

1.0 Introduction and Context

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Figure 1.1: Context

Purpose of the Plan

The purpose of this Local Area Plan (LAP) is to provide a strategic framework for the sustainable development of Tallaght Town Centre. This Local Area Plan 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.

Tallaght which is the County Town of South Dublin County, has emerged over the last three decades as a centre of civic focus, playing host to a number of major institutions including Technological University Dublin Tallaght Campus (TUD/TC), South Dublin County Council headquarters and the head office of the Dublin and Dun Laoghaire Education and Training Board (formerly VEC). This area is also home to the Whitestown Industrial Estate, Tallaght Business Park and Broomhill Industrial Estate which serve as identifiable economic clusters and reinforce Tallaght's position as an employment and enterprise destination of regional significance.

Tallaght plays a pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment and retailing and this Plan will continue to prioritise economic development and job creation for the existing and future population. The redevelopment of the Square Shopping Centre is of particular focus and this Plan seeks to maintain and redevelop this high-quality mixed-use urban centre which serves not only the South Dublin County Council administrative area but also acts as a regional and national retail destination. It is essential for this LAP to continue to strengthen Tallaght's position as an urban centre of regional significance in terms of employment and economic development, regeneration and tourism.

In seeking to deliver this plan the vision for the LAP is to create:

“An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists. A place where people can live, work, visit and have fun in lively and liveable spaces.”

With an area of 270 hectares, the full development of the Tallaght LAP area is expected to be able to accommodate between 9,700 to 12,800 new homes; 4,700 to 12,800 additional jobs; and a population of up to 38,000 people, over a number of plan periods.

This plan seeks to strengthen Tallaght's position as a highly liveable, well designed, quality urban environment that is home to diverse and integrated communities, where people feel connected and there is a distinctive sense of place.

An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for families of all kinds, workers, visitors and tourists.

Past, Present and Future

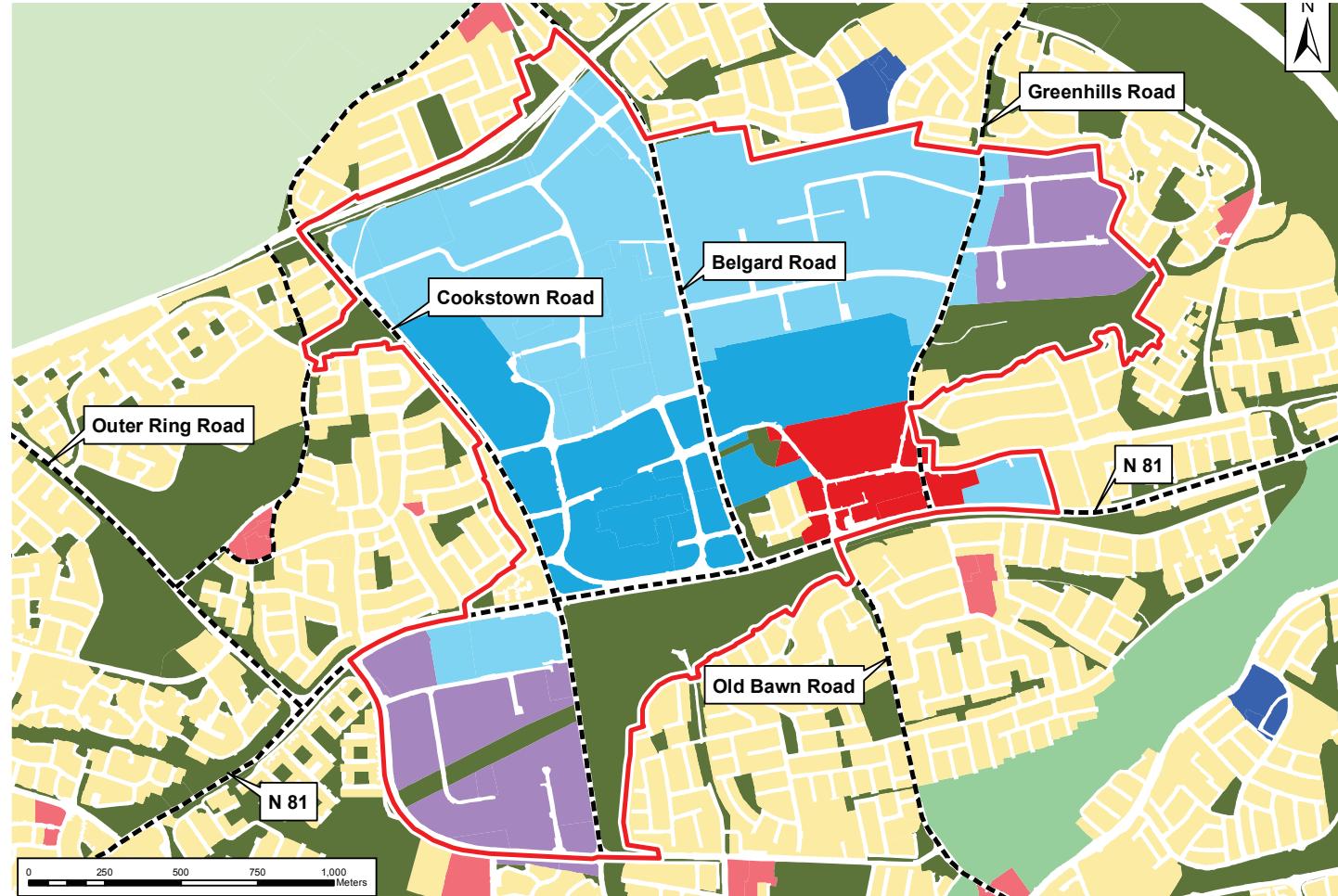
Tallaght Town Centre has benefitted from a number of significant developments over the last three decades which have accelerated the regeneration of the area and contributed to Tallaght's emergence as a modern and innovative urban centre. The most significant milestones include the establishment of Tallaght as the County Town for South Dublin, the development of a Third Level Institute and hospital for Tallaght, the Town Centre's designation for Urban Renewal Tax Incentives and the construction of the Luas which has provided a high-quality link between Tallaght Town Centre, its environs and Dublin City Centre.

Marked changes in the economic climate occurred in recent years and particularly since the adoption of the previous Local Area Plan in 2006. The economic downturn presented new challenges for Tallaght and that adversely affected the successful delivery Plan. Notwithstanding the population of the Tallaght Town Centre Core area¹ has grown 46% from 2011, increasing from 4,202 persons to 6,126 persons (2016 Census).

¹ Based on Census 2016 Small Areas solely within the LAP boundary

The wider Town Centre area² indicate that approximately 17,995 people are employed in the Tallaght area.

The Tallaght Town Centre Local Area Plan 2019-2025 represents a new era of opportunity and for Tallaght Town Centre under the guidance and direction of the National Planning Framework. The purpose of this Plan is to resume momentum and to build upon the achievements of the past, which have contributed to Tallaght's ranking as an important settlement, regional significance and to provide a strategic and progressive Plan to guide development into the future, throughout the statutory life of the Plan, and beyond. While the Plan has a statutory 6 year timeframe, its full build out, which includes significant regeneration and intensification of brownfield lands and changing character areas, is envisaged over a longer period of up to 20 years.



Legend

■ Objective RES	<i>To protect and/or improve residential amenity</i>	■ Objective VC	<i>To protect, improve and provide for the future development of Village Centres</i>
■ Objective RES-N	<i>To provide for new residential communities in accordance with approved area plans</i>	■ Objective LC	<i>To protect, improve and provide for the future development of Local Centres</i>
■ Objective SDZ	<i>To provide for strategic development in accordance with approved planning schemes</i>	■ Objective RW	<i>To provide for and consolidate retail warehousing</i>
■ Objective REGEN	<i>To facilitate enterprise and/or residential-led regeneration</i>	■ Objective EE	<i>To provide for enterprise and employment related uses</i>
■ Objective TC	<i>To protect, improve and provide for the future development of Town Centres</i>	■ Objective OS	<i>To preserve and provide for open space and recreational amenities</i>
■ Objective MRC	<i>To protect, improve and provide for the future development of a Major Retail Centre</i>	■ Objective HA (LV, DV, DM)	<i>To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodger Valley and Dublin Mountains areas</i>
■ Objective DC	<i>To protect, improve and provide for the future development of District Centres</i>	■ Objective RU	<i>To protect and improve rural amenity and to provide for the development of agriculture</i>

Figure 1.2: Landuse Zoning

² Based on Census 2016 Workplace Zones , which includes some housing areas immediately outside of the LAP boundary..

Achieving the Vision

The challenge for this Plan is to achieve a new high quality, urban residential environment of varied tenure, which is cognisant of the existing community and provides an inclusive and self-supporting town centre for all demographics.

The delivery of the following will be sought within the lifetime of the LAP in order to support the achievement of the vision and objectives:

- Delivery of between 3,000 and 5,000 new homes
- Delivery of a mix of new employment spaces
- Development of Tallaght Stadium's Fourth Stand
- Redevelopment, enhancement of the Square Shopping Centre
- Provision of cycling and pedestrian infrastructure links
- Provision of new schools
- Improvements to the street network including extensions to Airton Road and Cookstown Road
- Enhancement of existing green spaces
- Creation of a network of public open spaces

In the longer term, over a period of up to 20 years, it is envisaged that the full build out of the LAP lands could deliver between 9,700 to 12,800 new homes, achieve a population of up to 38,000 people within the LAP lands and an additional 570,000m² to 918,000m² of non-residential floor space which could accommodate an additional 4,700 to 12,800 jobs.

The Plan will be delivered on a sequenced basis to ensure that physical and social infrastructure is provided in a timely manner, either prior to or in tandem with residential development. The purpose of the Local Area Plan's implementation and sequencing strategy is to outline the key infrastructural requirements for the area and to ensure that the necessary infrastructure, facilities and amenities are provided in conjunction with residential development, thereby creating the fabric for the establishment of a sustainable community.



Delivery of between 9,700–12,800 new homes



Up to 38,000 people



Development of Tallaght Stadium's Fourth Stand



Provision of cycling and pedestrian infrastructure links



New schools



Enhancement of existing green spaces



Development of new transport interchange at the Square



District heating system (HeatNet)



570,000–917,000m² commercial floor space



Delivery of a mix of new employment spaces



Redevelopment, enhancement of the Square Shopping Centre



4,700–12,800 additional jobs



Improvements to the street network including extensions to Airton Rd and Cookstown Rd



Network of new and existing public open spaces



Enhanced bus services across the centre



Overarching Objectives

The overarching objectives of the Local Area Plan (which are discussed in further detail in their respective chapters) are as follows:

- **Deliver a quality built environment:** Create a built form that will shape the future spatial development of Tallaght Town Centre, while fulfilling the future potential of the Town Centre using best practice urban design principles.
- **Deliver a network of connected neighbourhoods:** To provide a vision for each of the neighbourhood areas and provide guidance on future building form in these areas, in terms of land use, building frontage, access and movement, green infrastructure and building height.
- **Promote Tallaght's role as the Capital of the County:** To maintain Tallaght's pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment, retailing, transportation, industry and professional/financial services and to ensure Tallaght will enhance and contribute to the County through investment in the tourism, entertainment and leisure sectors.
- **Deliver sustainable residential communities:** To strengthen Tallaght's appeal in terms of residential and
- community facilities and ensure the balanced provision of residential tenures, community facilities and services for the existing and future residents in order to promote health and wellbeing, social inclusion and quality of life.
- **Respect and promote our heritage and architectural features:** To recognise and protect Tallaght's heritage and cultural identity attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and the integration of new development.
- **Proactively plan for climate change:** To realise the importance of existing and future green infrastructure provision and sufficient open space for the future population and to ensure that the landscape of Tallaght continues to contribute to its identity into the future, while having the potential to play a major role in climate change adaptation and flood risk measures.
- **Implementation:** To provide clear guidance on the implementation of policies and objectives of the Local Area Plan.

Policy Context

The LAP has been prepared in accordance with Sections 18, 19 and 20 of the Planning and Development Act, 2000 (as amended). It will remain in force for a period of six years from the date on which it was made, or for an extended period as provided under Section 19(1)(d) of the Planning and Development Act, 2000 (as amended).

The LAP is consistent with Section 28 Guidelines, current national and regional planning strategies and the South Dublin County Council Development Plan. Any Section 28 Guidelines referenced in this plan may be superseded by subsequent publications and these shall be applied accordingly.

The LAP is a blueprint to ensure Tallaght Town Centre and the Plan lands are developed in a sustainable and liveable manner, where a sense of community is forged, as its population increases.

Structure of LAP

The plan has been prepared in line with statutory guidelines:

- National Planning Framework (NPF)
- Regional Spatial and Economic Strategies (RSSE)
- Transport Strategy for the Greater Dublin Area 2016-2035 – National Transport Authority
- Urban Development Building Height Guidelines (2018)
- South Dublin County Development Plan 2016-2022

The LAP provides proactive policies and objectives with a tangible implementation plan. It is a blueprint to ensure Tallaght Town Centre and the Plan lands are developed in a sustainable and liveable manner, where a sense of community is forged, as its population increases.

The Plan comprises eight chapters and separate appendices, setting out the strategies and objectives, which will guide the future development of the Plan area during the period of the plan and beyond. The Plan lands are divided into eight Neighbourhood Areas (The Centre, Cookstown, The Village, Broomhill, Greenhills, Tallaght University Dublin/Tallaght Campus, Whitestown and the Town Park) and a clear vision including key objectives are included for each of the areas. The Neighbourhood Areas set out specific guidance in terms of urban functions, land use mix, plot ratio, building height and open space.

Chapter two, Urban Framework, sets out the overall strategy for the built form that will shape the future spatial development of Tallaght Town Centre using a sustainable place making model. The overall strategy is formulated using model and best practice urban design principles.

Chapter eight, Implementation and Sequencing sets out how the key objectives from each chapter of the Plan will be implemented and Appendix 2 provides a detailed overview of design standards for the overall Plan lands.

The LAP should be read in conjunction with the relevant South Dublin County Development Plan policies, objectives and development management standards set out therein. The LAP primarily focuses on specific objectives relating to the Plan area and while development proposals must comply with these objectives, they must also comply with all relevant objectives and standards in the County Development Plan and national policies and guidelines. A Strategic Environment Assessment (SEA) Environmental Report, Appropriate Assessment Screening Report (AA) and Strategic Flood Risk Assessment (SFRA) are included as appendices to the plan.

National



Regional



Local



Figure 1.3: Hierarchy of Plans

