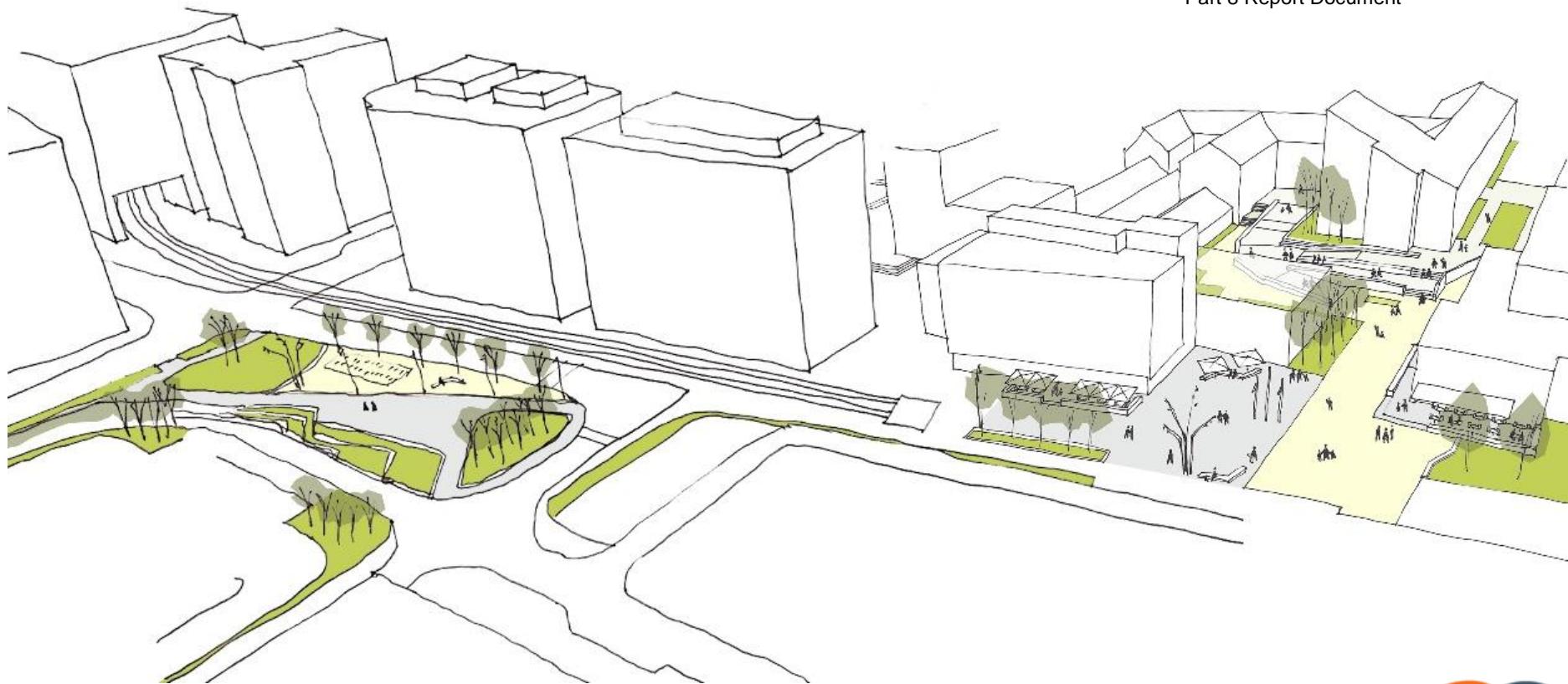


TALLAGHT PUBLIC REALM

PROPOSED PART 8 MOBILITY SQUARE AND ASSOCIATED LINKS

Project: Tallaght Public Realm

Part 8 Report Document



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1.0 Introduction



Aerial view of area (Google) Site Outlined in red

The objective of this report, in line with the requirements of the Planning and Development Regulations, is to describe the nature and extent of the proposed development and the principal features thereof.

The proposal is for the 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 and The Civic Theatre. The two spaces will be a continuation of the Tallaght public realm scheme from Cookstown to the Council building as approved by the Council in 2020. This proposal is supported by URDF funding as part of Project 2040.

This report should be read in conjunction with the CA Report, AA & EIA Screening documents.

It should also be read in line with the following drawings:

- 20017_Part 8_01_Site Constraints Plan
- 20017_Part 8_02_Proposed Drainage Plan
- 20017_Part 8_03_Site Layout Plan - Mobility Hub
- 20017_Part 8_04_Site Layout Plan - Rua Red
- 20017_Part 8_05_Section A-A&B-B_Mobility Hub
- 20017_Part 8_06_Section C-C_Rua Red
- 20017_Part 8_07_Axonometric

2.0 Planning and Policy Context



Zoning map for area

Objective TC

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

The planning policy for the area is laid out in the following documents:

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

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

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

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.

3.0 Site Assessment



Existing site at Tallaght Luas Stop



Location of proposed upgrade works at entrance to Chamber Square

The proposed site is located in the centre of Tallaght, South Dublin County. The site comprises an area of approximately c. 0.5ha. A substantial part of the site adjacent to Tallaght (The Square) Luas Stop is of existing grassed area. The South East boundary of the site has a border of trees and bushes. The existing landscape of this part of the site is substandard. An AA & EIA Screening accompany this report.

Provision is made for retaining and protecting some of the trees along the eastern edge. New tiered landscaped rain gardens are proposed along the south boundary. A line of new trees is proposed along the north edge of the site.

The proposed square will be hard landscaping with landscape features and fittings, seating and lighting.

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 and provide more outdoor seating, an information point and a wayfinding streetlight.

4.0 Mobility Hub Proposal



Proposed site plan & section

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 existing parcel of land at Tallaght Luas Stop is a green area with a concrete path running through it. Long stemmed deciduous trees border the south east 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.

5.0 Public Realm Upgrade adjacent to Tallaght Cultural Quarter



Proposed site plan

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 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.

The proposal seeks to reinvigorate the urban square reinforcing existing desire lines, meeting and stopping places as well as high quality features.

6.0 Accessibility & Movement



Proposed site section through proposed square at Mobility Hub

Accessibility and movement through all spaces is an integral underlying principle of the design proposals. All spaces are level access and any changes in level incorporate gentle ramps into the design. Any areas of steps will have the required handrails and hazard warning paving. Proposed gentle sloped access routes will be considered in terms of the gradient of the slope and incorporate landings where required.



Proposed site section at Rua Red and Betelnut

Cycle connectivity and Parking

Adjacent to the new public square proposed at the Mobility Hub location are cycle parking stands.



Fig 1. Square adjacent to Tallaght Cultural Quarter



Fig 2. Light Granite Paving

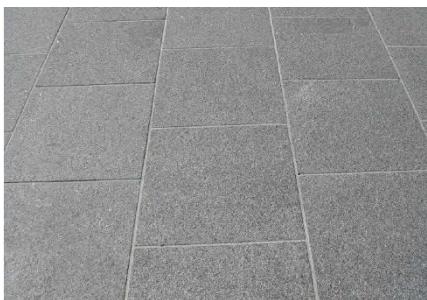


Fig 3. Dark Granite Paving



Fig 4. In-situ concrete with decorative finish

7.0 Proposed Materials

The selection of paving and other materials is determined by proposed function, longevity and durability. The selection of both surfacing and furniture is determined by function, but materials chosen also provide cohesion and contrast throughout the proposed public realm. The materials chosen will tie in with the URDF funded public realm scheme approved outside Chamber Square.

7.1 Surface Materials

Primary direct pedestrian and cycle circulation is proposed as a durable, limited range of neutral materials with robust construction, such as in-situ concrete with a decorative finish, e.g. exposed aggregate grinded finish. Upgrade surface finishes are proposed. The existing cobblelock finish is to be replaced with a silver granite paving for the pedestrianised only area, and a poured concrete finish in the area that will also double as an access road for deliveries only.

The design also includes graphics on the ground surface in selected areas to encourage informal play, for interest or to suggest pedestrian/ cycle movement.

The hard landscaping proposed adjacent to the Mobility Hub is to be made up of light and dark granite paving.



Fig 5. Corten Planters



Fig 6. Totem Information Point



Fig 7. Feature Street Bench



Fig 8. Way finder street lighting

7.2 Furniture

The proposed furniture strategy is designed to provide a distinct identity to the public realm areas in Tallaght, but also taking into consideration practical issues with regard to maintenance and cost.

In the area adjacent to Chamber Square a range of corten steel and timber elements are proposed for the more standard street furniture. Seating elements are proposed to encourage rest, gatherings, events performance, etc.

In the area adjacent to the mobility hub large distinctive benches are the preferred option: concrete benches which form an edge to the tiered planted areas offer an opportunity for seating.

Illustrated on this page is a range of furniture proposed as special pieces throughout the landscape. These are included to encourage visitors into the spaces and encourage them to stay and enjoy the new public realm.



Precast Concrete Benches



Precast Concrete Benches





Mobility Hub Proposal



8.0 Proposed Soft Landscape

8.1 Tree Planting

The design proposal includes replanting of 3no. trees to the public realm adjacent to Chamber Square. The Mobility Hub site will include for the protection and retention of some of the existing trees, and the planting of a row of trees along the northern boundary. The proposed trees species are selected for longevity, suitability to local soil conditions and microclimate and biodiversity (native species). Biodiversity gardens are proposed in tiers along the southern boundary.

8.2 Lawn

The design proposals integrate retention of lawned area. The detail design will include careful considerations around maintenance and durability of design details.

8.3 Biodiversity

The landscape design proposals proactively address the issue of biodiversity in terms of the primary design intent and in terms of management of the landscape. Good horticultural practice will be implemented in order to maximise the expected lifespan of the planting.



Street Tree

