

## 4.0 Economic Development and Tourism

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## 4.1 Introduction

Tallaght, which is the County Town of South Dublin County, has emerged over the last two decades as a centre for civic and institutional uses in addition to retailing and hospitality services. The Town Centre in particular plays host to a number of major institutions including Tallaght Hospital, Technological University Dublin/TC (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 also incorporates the Whitestown Industrial Estate, Tallaght Business Park and Broomhill Industrial Estate.

Tallaght plays a 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 also enhances and contributes to the County through the tourism and recreation sectors.

It is essential for South Dublin County Council to continue to strengthen Tallaght's position as an urban centre of regional significance in terms of Economic activity and Regeneration, Tourism and Retail.

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## 4.2 Economic Development and Regeneration

Tallaght is the largest town in South Dublin County and one of the largest suburbs in the Greater Dublin Area. Tallaght is well connected in terms of public transport and is identified as an important economic cluster for the County and for the overall Dublin region.

*It is the policy of the Council to promote enterprise and employment development at locations such as Tallaght given its proximity to high quality public transport and other urban land uses, which promotes compact and sustainable urban development.*

Tallaght has the ability to facilitate major office developments, particularly in areas zoned Town Centre and Regeneration.

*It is policy to strengthen integration between employment, housing and transportation to promote a compact urban area with reduced car dependency. It is also the policy of the Council to support and encourage the formation and continuation of small businesses and enterprises and to provide for a range of business accommodation types, including units suitable for small businesses.*

SDCC is currently planning for the delivery of a new Innovation Hub for Tallaght Town Centre which has the potential to build on the success of the Synergy Centre in TUD and provide for a new landmark building with innovative technology start-ups.

*It is the policy of the Council to support the development of this innovative, high quality environment which supports small business and accommodates growth and future success of local businesses.*

In terms of regeneration, the Cookstown Area also provides for a unique opportunity to facilitate the reuse of underutilised industrial lands that are proximate to Tallaght Town Centre and high quality transport nodes to provide for a more intensive mix of enterprise and/or residential led development. These lands are serviced and offer significant potential for more intensive forms of enterprise and/or residential led development.

*It is the policy of the Council to promote and support the consolidation or relocation of existing employment uses in Regeneration 'REGEN' zone areas, such as Cookstown and to upgrade these areas to create further opportunities for regeneration and employment.*



*It is also the policy of the Council to support and facilitate the expansion and growth of existing enterprise and employment uses in business parks and industrial areas such as Whitestown and Greenhills.*

*Tallaght has the ability to facilitate major office developments, particularly in areas zoned Town Centre and Regeneration.*

## 4.3 Tourism

*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.*

Tourism is a significant economic driver and is considered a key growth sector of the Irish economy. It supports job creation across a diverse range of sectors and skill levels. Tallaght has a range of resources of outstanding merit and the South Dublin Tourism Strategy 2015 identifies a number of actions to develop and present these assets to the market.

The South Dublin Tourism Strategy 2015 identifies a number of initiatives which are ongoing, involving SDCC in collaboration with other parties. Development of Tallaght Stadium and Tallaght Arts Cluster Development are ongoing tourism initiatives led by South Dublin County Council. Such initiative play an important role in the growth of future tourism for Tallaght and South Dublin as a whole.

The proximity of the Dublin Mountains and asset of the Historic Village of

Tallaght provides an opportunity to maximise the tourism offer of the area. It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.

Any proposals arising from objectives to increase linkages with the Dublin Mountains shall be underpinned by County Development Plan policies relating environmental sensitivities along these corridors. Policy ET5 (Objective 1) and ET7 (objectives 1 and 3) of the County Development Plan refers.

Tallaght is identified as an Activity and Sports Cluster in the South Dublin Tourism Strategy 2015 and it is considered that the integration and collective marketing of the arts cluster (RUA RED, Civic Theatre, and County Library) will help make Tallaght a destination in its own right, a hub for sports and activity tourism, and a gateway into the Dublin Mountains.

In addition to the outdoor activities and sports elements, the additional developments needed to strengthen the Tallaght cluster and achieve its standing as the principal gateway as identified in the South Dublin Tourism Strategy are:

- Heritage Trail;
- Arts Centre and Cultural Space;
- Education and Training;
- Retail; and
- Visitor Information Points.

*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.*

### Tallaght Stadium Development

The redevelopment of Tallaght Stadium is a key project for the Tallaght area, for South Dublin County and the Greater Dublin region as a whole. Tallaght Stadium is to act as an event venue with commercial potential which will function throughout the day and the evening year round and will contribute to the vibrancy and vitality of Tallaght Town Centre. The redevelopment of the stadium is an important initiative for

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Tallaght and for the local community and will also act as an economic driver for the County in terms of tourism and economic development. The stadium is highly accessible in terms of Luas connections to the City Centre, access to the M50 and its location in the gateway to the Dublin Mountains.

*It is the policy of the Council to continue to build on the success of the stadium to date and to recognise and harness the potential that Tallaght Stadium can offer the town and county in terms of tourism and economic development.*



## 4.4 Retail

*Tallaght is a major Town Centre, at the top of the County's urban hierarchy and it is the policy of the Council to promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail and retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre.*

The Retail Planning Guidelines for Planning Authorities (2012) and the Retail Strategy for the Greater Dublin Area, Regional Planning Guidelines Office (2008) form the basis for retail planning in the Greater Dublin Area (GDA). The Retail Planning Guidelines for Planning Authorities seek to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer, it also promotes and supports the vitality and viability of city and town centres.

The Guidelines identify five key policy objectives to be progressed by planning authorities as follows:

1. Ensuring that retail development is plan led;
2. Promoting city/town centre vitality through a sequential approach to development;

3. Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations;
4. Facilitating a shift towards increased access to retailing by public transport, cycling and walking; and
5. Delivering quality urban design outcomes.

The Retail Strategy for the Greater Dublin Area 2008-2016 sets out a five-tier Retail Hierarchy for the Greater Dublin Area. The South Dublin County Retail Hierarchy is derived from the Retail Strategy for the Greater Dublin Area 2008-2016 and updated to take account of the existing scale and function of centres in the County. Tallaght is identified as a Level 2 centre in the South Dublin County Retail Hierarchy and the categories and types of uses identified for the area are as follows:

- Full range of all types of retail services from newsagents to specialist shops and boutiques;
- Department stores;
- Food stores of all types; and
- High level of mixed uses including the arts and culture to create a vibrant living place.





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The capacity for retail developments in Tallaght Town Centre align with planned population growth and are considered to be sufficient to accommodate population growth and the expenditure needs of these areas. There are retail opportunity sites and vacant units in the core retail areas of Tallaght and the projected population increase and the associated additional expenditure will support the long term viability of these established centres, and assist in reducing vacancy and provide opportunities for extension and renovation.

*It is policy of the plan to also continue to support existing retail in the County and particularly the enhancement and redevelopment of the Square, Tallaght, which is a high quality mixed use destination serving not only the South Dublin County region but also serving at a regional and national level. The Square plays an important role in the County in providing a mixed use centre with a primary focus on retail but also contributes to the County in terms of services, recreation and entertainment.*

The provision of mixed use frontages in the Centre and in the Village of Tallaght are a priority location for future retail floorspace as part of overall mixed used developments. The plan supports the provision of ground



*The plan supports the provision of ground floor retail uses which will provide for active and vibrant frontages, increased footfall and provide the potential for a complimentary mix of uses to emerge in the area.*

floor retail uses which will provide for active and vibrant frontages, increased footfall and provide the potential for a complimentary mix of uses to emerge in the area.

*It is the policy of the Council to maintain and enhance the primary retailing and major town centre function of Tallaght Town Centre as a Level 2 Retail Centre and to continue to develop Tallaght as a vibrant and sustainable County Town at the top of the County's settlement and retail hierarchies, and improve Tallaght's importance in regional retail terms.*

