireland 2009 – 2020, Department of Transport, (2009).

National Cycle Manual – National Transport Authority (June 2011).

RSES (Regional Spatial and Economic Strategy) / Dublin

MASP (Metropolitan Area Strategic Plan)

SDCC Development Plan (2016-2022)

Tallaght Town Centre Local Area Plan (2020)

Relevant Policy in South Dublin County Council Development Plan 2016 – 2022

CORE STRATEGY (CS) Policy 2 Metropolitan Consolidation Towns

It is the policy of the Council to support the sustainable long-term growth of Metropolitan Consolidation Towns through consolidation and urban expansion.

Transport and Mobility (TM) Policy 3 Walking and Cycling

It is the policy of the Council to re-balance movement priorities towards more sustainable modes of transportation by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment.

TM3 Objective 2

To ensure that connectivity for pedestrians and cyclists is maximised in new communities and improved within existing areas in order to maximise access to local shops, schools, public transport services and other amenities

TM3 Objective 3

To ensure that all streets and street networks are designed to prioritise the movement of pedestrians and cyclists within a safe and comfortable environment for a wide range of ages, abilities and journey types.

Section 7.1.0 Water Supply & Wastewater

Policy IE1 Water & Wastewater

It is the policy of the Council to work in conjunction with Irish Water to protect existing water and drainage infrastructure and to promote investment in the water and drainage network to support environmental protection and facilitate the sustainable growth of the County

Section 7.2.0 Surface Water & Groundwater

Policy IE2 Surface Water & Groundwater

It is the policy of the Council to manage surface water and to protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.

Section 7.3.0 Flood Risk Management

Policy IE3 Flood Risk

It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive.

Tallaght Local Area Plan

The Tallaght Local Area Plan also outlines the design intent for Plaza and Squares is to connect the mixed-use area and shall be designed to the highest quality, taking into account:

- quality of materials,
- variety of sub spaces,
- links into and across the squares and spaces and
- maintenance and management of the spaces over time.

The objectives of the Tallaght Local Area Plan (2020) include:

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 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)

Assessment

Upgraded public realm works are proposed to 2 sites. The design originally prepared by Aecom on behalf of Bus Connects Team at the NTA has been modified by the Architects Department to deliver the mobility hub ahead of the adjoining Bus Connects scheme. The proposal also includes an area forward of the Civic Theatre and Rua Red Arts Centre which will visually join the Part 8 Scheme for Tallaght Public Realm, in the adjoining Chamber Square to the subject proposals at Mobility Hub.

Total Site Area – Approximately c. 0.5 Ha

Existing Urban Square Upgrade

Interventions proposed in this Part 8 will support the future Bus Connects Scheme proposed by the NTA adjacent to the Tallaght (The Square) Luas Stop and the URDF funded public realm scheme approved at Chamber Square. Adapting and improving the use of these lands will unlock the potential of the sites, encourage pedestrian movement through the heart of Tallaght's Cultural Centre and enable year-round public engagement in cultural events and activities, animating the spaces and giving more things to see and do in the centre of the town. The spaces will be fed by and feed into improved public realm, cultural institutions, attractions and activities. The addition of outdoor seating in both squares will help to animate the spaces for daytime and night-time use.

The sites are not within areas of Archaeological Interest or Architectural Conservation Areas. The sites do not contain any protected structures or National Monuments.

Appraisal of Existing Square

The primary subject site, referred to as the Mobility Hub, an area of land adjoining Tallaght Luas Stop is a green area with a concrete path running through it. Long stemmed deciduous trees border the southeast half of the site and sit behind a metal railing. Some of these trees will be retained, protected and adopted into the new scheme. The proposal will introduce a new public square into this area that will link into the NTA proposed Bus Connects Scheme.

A second red line boundary, the existing public realm area adjacent to Rua Red Arts Centre and The Civic Theatre is predominantly hard standing. The proposal is for the upgrade of some of the existing pavement surfaces and furniture that will tie into the approved URDF funded public realm scheme at Chamber Square. The proposal will also include for more outdoor seating to the cafes on the square.

Project Description and Design

The proposals in this Part 8 Planning Proposal Package show a lively, innovative and durable landscape and public realm which integrates existing and proposed new development into its surrounding context. The proposals include open spaces and key links for this expanding part of the town centre and new urban quarter.

The proposed design is centred on providing a landscape that animates the space and encourages movement from the Bus Connects site up towards Chamber Square and Tallaght's Cultural Quarter.

The landscape proposal has been developed in close collaboration with the various department of South Dublin County Council and has been adopted from Aecom's NTA Bus Connects design. With reference to the Tallaght LAP the proposal facilitates access requirements for emergency vehicles, drainage, attenuation and services. The landscape proposals are designed to attract users and encourage pedestrian movement in the short term but also to complement future development plans for the proposed Bus Connects Scheme. The proposal offers the following important landscape and public realm opportunities:

1. Universal access as an underlying principle throughout all of the proposed spaces;
2. Safe and secure public realm;
3. New seating through the proposed public realm;
4. Attractive, innovative and multi-functional landscape;
5. Linking of existing upgraded urban spaces and routes with new spaces and links that will expand a redefined and integrated network for movement and activity within Tallaght Town Centre;
6. The unlocking of a new urban quarter for Tallaght Town Centre;
7. Improved biodiversity with a variety of new vegetation proposed throughout the proposed public realm;
8. Improved visual integration to urban fabric of Tallaght's existing public realm.



Proposed site plan & section



Screening for Appropriate Assessment	<p><i>The Screening for Appropriate Assessment report has been prepared by Caas Ltd. on behalf of South Dublin County Council (the applicant), as part of a planning application for the proposed Mobility Hub at Tallaght Luas Stop, Dublin 24.</i></p>
	<p><i>The proposed development is located in a highly urbanised area of Tallaght, located in Southwest Dublin. The proposed development involves the construction of a Mobility Hub and landscaped area at Tallaght Luas Stop on Blessington Road, Co. Dublin.</i></p> <p><i>The proposal involves the development of two sites along the Tallaght Luas stop, one located at the Blessington Road and Belgrave Square West junction (approx. 0.31 ha in area), and the other located between Rua Red café and the Civic Theatre (approx. 0.13 ha in area).</i></p> <p>Conclusion of AA Screening Report: Concluding Statement</p> <p><i>This stage one screening for AA of the proposed Mobility Hub at Tallaght Luas Stop, Dublin 24 finds that the proposed development is not likely to have significant effects on any European sites.</i></p> <p><i>The AA screening process has considered potential effects which may arise during the construction and operational phases as a result of the implementation of the project. Through an assessment of the pathways for effects and an evaluation of the project characteristics, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant adverse effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.</i></p> <p><i>The proposed development is 3.17 km away from the closest SAC and 7.31 km away from the closest SPA. Given the nature of the proposed work, the scale and the localised and temporary nature of the potential effects, the proposed project will not lead to any significant effects in-combination with effects arising from any other plans or projects.</i></p> <p><i>It is concluded that the proposed development is not foreseen to give rise to any significant adverse effects on any designated European sites, alone or in combination with other plans or projects. This evaluation is made in view of</i></p>

	<i>the conservation objectives of the habitats or species for which these sites have been designated. Consequently, a Stage Two AA (NIS) is not required.</i>
Screening for Environmental Impact Assessment	<p>A preliminary examination was carried out prior to the screening.</p> <p>Conclusions and Recommendations taken from EIA Screening Report:</p> <p><i>It is considered that the Mobility Hub at Tallaght Luas Stop in Co. Dublin does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.</i></p> <p><i>This conclusion is based on an objective review of the proposed development, including its characteristics, location, and the likelihood of it causing significant environmental impacts. The screening has followed the relevant legislation and has had regard to the relevant guidance.</i></p>
Landscape / Site	<p>An arborist has been engaged by South Dublin County Council to provide specialist advise for this project. The works will be, where appropriate, overseen by a suitably qualified arborist.</p> <p>Part of the site adjacent to Tallaght (The Square) Luas Stop is of existing grassed and planted area. The Southeast boundary of the site has a thicket of trees and bushes along sloped land. The existing landscape of this part of the site is substandard.</p> <p>Provision is made for retaining and protecting some of the trees along the eastern edge. New tied landscaped raingardens are proposed along the south boundary. A line of new trees is proposed along the north edge of the site.</p> <p>The proposed square will be hard landscaping with landscape features and fittings, seating and lighting.</p> <p>The existing public square at Rua Red Arts Centre and The Civic Theatre is hard landscaping. It is proposed to upgrade the existing paving surface in this area.</p>
Ancillary Works to Project:	Re-routing of existing services
Project Partners	Architects & Land Use, Planning and Transportation Department
Site / Services Constraints :	All major existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Internal Comments	Will be reported at final stage of Part 8.
Surface Water & Attenuation	Surface water - requires to be fully scoped. The services network is readily available adjacent to the site. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.
Roads	Only minor road surface upgrades are proposed to part of Blessington Road.
Irish Water	No known diversions.

Contract:	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. It is currently proposed that the project will be delivered in tandem with the Tallaght Public Realm project.
July 2021	Eddie Conroy FRIAI County Architect