

Planning Statement

Proposed Part VIII Development at Old Blessington Road, Tallaght, Dublin 24

on behalf of South Dublin County Council

August 2023



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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Executive Summary

This Planning Statement has been prepared by McCutcheon Halley Chartered Planning Consultants (MH Planning) on behalf of South Dublin County Council (SDCC) in respect of the proposed Part 8 planning application for a proposed Heritage Centre on lands at Old Blessington Road, Tallaght, Dublin 24. The purpose of this report is to provide an assessment of the proposal against relevant policies and objectives contained within the South Dublin Development Plan 2022-2028 and Tallaght Town Centre Local Area Plan 2020, as well as national and regional policy.

The site which this application relates to is zoned 'TC' Town Centre in the South Dublin County Development Plan 2022-2028 where the proposed development of a County Heritage Centre, comprising cultural and educational use, is permitted in principle. Therefore, the principle of the proposed development is considered to be consistent with the land use zoning objectives for the subject site.

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. 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

The application site offers a unique opportunity for South Dublin and will transform this under-utilised brownfield site into a vibrant new urban quarter in conjunction with the wider Cultural Quarter. The architectural approach demonstrates the Council's commitment to delivering a well-designed innovative new building.

The design and layout of the proposed development will ensure the highest standards of urban design and sustainability are achieved, in a manner that responds to the surrounding cultural, civic, residential, transport and commercial uses in this strategic urban location. The proposed Heritage Centre development which forms part of this Part 8 proposal, achieves the principles of proper planning and sustainable development and is consistent with National, Regional and Local Planning policy.

1. Introduction

This Planning Statement has been prepared by McCutcheon Halley Chartered Planning Consultants (MH Planning) on behalf of South Dublin County Council (SDCC) in respect of the proposed Part 8 planning application for a proposed County Heritage Centre on lands at Old Blessington Road, Tallaght, Dublin 24. The purpose of this report is to provide an assessment of the proposal against relevant policies and objectives contained within the South Dublin Development Plan 2022-2028 and Tallaght Town Centre Local Area Plan 2020. Other statutory policy instruments are also referenced.

The proposed Part 8 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;
- ii. Removal of existing boundary fence, removal existing bottle-bank and bike lockers, removal of 39 no. existing surface car-parking spaces to facilitate development;
- iii. 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 promotes urban consolidation and sustainable development on an underutilised serviced site within Tallaght Town Centre. It provides for an efficient use of appropriately zoned (Town Centre) and serviced land and would deliver an engaging cultural space. The centre is located adjacent to the Civic Theatre and will form part of a wider cultural quarter in the centre of Tallaght which includes Rua Red Arts Centre, the Civic Theatre and the County Library. Overall, it is submitted that the proposed development is consistent with the principles of proper planning and sustainable development.

The layout and design of the proposed Heritage Centre has been informed by consultation with the relevant Departmental bodies at South Dublin County Council.

The application is accompanied by a comprehensive suite of reports and drawings to assist the decision-making process which include:

- Drawing Suite prepared by McCullough Mulvin Architects
- Architectural Design Statement prepared by McCullough Mulvin Architects
- Planning Statement prepared by MH Planning

- Appropriate Assessment Screening Report prepared by MH Planning
- EIA Screening Report prepared by MH Planning
- Engineering Services Report prepared by OCSC
- Proposed Drainage and Watermain Drawings prepared by OCSC
- Environmental Analysis Report prepared by IN2
- Site Lightning Report & Drawing prepared by IN2
- Archaeological Study prepared by Archaeological Projects.

In accordance with Part 8 of the Planning and Development Regulations 2001 (as amended), Part 8 applications are subject to public consultation and the application shall be made available for public inspection.

2. Site Location and Context

The subject site is located in Tallaght Centre, to the east of the Tallaght Civic Theatre with a car parking area to the north, an office development “Killakee House” to the east and Old Blessington Road to the south. The site measures approximately 0.24ha (2,410sq.m) in size and currently forms part of the Civic Car Park, used by Council and Civic Theatre staff and customers. The overall site rises gradually from south to north however no significant slope or other topographic constraints apply to the site.

The proposed development, a landmark Heritage Centre building, will compliment and form an important addition to Tallaght’s existing cluster of cultural facilities. 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)



Figure 2 - Subject Site as viewed from Old Blessington Road (Source: Google)

3. Planning History

This Section provides details of the relevant planning history for the subject site and other relevant planning applications within the surrounding area.

A search of the South Dublin County Council Planning Database identified there are no planning applications of relevance applicable to the subject site. Details of approved development in the immediate locality are provided in **Table 1** below.

Reg. Ref. & Decision	Development Description
Applicant:	Development of public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County

Reg. Ref. & Decision	Development Description
<p>South Dublin County Council, Application Under Part 8</p> <p>SDCC Ref. SD208/0005</p>	<p>Council lands to the south and north of Belgard Square North, Tallaght including: Proposed new public space at Innovation Square; Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m; Proposed new Belgard Square North/Airton East West pedestrian link street; Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street; Redevelopment of County Hall Pedestrian Link; Redevelopment and reprofiling of levels within Chamber Square; Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark; All ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries.</p>
<p>Applicant: South Dublin County Council, Application Under Part 8</p> <p>SDCC Ref. SD208/0012</p>	<p>Construction of a new Innovation Centre for Tallaght which extends to c 2,980sq.m in a bespoke standalone building on SDCC land east of the new link road connecting Fourth Avenue and Belgard Square North, Tallaght. The scheme comprises: a new four storey structure, which will accommodate Town hall, reception and café at street level engaging with new Public Square (which forms part of a separate Part 8 application); Three levels of flexible office accommodation- to support start up enterprise.; New access road to the north of the site, to include the provision of 11 new car parking spaces; Associated site works to include secure bicycle parking, an integrated ESB sub station, plant, landscaping, lighting and signage and other support facilities.</p>
<p>Applicant: Landmarque Belgard Development Company Limited</p> <p>SDCC Ref. SHD3ABP-313606-22</p> <p>ABP Ref. TA06S.313606</p> <p>Decision: Live Case</p>	<p>On a site bound by Belgard Road (R113) to the east, Belgard Square North to the North, Belgard Square East to the west and Clarity House to the south, demolition of all existing structures on site (with a combined gross floor area of c. 3625sq.m); The construction of a mixed-use residential development set out in 3 blocks including a podium over a basement, ranging in height from 2 to 13 storeys (with core access above to roof terrace), comprising 334 residential units of which 118 will be Build to Rent (BTR) residential units, with associated amenities and facilities across the development; 4 retail/café/restaurant units and 3 commercial spaces associated with the 3 live-work units (723sq.m combined); Childcare facility (144sq.m); 670 bicycle parking spaces</p>

Reg. Ref. & Decision	Development Description
	<p>including 186 visitor spaces; 117 car parking spaces (including 6 disabled spaces) are provided at ground floor and basement level; Communal space in the form of residential courtyards and roof terraces; Public open space provision including Homezone/tertiary route along the south of the site between Belgard Rd and Belgard Square East; The overall development has a Gross Floor Area of 29,784 sq.m; Of the total 334 residential units proposed, unit types comprise Block A (Build-to-Rent), 91 one bed units; 1 two bed 3 person units; 26 two bed 4 person units; Blocks B & C, 2 live-work studio units; 102 one bed units; 12 two bed 3 person units; 88 two bed 4 person units including 5 duplex units; 1 two bed 4 person live-work unit; 11 three bed units; A portion of the proposed residential development is a 'Build to Rent' scheme in accordance with Specific Planning Policy 7 and 8 as set out in the 'Sustainable Urban Housing: Design Standards for New Apartments (December 2020); All associated works, plant, services, utilities, telecommunications infrastructure, PV panels and site hoarding during construction; A Natura Impact Statement has been prepared in respect of the proposed development and accompanies this application; The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan; The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.</p>
<p>Applicant: Atlas GP Ltd.</p> <p>SDCC Ref. SHD3ABP-303306-18</p> <p>ABP Ref. TA06S.303306</p> <p>Decision: Granted</p>	<p>Development of 438 apartment units consisting of 158 no. 1 beds, 230 no. 2 beds and 50 no. 3 beds (total apartment units include 8 no. live/work units with a total c. 509 sqm work areas at ground floor) and c. 732 sqm of tenant/resident service amenities all within blocks A1, A2, A3 and B1. Block B2 to comprise a 403 bedspace student accommodation scheme and associated student amenity and staff facilities (c.815 sqm); childcare facility (c.380 sq.m) and external playing area (c. 242sq.m); 6 retail/commercial units (c. 632sq.m in total); security room (c.52sq.m); 107 car parking spaces below podium; 22 car parking spaces at surface level; 1227 bicycle parking spaces; 4 semi-private courtyards of c. 5,516sq.m; public plaza; public realm & landscaping (c.7,442sq.m).</p>

Reg. Ref. & Decision	Development Description
<p>Applicant: Ravensbrook Ltd</p> <p>SDCC Ref. SHD3ABP-313760-22</p> <p>ABP Ref. TA06S.313760</p> <p>Decision: Live Case</p>	<p>Mixed-use development including 310 "Build-to-Rent" residential apartments, a creche and a number of commercial units (c. 2,289 sqm) on a c. 1.26 ha site; Consisting of the demolition of existing boundary wall and construction of: c. 2,289 sqm of retail/commercial floor space across 10 units including retail, restaurant/café and Class 2 financial/professional services and office use, and a crèche (257sqm) at ground and first floor levels; 310 build to rent residential apartments including 99 one bedroom units, 203 two bedroom units and 8 three bedroom units within a part 6 to part 12 storey development across 3 blocks over partial basement; c. 2,223 sqm of communal external amenity space provided in the form of a ground floor garden and external terraces at fifth, sixth, seventh and eighth floor levels; c. 1,026 sqm of public open space provided in the form of a central courtyard with landscaped areas at site perimeters; c. 1,785 sqm of resident support facilities and services and amenities provided at basement, ground and first floor levels; Vehicular access to the basement development from a new access point at Belgard Square East; A new tertiary route provided in the southern part of the site linking Belgard Square East and Belgard Road; Provision of 130 car parking spaces (including 8 club car spaces and 6 disabled access spaces) at basement level in addition to 5 set down spaces (4 serving creche) and 1 disabled access space at ground level, layby on Belgard Square East, 6 motorcycle spaces and a total of 763 bicycle parking spaces; Provision of 4 Ø0.3m microwave link dishes to be mounted on 2 steel support pole affixed to lift shaft overrun, all enclosed in radio friendly GRP shrouds, together with associated equipment at roof level at Block B; Provision of 3 ESB substations with switch rooms and plant rooms at basement level, hard and soft landscaped areas, bin and bicycle stores, public lighting, attenuation, green roof, plant at roof level, service connections and all ancillary site development works. The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan and local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.</p>

Reg. Ref. & Decision	Development Description
<p>Applicant: Steelworks Property Developments Limited</p> <p>SDCC Ref. SHD3ABP-308398-20</p> <p>ABP Ref. TA06S.308398</p> <p>Decision: Granted</p>	<p>(i) Demolition of the existing industrial buildings, (ii) construction of: (a) 252 'build-to-rent' apartments in a two to nine storey development. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 613sq.m of internal communal amenity space (including a concierge and management facilities, communal gym, flexible meeting rooms, library/co-working space, lounge, cinema/multimedia room and external covered game area); 1792sq.m of external communal amenity space at first and second floor levels; and a 65sq.m external covered communal amenity area at first floor level. The development is served by an under-croft carpark accessible from the south-western corner of the site providing a total of 73 parking spaces (including 58 standard spaces, 10 go-car spaces and 5 mobility impaired user parking spaces) and 500 bicycle spaces at ground floor level (372 resident spaces and 128 visitor spaces); and (b) 2 commercial units (comprising of a 95sq.m unit accommodating a café/restaurant and a 145sq.m unit accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended) and a 275sq.m crèche, with associated 86sq.m play area, at ground floor level; (iii) road, junction and streetscape upgrade works along Fourth Avenue and Cookstown Road, including the installation a signalised junction at the intersection of Fourth Avenue and Cookstown Road; (iv) Construction of a temporary access road along the southern site boundary; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary treatment; plant areas; ESB substations; and all associated site development works.</p>
<p>Applicant: Indego</p> <p>SDCC Ref. SD13A/0192/EP</p> <p>Decision: Grant Extension of Duration of Permission until 23rd September 2024</p>	<p>Development to consist of the phased construction of two independent extensions to the existing shopping centre (The Square) with a total gross floor area of 21,490sq.m. (including floor area of car parking of 22,861sq.m.; the total development area is 44,351sq.m.) which will consist of the following: Plot A (North) - extension to the existing shopping centre with a total gross floor area of 15,806sq.m. and comprising an anchor retail unit (6,032sq.m.) and 8 no. retail units (ranging from 136sq.m. to 2,735sq.m. and totalling 7,456sq.m.) and associated ancillary accommodation and circulation areas over two levels accessed from a single level mall extending from the existing northern entrance (at Level 2) into the existing surface car park (removing 289 existing spaces); the</p>

Reg. Ref. & Decision	Development Description
	<p>northern extension ranges in height from 13.3 metres to 15.5 metres along the proposed new northern elevation; Plot A includes a six level multi-storey car park with 832 no. car spaces (22,861sq.m.) and ancillary accommodation ranging in height from 14.8 metres to 16.6 metres to the east of the site with access/egress from/to Belgard Square East with a revised road layout and circulation; the development on Plot A involves new and upgraded hard and soft landscaping which integrates with the existing public realm in the vicinity and which facilitates future proposals for a Transport Interchange by SDCC; service yards are proposed on the western portion of the site with access from realigned access road from Belgard Square West and on the eastern portion of the site with access from the entrance road which accesses the new multi-storey car park. Plot B (South) - Extension to the existing shopping centre at Level 3 with a total gross floor area of 5,684sq.m. and comprising a retail unit and associated ancillary accommodation; the proposed new retail unit will incorporate the existing units (U307 & U307A) totalling 415sq.m. to gain access to the existing mall at Level 3; the southern extension will result in the removal of 111 parking spaces and will have a parapet height of 12.3 metres to 13.5 metres above existing ground level at the southern elevation. Permission is also sought for all associated site and development works associated with the above developments including revisions to public realm, revisions to roads layout and footpaths, hard and soft landscaping, ESB substation and building mounted signage; the development proposed results in a net increase in parking associated with The Square of 432 spaces.</p>

Table 1 - Planning History - Civic/Community Uses in Surrounding Area

5. Description of Proposed Development

This section should be read in conjunction with the suite of drawings and reports which are included with this application under separate cover.

The proposed development as set out in the statutory notices is described as follows:

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;
- ii. Removal of existing boundary fence, removal existing bottle-bank and bike lockers, removal of 39 no. existing surface car-parking spaces to facilitate development;
- iii. 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.

5.1 Overall Design

The proposed County Heritage Centre is a landmark building for Tallaght Town Centre, under the procurement of South Dublin County Council. It will sit to the southeast of Tallaght Public Realm on lands east of the Civic Theatre and cement the establishment of a cultural quarter in this part of the town. The County Heritage Centre provides for an exciting new scheme aimed at presenting the County's rich cultural and heritage assets.

The proposed development has been designed to be welcoming, attractive and accessible. The cultural space proposes to be engaging where a diverse range of audiences can be accommodated, where a lively programme of events and activities will be catered for. The facility will accommodate a spacious gallery and lobby at ground floor level which will be complemented by additional exhibition and multi-purpose spaces at first floor level. The development will also incorporate visitor amenities, services and other ancillary spaces which are concentrated on the eastern side of the building.

The ground floor of the proposed building follows the grain of the public realm, running along Old Blessington Road. The proposed Heritage Centre is a two-storey building with elevated storey heights which makes the overall volume and form equivalent to a 4 storey building. The development materials will be of wood construction with a raised saw tooth that creates an industrial flair whilst allowing natural daylight to penetrate the spaces. The

building opens out into a landscaped enclosed garden along its western edge which connects to the adjacent Civic Theatre. A south facing outdoor terrace opens out from the exhibition spaces at first floor level.

For a detailed design description please refer to the Architectural Design Statement prepared by McCullough Mulvin Architects accompanying this application under separate cover.

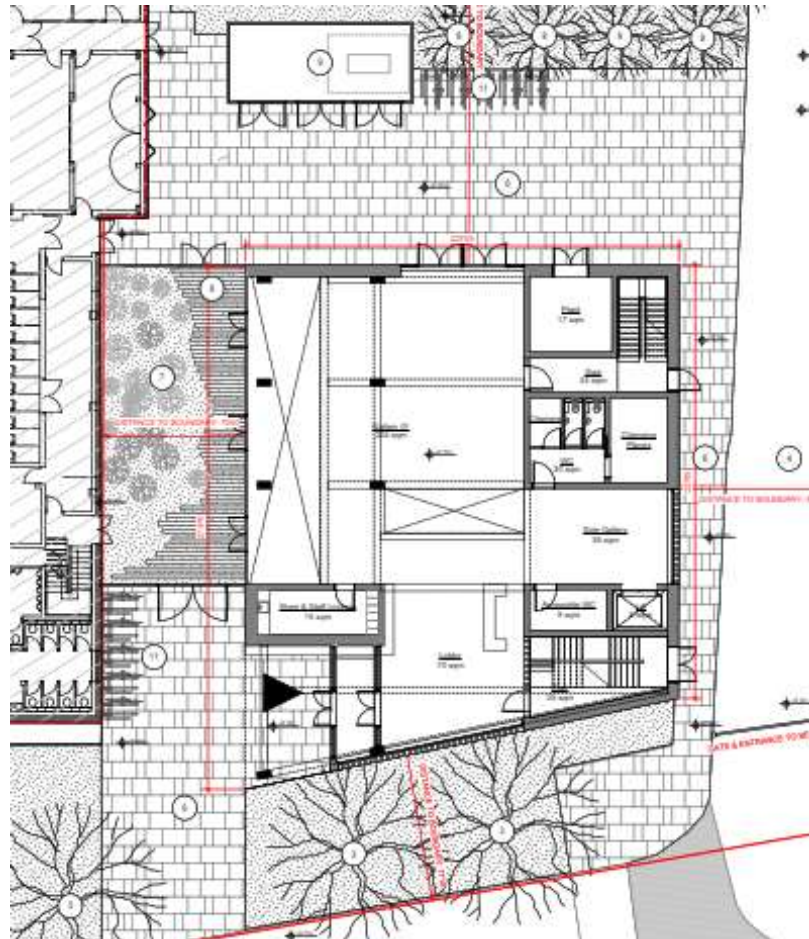


Figure 3 - Proposed Ground Floor Plan



Figure 4 - Tallaght Heritage Centre Contextual Elevation - Artist's Image

5.2 Infrastructure and Parking

5.2.1 Services

An Engineering Services Report and supporting drawings prepared by OCSC accompany this application and should be referred to for full details of the proposed surface water, foul drainage and water supply strategies. It is proposed to separate the wastewater and surface water drainage networks, which will serve the proposed development, and provide separate connections to the local storm and foul drainage networks. An initial Pre-Connection Enquiry Form will be submitted to Irish Water for confirmation of feasibility, to ensure that connection to the public system for the develop is feasible.

Stormwater Drainage

The proposed development is to be served by a gravity surface water drainage network with attenuated surface water runoff, generated within the new development site boundary, ultimately discharging to the existing 375mm-diameter storm sewer, which is proposed to be diverted to the east of the development.

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
- Suds Tree Pits.

The following SuDS measures were reviewed and evaluated for inclusion in the scheme but not brought forward:

- Green Roof
- Blue Roof.

Please refer to the accompanying Engineering Services Report for further details.

The proposed development is to attenuate its own rainfall runoff, prior to discharging to the storm sewer. The primary function of the attenuation systems will be to temporarily store excessive rainfall runoff, during significant rainfall events, due to the restricted discharge rates (to greenfield equivalent runoff rates) from the development outfalls.

It is noted that the proposed situation is an improvement on the current situation as the development replaces an existing hard surface carpark with run-off currently unattenuated.

The proposed surface water network has been designed to allow for an additional 20% increase in rainfall intensity, to allow for Climate Change projections, in accordance with both the SDCC Development Plan and the Greater Dublin Strategic Drainage Study.

Foul Drainage

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:

- 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.

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" for further details.

Water Supply

It is proposed that the potable water supply to the building be provided from the 150mm diameter main to the northwest of the site via a 50mm diameter metred supply. In accordance with best practice, new water saving devices (low water usage appliances and aerated taps etc.) will be fitted into the proposed new buildings on site.

Flood Risk

A search of the Office of Public Works (OPW) National Flood Hazard Mapping service confirms that 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, where the probability of flooding from rivers and the sea is low (less than 0.1% or 1 in 1000 for both river and coastal flooding). 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.

Please refer to Figure 5 below and to the Engineering Services Report for further information.



Figure 5 - Extract from Floodinfo.ie

5.2.2 Access

The proposed building will be accessed off Old Blessington Road to the south of the site. It is directly accessible off the public footpath for pedestrians and the ground floor entrance level is set in line with the footpath outside. An overhang denotes the entrance and provides shelter. Vehicular access (for deliveries) is provided to the east of the building, entering a yard area off the Old Blessington Road. Universal access is provided throughout the building and a large passenger lift is centrally located to cater for future visitors and employees.

Emergency egress will be catered for the Civic Theatre through the Heritage Centre Garden to the east of the proposed building. The detail of this will be managed as part of the fire certificate application.

5.2.3 Parking

In order to facilitate the proposed development, surface car parking spaces at this location will be displaced and it is not proposed to provide additional or replacement car parking. This approach is consistent with Local Policy which encourages new development on existing areas of surface car parking in Tallaght Town Centre (please refer to section 6.3 and 6.4 for further information). Given the site's proximity to the Luas and bus services, it is anticipated that users of the facility will largely arrive by public transport on foot. It is also noted that the development is located in the immediate proximity to Tallaght Shopping Centre car park.

Additionally, the proposal caters for the provision of 20 bicycle parking spaces, which are located to the north and south of the proposed building to encourage sustainable modes of transport.

5.3 Landscape Concept

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.

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.

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.

6. Planning Policy Context

This Planning Statement has been prepared with full cognisance of the relevant policy (national, regional, and local), including the South Dublin County Development Plan 2022 – 2028 and the Tallaght Local Area Plan 2020.

6.1 National Planning Framework – Project Ireland 2040

This application has been prepared against the backdrop of Project Ireland 2040 and the National Planning Framework (NPF) 2018. Project Ireland 2040 is the Government's overarching policy initiative to make Ireland a better country for all. As a strategic development framework, the NPF sets the long-term context for our country's physical development and associated progress in social, economic and environmental terms, in a national and European context. To this end, the plan embraces the principle of compact growth, promoting development that is within the existing built-up footprint of settlements or contiguous to existing developed lands.

The NPF sets the context for the Regional Spatial Economic Strategies (RSES) through 10 National Strategic Outcomes (NSO's) and the following are of relevance subject to this proposal;

- **Compact Growth** Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban

settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.

- **Enhanced Amenities and Heritage** enriches and nurtures our community life. By acting as custodians of our wealth of culture, heritage and the arts, we are safeguarding it for future generations. Increased emphasis on attractive place making will require ease of access to amenities and services supported by integrated transport systems and green modes of movement such as pedestrian and cycling facilities.

National Policy Objectives (NPOs) of relevance to the proposal include:

NPO 4 - Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

NPO 13 - In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.

6.2 Regional Spatial & Economic Strategy

The **Eastern & Midland Regional Spatial and Economic Strategy (RSES)** provides a high-level development framework for the Northern and Western Region that supports the implementation of the NPF and the relevant economic policies and objectives of Government. The strategy anticipates that Dublin City and Suburbs will experience population growth of 220,000 over the period 2019-2031. The RSES promotes the continued population and economic growth of the City, with a particular focus on good urban design, brownfield redevelopment and urban renewal and regeneration. Tallaght is identified as a Level 2 Major Town Centre.

Chapter 9.7 acknowledges the importance of cultural heritage and states the following; *Cultural Heritage is the fabric of our lives and societies. It surrounds us in the buildings of our towns and cities, our landscapes, natural sites, monuments and archaeological sites. Cultural heritage brings communities together and builds shared understandings of the places we live. Intangible cultural heritage*

refers to the practices and traditions that are central to the lives and identities of our communities, groups and individuals.

The following Regional Strategy Objectives (RSOs) and Regional Planning Objectives (RPOs) are relevant to the proposed development:

RSO 5, Creative Places - Enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration.

RPO 4.3, Consolidation and Re-Intensification - Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built-up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

RPO 5.3, MASP Sustainable Transport - Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.

RPO 9.24, Arts, Culture, Language and Heritage - Promote and facilitate the role of arts and culture in recognition of its importance to people's identity and the potential for economic development through a unique cultural tourism offering throughout the Region.

6.3 South Dublin County Development Plan 2022-2028

The South Dublin County Development Plan 2022-2028 (SDCDP) is the relevant statutory development plan for the area. The Development Plan is a guidance document prepared by SDCC to assist decision makers in future investment and development decisions within the County.

Tallaght is identified as County Town and the administrative capital of South Dublin County. Tallaght is a significant settlement in regional terms and has a strong cultural and heritage identity.

The Development Plan also contains the relevant standards that will guide and shape future development.

6.3.1 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 uses, is permitted in principle within the Town Centre zoning.



Figure 6 - Extract from South Dublin County Development Plan 2022-2028 (Zoning Map 9)

The construction of a Heritage Centre on the subject site is considered consistent with the land use zoning applying to the site, permissible subject to compliance with the relevant policies and objectives, standards and requirements set out in the Development Plan as set out under sections 6.3.2 and 6.3.3 below.

6.3.2 Policies and Objectives

The SDCDP highlights that as the County Town, Tallaght has an important role to play as a centre for arts and culture. The development plan further seeks to support development of arts and cultural facilities and sustainable placemaking 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.*

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.

6.3.3 Development Management Standards

Chapter 12 of the SDCDP contains standards and criteria for implementation and monitoring of development, to ensure that development occurs in an orderly and efficient manner and that it is in accordance with proper planning and sustainable development.

Those of relevance to the proposed development are addressed below:

Development Standard	Response
12.3 Natural, Cultural and Built Heritage	
<p>12.3.1 Appropriate Assessment</p> <p>Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions.</p>	<p>A Screening for Appropriate Assessment accompanies this application and concludes that the proposed development will not, either alone or in combination with other plans and projects, have any significant effect on identified European Sites.</p>
<p>12.3.3 Environmental Impact Assessment</p> <p>The Planning and Development Regulations, 2001 (as amended), specify mandatory thresholds above which EIA are required in relation to types and scale of development proposals. Part 2 of Schedule 5 is of relevance to the proposed project.</p> <p>Where it appears to the Planning Authority that a development proposal that falls below the thresholds set out in the Planning and Development Regulations would be likely to have a significant environmental effect, a subthreshold / discretionary EIA can be requested by the Planning Authority. All Planning applications will undergo EIA screening or preliminary assessment.</p>	<p>The proposed development is below the mandatory threshold for an EIA as per Schedule 5 (Part 1 and Part 2) of the Planning and Development Regulations 2001 (as amended).</p> <p>An EIA Screening for the proposed development has been undertaken and accompanies this application.</p> <p>The EIA Screening reviews the proposal against prescribed criteria for determining whether or not a sub-threshold development is required to be subject to EIA. A global consideration against all of the criteria, taking account of measures to avoid or prevent what might otherwise have been significant adverse effects on the environment, finds that the environmental effects of the proposed development will be short-term and are not likely to be significant within the meaning of the Directive.</p>

Development Standard	Response
<p>12.3.4 Archaeological Heritage</p> <p>All development proposals which may have implications for archaeological heritage shall be accompanied by an Archaeological Impact Assessment and a Method Statement.</p>	<p>An Archaeological Impact Assessment prepared by Archaeological Projects for the subject site indicates that the archaeological potential of the application area is very low. There is no record of archaeological work on the major developments of Tallaght, including Belgard Square, Civic Offices, or Civic Theatre, nor on the site of Tallaght Hospital. Further it is concluded that the likelihood of uncovering material of archaeological significance is low.</p>
<p>12.5 Quality Design and Healthy Placemaking</p>	
<p>12.5.1 Universal Design</p> <p>The design and layout of development schemes, public realm and community infrastructure should incorporate universal design insofar as is feasible, having regard to the provisions of the National Disability Authority 'Building for Everyone: A Universal Design Approach - Planning and Policy' (2012).</p>	<p>The design of the proposed development takes into account the provisions of the National Disability Authority 'Building for Everyone: A Universal Design Approach - Planning and Policy' and is compliant with Part M of the Building Regulations. The scheme is fully accessible, with at-grade access to all areas within the building.</p>
<p>12.5.2 Design Considerations and Statements</p> <p>Design Statements</p> <p>In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sqm or as otherwise required by the Planning Authority) shall be accompanied by a Design Statement.</p>	<p>The proposed development comprises c. 870sqm and thus falls below the threshold for a required Design Statement. Nevertheless, given the nature of the proposed development as a public development, a Design Statement was prepared by McCullough Mulvin Architects and accompanies this application under separate cover.</p>
<p>12.5.3 Density and Building Heights</p> <p>Proposals are required to demonstrate to the satisfaction of the Planning Authority that the overall positive benefits of the development justify the scale of increased height being proposed. In order to demonstrate the overall positive benefits and justify the scale of increased height</p>	<p>The Tallaght Local Area Plan 2020 contains a building height and density strategy for the subject site.</p> <p>It is considered the proposed development at the subject site under consideration of future developments on the balance of the Civic Car Park is consistent with the building height</p>

Development Standard	Response											
<p>being proposed a detailed analysis of the existing context and a demonstration that the proposed height increase is contextually appropriate will be required. This process of analysis shall be considered alongside the provisions set out in the 'Urban Design Manual – A Best Practice Guide' (2009) which forms a key component in the design and planning processes for higher density and larger scale development proposals.</p>	<p>and density strategy outlined in the LAP. Please refer to section 6.4 for further detail.</p>											
12.7 Sustainable Movement												
<p>12.7.1 Bicycle Parking / Storage Standards</p> <p>Table 12.23 sets out Minimum Bicycle Parking / Storage rates for all new development in the County.</p> <p>Table 12.23: Minimum Bicycle Parking / Storage Rates</p> <table border="1" data-bbox="209 1016 778 1223"> <thead> <tr> <th>Category</th> <th>Land-Use</th> <th>Long Term</th> <th>Short Stay</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Civic, Community and Religious</td> <td>Bank Community Centre Library Public Institution</td> <td>1 per 5 staff</td> <td>1 per 100 sq m G Floor Area (GFA)</td> </tr> <tr> <td>Place of Worship</td> <td>-</td> <td>1 per 10 seats</td> </tr> </tbody> </table> <p>The Council will also seek to provide additional opportunities for the provision of bicycle parking facilities along public transport routes and within town and village centres, parks, and other areas of civic importance.</p>	Category	Land-Use	Long Term	Short Stay	Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 5 staff	1 per 100 sq m G Floor Area (GFA)	Place of Worship	-	1 per 10 seats	<p>As per the minimum bicycle parking standards, the proposed development requires 9 short stay parking spaces and 1 long term space.</p> <p>The proposed development seeks to promote cycling as an alternative to the car and incorporates a total of 20 bicycle parking spaces, in excess of the applicable standard. In addition, the proposed cycle parking spaces are conveniently located in close proximity to the entrance.</p>
Category	Land-Use	Long Term	Short Stay									
Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 5 staff	1 per 100 sq m G Floor Area (GFA)									
	Place of Worship	-	1 per 10 seats									
<p>12.7.4 Car Parking Standards</p> <p>Tables 12.25 and 12.26 set out the Maximum Parking rates for non-residential and residential development:</p> <p>Table 12.25: Maximum Parking Rates (Non-Residential)</p> <table border="1" data-bbox="209 1671 778 1823"> <thead> <tr> <th>Category</th> <th>Land-Use</th> <th>Zone 1</th> <th>Zone 2</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Civic, Community and Religious</td> <td>Bank Community Centre Library Public Institution</td> <td>1 per 25 sq m GFA</td> <td>1 per 50 sq m Gross Floor Area (GFA)</td> </tr> <tr> <td>Place of Worship</td> <td>-</td> <td>1 per 10 seats</td> </tr> </tbody> </table>	Category	Land-Use	Zone 1	Zone 2	Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 25 sq m GFA	1 per 50 sq m Gross Floor Area (GFA)	Place of Worship	-	1 per 10 seats	<p>The proposed development is located in Zone 2 (non residential) and as the building comprises an area of c. 870sq.m, a maximum of 17 car parking spaces may be provided.</p> <p>Given the sites Town Centre location in close proximity to public transport a reduced number of car parking spaces can be provided.</p> <p>As part of the proposed development no additional car parking spaces will be provided for the following reasons:</p>
Category	Land-Use	Zone 1	Zone 2									
Civic, Community and Religious	Bank Community Centre Library Public Institution	1 per 25 sq m GFA	1 per 50 sq m Gross Floor Area (GFA)									
	Place of Worship	-	1 per 10 seats									

Development Standard	Response
<p>The maximum provision should not be viewed as a target and a lower rate of parking may be acceptable.</p>	<ul style="list-style-type: none"> ▪ The site is located within close proximity to high quality public transport services such as the Luas red line (200m) and several bus stops with over 10 bus routes connecting the site to all areas of Tallaght and the wider County. ▪ The site is located within 3 minutes walking distance of several public car parking areas. ▪ The proposed scheme includes a total of 20 bicycle parking spaces, in excess of the applicable standard, to support active travel means. <p>Further to the above, a Mobility Management Plan has been prepared for the proposed development and is demonstrated in Section 7 Traffic & Transportation of the accompanying Engineering Services Report.</p>
12.10 Energy	
<p>12.10.1 Energy Performance in New Buildings</p> <p>The NZEB (near zero energy) building standards will apply to all new buildings occupied after the 31st December 2020.</p> <p>The use of green building methods encouraged to ensure a whole life cycle approach to building design including operational carbon and embodied carbon. This holistic approach results in low energy demand buildings with a significantly reduced carbon footprint and a higher commercial value.</p>	<p>The design of the proposed development incorporates a series of energy efficient measures to ensure a low-energy building can be delivered. The proposed building was found to fully comply with the requirements of TGD Part-L 'NZEB' Regulations, 17% below the Maximum Permitted Energy Performance Coefficient (MPEPC) as defined within Part L 2022 and 44% below the carbon target MPCPC. A renewable energy contribution RER of 24% is provided by the renewable contribution from the Air Source Heat Pump (ASHP) system exceeding the 20% requirement for this building.</p>
<p>12.10.2 Low Carbon District Heating Networks</p> <p>[...] Future developments within these areas should connect into existing or confirmed District Heating Systems.</p>	<p>The Tallaght District Heating Scheme (TDHS) will utilise waste heat from a local data centre to provide low- carbon, low cost hot water and space heating to buildings in the Tallaght area. It will operate by taking the waste heat from the large-scale centralised</p>

Development Standard	Response
<p>Where a District Heating scheme has not been confirmed, new development should be designed so that it can connect into such a scheme when one is delivered.</p>	<p>heating source and redirecting it into underground insulated pipelines for it to be delivered into properties.</p> <p>IN2 have been in contact with the TDHS provider, and at this stage there is no local pipework to serve the Tallaght Heritage Centre. There will be allowance made to connect the TDHS to the Heritage building in the future.</p>
<p>12.11 Infrastructure and Environmental Services</p>	
<p>12.11.1 Water Management - (ii) Surface Water</p> <p>Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council’s Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022.</p> <p>12.11.1 Water Management - (iii) Sustainable Urban Drainage System (SuDS)</p> <p>In general, all new developments will be required to incorporate Sustainable Urban Drainage Systems (SuDS).</p>	<p>The surface water strategy proposes to include a number of Sustainable Drainage Systems (SuDS), wherever practicable, prior to discharging an attenuated flow to the existing storm. 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. Please refer to the Engineering Services Report for further detail.</p>
<p>12.11.4 Environmental Hazard Management - (iii) Lighting</p> <p>All residential developments above 5 residential units and all other proposed developments shall submit a full lighting plan. This shall be a co-ordinated plan showing the proposed landscape plan, public lighting and other services and any environmental/ecological related requirements [...].</p>	<p>A Lighting Report and Lighting Drawings prepared by IN2 are enclosed with this application and provide a lighting strategy that is compliant with the relevant standards of South Dublin County Council.</p>

Table 2 - Development Management Standards

6.4 Tallaght Local Area Plan 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.

Section 4 of the Tallaght Town Centre Local Area Plan sets out the Council's objectives with regard to Economic Development and Tourism for the area, with Chapter 4.3 specifically focussing on Tourism. As outlined in this section of the LAP, SDCC acknowledges additional developments are needed to strengthen the Tallaght cluster to achieve outstanding merit.

The proposed County Heritage Centre is consistent with the aims and objectives of the LAP as outlined in the extracts below:

Objective ED 8: It is the policy of the Council to support the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the County, through the implementation of the South Dublin Tourism Strategy 2015.

Objective 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.

The subject site is located in "The Centre" neighbourhood area within the Tallaght Local Area Plan with the pertaining vision of *"Continued transformation towards a high quality mixed use urban centre of city scale and character, with a vibrant mixed use residential community continuing to emerge in an attractive network of streets."*

The site is earmarked for development as the plan aims to encourage new development on existing areas of surface car parking including at the subject site, as demonstrated by the indicative block structure shown in **Figure 6** below.

Key Objectives of the LAP pertaining to the subject site and proposed development 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 multistorey 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.



Figure 7 - Extract from the Tallaght Local Area Plan 2020 'Overall urban Structure (The Centre)' (Site outlined in red)

In order to facilitate the new Heritage Centre, surface car parking spaces at this location will be removed 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.

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 and an elevated pitched roof structure which will have an overall height resembling 4-storeys. This is 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 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.

6.4.1 Future Development and Contextual Block Layout

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 a set out in the LAP.

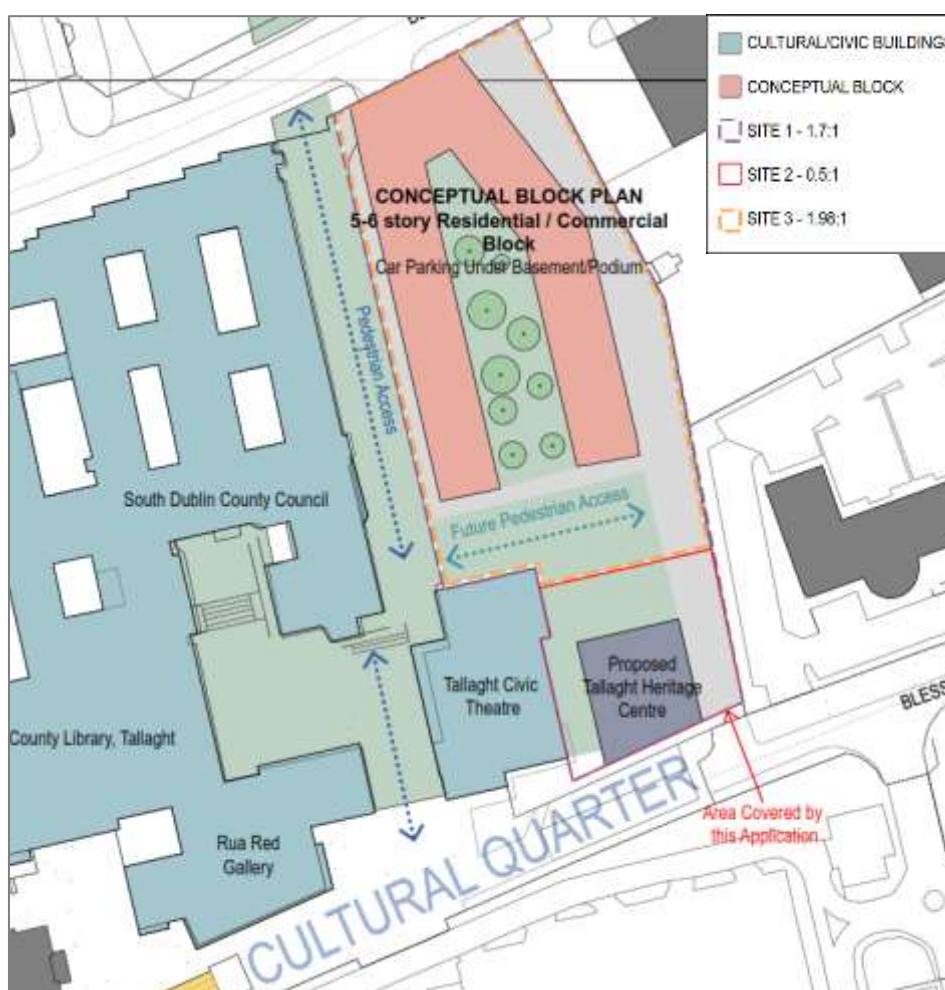


Figure 8 - Conceptual Block Plan

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 above, 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.

7. Conclusion

The design of the proposed development has been informed by an understanding of the site context and the requirement to comply with planning and environmental legislation and policy which requires a more effective and efficient use of scarce urban land in close proximity to main urban centres.

The application site is zoned 'TC' Town Centre in the South Dublin County Development Plan 2022-2028 where the proposed development of a County Heritage Centre, comprising cultural and educational use, is permitted in principle. Therefore, the principle of the proposed development is considered to be consistent with the land use zoning objectives for the subject site.

Located in close proximity to Luas and bus services and to a range of employment hubs within Tallaght Town Centre, the subject site requires a development approach consistent with these locational attributes. The application site offers a unique opportunity for South Dublin and will transform this under-utilised brownfield site into a vibrant new urban quarter in conjunction with the wider Cultural Quarter.

The overall development of the wider lands of the Civic Car Park will provide for a sustainable mix of uses and appropriate density which will add vitality to the local area and provide substantial improvements to the site's perception and create an attractive public realm.

The architectural approach demonstrates the Council's commitment to delivering a well-designed innovative new building. The design and layout of the proposed development will ensure the highest standards of urban design and sustainability are achieved, in a manner that responds to the surrounding cultural, civic, residential, transport and commercial uses in this strategic urban location. The proposed County Heritage Centre development which forms part of this Part 8 proposal, achieves the principles of proper planning and sustainable development and is consistent with National, Regional and Local Planning policy.