

COUNTY ARCHITECTS REPORT

Proposed Development consisting of:

A new Heritage Centre for Tallaght at Old Blessington Road, Tallaght, Dublin 24, to the east of the Civic Theatre

**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 August 2023

| COUNTY ARCHITECTS REPORT – Part 8 – Display / Consultation | |
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| Project Title: | Tallaght Heritage Centre Proposed development consisting of a new Heritage Centre for Tallaght at Old Blessington Road, Tallaght, Dublin 24, to the east of the Civic Theatre. |
| A/County Architect: Senior Architect Senior Executive Architect: | Cian Harte MRIAI Therese Pender MRIAI Patrick Harrington 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> <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 observer'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> <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 dependent on the particular circumstances and impact of the proposal, though such meetings are not prescribed 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> |

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The 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 the 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

PART 8 PUBLIC NOTICE

**Planning and Development Act 2000 (as amended)
Planning and Development Regulations, 2001 (as amended)
Notice of Proposed Development By A Local Authority**

Location:

Old Blessington Road, Tallaght, Dublin 24, to the east of the Civic Theatre

Nature & Extent of the Proposed Development:

Pursuant to the requirements of the above, South Dublin County Council (SDCC) hereby give notice to construct the following development on SDCC land at Old Blessington Road, Tallaght, Dublin 24, situated to the east of the Civic Theatre.

The development will consist of a new Heritage Centre for Tallaght with a gross floor area of c. 870 sq.m. The development comprises of:

- i. Construction of a new two-storey structure which will accommodate gallery and exhibition spaces, multi-purpose room, reception, external terrace, and all of the required supporting spaces including storage, welfare facilities, services and bin storage;
- i. Removal of existing boundary fence, removal existing bottle-bank and bike lockers, removal of 39 no. existing surface car-parking spaces to facilitate development;
- i. All associated site works to include hard and soft landscaping including courtyard garden, planting, 20 no of bicycle parking spaces, lighting, signage and all associated site and development works.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2014/52/EU, and the Planning Authority has concluded that there will be no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of publication of this notice,

apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal website (<http://consult.sdublincoco.ie>) during the period from 8th August 2023 to 6th September 2023.

Submissions

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be situated may be made in writing up to the 21st September 2023 and can be made as follows;

On South Dublin County Council's **Public Consultation Portal website <http://consult.sdublincoco.ie>** under Consultation by midnight on 21st September 2023.

In writing to the **Head of County Promotion Unit, Economic, Enterprise and Tourism Development, County Hall, Tallaght, Dublin 24**, to be received **on or before 5.00pm on 21st September 2023**, submissions should be labelled **"Tallaght Heritage Centre"**.

NOTE: Please make your submission by one medium only. All submissions should include your name and a contact address. Only submissions received as set out above will be considered. Submissions cannot be accepted in any other format or to any other postal 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.

South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie and all personal data will be retained in line with statutory requirements.

Signed: Director of Economic, Enterprise and Tourism Development
South Dublin County Council

Website: www.sdcc.ie

Date of Public Notice: 3rd August 2023

General

This Report contains a summary of relevant aspects of the proposed development. This report is to be read in conjunction with all other Part 8 drawings and reports which contain more detailed information and background to the proposed development.

Context:

The subject site is located on existing SDCC lands, adjacent to the existing Civic Theatre. The site is currently part of an existing SDCC car park, used by council and Civic Theatre staff, and customers.

The site is approximately 0.24 hectares and is bounded by an office development “Killakee House” to the east, Old Blessington Road to the south the existing SDCC car parking area to the north and the Civic Theatre to the east. In addition to containing parking the subject site contains some elements of soft landscaping, existing trees, and a variety of street furniture including lighting, bottle banks, bike lockers and boundary fencing. Some of these elements will be removed or modified to facilitate the proposed development as described on the Part 8 drawings.

The proposed development, a landmark Heritage Centre building, will complement and form an important addition to Tallaght’s existing cluster of cultural facilities which includes Rua Red Arts Centre, the Civic Theatre and Tallaght Library HQ. The proposed centre will be an addition to existing heritage projects in the SDCC area including the Round Tower Heritage Centre in Clondalkin, the Hellfire Club / Montpelier Hill, Rathfarnham Castle and Pearse Museum.

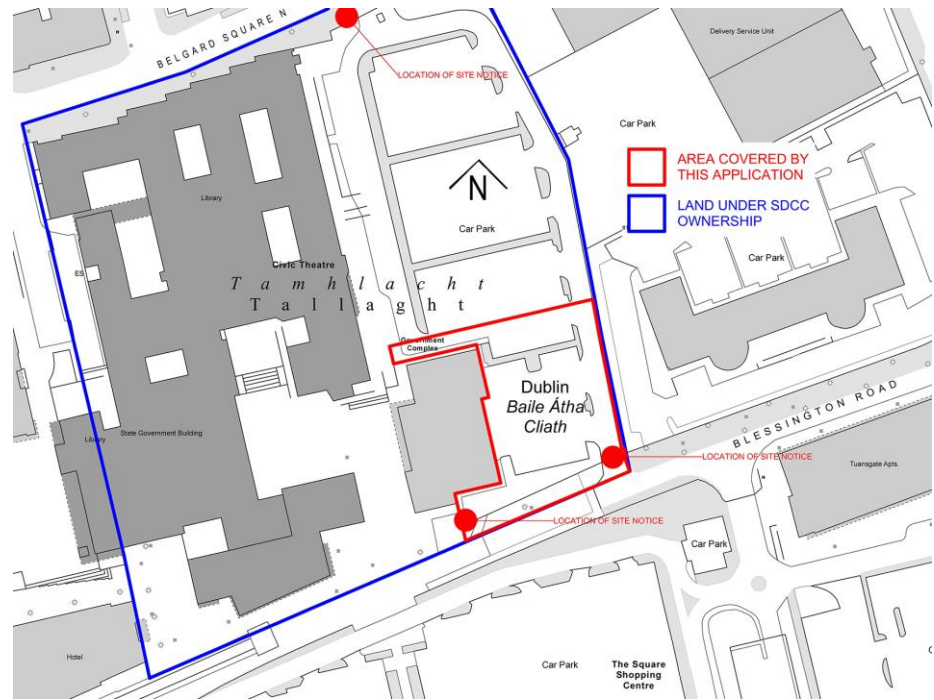
The proposed development, together with existing retail, community and cultural infrastructure will enhance the vibrancy and attractiveness of Tallaght Town Centre, as an urban focal point for the growing population of the area.

The site is strategically located adjacent to Tallaght Shopping Centre and car-park to the south and the Red Luas line. Tallaght (The Square) Luas stop is located 200m to the east of the subject site.



Figure 1 - Subject Site Indicating red-line boundary (Source: Google)

Site Layout Plan with existing condition - Not to scale



Site Context Images



Subject Site as viewed from Old Blessington Road (Source: Google)



Existing site, directly adjacent to the existing Civic Theatre, looking west.



Existing street-front to the site, looking east along old Blessington Road



Existing site, from old Blessington Road looking north east.



Existing site, looking south towards Civic Theatre and The Square Tallaght

Site Constraints

All required services are available on the subject site, and the proposed development has been considered as part of the overall planning/zoning for the area. The overall site rises gradually from south to north however no significant slope or other topographic constraint was identified. Existing topographic and utilities surveys have been carried out on the site. Further site investigations will be carried out post-planning stage to ensure all underground services have been identified and that any impacts on the design of the proposed development can be considered and taken into account prior to construction.

Planning Context

Planning / Zoning for the site



Extract from South Dublin County Development Plan 2022-2028 Zoning Map 9

USE ZONING OBJECTIVES

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

LEGEND:

NTA Greater Dublin Cycle Network Plan 

Land Use Zoning

The subject site is located within Tallaght Town Centre. The site is zoned 'TC' Town Centre in the South Dublin County Development Plan 2022-2028 with the objective 'to protect, improve and provide for the future development of Town Centres'. The proposed development of a County Heritage Centre, comprising cultural and educational use, is permitted in principle within the Town Centre zoning.

Planning History

A search of the South Dublin County Council Planning Database identified there are no planning applications of relevance applicable to the subject site. An outline of the planning history of the subject site and the surrounding context is set out in the planning report prepared by McCutcheon Halley Planning Consultants and included in the Part 8 application.

Planning Policy Context in South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 highlights that as the County Town, Tallaght has an important role to play as a centre for arts and culture. It seeks to support development of arts and cultural facilities through a series of Policies and Objectives including:

Policy COS11: Arts and Cultural Facilities - Facilitate and support the continued development of arts and culture within the County.

COS11 Objective 5: To ensure that arts and cultural facilities are accessible to all members of the community.

COS11 Objective 6 - To pursue the development of a Heritage Centre in Tallaght Village within the lifetime of the County Development Plan. The construction of a Heritage Centre on the subject site is consistent with the land use zoning applying to the site, permissible subject to compliance with the relevant development plan standards. The proposed development also accords with South Dublin County Council's development objectives for arts and cultural facilities as set out in the County Development Plan.

QDP7 Objective 2: *To actively promote well-designed streets and public spaces that provide for active frontages and 'live' edges that feel safe, secure and attractive for all to use.*

QDP11 Objective 2: *To promote the use of structural materials that have low to zero embodied energy and CO2 emissions and ensure a wood-first policy on public buildings funded or part-funded by the Council.*

SM7 Objective 2: *To limit the availability of workplace parking in urban centres to discourage car commuting, where alternative transport options are available.*

It is considered the proposed development accords with relevant objectives as set out in the County Development Plan. Compliance with Development management Standards is set out in section 6.3.3 below.

Planning Policy Context in Tallaght Town Centre Local Area Plan (July 2020)

The Tallaght Town Centre Local Area Plan (LAP) was adopted in July 2020 and aims to provide a strategic framework for the sustainable development of Tallaght Town Centre. The LAP seeks to deliver high quality housing and well-connected neighbourhood areas with a strong sense of community and social cohesion. It seeks to promote prosperity and opportunity in terms of employment, economic development and tourism, while ensuring the conservation and enhancement of green infrastructure and built heritage.

The subject site is located in "The Centre" neighbourhood area within the Tallaght Local Area Plan and is earmarked for development. The plan aims to encourage new development on existing areas of surface car parking including at the subject site, as can be seen by the indicative block structure

shown in Figure 3 below.

Key Objectives of the LAP pertaining to the subject site include:

TC1: Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.

TC8: Encourage new development on existing areas of surface car parking and support in principle the relocation of existing surface parking and roof parking spaces associated with The Square in new multi- storey and/or underground car parks, subject to high quality urban design and integration with the objectives of permeability and mixed-uses in the Centre neighbourhood.

ED 10: It is the policy of the Council to safeguard and promote Tallaght's natural, cultural and built heritage assets as an integral part of the County's tourism and leisure sector and to continue to support and grow this sector in order to enhance the County's economy.

Objective UF2; To promote a mix of uses in a manner that creates a sustainable and active area.

Objective UF3: 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.

Extract from Tallaght Local Area Plan 2020 'Overall urban Structure (The Centre)'



The LAP contains a building height strategy aimed at implementing the vision and objectives for each neighbourhood area. The building height standards applicable to this Town Centre site provide for between 3 to 6-storeys (non- residential). The proposed development comprises a landmark building with 2 floors of accommodation however the

overall form of the building will be equivalent to a structure of 3-4 storeys. This is achieved through use of tall floor to ceiling heights required for an civic / exhibition type building and the use of a tall roof form designed – amongst other things - to bring light from above in to the exhibition and other activity spaces below.

The scale of the building will be in line with the immediately adjacent Civic Theatre building, ensuring that the scale of this new development shall complement the existing context.

Density requirement as contained in the Tallaght LAP for “The Centre” neighbourhood outlines a plot ratio range between 1.5:1 (low) and 2:1 (high). However, site restrictions and the nature of the proposed development don’t allow for a plot ratio higher than 0.5:1 at the subject site.

Recognising that the LAP height and density standards provide for buildings of between 3 to 6-storeys and a plot ratio range of 1.5:1 – 2:1 at this location, a contextual block layout accompanies this planning application – see extract below - to demonstrate how the proposed Heritage Centre will strengthen the establishment of a distinct cultural quarter at this location within the Town Centre and how its immediate environs may be developed to accommodate higher density residential and employment uses in line with the LAP building height and density strategy for this neighbourhood area.

As part of this planning application a long-term strategy for the remainder of the Civic Car Park site under SDCC ownership has been developed in order to contextualise the proposed building in terms of scale and function in the existing build environment and potential future developments. An indicative conceptual block layout drawing was prepared for the whole Civic Car Park to demonstrate an overall development which meets the density requirements as set out in the LAP.

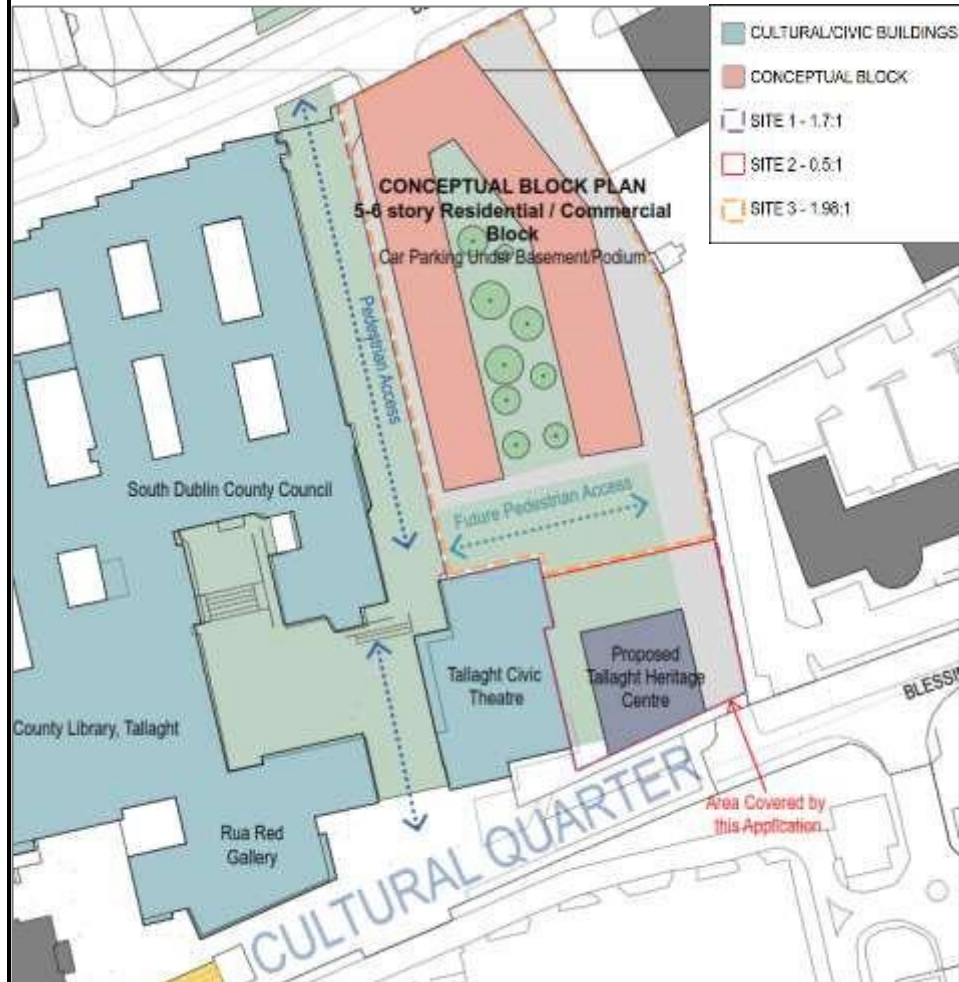
The long-term strategy for the whole site is to provide a series of multi-use buildings with active mixed use frontage towards Belgard Square North and the public realm. It is envisaged that the lands to the north of the Heritage Centre site will be developed in the future as a mixed-use scheme incorporating commercial and residential elements. As indicated in the Contextual Block Layout, this future development could potentially comprise a 5-6 storey development with a courtyard and parking at podium and basement level.

The potential development, as indicated below, is consistent with the building height standards and can achieve a plot ratio of 1.98:1 and therefore can achieve the density (plot ratio) requirement of 1.5:1 - 2:1, as set out in the LAP. Taking into account the whole car parking site including the proposed Heritage Centre with a plot ratio of 0.5:1 an overall density of 1.7:1 can be achieved across the site, which is consistent with the plot ratio range envisaged by the LAP.

This approach also allows for modulation and variety in built form of a large site in the Town Centre while still ensuring that the overall height and density targets reflected in the Tallaght LAP are achieved.

Given the above, it is considered the proposed development of a County Heritage Centre on the subject site is consistent with the aims and objectives outlined in the Tallaght Town Centre Local Area Plan 2020.

Future Development and Contextual Block Layout



Planning Policy Context – Other Sources

Other national, regional and local planning and development policies and guidance which have informed the design of the proposal include:

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).

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).

Sustainable Drainage Explanatory Design and Evaluation Guide. SDCC (2022).

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).

Development Management Standards

The planning report prepared by McCutcheon Halley Planning Consultants sets out in detail the relevant development standards applicable and a statement of compliance.

Summary

The development of the proposed Heritage Centre building on the subject site is consistent with the planning policies and objectives pertaining to the site and is in line with the zoning provisions of the South Dublin County Development Plan 2022-2028 and the Key Objectives of the Local Area Plan for the area. The proposed development achieves the principles of proper planning and sustainable development and is consistent with National, Regional and Local Planning policy.

Please refer to Planning Statement prepared by McCutcheon Halley Planning Consultants for further detail on the planning context.

Project Description and Design

Proposed development consisting of a new Heritage Centre for Tallaght at Old Blessington Road, Tallaght, Dublin 24, to the east of the Civic Theatre.

Site area: 0.24 hectares

Proposed Building Area: 870m²

The Architectural Design Statement prepared by McCullough Mulvin Architects and the Planning Statement prepared by McCutcheon Halley Planning Consultants contain a comprehensive description of the proposed development, its design intent and influences and a description of how the proposed development has been considered to site within its context to create a positive contribution to the streetscape and the existing cultural quarter.

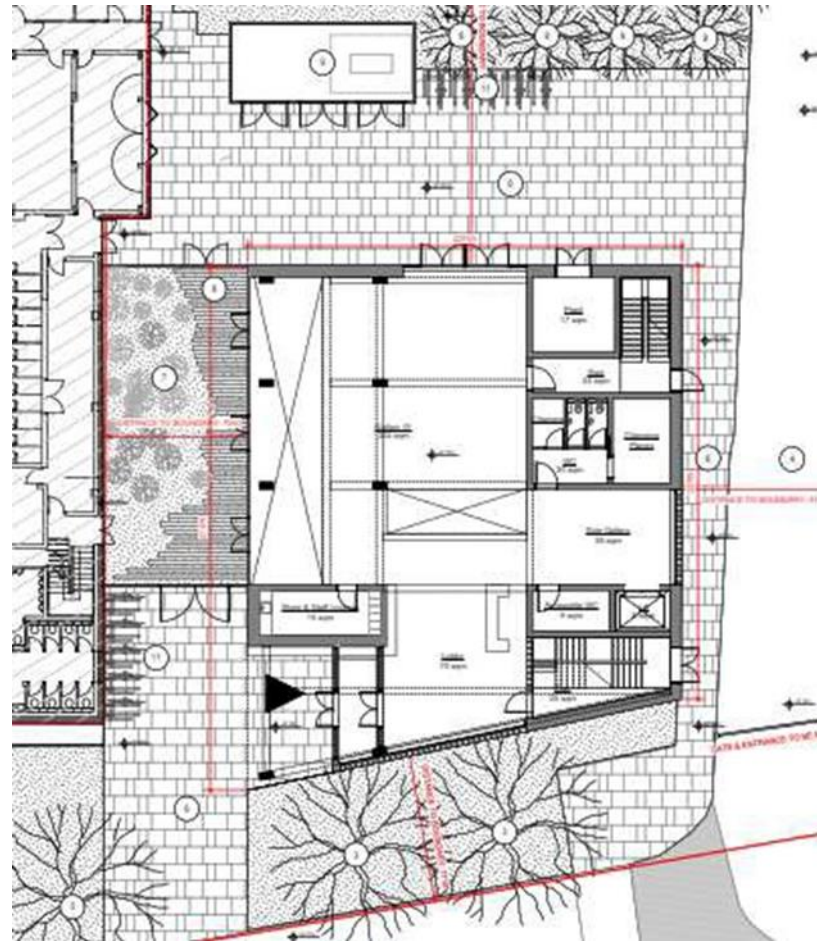
The Tallaght Heritage Centre is a landmark building for Tallaght Town Centre which will sit along-side other facilities forming a cultural quarter including the Civic Theatre, Rua Red, County Hall, and the County Library. The proposal is located at the south end of the public realm development (currently on site) that will link the civic center of Tallaght to the Innovation Centre (Work IQ) to the north, playing an important role in defining and activating this new civic corridor in the heart of Tallaght Town.

The Heritage Centre will serve as a vital community resource, fostering engagement with the history and legacy of Tallaght and the County while also helping to make tangible the future vision for the town. This will be done through interactive and interpretive exhibitions tailored to the space by EPIC Consultants. The internal spatial arrangement will help create continuity between exhibition spaces and their respective programmes, while also allowing for flexibility for how the space is used in the future.

The building concept is simple and clear – this will be a simple metal-clad form with a saw tooth roof that directly expresses its materiality and provides varied space internally for display of the exhibits relating to the heritage of Tallaght.

The building is open and feels like a place for people to come and go; the whole South entrance elevation is permeable; every corner of the building is universally accessible. This is a new type of public building for the 21st century; it is about work and about opportunity - about history, identity and accessibility. People passing will see it, be drawn to it, and understand that this is a place where they could be - it is non-exclusive.

The Heritage Centre is divided over two floors however the overall form will be commensurate with a building of 3-4 storeys in height giving the building sufficient civic scale to sit comfortably in its context. The proposal has a strong “saw-tooth” roof-form bringing north-easterly light to the exhibition spaces and providing the building a distinctive and memorable iconography within its civic context. The form also connects the building in scale with the adjacent Civic Theatre and also echos the mono-pitched roof form of the Civic Offices, visually connecting the new civic corridor that will be defined by the public realm project connecting the Town Centre to the Innovation Centre to the North.



Proposed Ground Floor Plan – not to scale



Tallaght Heritage Centre Contextual Elevation - - not to scale

The ground floor of the project follows the grain of the public realm, running along the diagonal of the Old Blessington Road. An entrance is carved out at the south-west corner, making it clearly identifiable as the entrance to the Heritage Centre even from a distance, such as from the Rua Red Gallery or the termination of the Luas line.

The ground floor allows for permeability across the site. Coming through the entrance, which is visually connected to the streetscape, an open exhibition space spills out to the garden to the west, in between the Heritage Centre and the Civic Theatre, and to the north; opening out onto the external space shared by the Civic Theatre looking toward the Innovation Centre. As part of this proposal, the stage door access and all fire related egress requirements from the Civic Theatre are maintained.

The building is designed and organized to provide a series of flexible spaces which can be used in a variety of ways to accommodate a series of exhibition and gallery type spaces. The intention is to provide a mix of permanent exhibition elements and spaces to accommodate changing

temporary exhibitions, events and activities.

The rational layout of the spaces and the circulation and other services spaces allow for maximum flexibility in uses. Carefully placed voids, lighting from above, views and garden spaces (including a terrace space at first floor level) will further help to orientate the visitor, provide dynamic visual connections to the town and enhance the enjoyment of the buildings users.



Render of Proposed West Elevation

Materials

The building is designed so that the materiality is expressed, both inside and out. The construction materials, the components, and the processes used to manufacture them will be carefully considered under current sustainability principles with a view to reducing embodied carbon and making systems as passive and efficient as possible.

The materials proposed are a simple palette of metal cladding with aluminium glazing systems externally. The structure of the building is intended to be in timber – utilising current technologies in glu-lam and CLT timber: this is the most sustainable way to build currently and the ethos for this building will act as a leader for buildings commissioned by SDCC. The building will be clad with sinusoidal metal cladding made from recycled steel. The steel panels can be fully recycled at the end of their life. The use of dry connections also lends to the recyclability of the material and for the reparability of the façade, prolonging the overall life of the building. Stone wool insulation and aluclad windows – aluminium externally and timber internally – will complete the thermal envelope and complement the material palette to both internal and external elevations.

**Screening for
Appropriate
Assessment**

The Screening for Appropriate Assessment report has been prepared by McCutcheon Halley Planning Consultants on behalf of South Dublin County Council (the applicant), as part of the Part 8 application.

In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council must assess whether the proposed development could have 'likely significant effects' on any Natura sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts.

Conclusion of AA Screening Report: Concluding Statement:

The AA Screening report for Appropriate Assessment is based on the best available scientific information, applies the precautionary principle and shows that the proposed development of a Heritage Centre at Old Blessington Road, Tallaght, Dublin 24, poses no risk of likely significant effects on Natura 2000 sites either alone or in combination with other plans and projects.

In reaching this conclusion, the nature of the project and its potential relationship with all European sites within the zone of influence have been fully considered. Therefore, it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites. Based on this conclusion it is submitted that the Competent Authority can determine, based on objective scientific information, that an Appropriate Assessment is not required.

**Screening for
Environmental
Impact Assessment**

The Screening for Environmental Impact Assessment report has been prepared by McCutcheon Halley Planning Consultants on behalf of South Dublin County Council (the applicant), as part of the Part 8 application.

Conclusion of EIA Screening Report: Concluding Statement:

It is considered that the proposed site intensification of the existing salt storage facility adjoining the Deadman's Inn, Old Lucan Road, Dublin 20 does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report is required for it.

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.

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| <p>Environmental Analysis</p> | <p>A detailed report on the environmental analysis and impact of the proposed development has been carried out including analysis of daylight, sunlight, solar gain and energy and carbon impacts.</p> <p>The report demonstrates the County Heritage Centre will comply with all relevant, appropriate standards, with no significant negative impacts on the surrounding buildings or amenity spaces. The building will be a highly efficient and sustainable addition to the local environment.</p> <p>Please refer to the Environmental Analysis Report carried out by IN2 Engineering Design Partnership for further details.</p> |
| <p>Access</p> | <p>The building sits within the streetscape and is accessed from the public footpath, the ground floor entrance level is set in line with the footpath outside and complies with principles of universal access. The large passenger lift is centrally located for all to use. The main stairs is gentle and designed for universal access. A second stairs to the rear will provide an alternative means of escape.</p> <p>It is proposed to maintain the existing vehicular access and roadway to the south of the site and the existing gate will be reinstated following construction. The existing space to the stage door of the Civic Theatre is to be maintained and upgraded and this space will allow for service access to both buildings as well as having potential to accommodate outdoor activities for both buildings if required. Existing fire escape from the Civic Theater will be via the upgraded service space and proposed new garden space between the buildings. The detail of this will be managed as part of the fire certificate application.</p> |
| <p>Car Parking and Provision of Cycle Parking</p> | <p>In order to facilitate the new Heritage Centre, surface car parking spaces at this location will be removed from the council car-park (39 No. spaces) and it is not proposed to provide additional or replacement car parking as part of the proposed development. This approach is consistent with Key Objective TC8 which encourages new development on existing areas of surface car parking. Given the site's proximity to Luas and bus services it is also in line with policy which promotes reduced car dependence in favour of sustainable transport modes.</p> <p>Bicycle parking is provided for this building in excess of the Development Plan requirements. Storage will be provided for 20 bicycles</p> |
| <p>Fire Strategy</p> | <p>Michael Slattery & Associates have undertaken a review of the design of the proposed Tallaght Heritage Centre Building and provided input to the development of the design by McCullough Mulvin Architects to ensure compliance with Part B (Fire) of the Building Regulations and other relevant Codes of Practice. Strategies for means of escape, access, internal and external fire spread, compartmentation and structural fire protection are considered in the design of the building and these will be subject to Fire Certificate application process post-planning. Please refer to Architectural Design Statement for further detail.</p> |

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| <p>Landscape and Public Realm</p> | <p>The proposed development included a strategy for a series of hard and soft landscaped spaces to integrate the proposed development into its surroundings and to work as part of the proposed SUDS strategy.</p> <p>A landscape concept has been prepared to inform the design of the proposed development. It aims to improve biodiversity and sustainability in the urban setting of the site location and improve accessibility to the site. Overall, the proposed development will improve the landscape appearance of the subject site which is currently a hardstanding surface car park.</p> <p>The landscaping proposal includes the planting of 4 native trees to the north of the proposed building. A landscaped courtyard and a balcony are included in the design scheme and the planting pallet for these areas will be selected with regard to the 'Councils Actions to Help Pollinators: All Ireland Pollinator Plan 2015- 2020'. The selected planting mix will include shade friendly species as well as being robust and low maintenance. This will increase the ecological value of the site for fauna and contribute to the biodiversity of the local area.</p> <p>Detailed engagement will take place with SDCC Parks section in the development and detail design of external spaces, coordination of SUDS proposals and including appointment of landscape architect post planning if required.</p> |
| <p>Plant and Communications</p> <p>Refuse Storage</p> | <p>Initial connection enquiry has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development.</p> <p>New connections shall be required to the nearest relevant Telecom providers.</p> <p>The refuse for the building will be stored at ground floor level to the North of the building within a covered lockable cage screened by planting. The movement of the large bin units will be managed by the private management company and placed on the roadside at a time suitable for weekly collections. There is no requirement for a refuse truck to enter the site. The current refuse storage area for the Civic Theatre will be incorporated into the new store for the Heritage Centre.</p> |
| <p>Flood Risk</p> | <p>There has been no historical flood incident within the proposed development site and the application area is outside Flood Zones A and B in accordance with the OPWs Planning and Flood Risk Management Guidelines for Planning Authorities.</p> <p>Development in this zone is appropriate from a flood risk perspective (subject to assessment of flood hazard from sources other than rivers and the coast) and where it meets the normal range of other proper planning and sustainable development considerations.</p> <p>Please see Engineering Services Report prepared by OCSC for further detail.</p> |

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| Ancillary Works to Project: | Connection to existing local services (drainage, water, gas, electrical, telecoms) Alteration / Upgrading of existing landscaping and open space. |
| Project Partners | Economic, Enterprise and Tourism Directorate South Dublin County Council |
| 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 and SUDS strategy. | <p>The surface water strategy for the proposed development is to include a number of Sustainable Drainage Systems (SuDS), wherever practicable, prior to discharging an attenuated flow to the existing storm sewer. Development discharge rates will be restricted to the greenfield runoff equivalent, and SuDS are designed in accordance with best practice and the CIRIA C753, 2015 (The SuDS Manual) guidance material, and SDCC's SuDS Design and Evaluation Guide, 2022. The SuDS comprised in the new development's surface water drainage network are heavily integrated with the landscape features, wherever practicable, and will consist of: Bioretention System/Rain Garden, Pervious Paving and Suds Tree Pits.</p> <p>The use of green and blue roof SUDS measures were reviewed and evaluated for inclusion in the scheme but not brought forward:</p> <p>Please see Engineering Services Report prepared by OCSC for further detail.</p> |
| Irish Water, Water Supply and Foul Drainage | <p>Irish Water record drawings indicate that there are two existing foul sewers running under the footprint of the proposed development and thus are required to be diverted to accommodate the development:</p> <ul style="list-style-type: none"> ▪ 150mm diameter foul sewer which traverses the site travelling in a north-west to south-east direction; ▪ 225mm diameter foul sewer to the southern boundary of the site travelling in a west to east direction. <p>All foul effluent generated from the proposed development is to connect, via a private outfall chamber, to the public system with location to be agreed with Irish Water. Please refer to OCSC Drawing "Proposed Foul Drainage Layout" and Engineering Services Report prepared by OCSC for further detail. for further details.</p> |
| Roads Roads Access | <p>There are no new roadways proposed as part of the proposed development. Existing access to council car park and existing access roadway will be retained at the southern end of the site. Existing road access and capacity are within acceptable and safe limits.</p> <p>Requirements for safe pedestrian and cycle access have been considered and will be improved where possible through the design of the public realm proposals and in conjunction with the Active Travel section of SDCC and parks Department.</p> |

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| Invasive Non- native Species (INNS) | No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded on the site visit. |
| County Heritage Officer | The EIA screening indicates no evidence of the breeding places of species protected under the Wildlife Act. |
| Contract: | The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract. |
| August 2023 | Cian Harte A/County Architect |