



**Proposed Draft  
Tallaght Town Centre**  
Local Area Plan  
2020-2026



Hellfire Club

*Image courtesy of Dublin Outdoors*









Approach to Tallaght Town Centre  
from Whitestown Way

# 1.0 Introduction and Context

## 1.0 Introduction and Context

Purpose of the Plan	06
Past, Present and Future	07
Achieving the Vision	08
Overarching Objectives	09
Policy Context	10
Structure of LAP	10



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

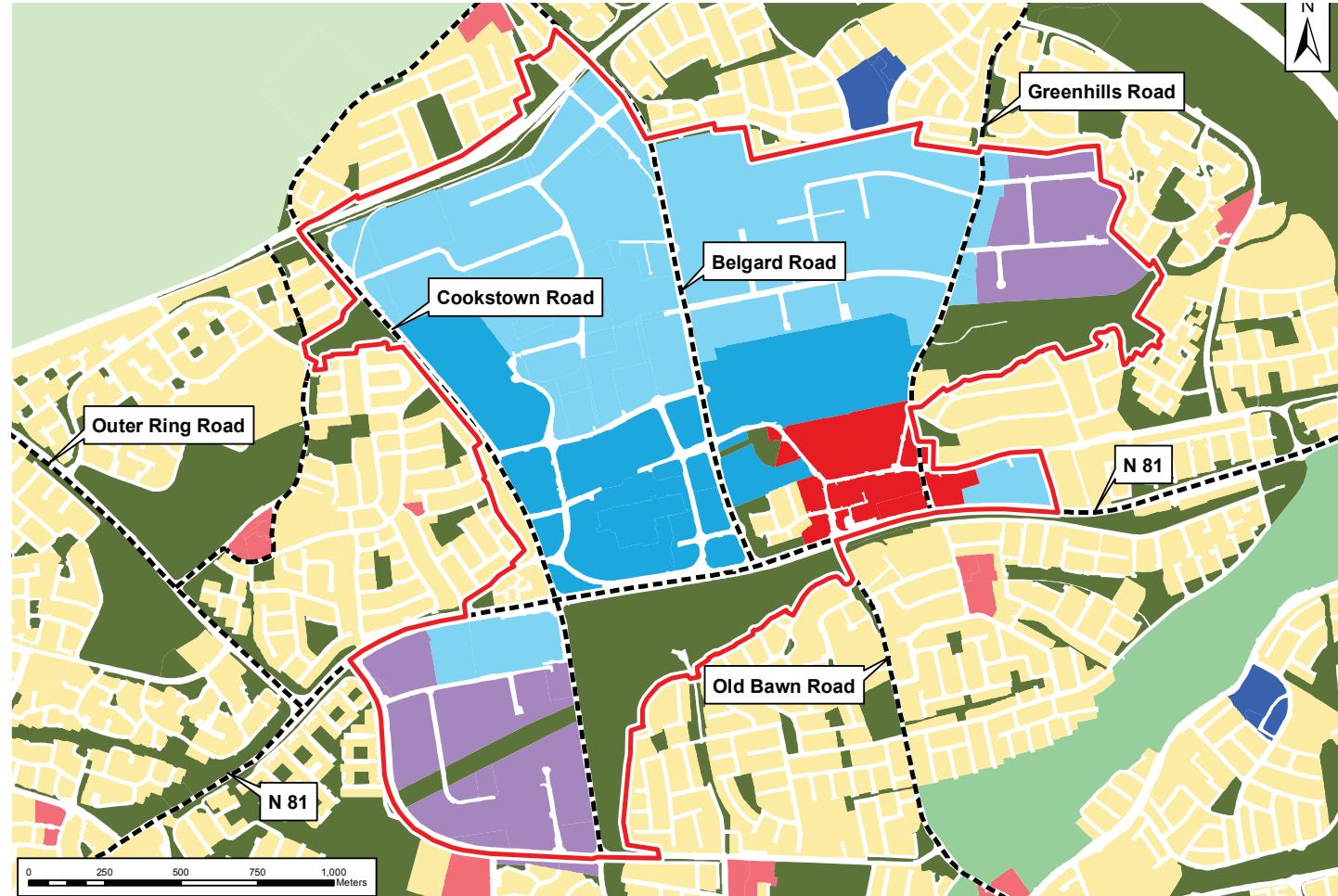
Tallaght Town Centre has benefitted from a number of significant developments over the last three decades which have accelerated the regeneration of the area and contributed to Tallaght's emergence as a modern and innovative urban centre. The most significant milestones include the establishment of Tallaght 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 area<sup>1</sup> has grown 46% from 2011, increasing from 4,202 persons to 6,126 persons (2016 Census).

<sup>1</sup> Based on Census 2016 Small Areas solely within the LAP boundary

The wider Town Centre area<sup>2</sup> 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, Dodder 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

<sup>2</sup> 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
- Development of new transport interchange at the Square
- Enhanced bus services across the centre
- District heating system (HeatNet)

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 570,000m<sup>2</sup> to 918,000m<sup>2</sup> 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)*



*570,000–917,000m<sup>2</sup> 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*

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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.*

The plan has been prepared in line with statutory guidelines:

- National Planning Framework (NPF)
- Regional Spatial and Economic Strategies (RSES)
- 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.

## Structure of LAP

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





## 2.1 Introduction

This chapter sets out the overall strategy for the built form which will shape the future spatial, social and cultural development of Tallaght Town Centre.

The key overarching objectives that will guide the future development of Tallaght are informed by the provisions of the County Development Plan:

- *To direct land uses and intensity of development in a manner that creates a sustainable urban form, based on the integration of land use and transport planning (Objective UF1);*
- *To promote a mix of uses in a manner that creates a sustainable and active area (Objective UF2);*
- *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 (Objective UF3);*
- *To ensure that development is laid out in a series of blocks and plots that are legible, permeable and appropriate in land use, scale, building height, street widths, urban grain and street frontages (Objective UF4);*
- *To upgrade existing and design new streets using an integrated approach*

*to pedestrian, cyclist and vehicular movement and ensure that the movement function of each street is reflected by an appropriate design response and design speed (Objective UF5);*

- *To provide attractive, interesting and well used public realm and open spaces using place making and urban design principles, creating a pedestrian centred environment with active, inviting public spaces and parks (Objective UF6); and*
- *To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change (Objective UF7);*

Proposals for new development in the Plan lands will be required to comply with the stated Local Area Plan objectives relating to the Urban Framework. The assessment of a proposal's compliance with these overarching objectives shall have regard to, and be informed by, the policy, parameters, guidance and content of the Plan.



## 2.2 Access and Movement

The proposed urban structure promotes a place-making approach to movement through the creation of permeable spaces and routes which facilitate connectivity between new development areas, the existing town centre, public transport nodes and existing communities.

### 2.2.1 Street Network and Route Structure

The proposed street network and route structure provides the basic physical framework for the plan lands. It provides a framework for urban blocks and open spaces. Existing and planned streets are classified within a new hierarchy on the basis of their function, context and location. All street typologies within the hierarchy shall be designed in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) (2013), the National Cycle Manual (2011) and the Guidelines for Setting and Managing Speed Limits in Ireland (2015).

Figure 2.1 illustrates the longer term route network within and around the Town Centre. It includes both existing and improved routes and proposals for new routes within the following robust route hierarchy:

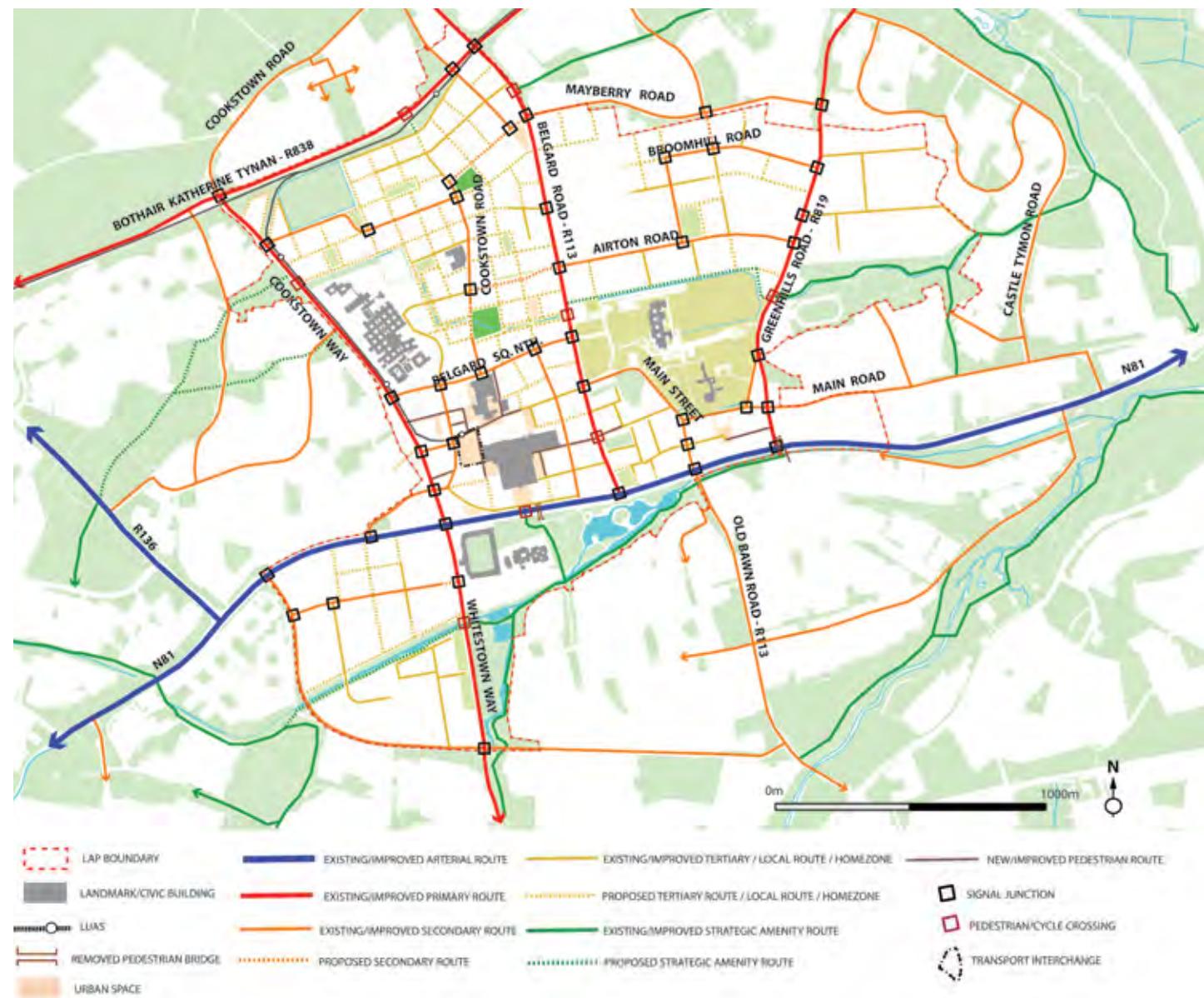


Figure 2.1: Route Structure

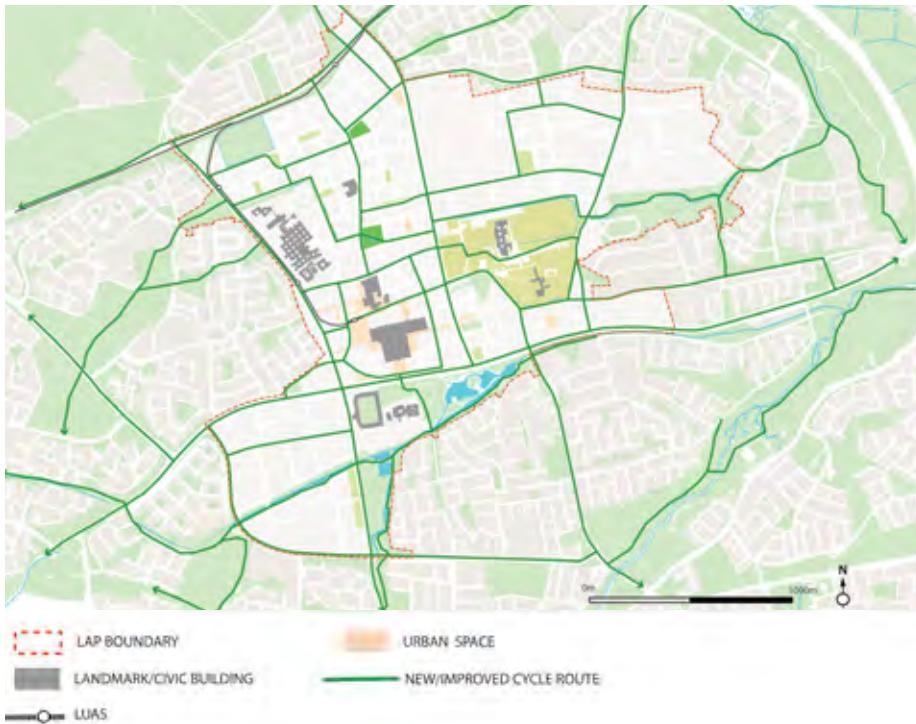


Figure 2.2: Cycle Structure



## 2.0 Urban Framework

- Arterial route (N81),
- Primary routes (Belgard Road, Katherine Tynan Road, Greenhills Road),
- Secondary routes, which provide the main connections between the primary routes e.g. Cookstown Cross,
- Tertiary routes which provide the finer network of local streets between the primary and secondary routes.

### 2.2.2 Pedestrian and Cycle Movement

Pedestrian and cycle accessibility and movement are key components of the overall Urban Framework for the Plan. The framework aims to develop an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.

Cycling and walking shall be encouraged through the creation and upgrading of the existing network to provide a network of dedicated and street integrated pedestrian and cyclist routes. Streets will also connect with and be augmented by dedicated public realm areas for pedestrian and cyclists. All pedestrian and cycle routes shall be designed to be safe and accessible in accordance with DMURS and the Nation Transport Authority's (NTA) National Cycle Manual (2011).

The Council will encourage pedestrian and cyclist priority to be demonstrated in development proposals, particularly those incorporating proposed cycle routes, strategic amenity routes and tertiary routes. This may be in the form of 'home zones' which are designed primarily for people, restricting through routes for vehicular traffic or other appropriate solutions.

### 2.2.3 Public Transport

*It is a key objective of the Plan to maximise existing and proposed public transport opportunities, including high quality Luas and bus services, and to support these opportunities with an integrated network of streets and routes with a clear hierarchy that promotes walking and cycling.*

The strategy for the Plan is to encourage greater use of public transport through enhanced connectivity within and into the Plan area, improving access to public transport stops and facilitating improvements to public transport services.

SDCC is committed to supporting and facilitating improvements by the NTA to the bus network and Luas services in Tallaght, including the implementation of the NTA's 'Bus Connects' project and increased capacity on the LUAS line.

*SDCC is committed to supporting and facilitating improvements by the NTA to the bus network and Luas services in Tallaght*

The key objectives of the NTA – Transport Strategy for the Greater Dublin Area 2016–2035 of relevance include:

- New public transport interchange at the town centre (pedestrian, cycle, regional and city bus and Luas);
- Consolidation of existing city and suburban bus services;
- Extension of bus routes in the town centre;
- Improved permeability and walking routes to Luas stops at Cookstown, Belgard and Tallaght Hospital;
- Extensive and connected pedestrian network (all streets, urban spaces and open spaces);
- Improved cycle network; and
- Balanced consideration of car parking as part of residential development.

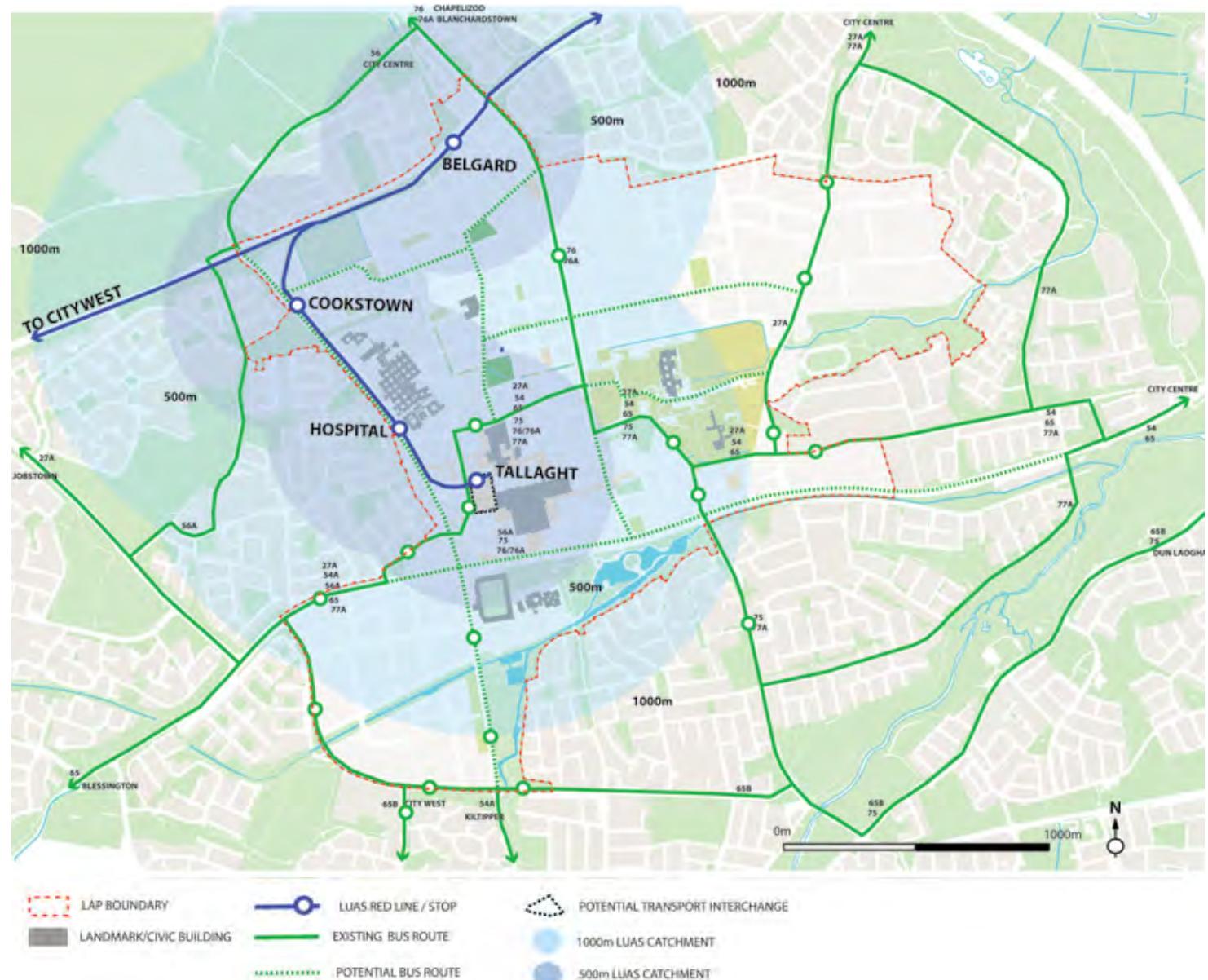


Figure 2.3: Public Transport



## 2.0 Urban Framework

### 2.3 Urban Framework

The overall urban structure provides the basic and larger scale layout of routes, spaces and features for the plan. Where development is likely to occur on an incremental basis, for example, in Cookstown, a strong urban structure ensures a coordinated approach over a longer time period. It provides a blueprint for development identifying routes, linkages, public spaces, street frontages and building lines. The key elements of the proposed urban structure for Tallaght are set out below:

- Consolidation and extension of existing urban block structure in the Centre, in and around Tallaght Cross and The Square;
- New and robust pattern of urban blocks of different sizes and configuration in the Cookstown area to allow for a range and mix of uses;
- New urban block structure to provide improved permeability and coherence to established areas such as Broomhill and Cookstown;
- Coherent, regular and enclosing building frontage to the primary and secondary streets and the main urban spaces and squares. This has the benefit of enhancing the streetscape and providing a greater sense of urbanity and enclosure along some of the existing routes such as Belgard Road. It will also provide greater overlooking and passive surveillance of public areas;
- Connecting with adjoining communities to address issues of poor linkages between the Centre and the existing, surrounding communities in the wider Tallaght area;
- Building on landscape character and natural heritage by consolidating existing green infrastructure hubs and corridors
- New network of public space that are distinctive in terms of function, design and appearance, enhancing public realm within the Plan area.

*The overall urban structure provides the basic and larger scale layout of routes, spaces and features for the plan.*

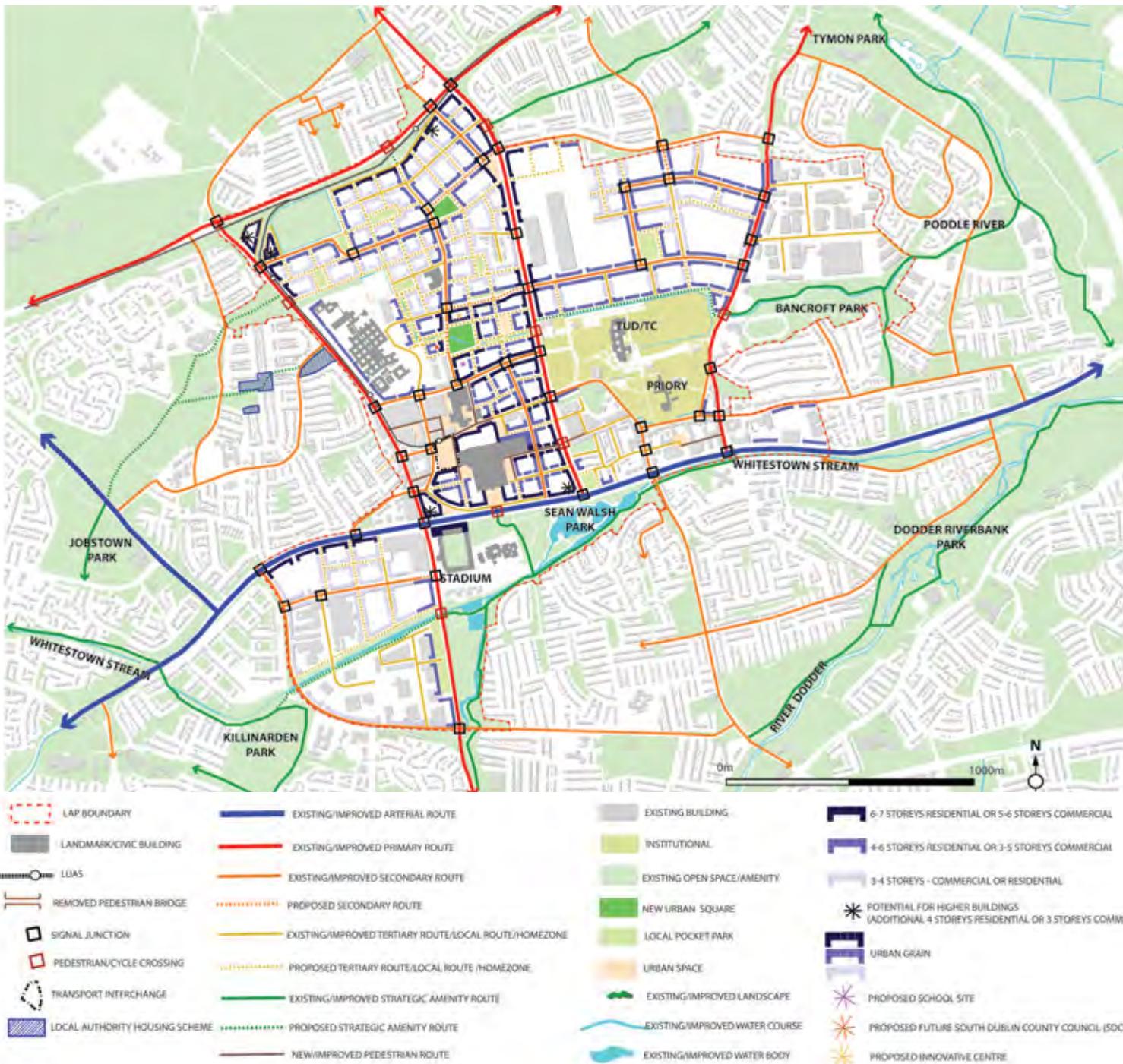


Figure 2.4: Overall Urban Structure

## 2.4 Landuse and Urban Function

The Urban Framework identifies different character areas/uses and requirements for development across the Plan lands. They reflect the analysis carried out during the plan making process and include areas of consolidation (mixed use areas including the Centre and the Village), enhancement (Sean Walsh Park and Bancroft Park), transitional regeneration areas (Airton Road, Greenhills Road and environs) and transformation (Cookstown).

The primary functions align closely with the zoning designations across the Plan Lands.

### 2.4.1 Types of Development and Land Use Mix

The types of development that will be 'permissible in principle' and 'open for consideration' in the Plan lands are set out under Chapter 11 of the Land Use Zoning Tables in the South Dublin County Council Development Plan 2016-2022. Within the Plan lands, there are five applicable zoning objectives, namely;

- Town Centre (TC) with the objective "To protect, improve and provide for the future development of Town Centres".
- Regeneration (REGEN) with the objective "To facilitate enterprise and/or residential led regeneration".

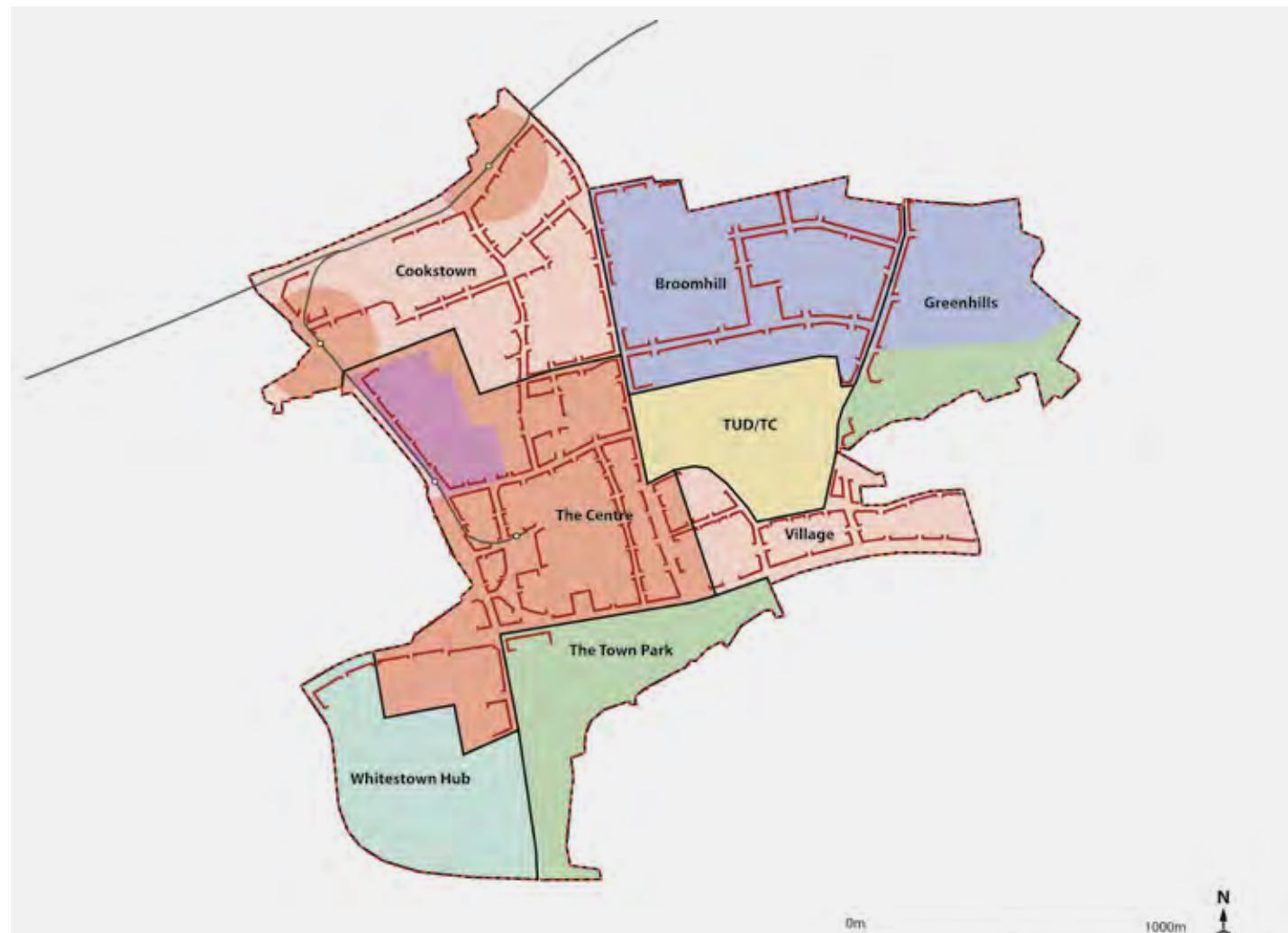


Figure 2.5: Urban Function

- Enterprise and Employment (EE) with the objective “To provide for enterprise and employment related uses.”
- Village Centre (VC) with the objective “To protect, improve and provide for the future development of Village Centres”.
- Open Space (OS) with the objective “To preserve and provide for open space and recreational amenities”.

The Urban Framework acknowledges the need for mixed use development across the Plan lands. In general land use mix will be determined having regard to land use zoning, urban function and the overall urban framework for the neighbourhood. For example, in The Centre and Cookstown higher levels of mixed use are achievable in proximity to the core of the Town Centre and proximate to Luas stops.

Generally, land use mix will be considered on a cumulative basis for The Centre and Cookstown neighbourhoods and will have regard to the nature and mix of existing uses in the vicinity of a proposed development.

#### 2.4.2 Mixed-use Frontages

As a minimum, the mixed-use frontages identified in the Urban Function concept

## 2.5 Neighbourhoods

are required to have a mixed-use element and have a non-residential frontage at ground floor level, or some other acceptable alternative which performs the same function of providing activity at ground floor level. Minimum floor to ceiling heights of between 3.5 and 4 metres will be required to facilitate non-residential uses.

Residential elements are appropriate in Greenhills and Broomhill along mixed-use frontages; Belgard Road, Airton Road, Broomhill and Greenhills Road, subject to integrating effectively with existing uses.

### 2.4.3 Changing Nature of Areas

The LAP seeks to ensure that all new development can be integrated effectively with existing and established commercial and community facilities. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') proposing new development (or change of use) must consider if there could be significant adverse effects on future occupants of that development from any nearby source(s) of noise or any other adverse impact, such as impacts from pre-existing commercial or community facilities.

Where a potential significant adverse effect is identified, applicants (or 'agent of change') should factor into their planning application suitable mitigation measures to avoid any significant adverse impacts on health and the quality of life for future occupants to be implemented before the development has been completed. Applicants should note that unreasonable restrictions should not be placed on existing facilities as a result of development permitted after they were established.

*In general land use mix will be determined having regard to land use zoning, urban function and the overall urban framework for the neighbourhood.*

**The Centre:** Continued transformation towards a high quality mixed use urban centre of city scale and character, promotion of new and enhanced retail, civic and town centre uses, new employment space and a vibrant mix of residential, that will support the whole of the County all set within an attractive network of streets, spaces and buildings.

**Cookstown:** An attractive mixed use residential led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.

**The Village:** Consolidate existing retail, town centre and mixed use residential neighbourhood within a high quality place of intimate scale respecting the historic character of the place.

**Broomhill:** An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along primary frontages.

**Greenhills:** An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.

**Technological University Dublin/Tallaght Campus (TUD/TC):** Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

**Whitestown:** An intensive employment and service hub, providing a location for a wide range of businesses and services, in an attractive and accessible urban context.

**The Town Park:** Enhanced, multi-purpose high quality urban park with high levels of accessibility to surrounding areas and strong connections with the larger green infrastructure of the area.

Chapter 3 provides detailed guidance for the future development of each of these neighbourhoods.

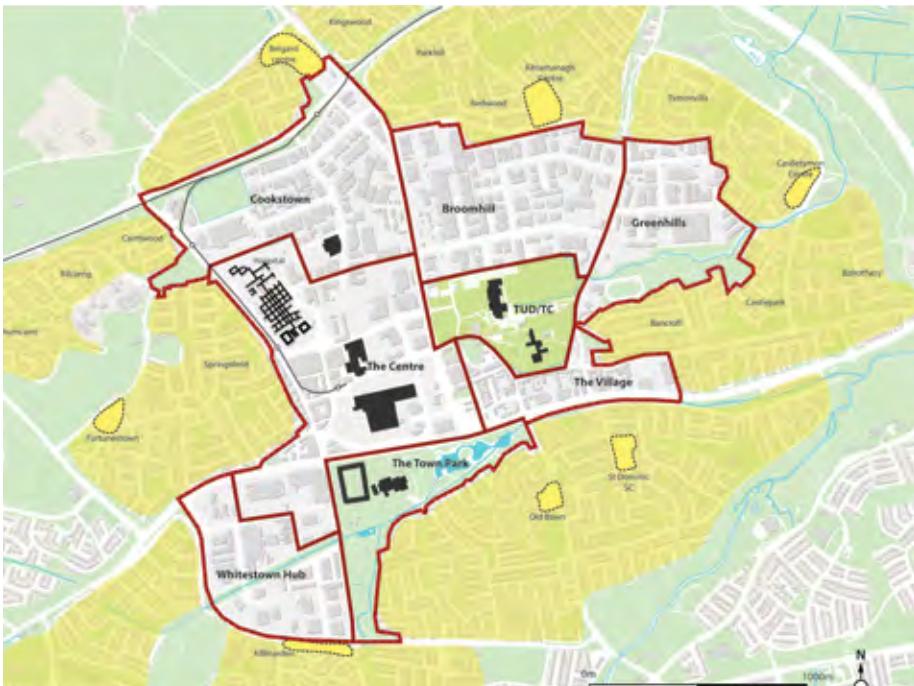


Figure 2.6: Urban Neighbourhoods

## 2.0 Urban Framework

### 2.6 Intensity of Development

The largescale regeneration of the Tallaght LAP lands will give rise to a new built form that will be different to the type of buildings that predominate in the area today.

Higher and medium intensity areas should be located primarily around the existing retail and administration centre, that is, The Centre and the Luas Stations on the Cookstown and Belgard Roads. Higher density of residential development in the form of mixed-use developments are desirable in these locations for reasons of their centrality, location proximate to transport nodes and/or the range of facilities currently available, subject to compliance with the concepts of this plan and the relevant Guidelines.

Plot Ratio, Height and Built Form will be used to determine and assess the intensity, scale and bulk of development in the Plan lands. This approach promotes an urban design quality-led approach to achieving sustainable urban densities where the focus will be on achieving a high-quality urban environment.

The design and layout of each plot will need to take account of its context and be designed accordingly. To inform the assessment of each planning application,

plot ratio will be used as an important determinant in assessing the intensity of a proposed development. Table 2.0 sets out a range of appropriate plot ratios across the plan lands, where proposals go beyond the plot ratio identified the proposal would need to deliver significant public gain. This would need to be considered on a case by case basis.

Density will be another method of assessing intensity and is a more accurate tool when assessing solely residential development. For example in Cookstown where a plot ratio of 2:1 may be acceptable it could generate an equivalent density of 200 dwellings per hectare on a solely residential site.

#### 2.6.1 Plot Ratio

Plot ratio is determined by dividing the gross floor area of a building (GFA) by the site area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. This Plan outlines a plot ratio range for each Neighbourhood, including a breakdown for the regeneration of Cookstown neighbourhood.

Neighbourhood	Min - Max Plot Ratio	
<b>Centre</b>	1.5 - 2.0	
<b>Cookstown</b>	Parcel	Range
	CT - A	1.5 - 2.0
	CT - B	1.5 - 2.0
	CT - C	0.75 - 1.0
	CT - D	1.5 - 2.0
	CT - E	1.5 - 2.0
	CT - F	1.25 - 1.5
	CT - G	0.75 - 1.0
<b>Village</b>	0.75 - 1.0	
<b>Broomhill</b>	0.75 - 1.0	
<b>Greenhills</b>	0.75 - 1.0	
<b>Institute Hub</b>	0.75 - 1.0	
<b>Whitestown Industrial Area</b>	0.75 - 1.0	
<b>The Town Park</b>	N/a	

Table 2.0 Plot Ratio Ranges

In considering minimum plot ratio for the neighbourhoods, the Planning Authority will have regard to established uses and in general, will allow flexibility in assessing planning applications for extensions to support established uses. This is particularly relevant in Whitestown, Greenhills and TUD/TC. The minimum plot ratio will apply to the full redevelopment of any site in the Plan lands.

Achieving the maximum plot ratio will be dependent on site conditions and design limitations. Fully subterranean storeys containing ancillary uses such as; storerooms, waste areas and car parks will not be included in plot ratio or height calculations, provided they do not protrude further than 1 metre from natural ground level.

The plot ratio and building height of any proposed development shall not normally exceed the maximum plot ratio or building height thresholds for any particular site, block or parcel of land.

Flexibility in relation to the gross floor area of up to 20% of the plot ratio ranges may generally be applicable where there is a strong design rationale for an increase in density/height and the development will

result in a significant public gain. A significant public gain includes:

- The dedication of part of the site for public open space including parks and plazas;
- The creation of streets and links that provide access through and access to a site;
- Major upgrades to streets surrounding the site including works such as street widening, new enhanced junctions and crossing points and realignments;
- Provision of community and/or cultural amenities that will significantly contribute to the social infrastructure in the area; and
- Other public domain works or improvements to be agreed with the Council.

For clarity, a significant public gain does not include minor public domain works (such as paving upgrades or the planting of street trees) or other works that are required by the various standards contained within this plan (such as high quality materials) or Guidelines. The plot ratio ranges and additional 20% floorspace bonus shall normally be calculated on the basis of the gross site area.

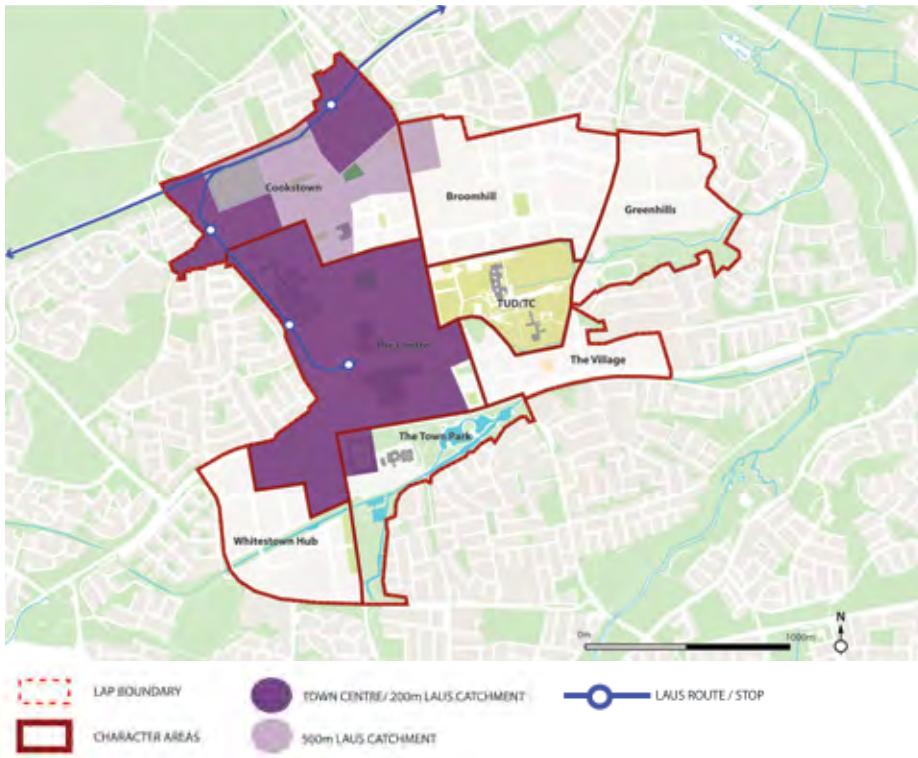


Figure 2.7 Density Strategy



## 2.0 Urban Framework

### 2.6.2 Height and Built Form

Building height, in conjunction with plot ratio, is a key measurement to determine the intensity, scale and bulk of development. Figure 2.4 includes the building height, which is informed by best practice urban design principles as per the Urban Development and Building Height Guidelines for Planning Authorities (2018). Building height shall be measured from ground floor level.

Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity (daylight, sunlight and usable outdoor spaces such as balconies and gardens which aren't overshadowed).

Throughout the Plan area, proposed building heights must be supported by design data and studies confirming compliance with established sunlight, daylight, overlooking and other residential amenity minimum design standards as required under Design Standards for New Apartments (2018). Building heights will also be evaluated against topography, culture context, key landmarks and key views as required by Building Height Guidelines.

To ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing, in particular Colberts Fort and at the edges of the Plan area, shall incorporate a gradual change in building height. In these instances, new development can be below the minimum range as specified in the Height Strategy.

In general terms, the height strategy provides for the following:

- Building height and scale is greatest in the Centre, in close proximity to Luas stops and along arterial and primary route frontages (6-7 storeys Residential, +1 recessed and 5-6 storeys non-residential, +1 recessed).
- Building height and scale on secondary routes/frontages is lesser but still within an urban scale, (4-6 storeys Residential, 3-5 storeys non-residential and building height is lower along tertiary routes, within the network of secondary streets)

#### Landmark Buildings

In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the

locations indicated as having ‘Potential for Higher Buildings’ in the Building Height Strategy (see Figure 2.4).

A 2-3 storey increase on the above typical levels may be considered for key or landmark sites where sites exceed 2 ha in area and can establish its own identity (see Section 8.2 Implementation). Buildings over 10 storeys would generally not be supported. Tall buildings must have regard to the following criteria:

- Surrounding, established scale and height.
- Impact on daylight and sunlight of the development, surrounding development and private, semi-private and public open spaces.
- Impact on skyline, urban silhouette or streetscape (including overbearing).
- Other social or physical infrastructural benefits from the development, such as public realm contribution.
- Proximity to high quality public transport.

Where justified by a Design Statement, building elements higher than 8 storeys must be designed as corner features or similar limited elements of urban blocks to define streetscape, respond to public spaces or close urban vistas. Where taller landmark

*Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity.*

buildings are proposed they should achieve the highest standards of design including high quality and robust materials, should contribute to an emerging skyline for Tallaght and should be slender buildings that successfully manage their environmental impacts on surrounding lands.

Building design as opposed to building height is the key determinant in producing an acceptable Landmark Building and such buildings should be of high quality design. Developers are encouraged to consider an architectural design competition in conjunction with the Council to inform the design of Landmark Buildings. Landmark Buildings should therefore be designed in a manner that is distinctive from surrounding buildings both in terms of architectural





Figure 2.8 Fine urban grain incorporated into an urban block, fronting an urban space.

treatment and use of materials. To further emphasise their place-making function, Landmark Buildings shall incorporate high quality public realm treatment in terms of surrounding street planting, furniture, lighting and materials etc. The design of such buildings shall therefore be based on a coherent design concept that is clearly communicated via a Design Statement and Landscape Plan. Design Statements for Landmark Buildings shall also analyse and illustrate the impact of the proposed development in relation to its immediate and wider context including views/vistas within and beyond the Plan lands and in terms of sunlight and daylight effects (See Chapter 8 Implementation and Standards).

#### Street Interface

In all areas of the Plan new development must support delivery of high-quality streets with active frontages. Active ground floor frontages can include the following: retail, community, employment and active residential (front doors, windows). In the Centre and along the main routes across the whole of the Plan area, Town Centre appropriate land uses (retail, employment, community etc...) will be encouraged at ground level. In other areas of the Plan, active residential

and associated uses on the ground floor will be encouraged. To achieve active ground floor residential, new apartments, houses or duplex/maisonette units shall incorporate own door access directly onto the street. The main entrances to buildings should be from the main street or space. Distances between entrances on the primary and secondary frontages in The Centre should not exceed 10 metres and the distances between entrances on the primary and secondary frontages in the Cookstown neighbourhood shall not exceed 15 metres.

#### Urban Grain

Urban grain is a key factor in determining mix of uses and diversity in an area, as greater mix of uses is associated with greater variety of blocks and plots. Where coarser urban grain and larger buildings are proposed, a careful approach to the design of façades will be required. Designers will be required to clearly express the ground floor, the main façade, a strong parapet and the roof form. Individual buildings within blocks should express distinctive building design. At selected locations in The Centre and in Cookstown, a fine urban grain is required adjacent to the pocket parks and urban squares to provide for physical, visual and land use diversity in contrast

to the predominant coarse urban grain. Fine urban grain will provide for smaller commercial footprints, which are attractive to smaller, independent businesses and are important to the development and sustenance of a mixed, local economy. Proposals for development in the selected locations shall incorporate fine urban grain. This will provide greater diversity of frontage, and in mixed use contexts will achieve greater diversity of building typology and uses. Elsewhere, fine grain should be incorporated, where possible, as part of larger developments.

The selected frontages (as shown in Fig 2.8) shall be developed as terraces of individual, spatially independent buildings. The urban block should be subdivided into plots with frontage width generally not exceeding 10 metres. Each plot shall have an individual distinctive design. In the case of mixed use buildings, the ground floor should normally be designed for commercial/service uses, with possibilities for other commercial uses or residential use above ground floor. There should be independent access to upper floors in the case of mixed use or multiple occupancy buildings in fine urban grain blocks.

#### **Building Setback**

Development across the Plan lands should present strong building frontages close to street edges. Setbacks from the street edge should therefore be minimised. Buildings should not be set back from the street or space where commercial uses are proposed at ground floor particularly along primary and secondary frontages. Measures to reduce noise and air pollution along wider streets, such as primary and secondary streets shall be incorporated in line with those recommended by DMURS (2013) in order to counteract reduced building setbacks.

#### **2.6.3 Block Size and Form**

Future significant development in Tallaght shall be shaped and defined by the route structure and network prescribed under the Access and Movement section and shall be divided into a series of blocks that present strong building frontages to surrounding streets especially at corners.

#### **Block Form**

New buildings shall be laid out in perimeter blocks across the Plan lands. Such blocks shall be used to enclose private and semi-private open spaces and, depending on the context and demonstration of need, larger blocks

or irregular sized blocks may contain small scale development. All perimeter blocks shall be designed according to the following principles:

- Building massing to the perimeter of the block;
- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;
- Proper design and attention to corners, avoiding dead or windowless gables;
- A continuity of building frontage, which relates to the local or urban context, and avoidance of blank walls;
- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces;
- Adequate back-to-back distances within the block;
- Appropriate building setbacks from the street in line with the use of ground floors;
- Adequate arrangements for car parking and access around, within or below the block;
- Carefully considered subdivision of the block into plots where fine urban grain or mixed use is proposed; and
- Appropriate consideration of building

height within the block to facilitate adequate levels of sunlight and daylight penetration.

#### **Block Size**

In order to encourage pedestrian permeability and ensure that streets and blocks are dimensioned to reflect their function and setting, reduced block lengths shall be utilised across the Plan lands. Block sizes in the Centre and Cookstown neighbourhood should have dimensions of approximately 60 to 80 metres and shall be no more than 100 metres in length/depth.

#### **2.6.4 External Finishes and Appearance**

Proposals for all developments must ensure and guarantee that proposed development design and materials used will not appear imitative but will progress the architectural quality of the existing character of the area. The palette of materials used must be robust, durable and consist of a combination of high quality materials and colours that have good tonal differentiation and are compatible with neighbouring developments. See Section A2.2 Design Statements, Appendix 2.

## 2.7 Public Realm and Open Space

The Tallaght LAP is reinforced by a strong vision for the public realm and open space of the Plan area. Figure 2.9 refers. This ensures the policies and objectives of the Plan are supported with quality public spaces. The Plan details an Urban Framework which supports the emergence of sustainable residential neighbourhoods underpinned with quality public realm.

Public Realm refers generally to the public space of the Plan area, the streets, squares and parks. Public space is there primarily to facilitate a rich public life and to provide opportunities for citizens and visitors to enjoy the area in a multitude of ways.

A hierarchy of parks and public spaces are identified as part of the Urban Framework to provide attractive, interesting and well used outdoor spaces creating a pedestrian centred environment with active, inviting public space and parks. The hierarchy of open space includes the existing regional park at Sean Walsh Park and Bancroft Park. These parks have attractive landscaping and facilities to provide for a wide range of active and passive recreational activities, including sporting infrastructure such as an athletics field (Bancroft Park) and Tallaght Stadium (Sean Walsh Park).

The Plan seeks to provide additional urban squares and pocket parks as part of proposed development in The Centre and the Cookstown neighbourhoods. These squares and spaces connect the mixed-use areas and form part of the urban framework. The urban squares and spaces shall be designed to the highest quality and must take into account the quality of materials, the quality and variety of sub spaces within the squares, links into and across the squares and spaces as well as the maintenance and management of the spaces over time. The urban squares and spaces shall be designed in accordance with the Design criteria for the landscape elements, as set out in Appendix 1 Development Management Standards, Design Criteria for urban square, Public Realm and Local Parks.

New pocket parks and squares are to be developed in conjunction with the adjoining lands on which they are located. Proposals for public realm works should be integrated into the Design Statements and Landscaping Plans, which accompany planning applications. Applicants will need to demonstrate how their proposal is supporting the delivery of this network of streets and spaces.

*It is the policy of the council to develop and implement a detailed public realm strategy for the plan area.*

### 2.7.1 Interaction with the Public Realm

The interaction between residential and commercial developments and the public realm should be carefully considered in any proposed development. An emphasis on the role of the street and public space is important in ensuring that residential units, particularly where they are integrated with commercial uses, are not isolated or segregated from the public realm and that there is an overall sense of security and animation at street level. The street and public realm can provide the common denominator to blend residential areas, connect new housing to the wider street network and encourage the opportunity for social interaction. The design of schemes and new units will play a role in how the occupier interacts with the streets, public

spaces and their neighbours from the wider community.

Ensuring that residential developments interact with the street/public space can be achieved by means of frequent entrances, overlooking windows and balconies, whilst in residential streets ensuring a secure separation between any ground floor living accommodation and the public street.

*It is policy of the Council that designers will be required to ensure successful interaction between the residential scheme, streets and public realm to foster a true sense of neighbourhood and encourage interaction between residents. Opportunities for animated ground floors, homes with own door access, private landscaped terraces and a successful integration with communal and public open space shall be encouraged. Along mixed frontage streets commercial, communal and other appropriate active uses at ground floor level shall be required.*

*The interaction between residential and commercial developments and the public realm should be carefully considered in any proposed development.*

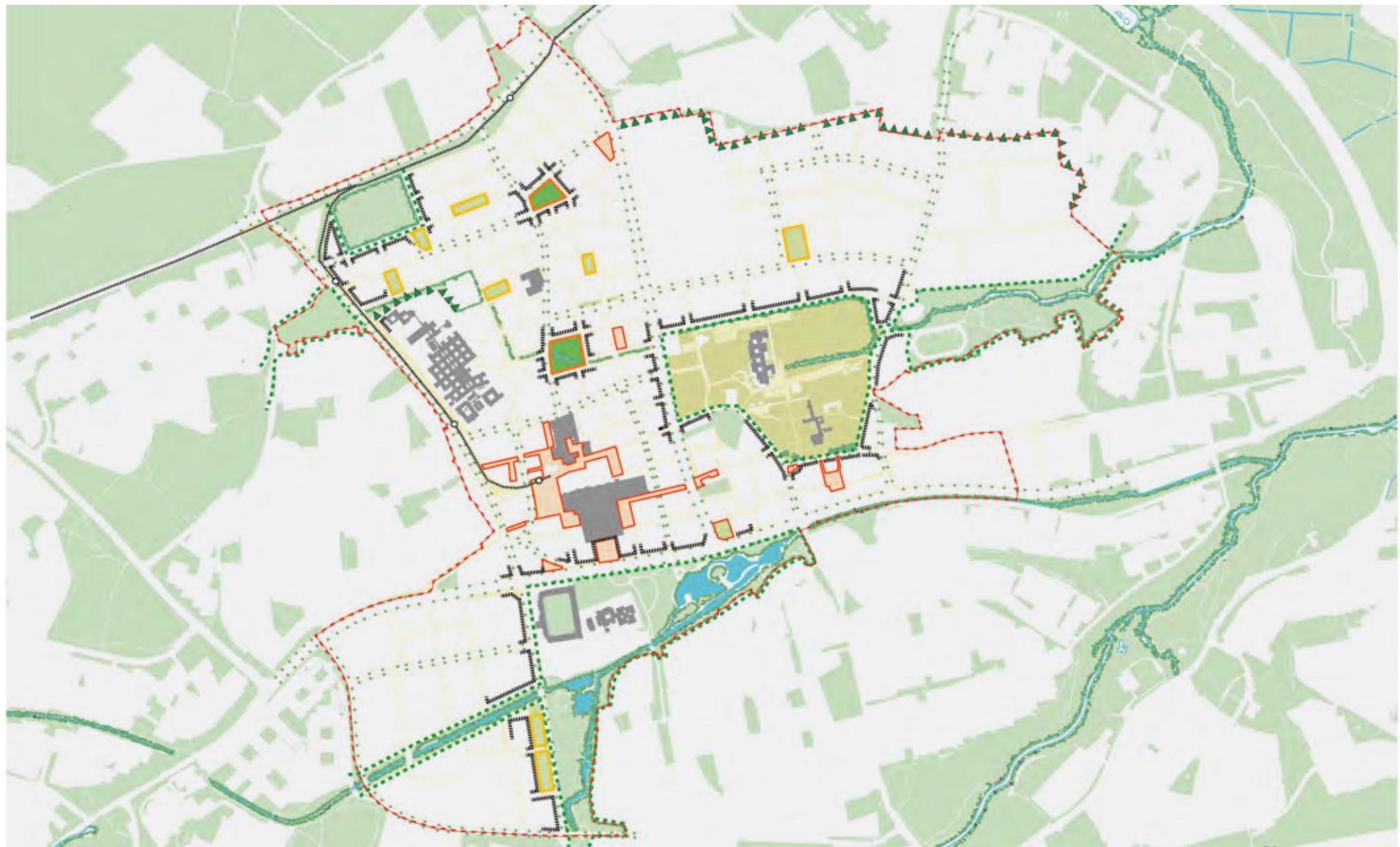


Figure 2.9 Public Realm

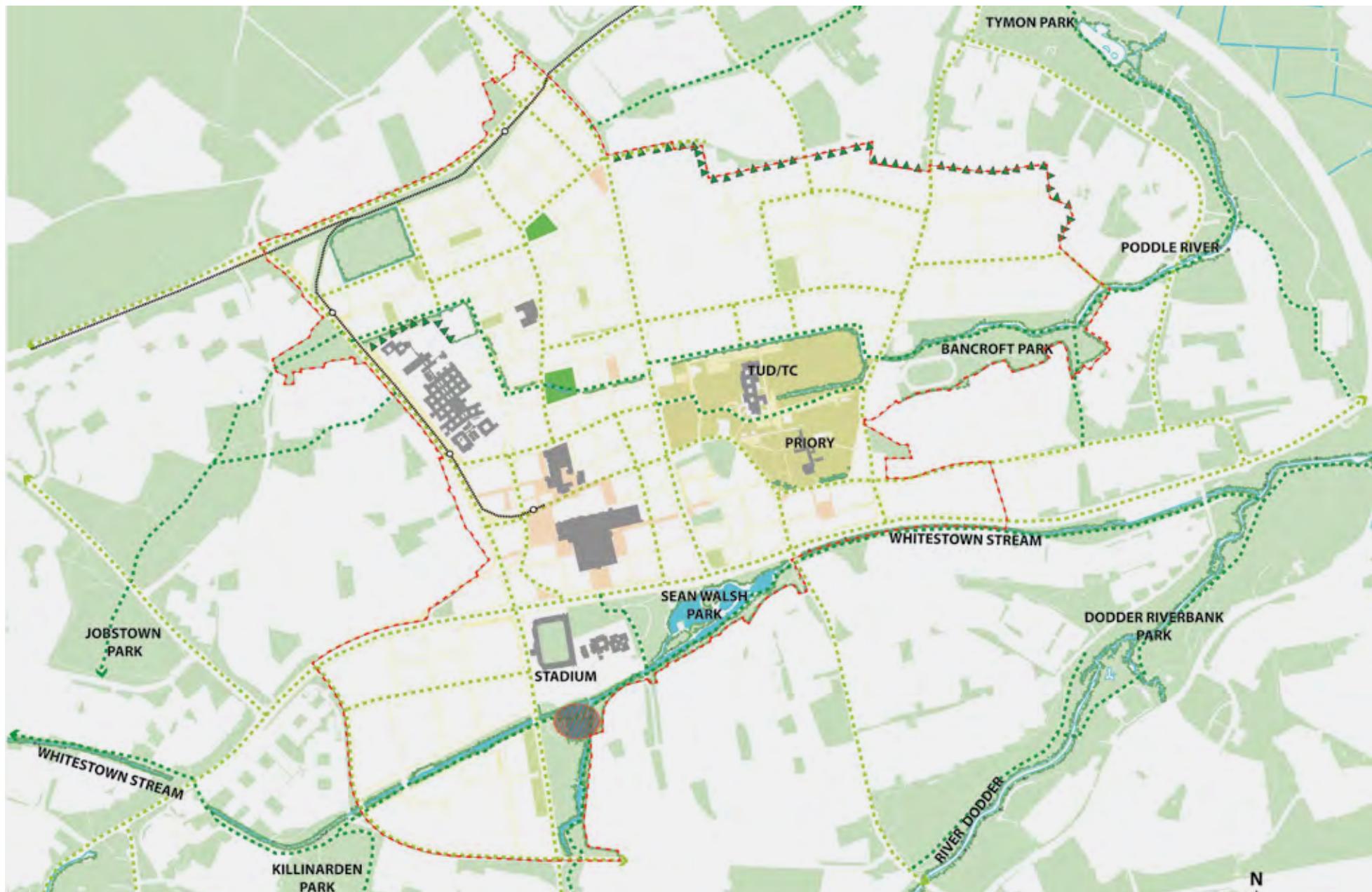


Figure 2.10: Open Space & Green Infrastructure

## 2.7.2 Public Open Space

The provision of public open space that is appropriately designed, integrated within an overall network of open space and green infrastructure, properly located and well maintained is a key element of high-quality residential environments. Public open space is open to use by all members of the public, should have active and passive recreational value and should enhance the identity and amenity of an area. The County Development Plan has specific policies and objectives in terms of public open space provision which should be adhered to in order to ensure that all residential development is served by a clear network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

A minimum of 10% of the gross site area shall be dedicated for use as public open space within any proposal for development which shall be of a high quality and integrated into an overall interconnected network of public open space and green routes.

In general, the public open space requirements should be met on site by the developer in any development proposal. In the event that the site is considered by

the planning authority to be too small or inappropriate (because of site shape or general layout) to fulfil useful purpose in this regard, then a financial contribution towards provision of public open space in the area, South Dublin County Council improvements to an existing park and/or enhancement of amenities shall be required.

The open space and public realm strategy for the LAP lands as identified in Chapter 2 provides for public open spaces based on urban design principles at locations where they may serve their surrounding areas.

Where identified in the open space strategy and Urban Framework for the LAP, the Planning Authority will seek the delivery of identified areas of public open space. The proposed 'New Urban Squares' are more fixed in nature and the Council will seek to work with landowners to seek delivery of these areas as public open spaces providing a vital community resource for new communities. 'Local Pocket Parks' and smaller 'Urban Squares' are more flexible in nature in terms of their location and their delivery will be sought on a site by site basis in the development management process, unless reasonable alternatives are proposed and it is demonstrated how these will be achieved.

## 2.7.3 Open Space and Green Infrastructure

The LAP will seek to implement the policies and objectives for Green Infrastructure as outlined in the County Development Plan.

Some of the key principles for open space and green and blue infrastructure for the Plan are as follows:

- To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;
- To incorporate new elements of Green and Blue Infrastructure such as tree

*Development will arise, in the most part, due to the redevelopment of existing brownfield sites, influenced by market conditions, development viability and other matters outside of the control of the Council.*

planting, parks and natural open spaces and sustainable urban drainage systems;

- To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poddle;
- To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;
- To support native plant and animal species and encourage corridors for their movement; and
- To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan.



## 2.8 Development Capacity

The Core Strategy of the County Development Plan outlines the potential residential capacity for the County. Each of the Tables includes a specific breakdown for the identified Metropolitan Consolidation Town of Tallaght. For the quantitative analysis to inform the Core Strategy, the boundary of the Tallaght area extends beyond the Local Area Plan boundary. The total residential capacity for the wider Tallaght Metropolitan Consolidation Town in the Core Strategy is indicated as 5,412 units on 157 ha of land.

Of the projected capacity of 5,412 units in the wider Tallaght area in the Core Strategy, a breakdown of that figure indicates an estimated 3,500 unit capacity within the Tallaght Plan boundary.

An estimate of the amount of development that will come forward in the Plan lands in the short and medium term is difficult to establish. Development will arise, in the most part, due to the redevelopment of existing brownfield sites, influenced by market conditions, development viability and other matters outside of the control of the Council. It is important to have knowledge of the potential scale of new development that could be accommodated on the Plan lands in terms of meeting

housing need and the demand for additional services that could arise, for example, in terms of school places.

This Plan promotes and plans for the redevelopment, intensification and public realm improvement of The Centre neighbourhood, in particular, the substantial mixed-use opportunity sites such as the Square Shopping Centre, the former Woodies site and the vacant lands/buildings north of Belgard Square North. Further brownfield redevelopment opportunities in The Centre may emerge during the life of this Plan. The Plan also envisages the regeneration of the Cookstown neighbourhood to a mixed use residential and commercial quarter.

In terms of estimating development capacity, it is considered that Cookstown and part of The Centre offer the predominant capacity potential for the Plan. It should be noted that the final residential output and therefore capacity of any given site will depend on the design specifics associated to each individual proposal, having regard the Development Management Standards, including plot ratio building heights etc. The Plan has the capacity to meet the requirements of the Core Strategy for Tallaght in the South

Dublin County Council Development Plan 2016-2022 and can contribute to the Core Strategy of the next Development Plan.

The capacity figures Table 2.1 are indication of the number of homes that may come forward in the long term and will likely vary as more detailed proposals are progressed.

It will also take a considerable number of years to deliver this quantum of development, that will go beyond the life of this Plan. The Council will continue to monitor implementation of the plan.

Neighbourhood	Low (No. of dwellings)	High (No. of dwellings)	Max gross Floorspace
Centre	3,578	4,770	477,040
Cookstown	4,661	5,969	596,880
Village	106	142	14,160
Broomhill	1,250	1,667	166,680
Greenhills	121	241	24,100
<b>Total</b>	<b>9,716</b>	<b>12,789</b>	<b>1,278,860</b>

Table 2.1 Plan Lands: Total Extent of Residential Development-Long Term<sup>1</sup>

<sup>1</sup> The development capacity of the Plan lands is based on likely redevelopment land, plot ratio and assumed land use mix. The low-high dwelling range derives from an assumed average gross floorspace of 100sq.m per dwelling for residential buildings and not the average net internal floor area of a dwelling, i.e. a residential building containing 10 no. dwellings would be 1000sq.m gross floor area. The gross floor area is the sum of all floor space within the external walls of the buildings, excluding plant, tank rooms and car parking areas. Therefore, the average net floor area per dwelling unit may be closer to c.80sq.m. Note: All applications must include full details of floor area equivalents with reference to the above and set out clearly all assumptions used. Details of plot ratio, gross or net development areas etc. must be clearly set out.





## 3.0 Neighbourhoods

### **3.0 Neighbourhoods**

3.1 Introduction	36
3.2 The Centre	37
3.3 Cookstown	40
3.4 The Village	44
3.5 Broomhill	47
3.6 Greenhills	50
3.7 Technological University Dublin/Tallaght Campus	53
3.8 Whitestown	56
3.9 The Town Park	59

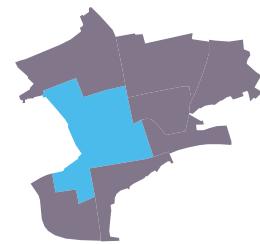
### 3.1 Introduction

This Chapter provides a vision and guidance for each of the neighbourhood areas; the change in character, if any, envisaged. The key objectives for each neighbourhood is accompanied by drawings which illustrate the existing urban form. The vision for the future Urban Framework is expanded upon and underpinned with details of the future movement network, green infrastructure and public realm. Details of building frontage/block layout and building height are also expanded upon. Chapter 3 should be read in conjunction with Chapter 2 Urban Framework.



1. The Centre
2. Cookstown
3. The Village
4. Broomhill,
5. Greenhills,
6. Technological University of Dublin/  
Tallaght Campus,
7. Whitestown,
8. The Town Park.





## 3.2 The Centre

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.

<b>Gross Area</b>	<b>42 hectares</b>	
<b>Land use Mix</b>	Mixed uses including, retail, office-based employment, civic and residential development to complement existing commercial development. New development areas to include supporting non-residential development particularly at ground floor level.	
<b>Plot Ratio Range</b>	1.5:1 (Low) 2:1 (High)	
<b>Building Height</b>	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing
	Secondary Frontage	(4-6 storeys Residential, 3-5 storeys non-residential)
	Other Frontages	3-4 storeys (Res/Non-Res) (Section 2.6.2 refers) and accompanying overall urban Design Statement
	Landmark Blocks/Sites	Junction of N81 with Cookstown Way and Belgard Road
<b>Open Space</b>	Urban square, local pocket parks, urban spaces and green corridors	

### Key Objectives:

- Continue the transformation of the centre with an increase in existing residential, commercial, retail, civic, services and cultural uses and functions.
- Support the continued function of Tallaght Hospital and facilitate improved access to the hospital
- Improve urban legibility throughout the area by providing new local streets including an extension to Airton Road to Cookstown Road; and Cookstown Road to Belgard North; and a new connection from Belgard North to Tallaght Square
- Improve the condition of existing streets to encourage walking and cycling
- Facilitate and support the delivery of a transport interchange integrating Luas, bus, cycle & taxi on land in and around Tallaght Square.
- Facilitate economic development and provide an enterprise centre.
- Improve interface with all existing and proposed routes and open spaces.
- Encourage new development on existing areas of surface car parking.
- Provide new primary and secondary open spaces. Including provision of a new urban square to the north of Belgard Square North.
- Improve and enhance the public realm.
- Improve connectivity to all surrounding areas.
- Promote the provision of a post primary school to serve the Tallaght catchment.
- Promote provision of primary school to serve the area.

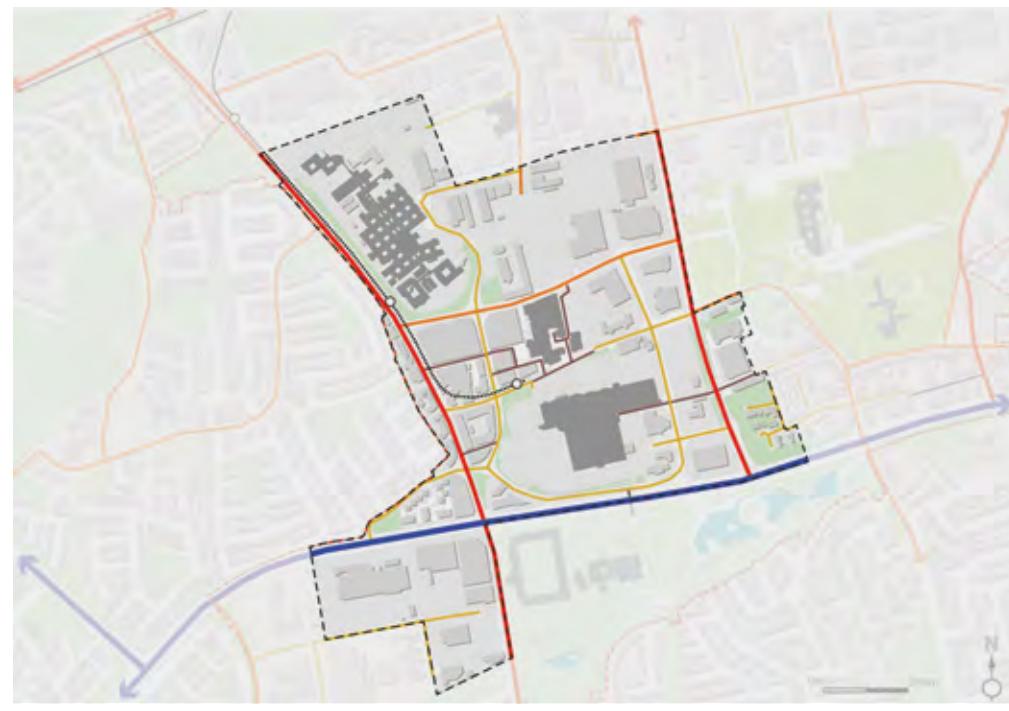


Figure 3.1 Existing context/environment (The Centre)

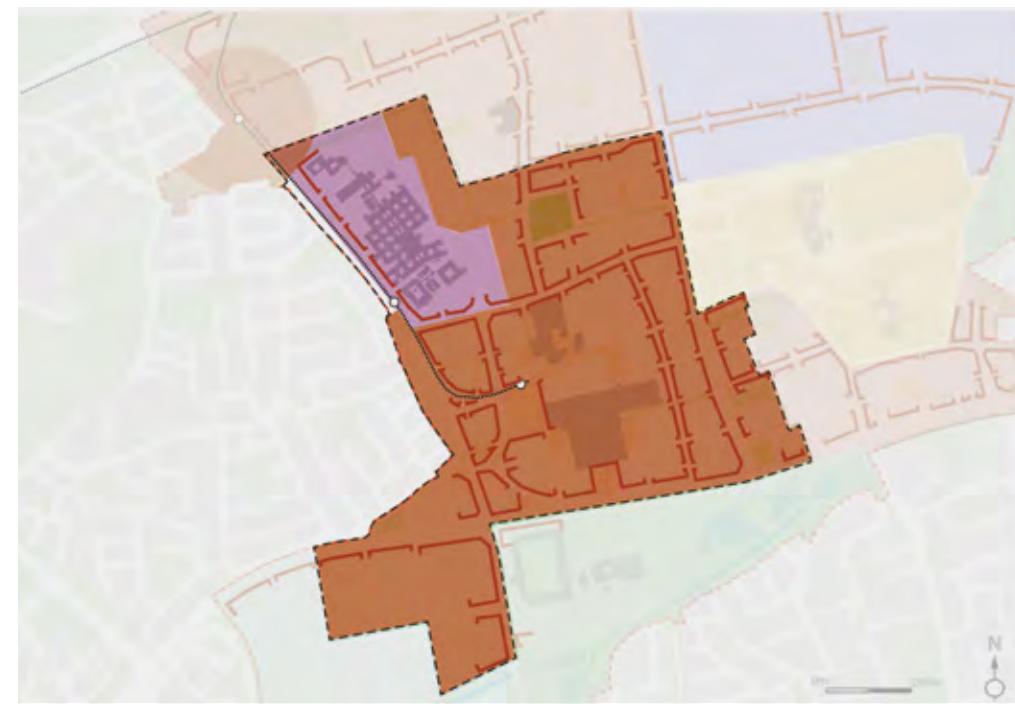
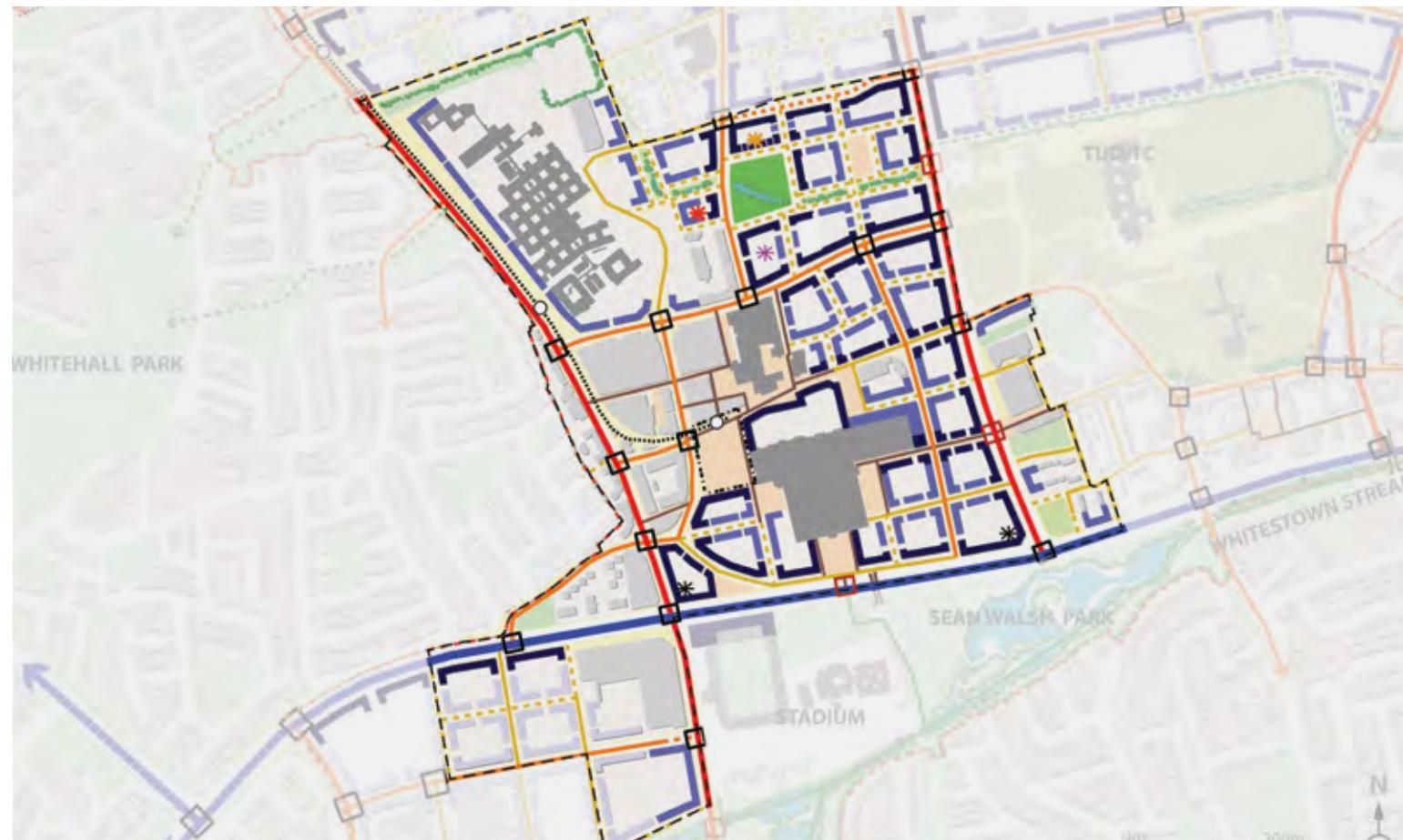


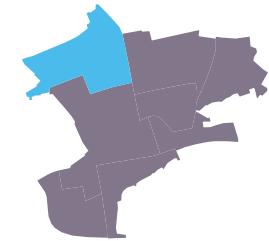
Figure 3.2 Urban function/uses (The Centre)



LAP BOUNDARY	EXISTING/IMPROVED ARTERIAL ROUTE	EXISTING BUILDING	6-7 STOREYS RESIDENTIAL OR 5-6 STOREYS COMMERCIAL
PLACE BOUNDARY	EXISTING/IMPROVED PRIMARY ROUTE	EXISTING OPEN SPACE/AMENITY	4-6 STOREYS RESIDENTIAL OR 3-5 STOREYS COMMERCIAL
LANDMARK/CIVIC BUILDING	EXISTING/IMPROVED SECONDARY ROUTE	NEW URBAN SQUARE	3-4 STOREYS - COMMERCIAL OR RESIDENTIAL
LUAS	PROPOSED SECONDARY ROUTE	LOCAL POCKET PARK	*
REMOVED PEDESTRIAN BRIDGE	EXISTING/IMPROVED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	URBAN SPACE	POTENTIAL FOR HIGHER BUILDINGS (ADDITIONAL 4 STOREYS RESIDENTIAL OR 3 STOREYS COMMERCIAL)
SIGNAL JUNCTION	PROPOSED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	EXISTING/IMPROVED LANDSCAPE	URBAN GRAIN
PEDESTRIAN/CYCLE CROSSING	EXISTING/IMPROVED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED WATER COURSE	PROPOSED SCHOOL SITE
TRANSPORT INTERCHANGE	PROPOSED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED WATER BODY	PROPOSED INNOVATIVE CENTRE
	NEW/IMPROVED PEDESTRIAN ROUTE		

Figure 3.3 Overall Urban Structure (The Centre)





### 3.3 Cookstown

An attractive mixed use residential neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.

<b>Gross Area</b>	51 hectares																	
<b>Land Use/Urban Function</b>	Mixed use																	
<b>Land use Mix</b>	A residential-led area, with a greater mix of use around Luas stops. Community, social and other small walk to services will be acceptable in other locations.																	
<b>Plot Ratio Ranges</b>	<table border="1"> <thead> <tr> <th>Parcel</th> <th>Range</th> </tr> </thead> <tbody> <tr> <td>CT - A</td> <td>1.5 - 2.0</td> </tr> <tr> <td>CT - B</td> <td>1.5 - 2.0</td> </tr> <tr> <td>CT - C</td> <td>0.75 - 1.0</td> </tr> <tr> <td>CT - D</td> <td>1.5 - 2.0</td> </tr> <tr> <td>CT - E</td> <td>1.5 - 2.0</td> </tr> <tr> <td>CT - F1 &amp; CT - F2</td> <td>1.25 - 1.5</td> </tr> <tr> <td>CT - G</td> <td>0.75 - 1.0</td> </tr> </tbody> </table>		Parcel	Range	CT - A	1.5 - 2.0	CT - B	1.5 - 2.0	CT - C	0.75 - 1.0	CT - D	1.5 - 2.0	CT - E	1.5 - 2.0	CT - F1 & CT - F2	1.25 - 1.5	CT - G	0.75 - 1.0
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CT - E	1.5 - 2.0																	
CT - F1 & CT - F2	1.25 - 1.5																	
CT - G	0.75 - 1.0																	
<b>Building Height</b>	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing																
	Secondary Frontages	(4-6 storeys Residential, 3-5 storeys non-residential. See accompanying Overall Urban and Route Structure drawing																
	Other frontages	3-4 storeys Res/Non Res																
	Landmark Buildings	Belgard & Cookstown Luas stops See accompanying Overall Urban and Route Structure drawing																
<b>Open Space</b>	Pocket parks, urban square, urban space.																	

#### Key Objectives:

- Emergence of a vibrant mixed use residential neighbourhood.
- Create new urban block structure.
- Deliver a mix of new open spaces
- Improve legibility throughout the area and provision of new streets linking to nearby hubs and The Centre.
- Delivery of a variety of building types around Luas stops.
- Support provision of a new primary school if deemed necessary by Department of Education and Science.
- Utilising location as source of River Poddle, incorporating it into public realm and open space and green/blue infrastructure asset strategies.

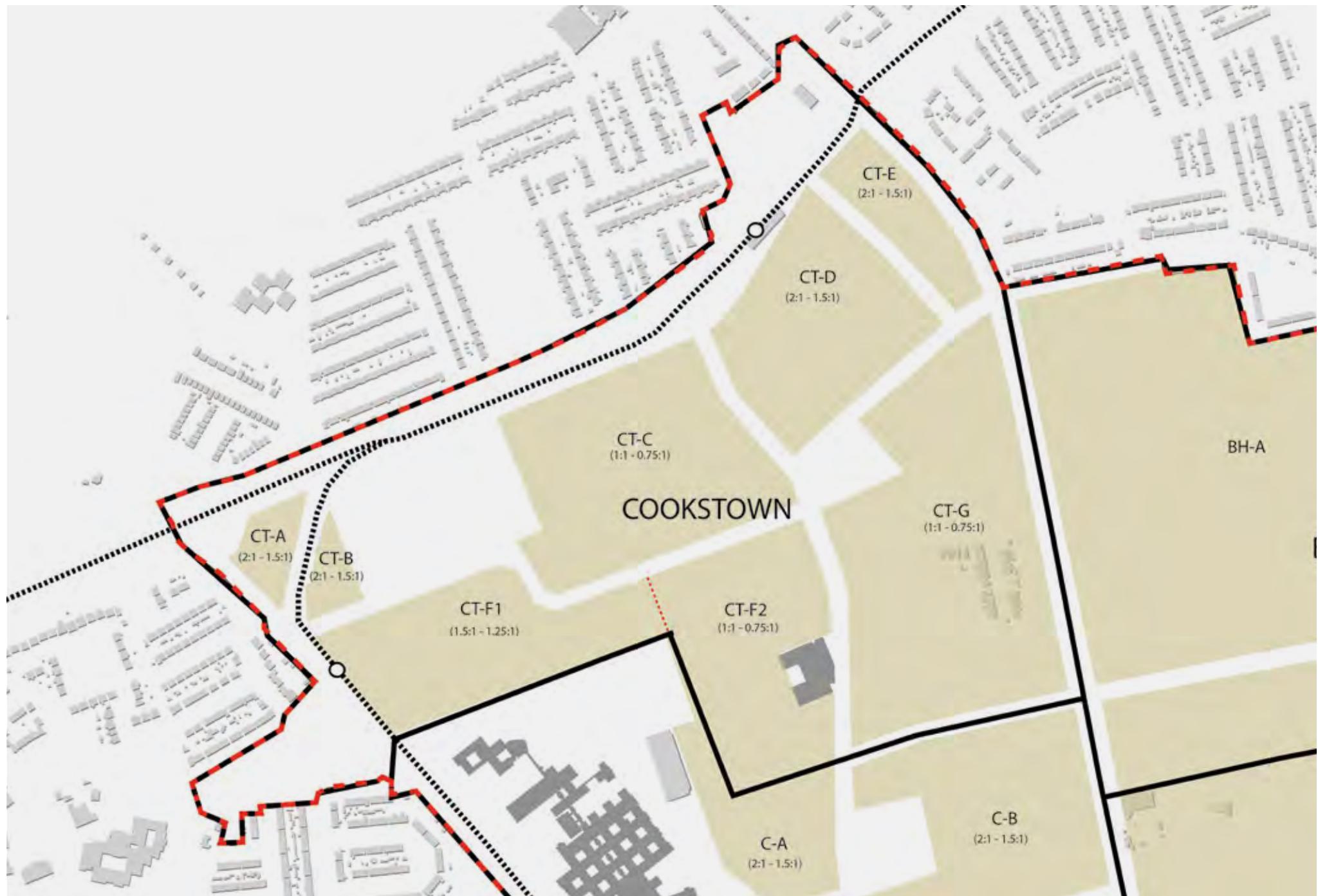


Figure 3.4 Development Parcels in Cookstown



Figure 3.5 Existing context/environment (Cookstown)

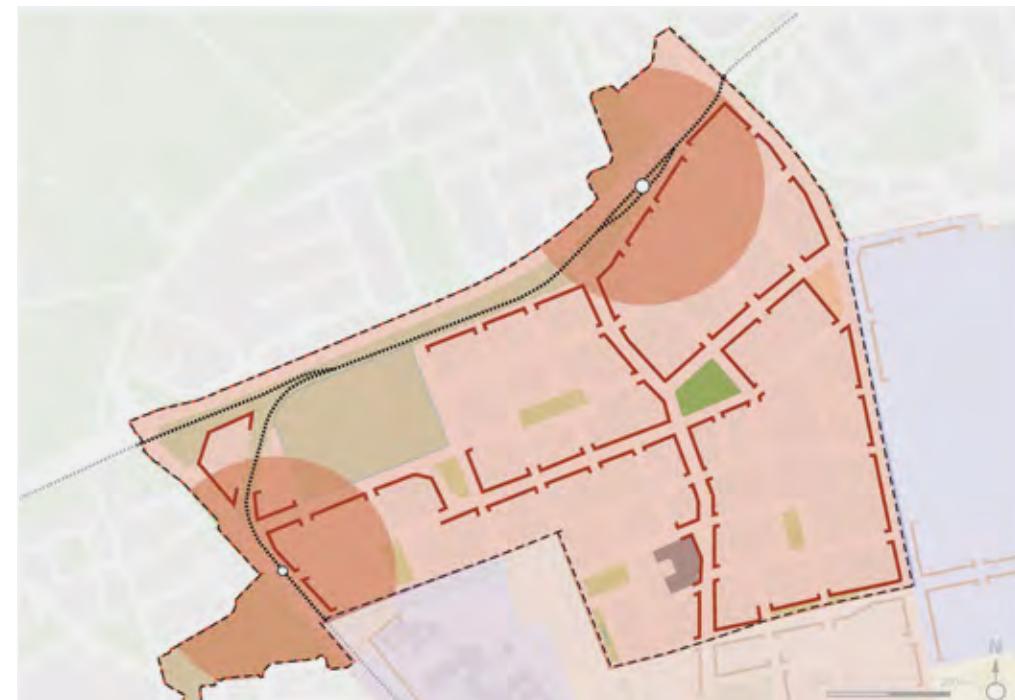


Figure 3.6 Urban function/uses (Cookstown)

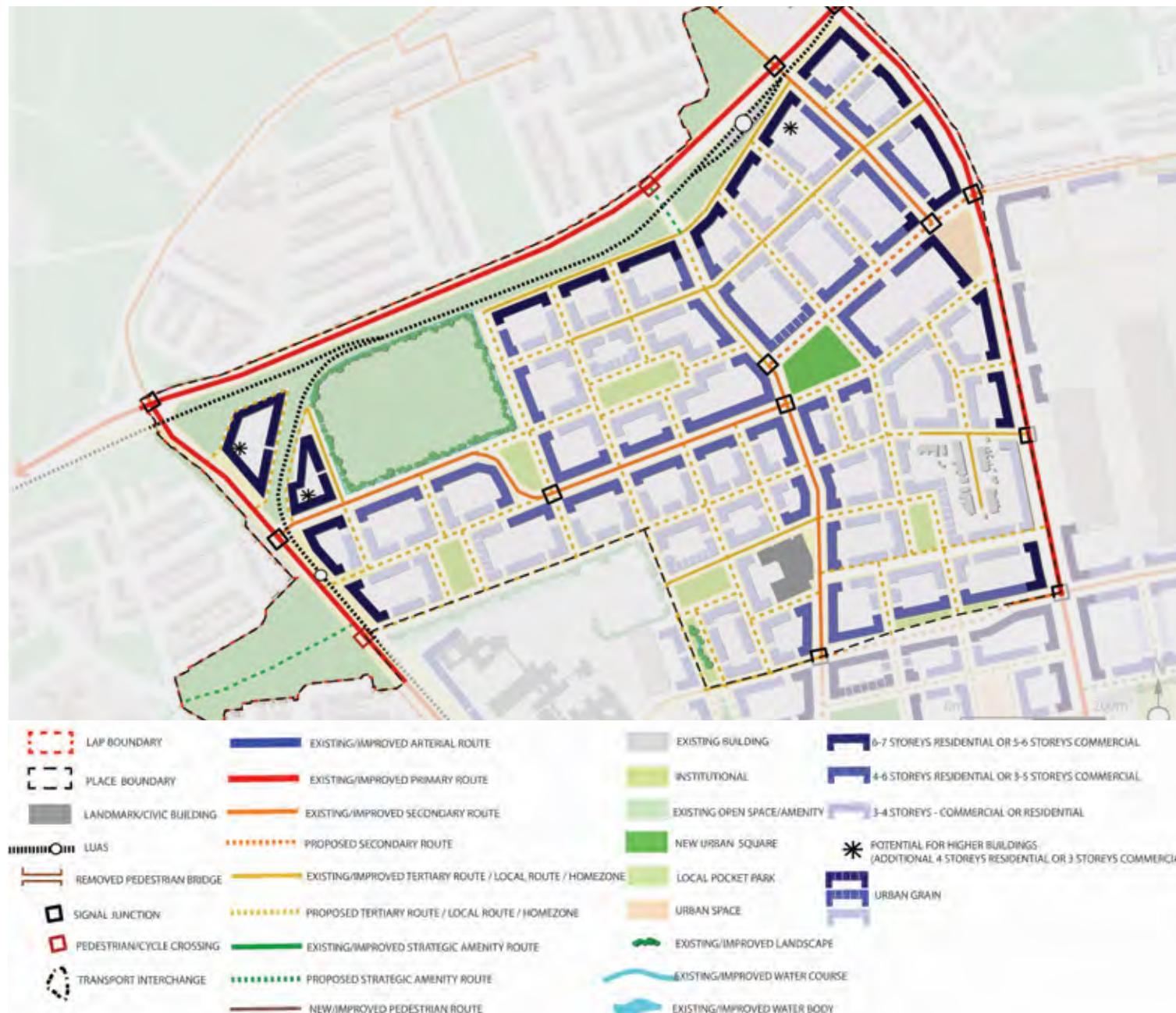


Figure 3.7 Overall Urban Structure (Cookstown)



## 3.4 The Village

Consolidate existing mixed use residential neighbourhood within a high quality place of intimate scale and character.

<b>Gross Area</b>	17.7 hectares
<b>Land Use/Urban Function</b>	A mix of uses including retail and local walk to services and residential
<b>Land use Mix</b>	Expand local services & encourage uses which support the evening economy.
<b>Plot Ratio Range</b>	0.75:1 (Low) 1:1 (High)
<b>Building Height</b>	To respond to local context, particularly the Architectural Conservation Area (ACA). See accompanying Overall Urban and Route Structure drawing
<b>Open Space</b>	Consolidate and enhance existing provision.

### Key Objectives:

- Consolidate mixed use residential uses.
- Develop the tourism potential of the historic Village.
- Provide/upgrade dedicated cycle facilities on green infrastructure routes & secondary streets.
- Improve local permeability through the development of new routes for pedestrians and cyclists.
- Facilitate green infrastructure along public streets.
- Protect and enhance setting of protected structures and qualities of the ACA.
- Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions.

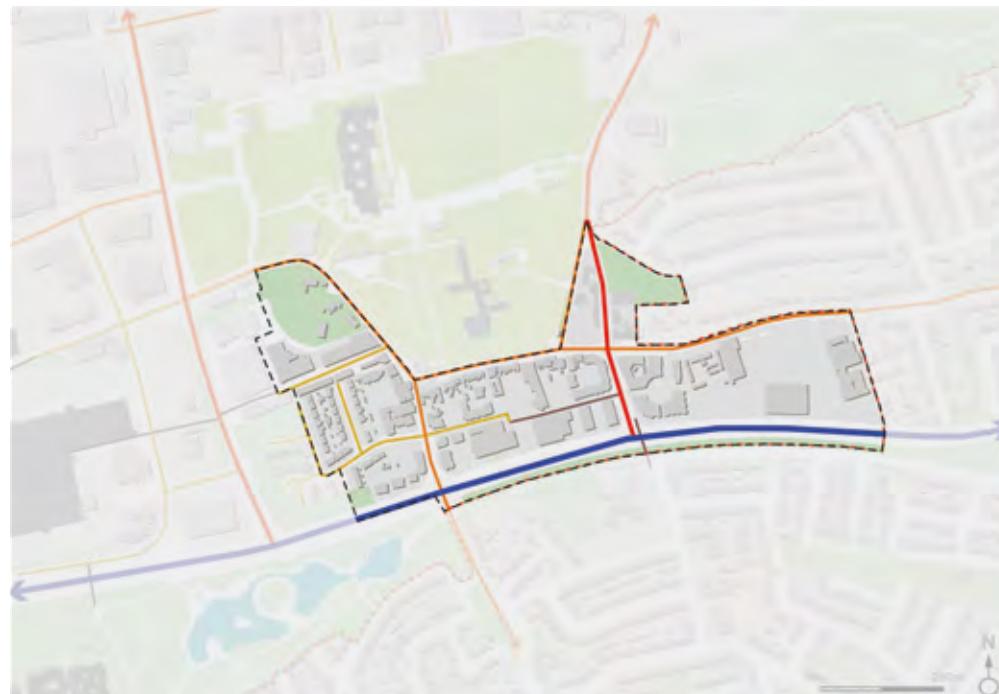


Figure 3.8 Existing context/environment (The Village)

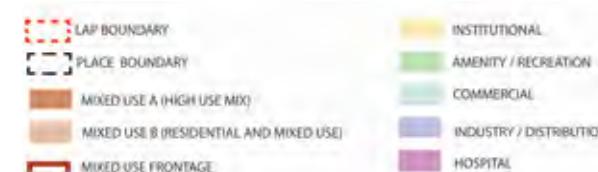
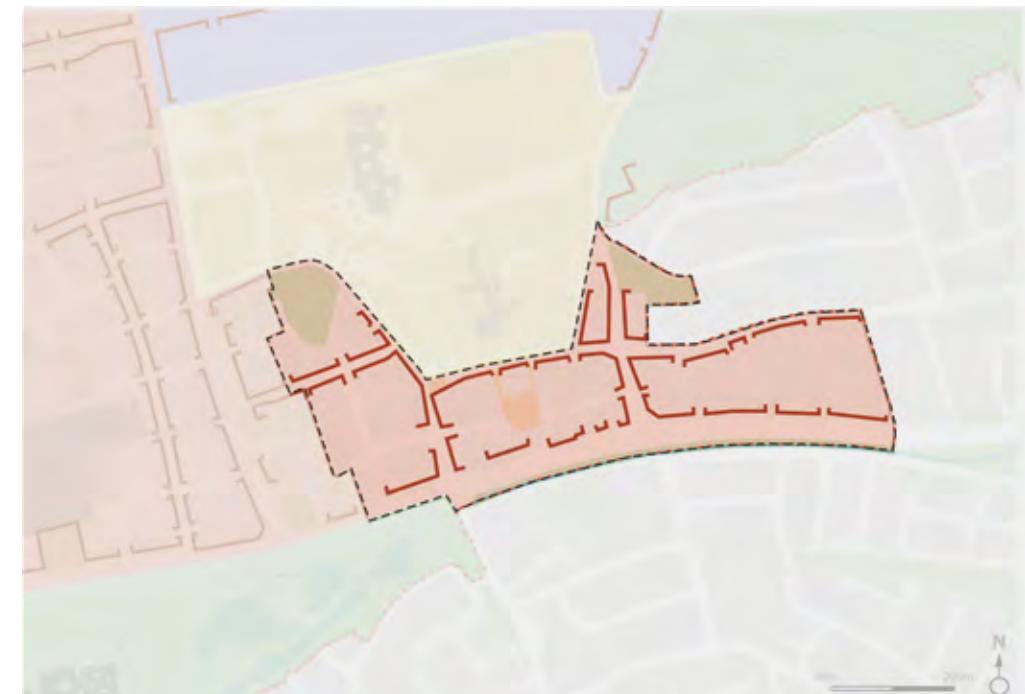


Figure 3.9 Urban function/uses (The Village)

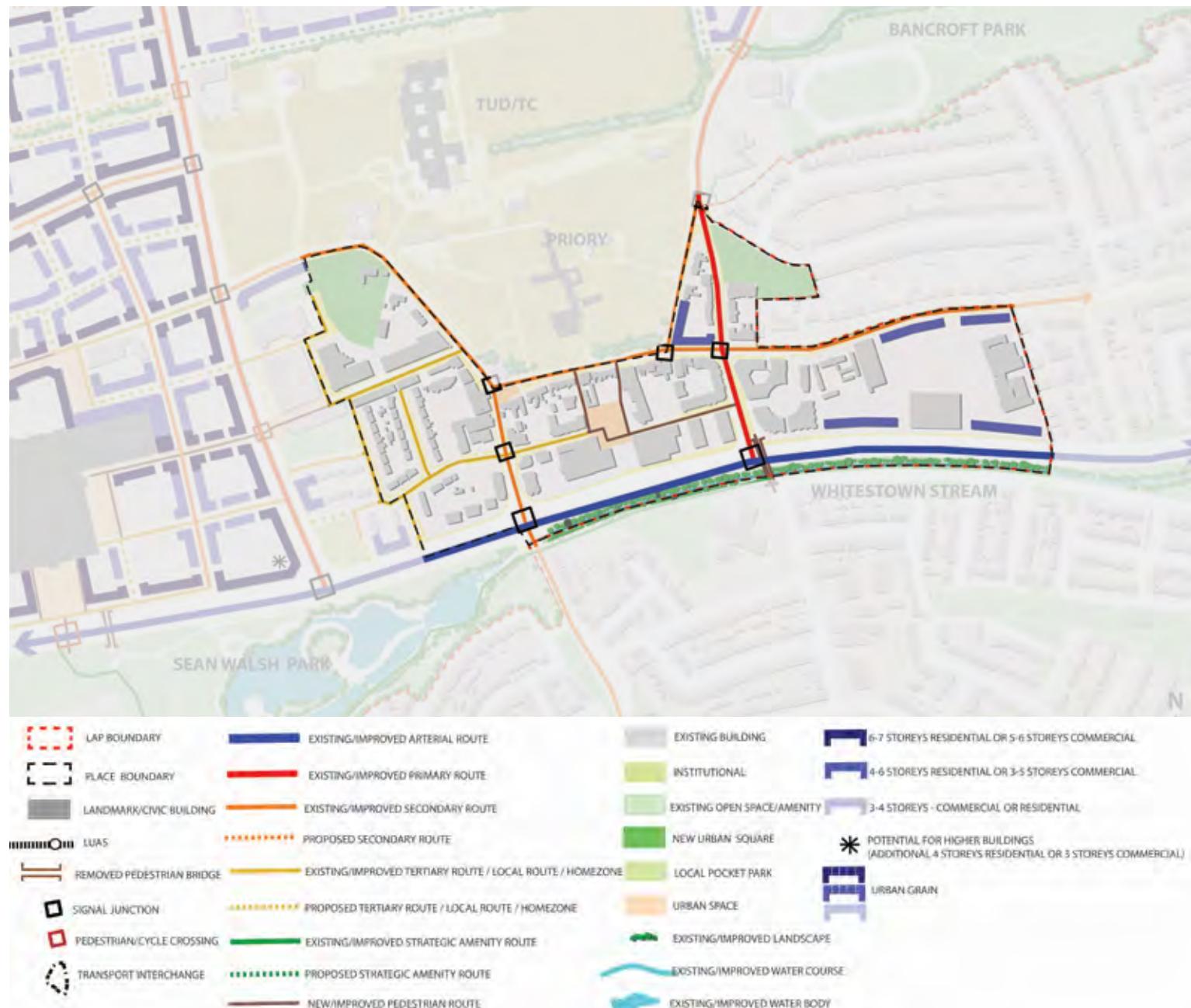
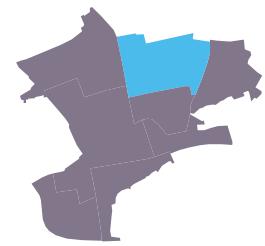


Figure 3.10 Overall Urban Structure (The Village)



## 3.5 Broomhill

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along primary frontages.

<b>Gross Area</b>	<b>52.7 hectares</b>	
<b>Land Use</b>	Mixed business area	
<b>Land Use Mix</b>	Predominantly business area with more mixed use residential development fronting along Greenhills Road and Airton Road, subject to integrating effectively with existing surrounding uses.	
<b>Plot Ratio Range</b>	0.75:1 (Low) 1:1 (High)	
<b>Building Height</b>	Primary Frontage	(6-7 Storeys Residential)+ 1 recessed), (5-6 storeys non-residential) + 1 recessed. See accompanying Overall Urban and Route Structure drawing
	Secondary Frontages	(4-6 storeys Residential, 3-5 storeys non-residential. See accompanying Overall Urban and Route Structure drawing
	Other Frontages	3-4 storeys (Res/Non-Res)
<b>Open Space</b>	Local green corridors Local Pocket Park along Airton Road or Linear Park along Airton Road and along southern boundary with TUD/TC with new building frontage overlooking.	

### Key Objectives:

- Transition to mixed use area primarily focussed on higher value commercial uses.
- Improve legibility throughout area with new local routes and new connections to Kilnamanagh and Tallaght University Hub. Improve interface with all existing and proposed routes and open spaces.
- New corridors for green infrastructure connecting adjoining communities. Improved green infrastructure buffer to Kilnamanagh.





Figure 3.11 Existing context/environment (Broomhill)

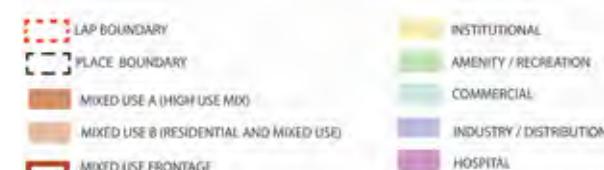
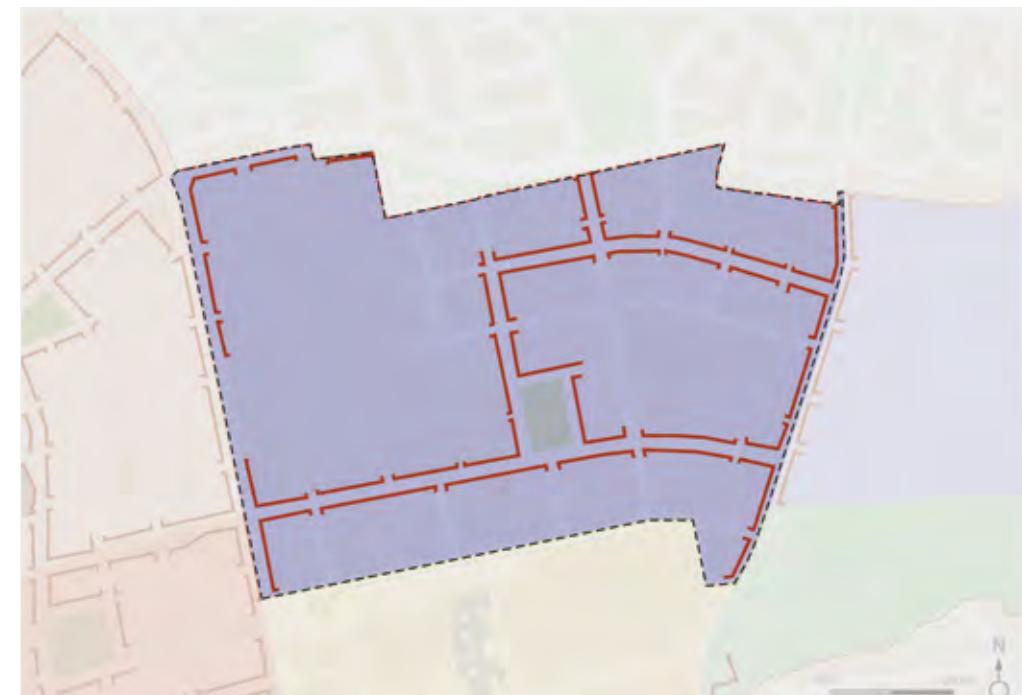
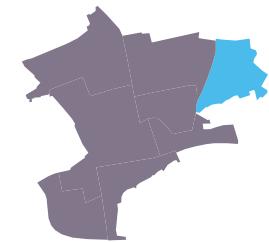


Figure 3.12 Urban function/uses (Broomhill)



LAP BOUNDARY	EXISTING/IMPROVED ARTERIAL ROUTE	EXISTING BUILDING	6-7 STOREYS RESIDENTIAL OR 5-6 STOREYS COMMERCIAL
PLACE BOUNDARY	EXISTING/IMPROVED PRIMARY ROUTE	INSTITUTIONAL	4-6 STOREYS RESIDENTIAL OR 3-5 STOREYS COMMERCIAL
LANDMARK/CIVIC BUILDING	EXISTING/IMPROVED SECONDARY ROUTE	EXISTING OPEN SPACE/AMENITY	3-4 STOREYS - COMMERCIAL OR RESIDENTIAL
LUAS	PROPOSED SECONDARY ROUTE	NEW URBAN SQUARE	POTENTIAL FOR HIGHER BUILDINGS (ADDITIONAL 4 STOREYS RESIDENTIAL OR 3 STOREYS COMMERCIAL)
REMOVED PEDESTRIAN BRIDGE	EXISTING/IMPROVED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	LOCAL POCKET PARK	URBAN GRAIN
SIGNAL JUNCTION	PROPOSED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	URBAN SPACE	
PEDESTRIAN/CYCLE CROSSING	EXISTING/IMPROVED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED LANDSCAPE	
TRANSPORT INTERCHANGE	PROPOSED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED WATER COURSE	
	NEW/IMPROVED PEDESTRIAN ROUTE	EXISTING/IMPROVED WATER BODY	

Figure 3.13 Overall Urban Structure (Broomhill)



## 3.6 Greenhills

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park.

<b>Gross Area</b>	<b>24.1 hectares</b>
<b>Land Use/Urban Function</b>	Mixed business area
<b>Land Use Mix</b>	Predominantly business area with higher value commercial, industry and distribution and mixed use along Greenhills Road.
<b>Plot Ratio Range</b>	0.5:1 (Low) 1:1 (High)
<b>Building Height</b>	<p>It is expected that industrial buildings will generally be low rise and this would be supported.</p> <p>Where office development comes forward buildings should not exceed 6 storeys.</p> <p>In all circumstances development should deliver a strong building line on public streets.</p>
<b>Open Space</b>	Enhanced links to Bancroft Park public open space.

### Key Objectives

- Intensification of use to higher value commercial and employment uses.
- New local routes and connections to Bancroft Park.
- Improved interface with Bancroft Park and Greenhills Road.
- Protect and enhance recreational amenities and green infrastructure value of Bancroft Park.
- Protection of residential amenity of adjoining residential areas.





Figure 3.14 Existing context/environment (Greenhills)

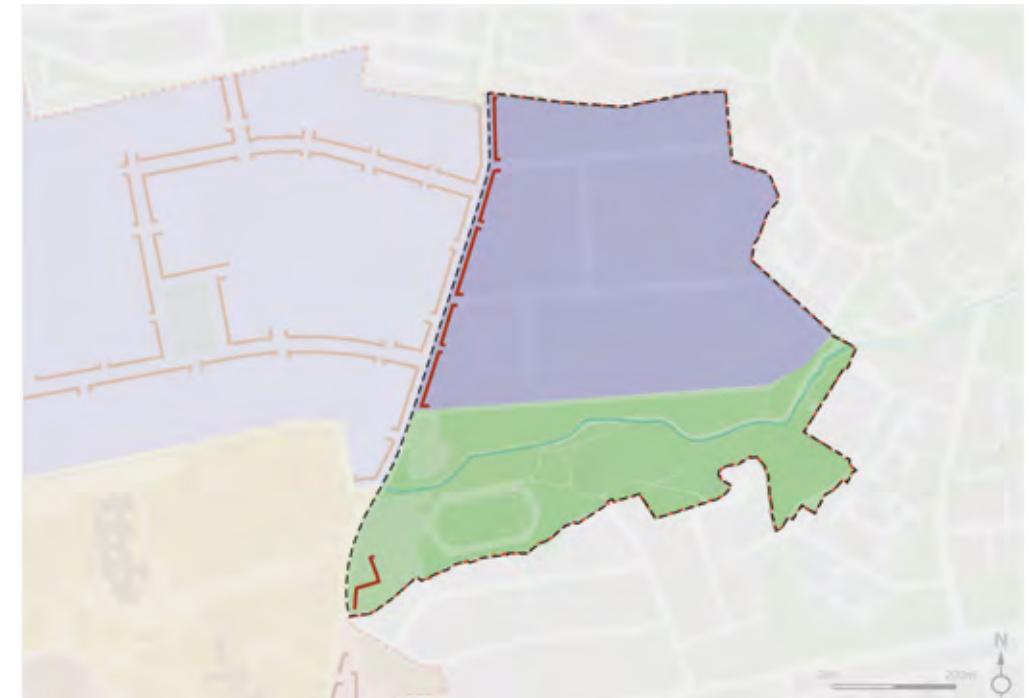


Figure 3.15 Urban function/uses (Greenhills)

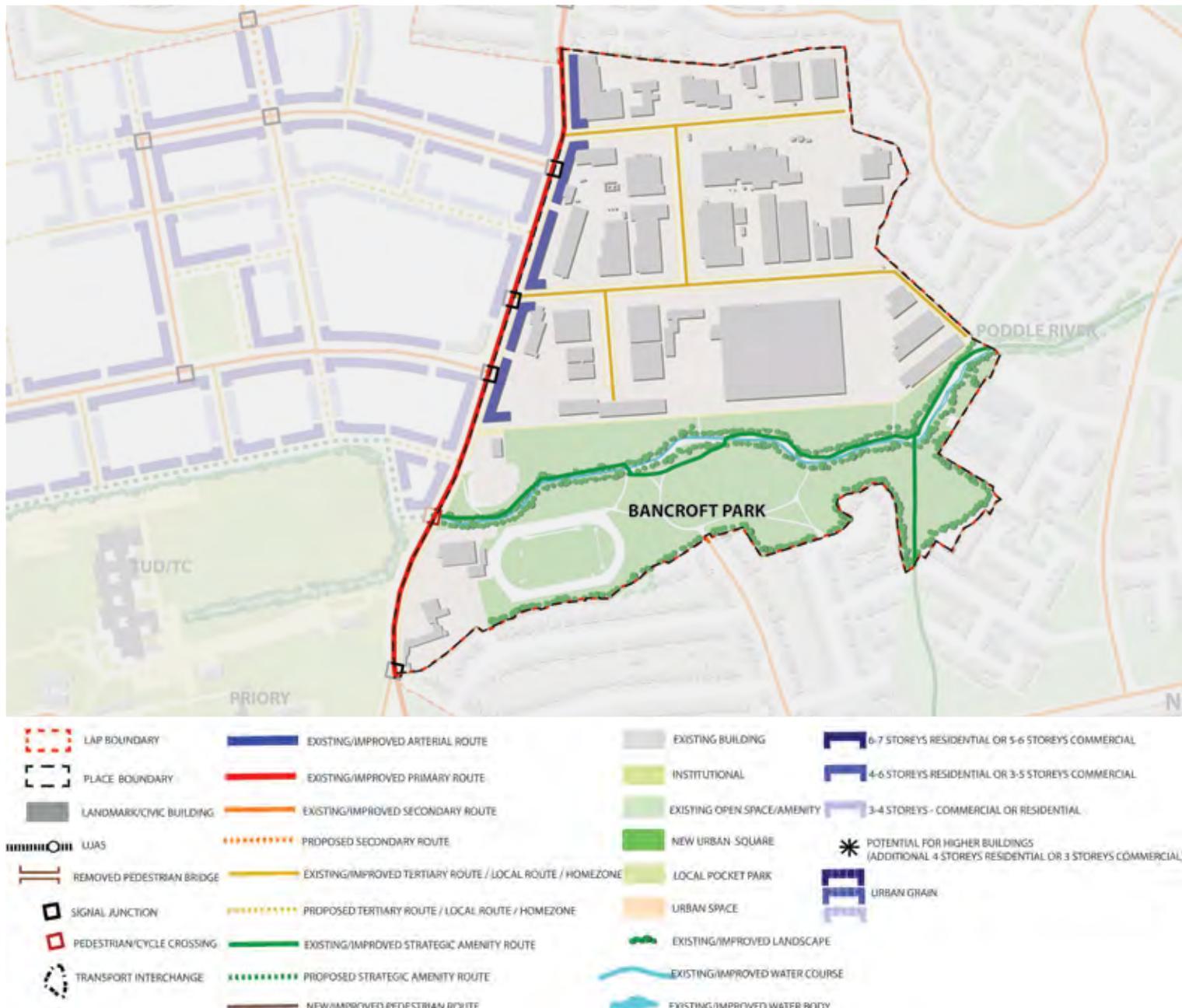
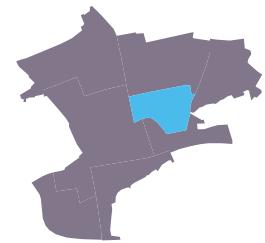


Figure 13.16 Overall Urban Structure (Greenhills)



## 3.7 Technological University Dublin/Tallaght Campus

Consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage.

<b>Gross Area</b>	26 hectares
<b>Land Use/Urban Function</b>	Educational, religious and recreational
<b>Land Use Mix</b>	Institutional Uses
<b>Plot Ratio Range</b>	0.75:1 (Low) 1:1 (High)
<b>Building Height</b>	Proposals to have regard to protection of heritage and the character and setting of the institutions. See accompanying Overall Urban and Route Structure drawing
<b>Open Space</b>	Encourage retention and improvement of existing public access.

### Key Objectives:

- Consolidate and enhance existing educational, religious and recreational functions.
- Retain existing landscape character.
- Protect the character and integrity of The Priory.
- Enhance cycling and walking links through the area and to surrounding areas.



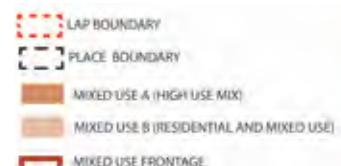


Figure 3.17 Existing context/environment (Technological University Dublin/Tallaght Campus)

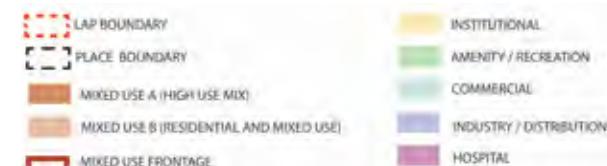
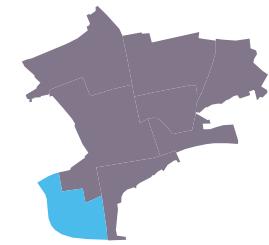


Figure 3.18 Urban function/uses (Technological University Dublin/Tallaght Campus)



Figure 3.19 Overall Urban Structure (Technological University Dublin/Tallaght Campus)



## 3.8 Whitestown

An intensive employment and service hub for Tallaght, providing a location for a wide range of businesses and services, in an attractive and accessible urban context.

Gross Area	26.2 hectares
Land Use/Urban Function	Commercial services and employment hub in close proximity to The Centre.
Land Use Mix	Commercial and employment use
Plot Ratio Range	0.75:1 (Low) 1.0:1 (High)
Building Height	<p>It is expected that industrial buildings will generally be low rise and this would be supported.</p> <p>Where office development comes forward buildings should not exceed 6 storeys.</p> <p>In all circumstances development should deliver a strong building line on public streets.</p> <p>See accompanying Overall Urban and Route Structure drawing</p>
Open Space	Local pocket park, green infrastructure and amenity corridor along Whitestown Stream.

### Key Objectives:

- Consolidate and enhance employment and services function through focus on higher value Knowledge Intensive Business Services.
- Improve legibility throughout the area and new points of access from surrounding areas.
- Improve interface with existing and proposed primary and secondary routes.
- Provide new green infrastructure and amenity corridor along Whitestown Stream connecting Killinardan Park and Sean Walsh Park.
- Retain setting of stream.





Figure 3.20 Existing context/environment (Whitestown)

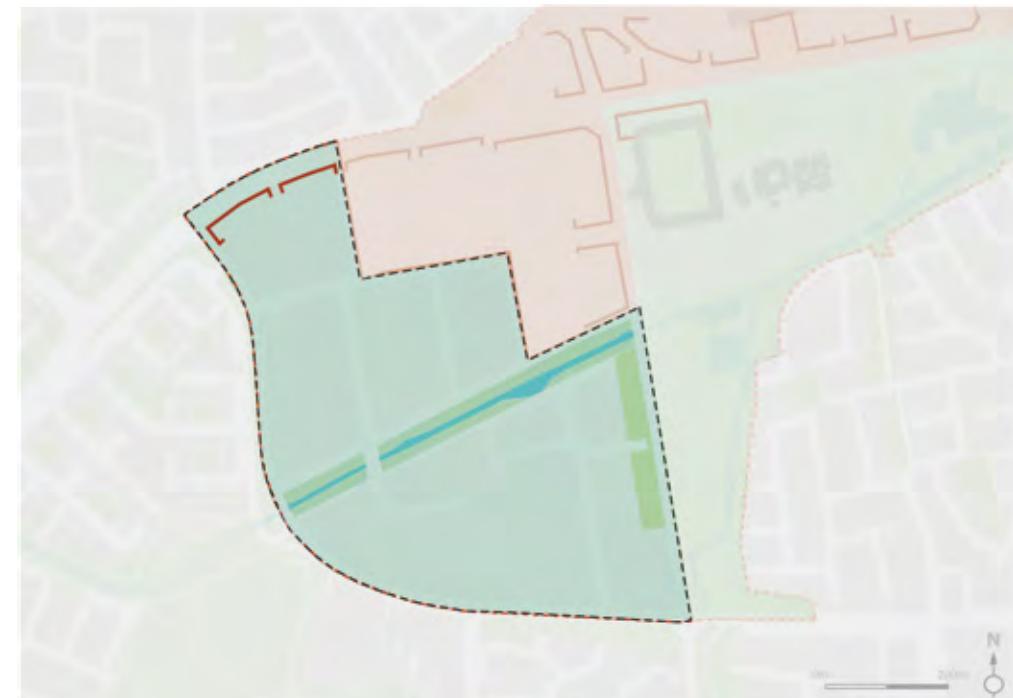


Figure 3.21 Urban function/uses (Whitestown)

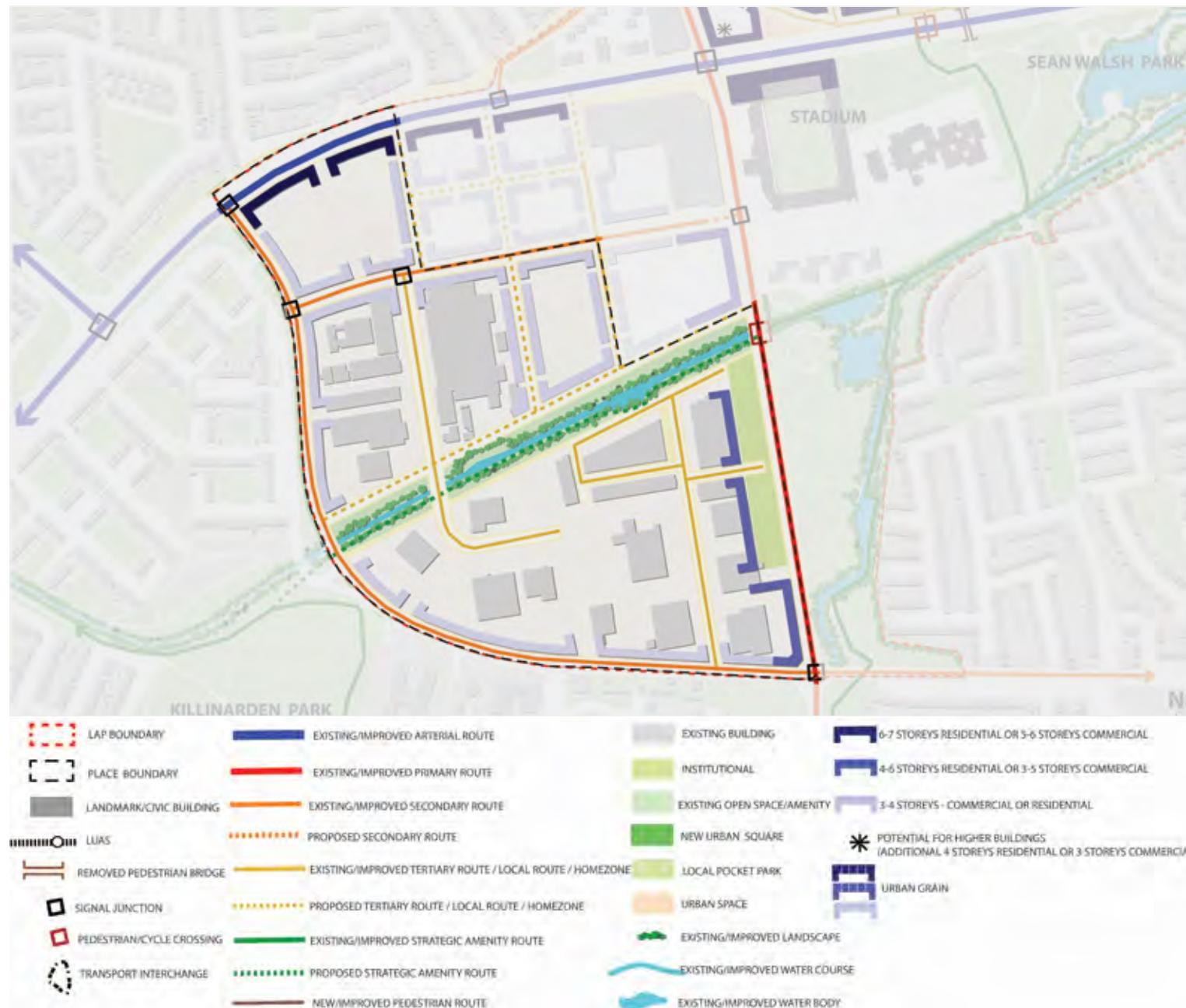
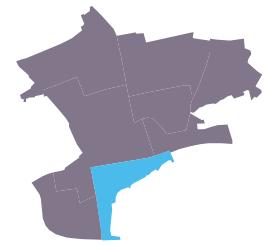


Figure 3.22 Overall Urban Structure (Whitestown)



## 3.9 The Town Park

Enhanced, multi-purpose high quality urban park with high levels of accessibility to surrounding areas and strong connections with the larger green infrastructure of the Plan area.

<b>Gross Area</b>	<b>30 hectares</b>
<b>Land Use</b>	Primarily recreational
<b>Land Use Mix</b>	Amenity functions and commercial use at stadium.
<b>Plot Ratio Range</b>	n/a
<b>Building Height</b>	See accompanying Overall Urban and Route Structure drawing
<b>Open Space</b>	Sean Walsh Park

### Key Objectives:

- Consolidate and enhance amenity function of Sean Walsh Park.
- Balanced provision of active and passive recreation.
- Enhanced green infrastructure hub with improved biodiversity and water management functions.
- Enhanced facilities at Tallaght Stadium.
- Improved connections across the N81 and to surrounding areas.
- Provision of all-weather playing pitches.
- Provision of elderly housing scheme on site of former SDCC depot.





Figure 3.23 Existing context/environment (The Town Park)

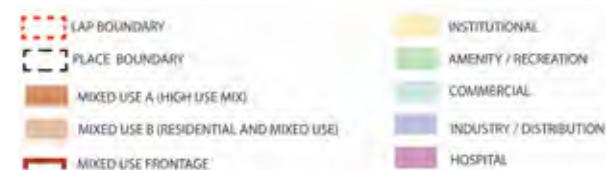


Figure 3.24 Urban function/uses (The Town Park)

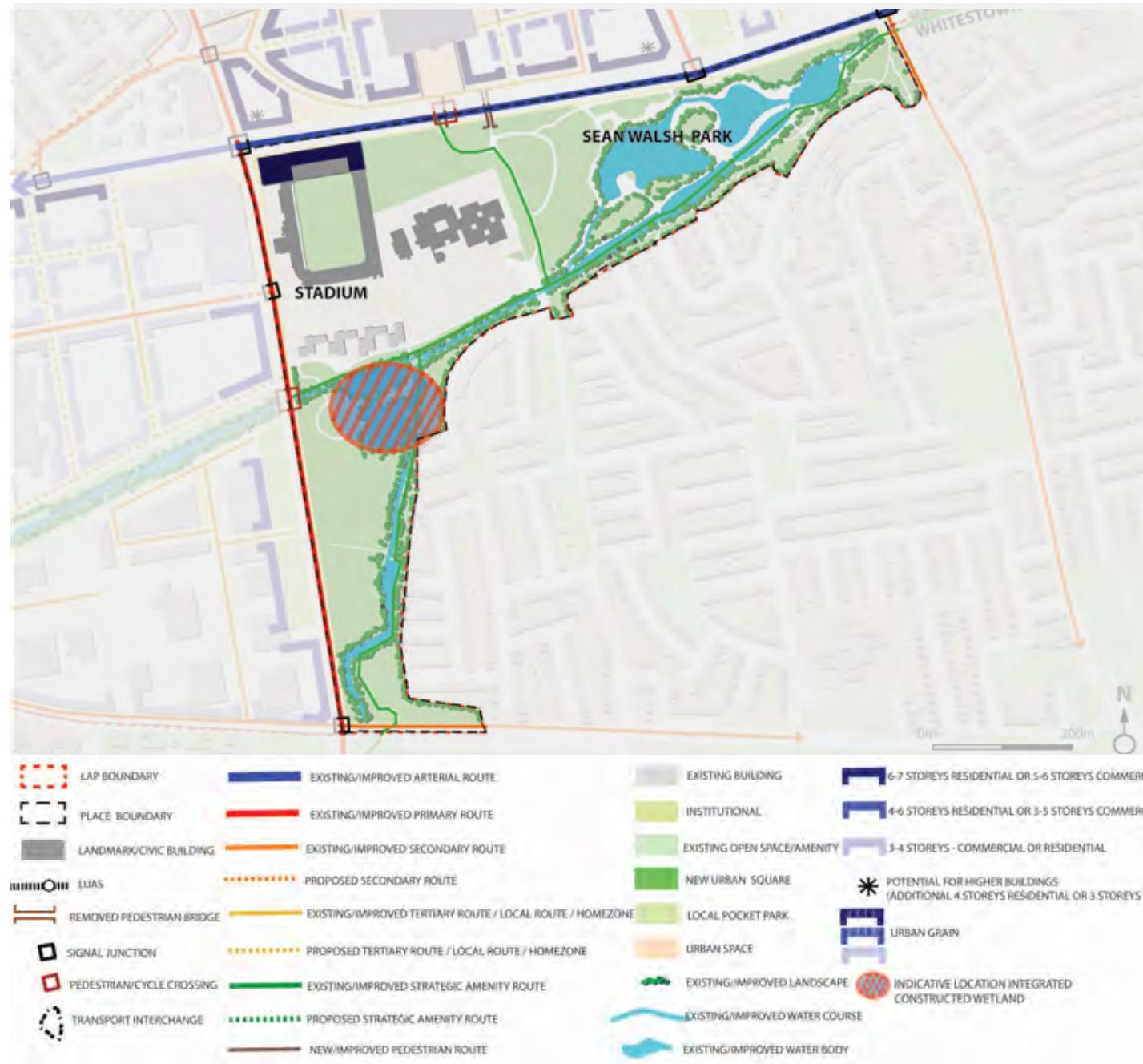


Figure 3.25 Overall Urban Structure (The Town Park)



## 4.0 Economic Development and Tourism

### **4.0 Economic Development and Tourism**

4.1 Introduction	64
4.2 Economic Development and Regeneration	65
4.3 Tourism	66
4.4 Retail	68

## 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.

*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.*



## 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

*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.*

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.





#### 4.0 Economic Development and Tourism

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.*



## 5.0 Residential and Community

### **5.0 Residential and Community**

5.1 Introduction	72
5.2 Residential Development	73
5.2.1 Housing Mix	73
5.2.2 Housing Options	75
5.2.3 Dwelling Size, Internal Layout and Amenity Space	78
5.3 Community Facilities	80
5.3.1 Education	80
5.3.2 Childcare Facilities	80
5.3.3 Children's Playgrounds	81
5.3.4 Healthcare	81
5.3.5 Recreational Facilities	82
5.3.6 Social Inclusion	82
5.3.7 Social Infrastructure Audit	83

## 5.1 Introduction

The Plan area has seen a rapid growth in population over the past ten years with a significant reduction in residential vacancy. There is a strong sense of community in Tallaght and there has been considerable investment and enhancement in social infrastructure in recent years to cater for the current and future population in the area. A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work. It is important for South Dublin County Council to continue to strengthen Tallaght's appeal in terms of residential and community facilities. This Chapter provides a policy framework for residential and community facilities in the Plan. This Chapter should be read in conjunction with Chapter 2 Urban Framework and Chapter 8 Implementation and Standards.

The lands within the Local Area Plan for Tallaght have the potential to accommodate a maximum of up to 12,800 new homes with a future residential population of nearly 38,000. Delivering this quantum of new homes will take many years, but critical to the creation of a successful place will be securing a mix of dwelling types and sizes

that will cater for the needs of the whole community.

To support the development of sustainable, mixed and balanced community there must be a mix of housing types across the LAP area. This should include; homes for sale and rent; social, affordable and private homes; as well as a mix of houses and apartments that can cater for people of all ages and needs. By securing a range of dwelling types we will help to create a mixed and resilient community. In this regard it is important we guard against an over proliferation of a mono-tenure type of home.

*A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work.*



## 5.2 Residential Development

The following is the overarching policy in relation to the residential development:

*It is the policy of the Council to ensure that all new residential development in Tallaght enables the delivery of a mixed and balanced community that is of a high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).*

### 5.2.1 Housing Mix

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types and should demonstrate compliance with Government's guidance Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities' for residential development including apartments and houses. The mix of dwellings should contribute to the overall dwelling mix in the locality. The Council would expect to see a mix of dwelling types that would contribute to the delivery of a mixed and balanced

community. This should include a range of 1, 2, 3+ bed homes and should ideally include a mix of apartment and houses.

With the exception of student accommodation, proposals that include a high proportion of one-bedroom dwellings shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types.

Population statistics from Census 2016 reveal that the population in the LAP area is young and includes a high proportion of families at the early stages of forming a family. The following are noted from Tables 5.1, 5.2 and 5.3 and research carried out in preparation of this Plan:

- 79% of people living in the area are under 40 years old,
- 75% of families in the area are at the pre-family to early family stage of their lives, in comparison to 32% in South Dublin County,



- 22% of families in the area comprise of 4 persons or more (up from 13% in 2011), and
- The proportion of 2 and 3 person families has fallen between 2011-2016.<sup>1</sup>

In the interests of building a sustainable community it is a key objective of the Council to ensure that people living in the area have their changing accommodation needs met within the area at various life stages. In particular, it is important that young people who live and work in the area also have the opportunity to raise their family in the area.

In this regard it is essential that an appropriate housing mix is provided for in the LAP which enables people to establish their roots in the area and enables young

families to continue residing in the area as their family grows.

Assuming continued growth in the number and size of families in the area based on recent trends, the young population and the predominance of pre to early stage families, the following policy is proposed in order to accommodate the envisaged growth in families of 4 or more persons in the area:

*It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms*

<sup>1</sup> The statistical research presented in this section has emerged as part of preliminary work on the Housing Need Demand Assessment (HNDA)



## 5.0 Residential and Community

Census	2016	2011
<b>Total Population</b>	<b>6,216</b>	<b>4,206</b>
0-19	24% 1,501	20% 848
20-39	55% 3,432	63% 2,643
40-64	18% 1,092	15% 626
65+	3% 191	2% 89

Table 5.1 Population Age Breakdown in LAP Area

Census	2016	2011
<b>No. of Families</b>	<b>1,609</b>	<b>1,113</b>
Pre-Family	32% 516	38% 428
Pre-School	24% 384	30% 329
Early School	19% 301	12% 131
Pre-Adolescent	9% 143	6% 71
Adolescent	6% 98	4% 49
Adult	6% 99	6% 67
Empty Nest	3% 53	3% 30
Retired	1% 15	1% 8

Table 5.2 Families by Family Cycle Stage in LAP Area

Census	2016	2011	SDCC - 2016
<b>No. of Families</b>	<b>%</b>	<b>1,113</b>	<b>%</b>
2 Person	49%	787	37%
3 Person	29%	464	24%
4+ Person	22%	348	39%
			74,141
			27,410
			17,935
			28,796

Table 5.3 Families by size of Family in LAP Area and SDCC

### 5.2.2 Housing Options

*It is policy of the Council to support new and innovative ways to meet housing demands in the County while also ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future population of Tallaght.*

Mixed tenure schemes should be provided to achieve an appropriate balance between social, private, affordable, voluntary and special needs housing with a view to promoting social integration and facilitating a diverse range of dwellings and tenure types within residential developments.

A key challenge for this plan is achieving a balanced residential population.

- It is a key objective of the Third Pillar of Rebuilding Ireland, that there needs to be a “ramping up the production of additional new housing stock in regional cities with a balanced approach between providing housing that is built for owner occupation as well as housing for both the private and social housing sectors that is “built to rent”.”<sup>2</sup>

The type of accommodation provided within the plan lands should be appropriate to the needs of the people. The tenure mix for all development should support delivery of an integrated and mixed community. In this regard the following is proposed:

*It is policy of the Council to ensure that a mix of tenure is achieved in order to provide an appropriate balance which will promote social integration in Tallaght.*

Census data from 2016 indicates that 24% of the population in the Plan area are aged between 0-19 years and 55% between 20-39 years. While recognising the positive trends in population increase within the locality to date and the positive benefit of the young population base within the area, it will be important to accommodate changing life circumstances and to avoid a transient character to the local community.

As demonstrated in Table 5.4 rental accommodation is the dominant occupancy type in the area at c.70% of all households in either private, local authority or voluntary/cooperative body rental. This is significantly higher than the wider Tallaght area (36%) and South Dublin County (28%).



*While recognising the positive trends in population increase within the locality to date and the positive benefit of the young population base within the area, it will be important to avoid a transient character to the local community and to accommodate changing life circumstances.*

These trends are likely to be exacerbated in the coming years having regard to the high rate of Strategic Housing Development (SHD) proposals for 'Build to Rent' (BTR) developments in the Plan area currently at various stages of the SHD process (as of June 2019 this equates to circa 3095 BTR units and 625 student/shared spaces).

To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community.

As part of a mixed and balanced housing supply there is a role for BTR in Tallaght. It can provide a viable long-term housing solution for households where homeownership may not be a priority, as envisaged in the 2018 Apartment Guideline (Section 5.1), by providing purpose-built accommodation, single management structures, flexibility, attractive amenities and facilities and longer-term tenure options. However, BTR is not a solution for all households<sup>3</sup>. This fact taken in the

context of the scale of BTR developments currently proposed in Tallaght means that it is important that the Plan ensures that a balanced approach to owner occupation and private/social rental accommodation is achieved in the Plan area in accordance with national and local policy.

*It is therefore policy of the Council that the following housing/occupancy mix for residential development be applied across the LAP on a site by site basis, to be demonstrated at planning application stage:*

- *A minimum of 30% of dwelling units for owner occupation/private sale*
- *A maximum of 60% of dwelling units for Build to Rent*
- *A minimum of 10% of dwelling units for social housing (Part V)*

*These requirements may be transferred between sites within the same neighbourhood area subject to a clear justification for not meeting the requirement on an individual site and subject to the overall balance specified above being achieved in the neighbourhood area. Any transfer of this mix requirement will only*

*be considered where supported by a clear demonstration at planning application stage of how the mix will be achieved across multiple sites and a statutory declaration from the owners of these sites committing to the delivery of the housing occupancy mix on their lands.*

Where permission is granted for a residential development, the applicant will be required to lodge with the Land Registry a burden on the properties identified as for owner occupation/private sale, in the form of a Section 47 agreement, restricting these dwelling for a period of 7 years to owner occupation/private sale, unless otherwise agreed in writing with the Planning Authority.

On sites where a developer demonstrates that 30% private sale/owner occupation units cannot be achieved based on assessment against Plan criteria including viability considerations, an alternative scenario may be considered. However, provision of more than 60% BTR must be accompanied by evidence that the level of BTR provided is justified. Proposals for student accommodation will be considered

*To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community*

in the context of the proximity of the teaching hospital at Tallaght and TUD.

#### **Build-to-Rent (BTR): Security of Tenure**

*It is the policy of the Council to support Build to Rent developments that comply with the housing/occupancy mix requirement specified in this Section and national policy, in particular with the policies and objectives set out in 'Sustainable Urban Housing: Design Standards for*

<sup>3</sup> A study carried out by the Housing Agency on behalf of the Private Residential Tenancies Board in October 2014 ('Future of the Private Rented Sector') identified issues with the rental sector in Ireland, including that only 17% of tenants are happy renting and 73% intend leaving the sector in the next 2 years.

*New Apartments Guidelines for Planning Authorities (2018)’.*

Included in the definition of BTR in the 2018 Apartment Guidelines is that BTR is reference to long-term rental. In this regard, the Council supports BTR developments which provide long-term rental solutions and certainty of tenure for tenants. In the interest of building stable communities, where people have the opportunity to live long term in Tallaght, SDCC would encourage applicants for BTR proposals to offer longer term tenancy agreements and seek to retain residents who wish to continue renting long term in the area.

SDCC recognises that the Residential Tenancies Act 2004, as amended by the Planning and Development (Housing) and Residential Tenancies Act 2016, provides for security of tenure to tenants who are, or will be, renting in the area. SDCC is supportive of such protections and would encourage applicants for BTR proposals to seek longer term tenancy agreements of more than 7 years with a portion of their tenants. SDCC will seek discussions on this during pre-planning application consultations and may seek demonstration of how BTR developments will provide for this at the planning application stage.

**Social Housing**

All residential development proposals shall comply with the requirements of Part V of the Planning and Development Act, 2000 (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (if further amended).

*It is policy of the Council to apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites in Plan area that are solely for residential use or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted), to ensure an appropriate distribution of new social housing and to avoid an excessive concentration of social housing.*

**Student Accommodation**

The provision of high-quality purpose-built student accommodation close to Third Level Institutions and close to public transport links is in line with the policies and objectives set out in the National Planning Framework, Rebuilding Ireland and also The National Student Accommodation Strategy which was released in November 2018. Technological University Dublin/Tallaght

Census	2016	2011		
Total Households	%	2,909	%	2,311
Owner occupier with mortgage	13.1	382	20.7	479
Owner occupier no mortgage	9.8	285	11.2	258
Private rented	53.3	1,550	53.4	1,235
Social (LA/VB) Rented	16.5	481	13	300
Other/not stated	7.3	211	1.7	39

Table 5.4 Tenure/Occupancy Types in LAP Area

Campus (TUD/TC) is the most significant Third Level Institution in the County and Tallaght Hospital is a teaching hospital of national importance.

*It is the policy of the Council to support the provision of high-quality purpose-built accommodation for third level students in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education and public transport links.*

**Shared Accommodation**

The 2018 Apartment Guidelines address the

concept of shared accommodation, co-living and communal living in urban areas and provide guidance on these types of development. Shared accommodation is similar to student accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.

Shared accommodation is only appropriate where responding to an identified urban housing need at particular locations and is not envisaged as an alternative or replacement to more conventional apartment developments. Having

regard to the existing high rate of rental accommodation in Tallaght, it is not envisaged that shared accommodation will form a necessary part of the required housing mix to be provided within the Plan. Where shared accommodation is proposed the obligation is on the proposer to demonstrate to the local authority that the proposal is based on accommodation need and to provide a satisfactory evidence base accordingly. The design of any shared accommodation proposal will need to be of the highest standards.

### 5.2.3 Dwelling Size, Internal Layout and Amenity Space

The design and layout of individual dwellings should provide a high-quality living environment for residents. Dwellings should provide adequate room sizes that create good quality living spaces. Designers should have regard to the targets and standards set out under Quality Housing for Sustainable Communities Guidelines (2007) with regard to minimum room sizes, dimensions and overall floor areas.

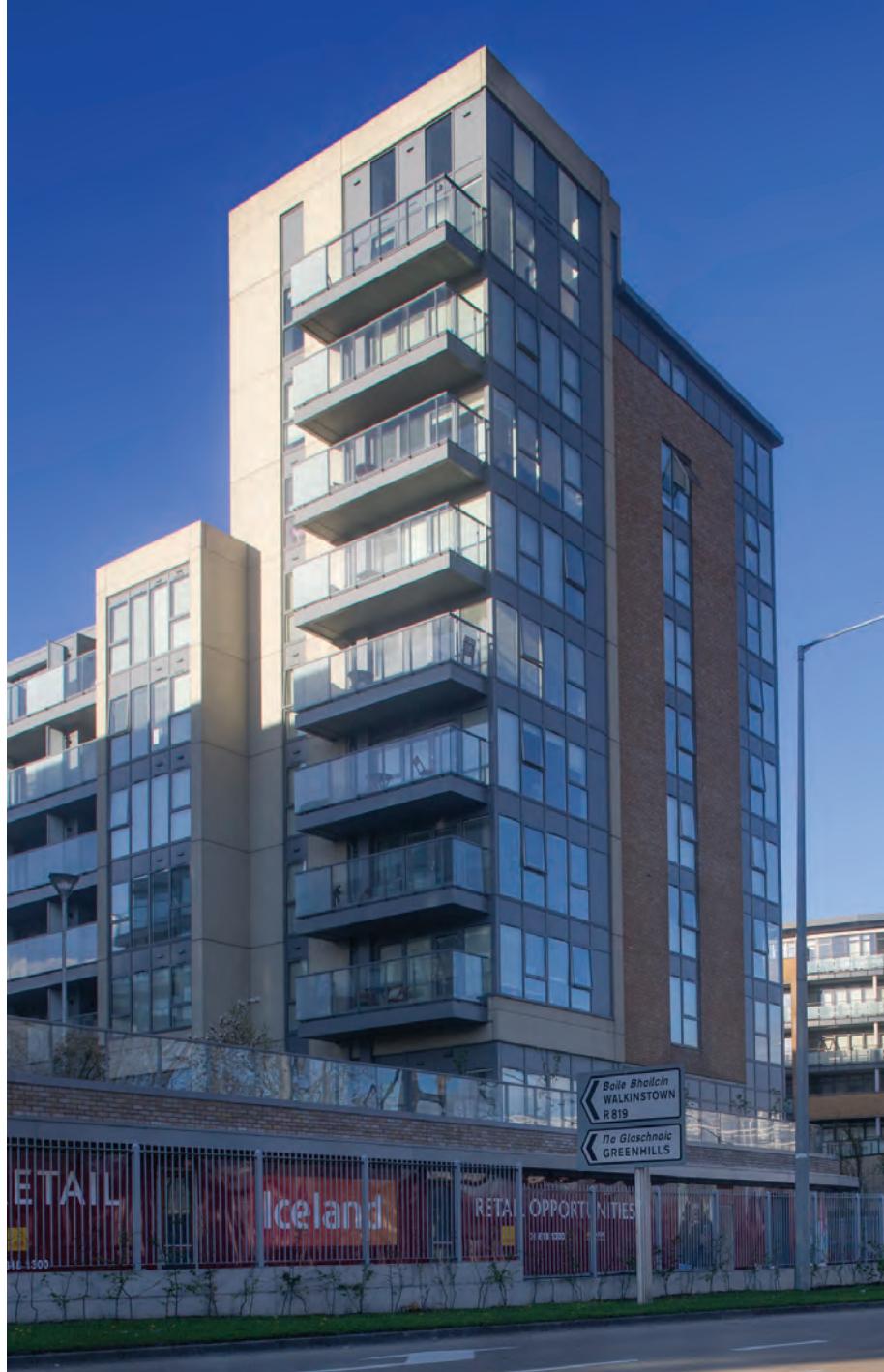
All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018), including the minimum floor areas. An apartment

refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines in relation to design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities, refuge storage, bicycle parking and children's play and amenity spaces.

Private and communal open spaces should form an integral part of a scheme and shall be designed, orientated and sited in accordance with the requirements of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018). Areas of communal open space should be designed to ensure:

- The size of the space relates to the needs of residents and the scale of the development.
- A high-quality safe environment that provides areas of secluded open space for residents.
- Good levels of solar access are received throughout the day.
- Facilities to cater for a range of active and passive uses with opportunities for more active play (especially for small children) are included.





## 5.0 Residential and Community

*Communal open space should ideally take the form of a garden within the courtyard of a perimeter block for each apartment scheme*

- Spaces are located to the rear of buildings or the interior of a perimeter block to ensure that are clearly defined from the public domain.
- The areas should provide separation between dwellings and include screening devices such as trees to enhance privacy levels between opposing dwellings.
- Roof garden areas should include incorporate screening devices that provide shelter from the wind and obscure views toward the internal living space of any opposing dwellings.
- They are accessible to all residents within a development.

Private amenity space for apartments shall be provided in the form of gardens, patios, balconies, winter gardens or roof gardens. All such spaces shall be of adequate proportions and useful from an amenity viewpoint (e.g. able to accommodate at least two chairs and a small table).

Areas of private open space should be designed to ensure:

- The main areas of private open space should be directly accessible from the main internal living space of the dwelling.
- The area should be designed and located so that it has an open feel and receives good solar access.

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents. An adequate area of high quality landscaped communal open space shall be provided to enhance residential amenity and to provide opportunities for landscaping.

The function of open space is to provide amenity in the form of:

- landscape character and design;
- opportunities for group and individual recreation and activities;
- opportunities for play;
- opportunities for social interaction and amenity spaces; and
- opportunities for environmental and water cycle management.

## 5.3 Community Facilities

*It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght.*

There has been considerable public investment in community and social infrastructure in Tallaght in recent years and the town centre comprises of several significant regional community/social infrastructure, such as:

- Tallaght Hospital;
- Technological University Dublin – Tallaght Campus (TUD/TC);
- South Dublin County Council Headquarters;
- The County Library;
- The Civic Theatre;
- RUA Red Arts Centre;
- Dublin and Dun Laoghaire Education and Training Board; and
- Tallaght Training Centre, Cookstown.

In addition to the amenities within the Tallaght Plan lands, amenities to the west of the Town Centre include a swimming pool, leisure centre and all weather pitches located at Fortunestown Way, a second swimming pool is situated in Tymon, to the east of the Town Centre.

### 5.3.1 Education

*It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and a primary school in tandem with population growth.*

Educational facilities have an important role to play in developing sustainable and balanced communities in Tallaght. The Department of Education and Skills (DES) is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the DES since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department's Schools Building Programme. As part

of the preparation of this Plan, the DES has indicated that an additional post primary school and primary school will be required to meet the demand associated with the potential population increase for the Town Centre. There are 21 primary and 4 secondary schools located within/ adjoining Tallaght Town Centre. A site identification process has identified Belgard Square North for a future Post Primary School.

The Council will continue to engage with the DES in regard to the provision of primary school facilities in tandem with population growth within the plan area. Locating such urban school facilities shall be subject to the following criteria;

- The site shall ensure ease of access for pedestrians and cyclists
- The site shall provide ease of access to existing/proposed public spaces
- The site shall maximise opportunities for shared facilities
- The site shape and size shall be capable of facilitating a design and layout which provides a safe and secure environment

The Council recognises the importance of making provision for educational facilities in Tallaght, and the role of higher

education in providing for the economic and social wellbeing. The Technological University Dublin/Tallaght Campus (TUD/TC) provides third and fourth level education.

South Dublin County Council will continue to encourage the expansion of educational services at TUD Tallaght and the development of synergies with other uses in the Plan lands.

*It is the policy of the Council to support the development and ongoing provision of third level education and to develop Tallaght as a hub for education and employment to provide further opportunities for the workforce.*

### 5.3.2 Childcare Facilities

*It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure.*

It is considered that a requirement for pro-rata childcare provision will not necessarily meet the needs of an evolving population or ensure sufficient flexibility in the longer-term and that market factors and government policy will have a greater role.

In individual applications for large scale residential development, the developer shall demonstrate available provision (existing or committed) is provided in the catchment. The plan supports proposals for early childhood care and education use within employment buildings, community buildings such as community centres and schools. Early childhood care in existing residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards.

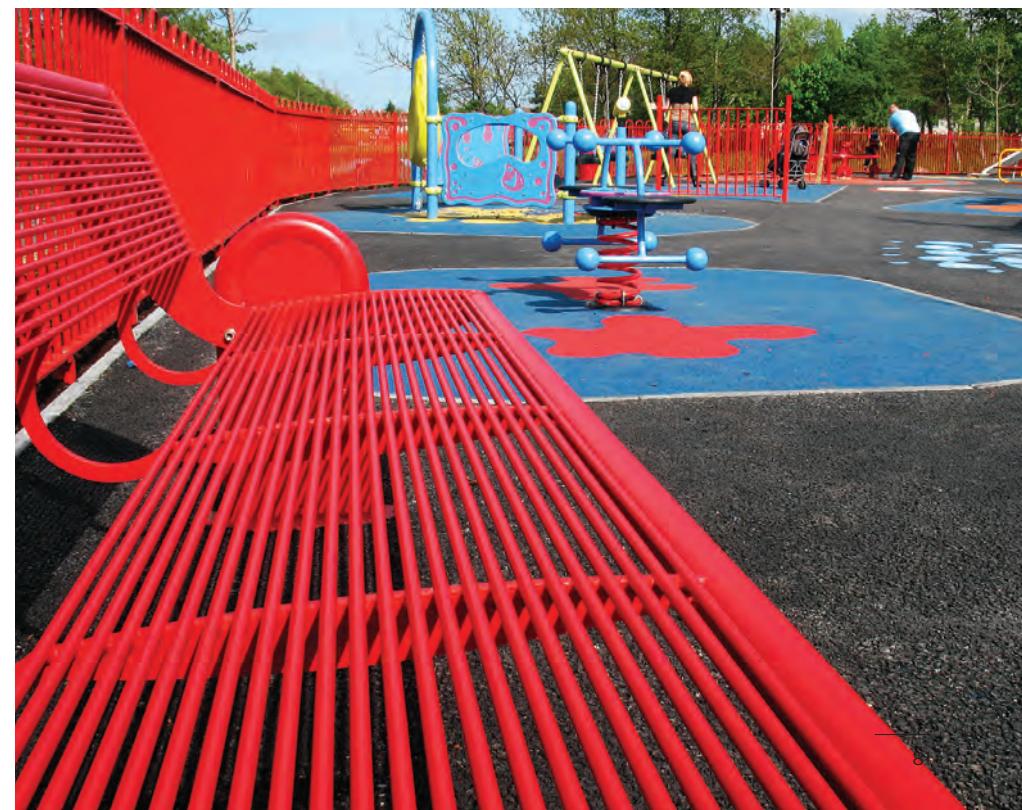
### 5.3.3 Children's Playgrounds

The South Dublin County Development Plan 2016-2022 outlines the requirements for children's play areas. The Design Standards for New Apartments - Guidelines for Planning Authorities (2018) also emphasise that the recreational needs of children must be considered as part of communal amenity space within apartment schemes. Any future planning proposals should make provision for these standards and refer to South Dublin County Development Plan 2016-2022, and any as superseded by any future plans and guidelines as relevant.

### 5.3.4 Healthcare

*It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital, liaise with the Health Service Executive (HSE) to ensure that the scope of services provided are adequate to meet identified local service gaps and to support the provision of healthcare services in Tallaght Town Centre to cater for the future needs of the projected population in the area.*

The Tallaght Town Centre area provides a wide range of healthcare services to residents of Tallaght, and beyond. Tallaght Hospital is the primary healthcare facility in the Town Centre. There is evidence that the Tallaght Cross area is benefitting from close proximity to Tallaght Hospital and developing as a medical quarter, with a primary care centre present in addition to the Beacon Medical Group operating a satellite renal unit there. South Dublin County Council will continue to encourage the expansion of services at Tallaght Hospital and the development of synergies between related uses in the Plan lands.



*It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.*

### **5.3.5 Recreational Facilities**

*It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all-weather playing facilities and expansion of recreational facilities in Tallaght Town Centre.*

There is a range of recreational facilities within and adjoining Tallaght Town Centre including:

- Tallaght Leisure Centre;
- Playing pitches at Jobstown, Kilnamanagh, Bancroft, Killinarden and Brady's Field;
- Tallaght stadium;
- Sean Walsh Park; and
- Bancroft Park.

Playing pitches constitute a major proportion of the facilities available. However, increased levels of rainfall and

future predicted rainfall means that grass based pitches are unusable for an increasing amount of time each year. This situation has affected Tallaght, where many pitches have been unplayable for almost 6 months at a time. The development of all-weather facilities with floodlighting for year round and night time use would be a valuable addition to the amenities available in the area. The location of such facilities should take into account the impact of floodlighting on wildlife and residential amenities.

### **5.3.6 Social Inclusion**

*It is policy of the Council to deliver improved quality of life and social inclusion in Tallaght by providing sustainable neighbourhoods, supported by a range of services and connected by good public transport and green infrastructure. It is also policy to develop engaged and active communities in the promotion of social inclusion and healthy living.*

Tallaght is strengthened by its people and the communities they create therefore it is important that South Dublin County Council continues to work towards improving the quality of





## 5.0 Residential and Community

life of communities and residents and to encompass social inclusion, integration and multi-culturism in all of its current and future plans.

*It is policy of the Council to support and sustain community and voluntary activity and to assist people to fully take part in all aspects of life in South Dublin County.*

Support shall be given to the established Age Friendly community facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of Tallaght.

In addition, support shall be given to maintaining the existing concentration of a shared community space/creative venues in Tallaght Town Centre. It is important for young people to progress the development of youth arts and assist in the addressing any issues of social integration. The provision for small galleries and flexible studio spaces in the area may be investigated.

*It is an objective of the Council to allow for 2 no. community service centres within the Tallaght LAP lands in order to satisfy population increases and changing*

*demographics over the long term. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations*



### 5.3.7 Social Infrastructure Audit

As part of the plan-making process a Social Infrastructure Audit (SIA) was carried out to inform the LAP and examined the availability and capacity of existing social infrastructure facilities in Tallaght, determined future requirements and to make recommendations based on anticipated population growth. 'Social Infrastructure' relates to the provision of services and facilities which are essential for health, wellbeing and social development of a town/place and includes for example, schools, health services, surgeries and community specific services, as well as areas which can offer active sports and passive recreational facilities.

The audit was structured and carried out in the following manner:

- **Assessing the Existing Situation.**
  - A social and demographic profile of the community who live in Tallaght.



- The identification of existing community infrastructure features (including where relevant, their capacity) under a number of predefined themes including Education/Training, 'Childcare', 'Health', 'Sports & Recreation', Social/Community Services', Arts & Culture', 'Faith', and other features.

**• Future Demand Analysis**

- Considered the existing infrastructure provision relative to the existing/planned population and best practice provision.

**• Social Infrastructure Recommendations**

- Recommendations for future social infrastructure provision have been taken into consideration in the preparation of the LAP.

Appendix 3 provides a breakdown of the requirements under relevant themes which provide for the future needs of the projected population.

Applicants for significant developments (100+ units) will be required to submit a statement of compliance with the social infrastructure assessment to include an implementation and phasing programme, which demonstrates the facilities

available/required to adequately service their development.

In accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), a Supplementary Development Contribution Scheme shall be investigated for the Plan area to provide for the delivery of strategic public infrastructure including principal route connections, strategic open space and associated pedestrian and cyclist infrastructure, which could support the delivery of the required infrastructure outlined in LAP. Where an applicant cannot comply with the social infrastructure assessment, the applicant may be subject to a Supplementary Development Contribution Scheme.

A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.

*It is the policy of the Council to ensure the recommendation of the Social Infrastructural Audit (SIA) are implemented,*



*A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.*



## 6.0 Heritage and Conservation

### **6.0 Heritage and Conservation**

6.1 Introduction	88
6.2 Protected Structures	89
6.3 Archaeological Heritage	89
6.4 Architectural Conservation Areas	90
6.5 New Development	91

## 6.1 Introduction

Tallaght is rich in heritage and its conservation and preservation is important for the county in terms of protecting the existing heritage and ensuring that new development respects the historic grain and built environment that currently exists. Tallaght dates back to early Christian Ireland but the many archaeological sites in the area suggest the presence of Bronze Age and perhaps even earlier settlers in the area. Tallaght's early identity was derived from its ecclesiastical origins in a landscape setting at the foothills of the Dublin Mountains.

Tallaght's heritage is a major component to its cultural identity; therefore, it is essential for South Dublin County Council to recognise and protect these important attributes in terms of Archaeological Heritage, Protected Structures, Architectural Conservation Areas and integration of New Development.

*Tallaght is rich in heritage and its conservation and preservation is important for the county in terms of protecting the existing heritage and ensuring that new development respects the historic grain and built environment that currently exists.*



## 6.2 Protected Structures

*It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures in Tallaght and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.*

There are a number of Protected Structures and Recorded Monuments in Tallaght, which are included in the Record of Protected Structures of the South Dublin County Council Development Plan 2016-2022, as follows:

- St. Basil's Training Centre, Greenhills Road, Tallaght (Ref 268);
- The Priory, Tallaght (Ref 269);
- St. Mary's Dominican Priory, Tallaght (Ref 270);
- St. Maelruan's Church, Tallaght & Monastic Enclosure (Ref 271);
- Blessington Road Pair Of Semi-Detached Single-Storey Houses With Attic (Ref 272); and
- St. Mary's Dominican Church, Tallaght (Ref 273).

Works to Protected Structures and development within the curtilage and attendant grounds of Protected Structures shall comply with the Architectural Heritage Protection Guidelines for Planning Authorities (2011). Development, including changes of use, shall be sensitive to the historic setting of the Village as a whole and should contribute to the sustainable use of Protected Structures. The reuse and adaptation of Protected Structures should be encouraged in particular their reinstatement for residential purposes.

A detailed Conservation Plan shall be prepared for the Priory and St. Maelruan's sites in advance of any significant development being considered. The Conservation Plan shall thoroughly assess the impact of any development and demonstrate how it will contribute to the conservation of historically significant structures and landscape elements.

## 6.3 Archaeological Heritage

*It is the policy of the Council to manage the development of Tallaght in a manner that protects and conserves the Archaeological Heritage of the area and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.*

As outlined in the South Dublin County Development Plan 2016-2022, archaeological heritage, whether known, newly discovered, or yet to be discovered, is protected by the National Monuments Acts 1930-2004. The Framework and Principles for the Protection of Archaeological Heritage (DAHGI, 1999) sets out national policy on the protection of archaeological heritage.

The Council is committed to ensuring that the rich Archaeological Heritage of Tallaght is protected in accordance with national policy. An Archaeological Assessment Report shall be submitted with planning applications within the zone of archaeological potential and the village centre in particular. All such reports shall fully assess the archaeological implications of the proposed development. Where archaeological features are discovered, it shall be demonstrated how the design

and layout of the development protects, incorporates and enhances these features.

Within the zone of archaeological potential, all developments shall be subject to archaeological monitoring for potential subsurface archaeological features. Where significant archaeological features/deposits are discovered during archaeological investigations, it shall be a priority to allow for preservation in-situ, especially features/deposits discovered during construction or investigation on lands to be occupied by planned open space(s). Features/deposits preserved in-situ should be accompanied by appropriate and sensitive explanatory disengage. Where it is demonstrated that it is not possible to preserve features/deposits in-situ, full excavation and recording shall be required.

Development within the vicinity of an upstanding monument(s) shall enhance the setting of the feature(s) and shall be sited and designed appropriately. In order to protect potential archaeological remains, basement developments, including basement parking will generally be avoided within the village and its environs, especially within the zone of archaeological potential.

## 6.4 Architectural Conservation Areas

*It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.*

An Architectural Conservation Area (ACA) as defined in the County Development Plan is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures. The protection and enhancement of ACA's can be achieved through a design rationale for new developments, which should demonstrate how the existing historic buildings and groups of structures that make up the architectural character of an ACA has informed and steered the design process for new developments.

The boundary of Tallaght ACA extends from St. Maelruan's church and graveyard on the Blessington Road to the old Greenhills Road, and includes the Priory and the properties along the southern side of Main Street between the junctions of the Blessington Road and Greenhills Road.

There is a need for greater understanding

and awareness of ACAs and the impact that inappropriate development can have on the overall character of the area. This can be mitigated against by preparing a design rationale for new developments which can demonstrate how the existing historic buildings and groups of structures which make up the architectural character of an ACA has informed and steered the design process.

The historical built environment is an important aspect of cultural heritage and in order to promote Tallaght as a cultural centre, it must also be an area that celebrates contemporary architecture, so that existing and future residents are able to identify it as a place that is unique. Good design can promote a unique environment that facilitates cultural activities, adding to the architectural interest and visual aesthetics of a place. As the Town Centre is such a large area, a place-based approach is required to create the 'parts' that become the 'sum'. Just as the village area is unique, so too are other parts of the wider Town Centre, but in a less 'traditional' sense.

The Town Centre is a relatively large and a varying approach to its cultural development is needed in order to identify a number of smaller and more distinguishable places.



Figure 6.1 Tallaght ACA Area



## 6.5 New Development

A design rationale should be submitted with proposals for development within the Architectural Conservation Area, which addresses the design process for the development and how the proposal will integrate with the historic environment with reference to the following:

- Urban grain;
- Urban structure;
- Density and mix;
- Scale;
- Materials and detailing;
- Landscape;
- Views and landmarks; and
- Historical development.

Within Tallaght village, the historic status of the area should be recognised and an awareness of the historic surroundings on the part of designers, developers and building occupiers and owners should be cultivated. This will both serve to protect and enhance the architectural heritage of the area but will also ensure that new development adds to the character of the area and reinforces the sense of place.

Overall design and height are important elements to recognise and highlight but the scale and mass of a development especially in sensitive areas of Main Street and adjacent to the cultural/historic core can also have a significant effect on the existing built environment. The scale and proportion of new buildings can have a varied affect upon the neighbouring buildings. If any new building dominates existing structures, the historic character might also be diminished, while a relatively indifferent design may heighten the historic qualities of the existing building.

New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core. New development in particular along Main Street should have cognisance of the height, scale and mass of the historic urban form but should also add architectural interest and varied design within the mix to provide different architectural styles. All designs should be of high standard and finished to a high quality in terms of building material. The sensitive use of



appropriate colour, texture and pattern of materials, whether traditional or contemporary is also important.

Under the Urban Development and Building Height Guidelines (2018), specific requirements and guidance for the design of new build are provided, however, when considering new developments within the Architectural Conservation Area of Tallaght or areas adjacent to the designated area in close proximity to the village core, the design rationale and overall site context should act as the main driver for the overall scale, mass, height and design in achieving the best possible new development in these sensitive areas.

*New developments should reflect the existing building stock and should be clearly read as modern interventions into the Main Street/Historic core.*



## 7.0 Climate Change: Mitigation and Adaptation

### **7.0 Climate Change: Mitigation and Adaptation**

7.1 Introduction	94
7.2 Climate Adaptation - Green Infrastructure	95
7.2.1 Green Infrastructure - Surface Water Management	95
7.2.2 Green Infrastructure - Parks and Recreation	96
7.2.3 Green Infrastructure - Biodiversity	96
7.2.4 Green Infrastructure - Climate Change	96
7.2.5 Green Infrastructure - within New Development Areas	97
7.2.6 Green Infrastructure Strategy	98
7.3 Climate Adaptation - Flood Risk Management	101
7.4 Climate Mitigation	101
7.4.1 Energy Planning in South Dublin	101
7.4.2 Low Carbon District Heating Networks	101
7.4.3 Tallaght District Heating Network Project	102
7.4.4 County Development Plan Requirements	103
7.4.5 Energy Policy - General	103
7.4.6 Funding Low Carbon Energy Networks	104

## 7.1 Introduction

Through the policies, objectives and actions set out in Chapters 8 and 10 'Green Infrastructure and 'Energy' respectively of the County Development Plan 2016-2022, Climate Adaptation and Mitigation measures are embedded in the plan making process.

The Tallaght Town Centre Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant. The approach to density, land use, design and movement is consistent with broader measures to address climate change in the areas of sustainable travel, sustainable

building methods, flood risk adaption and renewable energy sources, amongst others. This chapter focuses on the Plan interactions with climate mitigation and adaption from the perspective of the approach to green infrastructure (the landscape of Tallaght has contributed to and will contribute to the identity of Tallaght into the future, while having the potential to play a major role in climate change) and flood risk measures. Meanwhile, in recent years in response to the challenges presented by climate change, Tallaght Town Centre has become a centre of innovation in the area of energy planning.

*The Tallaght Town Centre Local Area Plan has been prepared with the purpose of integrating and implementing these policies and provisions where relevant.*



## 7.2 Climate Adaptation – Green Infrastructure

One of the benefits of green infrastructure is its multi-functionality, performing several layered functions in a single shared space. Green infrastructure provides ecological, economic and social benefits through natural solutions. It complements, and sometimes replaces, conventional built infrastructure through the use of natural solutions to carry, store, absorb and treat water; it provides for pollination, protects against soil erosion, it alleviates flooding, improves habitats for wildlife, provides ecological corridors, enhances biodiversity, creates jobs, more attractive greener cities and better health and human well-being, amongst other benefits.

Figure 2.10 Green Infrastructure illustrates the longer-term town centre concepts. However, it will also be important that as the County Town, the approach taken in Tallaght is integrated into a county and regional wide strategic green infrastructure network. Improving the links between the Town Centre and adjoining areas is a valuable first step in this process.

While the Tallaght area comprises some areas, which perform well in terms of biodiversity, over the past few decades there has been significant loss and fragmentation in areas that have undergone significant development. However, the Plan lands also

include and adjoin substantial green spaces. Improving connectivity between these spaces is a particular aspiration of this Plan. Green Infrastructure is also about putting 'green' into 'grey' infrastructure and retrospectively adding green areas where possible. There are significant parts of Tallaght Town Centre where the urban environment and public realm can be 'greened'. For example, there is an opportunity to recognise the key role the Dodder River plays in the County's green infrastructure network as a linear park, greenway and an area of special amenity, recreational, heritage, geology, biodiversity and conservation value.

*It is an objective of the Plan to develop strategic and green linkages and corridors between the Dodder Valley and Tallaght Town Centre.*

### 7.2.1 Green Infrastructure – Surface Water Management

Two of the main river systems which form part of the wider regional network are situated within the Local Area Plan lands: the Tallaght Stream flows through Sean Walsh Park, parallel to the N81 before joining the River Dodder to the north east of the Bolbrook Enterprise Centre. The Poddle River rises in the Cookstown area, as the Tymon River and flows east through

Bancroft Park and Tymon Park. These water courses are important green infrastructure corridors and habitats in the Tallaght area, providing multi-functional eco-system services such as land drainage, recreational amenity, clean/cool air and wildlife corridors. The Poddle is culverted for much of its journey across Tallaght Town Centre.

In the past, surface water management has tended to focus on intervention with the use of methods such as piping, culverting and installation of underground attenuation tanks. Such measures are largely expensive to put in place, can be costly to maintain and can have a major impact on the natural and built environment. Many streams and their associated biodiversity have been lost as a result of these measures. This has had negative impacts on the quality of the natural environment and recreational space, greatly affecting the quality of life for those living in the Town Centre. The cost to the Council of maintaining these engineering works, combined with having to provide alternative quality places for recreation elsewhere within the County is significant.

Using natural solutions to manage surface water can be cost effective and yield results that improve environmental quality. The use of natural drainage systems at surface level

*Nature can be used in conjunction with and even sometimes instead of hard engineering solutions.*

through utilisation of existing drains, natural slopes and existing ponds and natural wetland areas should be considered before more costly and interventionist approaches. Nature can be used in conjunction with and even sometimes instead of hard engineering solutions.

The County has already moved towards implementing Sustainable Urban Drainage Systems (SUDS) guided by the *Greater Dublin Strategic Drainage Study, 2005*, the *Greater Dublin Regional Code of Practice for Drainage, (2006)* and further to the requirements of the *Eastern River Basin District – River Basin Management Plan, 2009-2015*.

Examples of SUDS features in the County can be found within public parks, for example Corkagh Park, Griffeen Valley Park, Tymon Park and in some private



## 7.0 Climate Change: Mitigation and Adaptation

developments, such as Citywest where these systems are complemented by other measures for example permeable paving. To date, while there is no overall integrated SUDS network within the County, there are opportunities to increase the implementation of SUDS in the Tallaght Town Centre area on both Council lands and in private developments. Such SUDS features would also make a significant contribution to the promotion and development of green infrastructure in the Tallaght Town Centre area.

### 7.2.2 Green Infrastructure – Parks and Recreation

There are significant areas of publicly owned parkland located within the Tallaght Town Centre area including the neighbourhood park at Sean Walsh Park and the local park at Bancroft Park. These parks contain river system and numerous eco-system services benefiting wildlife protection and enhancing human activity for example through the provision of cool/clean air corridors, ecological corridors and recreational amenities. The parks contain recreational facilities such as playing fields, ponds, walking routes as well as biodiversity rich areas. There are also substantial sections of

parkland located in close proximity to the Town Centre area and the surrounding neighbourhoods such as the Dodder Greenway.

*It is an objective of the LAP to enhance existing green infrastructure and facilitate the development of new green infrastructure corridors within and connecting to lands adjoining the Plan.*

### 7.2.3 Green Infrastructure – Biodiversity

There is a wealth of biodiversity within the Plan lands. However, in some parts of the Plan lands habitats have been so fragmented that it may be difficult for biodiversity to thrive or be reinstated.

The policies and objectives of the LAP and County Development Plan, particularly relating to Green/Blue Infrastructure, open space and green linkages are important in facilitating the establishment and enhancement of biodiversity.

### 7.2.4 Green Infrastructure – Climate Change

The development of urban areas, in the absence of mitigation measures against climate change has contributed to the heat island affect (the warming of the

urban environment) as well as increasing the volume of pollutants in the air and increased flooding potential.

The impacts of climate change are expensive and complicated to manage and will become even more so in the future. Green infrastructure can be used as a tool within this County, and beyond, to alleviate some of the negative impacts of climate change and in some ways contribute to the prevention or slowing down of this change.

Mitigation measures include planting of trees, hedgerows and woodlands as clean/cool air corridors and to assist with carbon sequestration, and the construction of surface water retention features such as ponds, lakes, or swales.

The Plan can help mitigate further impact on the environment through ensuring that future development takes cognisance of the natural elements of sites and incorporates them within design of building and neighbourhoods connecting them into the wider green infrastructure network. In some instances, where there are no site features present the potential for an enhancement strategy to re-establish green features and infrastructure can be explored.

*Green infrastructure can be used as a tool within this County, and beyond, to alleviate some of the negative impacts of climate change and in some ways contribute to the prevention or slowing down of this change.*

### 7.2.5 Green Infrastructure – within New Development Areas

In the past, the 'greening' of residential areas concentrated on the requirement to provide a percentage of open space, back gardens/balconies, privacy strips and street planting. Quantity took precedence over quality and function. Levelled areas of grasslands – for ease of maintenance – with no eco-system benefits were often provided in place of established quality features.

Open spaces and residential developments can be enriched by retaining and enhancing existing natural features, as well as introducing new features. The retention and enhancement of existing natural features, such as hedgerows and associated ditches and streams in zoned lands offers the potential to introduce SUDS measures and to retain wildlife corridors through new developments.



Passive recreation – sitting, socialising and picnic



Active recreation in a GI hub – passively overlooked by housing

The addition of surface attenuation ponds, green roofs and living walls in these developments has the potential to transform an environment, which would normally be perceived to be devoid of biodiversity into one that offers significant opportunities for wildlife while providing a high quality working environment for its workers.

The future regeneration and rejuvenation of REGEN zoned lands provides an opportunity to incorporate green infrastructure measures through these developments and connect corridors through the Town Centre area.

### 7.2.6 Green Infrastructure Strategy

The green infrastructure strategy for the Plan incorporates the following aspects:

#### Surface Water Management

Protection of existing watercourses and the reopening (re-lifting) of covered or culverted watercourses as opportunities arise e.g. Whitestown Stream and River Poddle. It is proposed that the stretch of the Whitestown Stream, which passes through Whitestown will be opened up and will accommodate a strategic cycling route. The River Poddle rises in Cookstown,

however, the river is culverted through this area. It is proposed that the river would be reopened where possible in Cookstown, which will bring a tangible link between new development and the history of this area. It is proposed that the source of the Poddle be uncovered and incorporated into open space. Flood defences in the wider area have been integrated into the watercourses, for example, the network of pools, ponds and lakes that were constructed along the Poddle. A similar approach could be taken where feasible and suitable, for example, in Bancroft Park, the Tallaght Technological University Dublin lands and Cookstown. The proposals to widen the corridor associated with the Whitestown Stream as it passes through Whitestown will facilitate adaptation and mitigation measures to be incorporated into that area, in addition to active and passive recreation and sustainable transport.

*It is the policy of the council that all development shall comply fully with Policy IE1 (Objectives 1 and 2) and IE2 (Objectives 1-11) of the South Dublin County Development Plan 2016-2022 relating to protection of existing water and drainage infrastructure.*





## 7.0 Climate Change: Mitigation and Adaptation

Any future developments within Regeneration zones that have been identified as having the potential to result in a deterioration to surface or groundwater quality will be required to undertake an assessment to determine the effect of the development on surface water and groundwater quality. Such an assessment will be required to identify the materials and activities associated with the development that could result in pollution to surface waters, the pathways that could convey surface water from the development site to European Sites and the qualifying features of interest of European Sites that could be at risk of experiencing adverse effects in the event of the release of polluted surface water from the development site. During the construction phase of developments within the LAP area, where applicable all relevant best practice guidelines shall be adhered to. Examples of these guidelines include:

- Guidelines on Protection of Fisheries during Construction Works in and Adjacent to Waters (Inland Fisheries Ireland, 2016);
- Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (National Roads Authority, 2008);



- CIRIAC648: Control of water pollution from linear construction projects: Technical Guidance; and
- CIRIAC649: Control of water pollution from linear construction projects: Site guide.

A Pollution Prevention Plan (PPP) and Construction and Environmental Management Plan (CEMP) will be required to accompany future Regeneration developments in zones that have been identified as presenting a risk of likely significant effects to European Sites. Larger developments within all other areas will be required to submit an Outline Construction Environmental Plan (OCEMP) in order to demonstrate the safeguarding of the immediate receiving environment.

Measures will be required to be included in the design of a proposed development that will safeguard water quality from operation phase surface water emissions and wastewater emissions. These design elements will include the inclusion of adequate wastewater treatment facilities/ connection to wastewater treatment plants, the implementation of surface water management measures such as swales, interceptors, hydrobrakes and attenuation tanks etc.



New urban square/civic space

### Planting

New edge or buffer treatment will be facilitated between contrasting land uses as part of new developments, for example, at established industrial areas and surrounding residential areas at Broomhill and Greenhills. These areas will emphasise enhancement of local biodiversity and local surface water management. They may also provide a visual, screening function.

### Spaces and Corridors

A range of open spaces and corridors will form the structure of the green infrastructure in the Plan area. Figure 2.10 Green Infrastructure refers.

*It is an objective of the LAP to provide new areas of public space and to upgrade existing parks so they provide highly amenable spaces for existing and future residents.*

*It is an objective of the LAP to ensure access to all areas of public space and institutional lands is maximised, and major spaces are linked via amenable pedestrian routes.*

Policy G2 Objective 12 of the County Development Plan relating to the management of non-invasive species shall be implemented.

## 7.3 Climate Adaptation – Flood Risk Management

The publication of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (2009) has seen the introduction of an integrated and standardised approach to flood risk management within the planning system. The Guidelines support a sequential approach to flood risk management where the first option is to avoid flood risk where possible, followed by substituting less vulnerable uses where avoidance is not possible and finally, mitigating and managing the risk, where avoidance and substitution are also not possible.

The Guidelines require an examination of flood risk as part of the preparation of spatial plans. Therefore, a Strategic Flood Risk Assessment (SFRA) was carried out for the Tallaght Town Centre LAP. It has identified the areas of the Plan subject to flood risk. For sites within identified flood risk zones, a site specific flood risk assessment will be required. The SFRA also examines key sites where flood risk is an issue and provides recommendations for the development of these sites. Applications for development on these sites must adhere to these recommendations.

*It is an objective of the Council to manage flood risk in Tallaght Town Centre in accordance with the requirements of The Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PLO2/2014 (August 2014). For lands identified as being at risk of flooding in (but not limited to) the Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these Guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.*

*The Guidelines require an examination of flood risk as part of the preparation of spatial plans.*

## 7.4 Climate Mitigation

### 7.4.1 Energy Planning in South Dublin

As a result of South Dublin County Council's (SDCC) participation in a number of European Union (EU) funded projects, the objective of which was to facilitate local government involvement in climate change innovation and to upskill staff at local government level to become mentors and leaders in climate change and adaptation, SDCC has taken a proactive role in engaging with energy efficient projects and research. As a result, SDCC completed a Spatial Energy Demand Analysis (SEDA) for the county 2014.

The outputs of the SEDA lead to the inclusion in the South Dublin County Council County Development Plan 2016-2022 of a range of policies and objectives which promote energy efficiency and renewable energy measures across the County. These include objectives relating to the reduction in use of fossil fuels, promotion of low carbon renewable energy alternatives, promotion of use of PV solar panels and green roofs in new buildings both public and private with SDCC leading the way through conversion of its own building stock.

The SEDA also recognises the potential for capturing and utilising waste heat

generated, un-used heat in premises. The recovery and utilisation of waste heat, stemming from local kick start projects, may well contribute to the development of a local energy network into the future.

### 7.4.2 Low Carbon District Heating Networks

The most significant output of the SEDA was the analysis of the potential for use of low carbon district heating networks in the County.

The SDCC SEDA analyses the energy profile of the commercial, residential and municipal sectors and identifies a number of Low Carbon District Heating Areas of Potential across the county. The areas of highest potential was found to be Tallaght Town Centre (6 of the 10 areas of highest heat demand in the County was found in Tallaght) where a number of substantial energy users in public ownership are located in proximity to each other and to substantial energy users and waste heat generators.

Tallaght has since been the focus of the development of the first District Heating scheme in South Dublin. Although district heating is not yet widely used in Ireland, it is gaining prominence in energy policy



Figure 7.1 Commercial Energy

## 7.0 Climate Change: Mitigation and Adaptation

development as Ireland struggles to meet carbon and renewable energy targets, particularly in the heating sector (See section 11.7.3 of the County Development Plan).

### 7.4.3 Tallaght District Heating Network Project

In partnership with Codema - Dublin's Energy Agency, the SDCC is now leading a project to develop South Dublin County's first district-heating network. With partners across five EU states, the HeatNet project will potentially link waste heat from a local data centre in Tallaght town centre to create a local authority led district-heating network. When operational, the scheme is expected to save almost 1,900 tonnes of CO<sub>2</sub> per year after five years. The wider HeatNet project will run until 2020 and receives European Regional Development Funding through the Interreg North West Europe programme.

District heating systems can make use of low-carbon waste-heat from sources such as data centres, thermal generating stations, industrial processes, wastewater systems and waste-to-energy plants, through a network of insulated pipes, typically providing space heating and hot water to residential and commercial buildings

more sustainably and economically than traditional methods using individual gas or oil boilers. The development of a district heating scheme in the Tallaght town centre area gives potential for energy savings for other businesses and buildings in the area, as the heating network rolls out and Tallaght becomes a model for community energy and a decarbonised town centre.

The South Dublin district heating pilot will begin the first phase in the Tallaght Town Centre area. This area has been identified as having a high heat demand density, which is a key indicator for district heating viability.

SDCC is in advanced discussions with a local commercial operator to secure the supply of waste heat to feed into the district heating system. The district heating DH pilot project is considered highly innovative, not just at a national level, but at a European level, and will be the first of its kind in Ireland to use this type of low energy waste heat.

#### 7.4.4 County Development Plan Requirements

The design, construction and operation of new buildings has a significant role to play in reducing energy demand and increasing energy efficiency into the future. The integration of energy issues into the life cycle of all new residential and non-residential buildings, from the neighbourhood, street and individual building scale, can result in significant savings at the local level.

With regard to residential dwellings, all new homes constructed in South Dublin County must reach an energy performance rating with The National current Building Energy Rating (BER) Standard's and as subsequently superseded. The following are the overarching policies in relation to energy efficiency:

*It is the policy of the Council to ensure that medium to large scale residential and commercial developments are designed to take account of the impacts of climate change, including the installation of rainwater harvesting systems, and that energy efficiency and renewable energy measures are incorporated in accordance with*

*It is the policy of the Council to support the passive house standard or equivalent for all new build in the County.*

Section 11.7.2 of South Dublin County Council Development Plan 2016-2022 sets out requirements in relation to Energy Performance in New Buildings.

Section 11.7.3 of the South Dublin County Council County Development Plan 2016-2022 sets out requirements where major development is within or adjoining Low Carbon District Heating Potential Character Areas. Tallaght Town Centre being one such area.

#### 7.4.5 Energy Policy – General

All major developments within the Plan area will be encouraged to incorporate space to be safeguarded for future pipework/pipe run, energy centres or other infrastructure. This space can be incorporated into grass/green corridors along footpaths, roads and streets, so that they can be more easily excavated (soft dig) for installing energy (heat) network pipes without significant disturbance. The provision of other infrastructure and service requirements on these sites must have regard to this requirement. Details of future proofing the built fabric of major development proposals

on site should also be demonstrated. The Planning Authority can attach relevant conditions to planning permissions to secure these policy objectives.

Major development sites within the Plan area which are adjoining/adjacent to any such decentralised energy (heat) network or other significant heat source as identified above, should be designed to be capable of connection to a decentralised energy (heat) network and any land required for the heat network must be protected.

Where connection to an existing or future decentralised energy (heat) network or other significant heat source is deemed possible under the above policy, major developments should detail a preferred energy strategy outlining connection proposals within Energy Statements, to be submitted with planning applications for development. The preferred energy strategy shall be based on connection to the decentralised energy (heat) network and shall be enacted, unless it is technically or otherwise unfeasible to connect to the network, in which case an alternative energy strategy shall be demonstrated and enacted, for example, the use of Combined Heat and Power (CHP).

*All major developments within the Plan area will be encouraged to incorporate space to be safeguarded for future pipework/pipe run, energy centres or other infrastructure.*

Where an Energy Statement is submitted, it should be informed by a relevant evidence base, it should be provided for assessment by the Planning Authority and it should demonstrate how the proposal will meet the requirements for connecting to the decentralised energy (heat) network or other significant heat source. The statement should assess the technical feasibility and financial viability of the energy network for the site, identifying any available existing or proposed sources of heat (within or outside the site) and other factors, such as where land will be safeguarded for future district heating infrastructure. The statement should also demonstrate full consideration of how the proposed development can contribute towards the Council's climate change mitigation strategy as outlined in the current South Dublin County Council County Development Plan 2016-2022.

Energy Policy	<ul style="list-style-type: none"> <li>Reduced energy consumption</li> <li>Reduced fossil fuel imports</li> <li>Increased renewable energy</li> <li>Increased security of supply</li> <li>Increase data centre efficiency</li> <li>Reduced national level fines for binding EU targets in renewable energy</li> <li>Increased public sector energy efficiency</li> </ul>
Environmental Policy	<ul style="list-style-type: none"> <li>Reduced GHG emissions</li> <li>Mitigates against climate change</li> <li>Reduced local air pollution</li> <li>Indigenous energy sources used</li> </ul>
Innovation	<ul style="list-style-type: none"> <li>Increased knowledge of DH systems</li> <li>Creation of new local market for waste heat</li> <li>Based on leading best-practice in Europe</li> <li>First of its kind in Ireland</li> <li>Shared research and development</li> <li>Proof of concept for other areas (i.e. Grange Castle)</li> </ul>
Socio-economic	<ul style="list-style-type: none"> <li>Increased local employment</li> <li>‘Energy Tourism’ – site visits to the SDDH system</li> <li>Decreased energy costs – fuel poverty</li> <li>Increased building safety – no carbon monoxide or gas leak risks</li> <li>On-demand hot water</li> <li>Connection of washing machines &amp; dishwashers – decreased energy costs</li> <li>No on-site heating fuel storage</li> <li>Reduced customer exposure to fuel price volatility</li> <li>Increased local spending power</li> <li>Increased competitiveness of Tallaght area</li> <li>Landmark area for de-centralised sustainable energy</li> <li>Reduced developer costs</li> <li>Increased property value through improved BERs</li> <li>New revenue stream for increased Local Authority energy services</li> </ul>

#### 7.4.6 Funding Low Carbon Energy Networks

There are a range of delivery models and financing structures that could be used to unlock the investment required for supporting local heat networks in Tallaght. The development level expected suggests that the heat network scheme could be attractive to a private sector investor, for example an Energy Service Company (ESCO) or utility (or consortium) may undertake to design, build, finance and operate the heat network. In this case, SDCC

could co-ordinate the partnership of all relevant stakeholders involved. Alternatively, SDCC could act to source project finance or even participate in a joint venture with an ESCO or consortium to deliver the project. In this regard, a Proposal/Business Plan should be submitted for the consideration of the Planning Authority. It may be possible to obtain funding from wider sources; such as the European Regional Development Fund (ERDF).

*There are a range of delivery models and financing structures that could be used to unlock the investment required for supporting local heat networks in Tallaght.*





# 8.0 Implementation and Sequencing

## **8.0 Implementation and Sequencing**

8.1 Introduction	108
8.2 Implementation Design Criteria	109
8.2.1 Sequencing of Development in Regeneration Zoning	109
8.3 Implementation and Funding	111
8.4 Key Infrastructural Requirements/Sequencing	111
8.4.1 Schools Requirements	111
8.4.2 New amenity spaces including Cookstown and Belgard Urban Squares	112
8.4.3 Streets and Public Realm	112
8.4.4 Social infrastructure	112
8.4.5 Neighbourhood/Sub Neighbourhood Requirements	113
8.5 Further Infrastructure, Services, Civic, Residential and Amenity projects in Tallaght	121

## 8.1 Introduction

*It is an objective of the Council that development within the plan area is undertaken in an orderly and sustainable manner. The development of the identified regeneration lands at Cookstown and Broomhill alongside the Town Centre lands should generally be phased in accordance with the sequential approach:*

- Development should extend outwards from the town centre and high-quality public transport with land closest to the centre and public transport nodes being given preference, i.e. 'leapfrogging' to stand alone or isolated areas should be avoided; and*
- A strong emphasis will be placed on encouraging infill opportunities adjacent to compatible existing uses and ensuring better use of under-utilised lands;*

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved or where proposals are brought forward for sites approximately 2 Hectares and above, particularly within the regeneration lands that comply with the Urban Framework of the LAP, the Planning Authority may consider that the proposal can establish its own identity and amenity in the transition phase of the area.

As such, subject to the nature and scale of the proposal and the delivery of the Urban Framework, in general, the Planning Authority will not consider such proposals to be isolated piecemeal development or premature. In this context, the Planning Authority will encourage integrated proposals and the amalgamation of proposals/landownerships.

Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal. The Council may, in certain cases, phase permitted development where this is considered necessary in order to ensure:

- an appropriate balance between employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the area or particular neighbourhood.*
- the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.*



## 8.2 Implementation Design Criteria

### 8.2.1 Sequencing of Development in Regeneration Zoning

Further to Chapter 2 and 3 of the Plan, proposals for redevelopment within the REGEN lands, will be assessed against the relevant criteria within the Urban Design Manual - A Best Practice Guide (2009), the Design Manual for Urban Roads and Streets (DMURS) (2013) and/or the Retail Design Manual (2012) as appropriate. The Design Statement to accompany redevelopment proposals in REGEN zoned lands should be in accordance with Chapter 2 of this Plan and also specifically address the following criteria:

1. Demonstrate a clear transition towards a more urban form of development and a traditional street network in accordance with Chapter 2 and 3;
2. Address connectivity and linkages in the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of development with residential uses that are disconnected from public transport, public realm, retail, amenities and/or other residences;
3. Residential development should be very carefully designed at the lower levels in particular adjacent to existing busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs) without demonstrated or proposed improvements to upgrade the street network in accordance with the Plan;
4. Demonstrate that the potential for noise pollution, air pollution or other nuisance from established industrial uses will not exceed acceptable environmental standards. The Planning Authority may seek a report from a suitably qualified person to identify and quantify sources of noise pollution, air pollution, or nuisance, assess the potential impacts on the proposed development and provide a series of recommendations to mitigate the impacts of any pollutants insofar as possible (e.g. orientation and layout of dwellings, positioning of openings and insulation); and
5. As part of any planning application for redevelopment, the developer shall demonstrate a rationale for the site selection of the proposed development in relation to existing, permitted and proposed development. In general, integration with adjoining development and/or the urban form of the established Centre will be required to prevent piecemeal or premature development. Developers should sequence the delivery of Cookstown radially from the Town Centre, Luas stops and the perimeter.



*The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development.*

While the sequencing requirements set out hereunder relate to growth up to 2040, the Core Strategy of the County Development Plan shall take precedence in regard to the capacity of the area to deliver residential units. Development proposals within the LAP area should therefore demonstrate consistency with the housing capacity and housing forecasts for the Tallaght Metropolitan Consolidation Town in the Core Strategy of the South Dublin County Development Plan 2016-2022 and any revisions made in successive Development Plans.

The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development. This sequencing schedule is based on the premise that the number of dwelling units that may be permitted in each phase of development is dependent on the provision of a pre-determined amount of infrastructure, facilities and amenities to serve each neighbourhood/sub-neighbourhood. To ensure flexibility, the proposed phasing schedule is sequential (linked to housing output/bed space delivery) rather than being strictly time specific.

The Planning Authority may set aside any phasing impediment where it is demonstrated to the satisfaction of the Planning Authority that the infrastructure in question is not in itself essential for the development being proposed. In some instances, the infrastructural requirements for one area (e.g. public open space) may be provided in an immediately adjoining area subject to demonstration that the infrastructure/facility will benefit residents of the area within which residential development is proposed.

## 8.3 Implementation and Funding

The development of lands within the plan area is subject to the SDCC Development Contribution Scheme. In some cases, the completion of works required to facilitate development are outside the direct control of either South Dublin County Council (SDCC) or the landowners. South Dublin County Council is committed to implementing this Plan and will proactively manage and promote the integrated development of the LAP lands. All measures and funding streams available for the release of funding to provide for the delivery of infrastructure and facilities in Tallaght will be pursued, including the Urban Regeneration Development Fund (URDF) as part of the implementation of the National Planning Framework (NPF).

A number of key projects have been identified through the LAP urban masterplanning process, which are considered important in achieving a quality urban environment for Tallaght. These projects relate to the provision of key infrastructure, services, civic, residential and amenity projects in Tallaght which will act as a catalyst for the wider and long term growth of Tallaght, as a living town and

the thriving heart of South Dublin County. Tallaght Town Centre is entering a period of renewed growth and revitalisation. Enhancing the Town Centre's identity, character and sense of place, are key to its development potential. These projects have informed the sequencing/infrastructural requirements for each neighbourhood/sub-neighbourhood. Some projects have already received funding under the Urban Regeneration Funding Scheme (URDF). Securing this funding will enable the delivery of infrastructure necessary to secure the objectives of the Plan.

In addition, and in accordance with the provisions of Section 48 (2)(c) of the Planning and Development Act 2000 (as amended), SDCC is investigating the potential for a Supplementary Development Contribution Scheme that may include requirements for the plan area to provide for the delivery of strategic public infrastructure including principal route connections, strategic open space and associated pedestrian and cyclist infrastructure, which will support the delivery of the required infrastructure outlined in LAP.

## 8.4 Key Infrastructural Requirements/Sequencing

The following tables identify the key pieces of physical and social infrastructure required in order to facilitate development, alongside associated services and facilities essential for the health, well-being and social development of the plan area. Development proposals within each of the identified neighbourhoods/sub-neighbourhood must clearly demonstrate how it is proposed to comply with/provide the identified key infrastructure required for a particular area as part of any planning application. Individual smaller or standalone sites will be required to demonstrate how it is proposed to provide for/contribute towards the delivery of key infrastructure applicable to their particular neighbourhood/sub-neighbourhood. Such requirements will be reviewed over the lifetime of this plan.

### 8.4.1 Schools Requirements

In regard to school requirements, the Department of Education and Skills uses a Geographical Information System (with data from the CSO, OSI and Department of Social Protection in addition to Department of Education and Skills own databases) to identify where pressure for additional primary and post-primary school places will arise, and cater for same either via new schools or expansion of existing schools. Demographic changes within the Tallaght

Area will continue to be monitored by SDCC and the Department of Education and Skills on an ongoing basis and it is possible that further or altered educational requirements will arise over the lifetime of this Plan and subsequent plans.

The Provision of Schools and the Planning System, a Code of Practice for Planning Authorities, published jointly by the Department of Education and Skills and the Department of Environment Heritage and Local Government, sets out the best practice approach to facilitate the timely and cost effective roll out of school facilities. South Dublin County Council will continue to support and facilitate the provision of primary and post primary school facilities to serve the needs of the plan area, and support the co-location of schools or 'stand alone' institutions where appropriate.

At this stage it is anticipated that 2 primary schools and a secondary school will be required within or in very close proximity to the plan area. The plan identifies a potential location for the first primary school and the secondary school. A site for the second primary has now yet been identified. It is intended that South Dublin County Council will maintain a strong working relationship with the Department regarding

the provision of schools within the plan area. The plan does identify a set of SDCC objectives for locating the second primary school, however, this will need to be actively assessed and monitored within the plan area once permissions have been granted for c. 1600-2,000 units.

#### **8.4.2 New amenity spaces including Cookstown and Belgard Urban Squares**

A key component in the delivery of the Cookstown Regeneration lands will be the provision of a mix of new and improved amenity spaces. This will include both pocket park spaces and the delivery of two new Urban Squares at Cookstown and Belgard. It is intended that the mix of smaller pocket parks will be delivered through private development, however, at this stage it is likely the Council may be required to take a more active role in the delivery of the two large urban parks. These key pieces of infrastructure will be required to be delivered in tandem with and prior to the completion of each block of development (as detailed below in section 8.4.3) within the town centre and Cookstown Regeneration lands. The specific location of these key green space will be subject to the following criteria:

##### **Belgard Urban Square**

- The park space shall provide for a minimum area ranging from c. 11,500-12,000sqm,
- The park space shall provide a strong sense of place, providing a green edge along the proposed Belgard Square North Link Road
- The park space shall be designed in a manner which facilitates green connections to adjoining streets,
- The park space shall be overlooked by surrounding buildings providing passive surveillance, safety and security

##### **Cookstown Urban Square**

- The park space shall provide for a minimum area ranging from c. 6,500-7,000sqm,
- The park space shall provide a strong sense of place, providing a green edge at the junction of or in close proximity to the junction of a redesigned urban street along Cookstown Road and Second Avenue,
- The park space shall be designed in a manner which facilitates green connections to adjoining streets,
- The park space shall be overlooked by surrounding buildings providing passive surveillance, safety and security

#### **8.4.3 Streets and Public Realm**

There is an existing network of streets across the plan lands, however, there is a need to provide improved and enhanced connectivity across the plan area promoting the use of more sustainable modes of transport. This will be achieved through a mixture of new and improved streets. The framework plan shows the arrangement of these streets, which will be delivered both directly through new development and by the Council improving and building new streets. In particular the following new and improved streets are required to enable development.

##### **New**

- Belgard North Link Road
- Airton Road Extension
- A new Secondary Route connecting Cookstown Road to Old Belgard Road
- A new Secondary Route connecting Cookstown Road to Cookstown Way

##### **Improved**

- Cookstown Road
- Second Avenue
- Fourth Avenue

*A key component in the delivery of the Cookstown Regeneration lands will be the provision of a mix of new and improved amenity spaces.*

#### **8.4.4 Social infrastructure**

There are a number of services and facilities essential for the health, well-being and social development of the plan area. The tables below provide an indicative outline of the desirable services and facilities which could be required within each neighbourhood under the heading 'Associated Services'. Such services include Childcare, Health and Community Facilities.

## 8.4.5 Neighbourhood/Sub Neighbourhood Requirements

Town Centre						
Infrastructure Requirements for the Town Centre Area						
Physical Infrastructure <sup>1</sup> Physical		<ul style="list-style-type: none"> <li>Enhanced public realm including improved connectivity to public transport nodes. (LA<sup>2</sup> – Developer/SDCC)</li> <li>Upgrade of Chamber Square, for cultural and community uses including a pedestrian link to Belgard Civic Plaza/Park in tandem with new development. (A – SDCC)</li> <li>Bus Connects Transport Hub and Interchange land take as identified in the Urban Design Framework for this plan or otherwise agreed with the Lead Agencies. (LA – NTA/TII/SDCC/Developer)</li> <li>Belgard Square North Link Road and Airton Road Extension prior to or in tandem with new development. (LA – SDCC)</li> <li>Uplift of River Poddle to the north east of the Town Centre neighbourhood in tandem with development (LA – Developer Led/SDCC)</li> </ul>				
Social Infrastructure		<table border="1"> <tr> <td>Schools</td><td> <ul style="list-style-type: none"> <li>1 no. post primary school – location to be subject to agreement with the Department of Education and Skills</li> </ul> </td></tr> <tr> <td>Open Space</td><td> <ul style="list-style-type: none"> <li>1 no. new urban square measuring a minimum of c. 11,500–12,500 sqm to be developed on council lands adjoining the new Belgard Square North Link Road alongside the delivery of the new links roads at Belgard Square North and the Airton Road extension. (AL – SDCC)</li> <li>1 no. pocket park measuring a minimum of c. 3800 sqm to be developed alongside the re-development of the former Uniphar lands along Belgard Square North. Pocket Park to be provided in a phased manner alongside the development of these lands to the north east of the town centre.</li> </ul> </td></tr> </table>	Schools	<ul style="list-style-type: none"> <li>1 no. post primary school – location to be subject to agreement with the Department of Education and Skills</li> </ul>	Open Space	<ul style="list-style-type: none"> <li>1 no. new urban square measuring a minimum of c. 11,500–12,500 sqm to be developed on council lands adjoining the new Belgard Square North Link Road alongside the delivery of the new links roads at Belgard Square North and the Airton Road extension. (AL – SDCC)</li> <li>1 no. pocket park measuring a minimum of c. 3800 sqm to be developed alongside the re-development of the former Uniphar lands along Belgard Square North. Pocket Park to be provided in a phased manner alongside the development of these lands to the north east of the town centre.</li> </ul>
Schools	<ul style="list-style-type: none"> <li>1 no. post primary school – location to be subject to agreement with the Department of Education and Skills</li> </ul>					
Open Space	<ul style="list-style-type: none"> <li>1 no. new urban square measuring a minimum of c. 11,500–12,500 sqm to be developed on council lands adjoining the new Belgard Square North Link Road alongside the delivery of the new links roads at Belgard Square North and the Airton Road extension. (AL – SDCC)</li> <li>1 no. pocket park measuring a minimum of c. 3800 sqm to be developed alongside the re-development of the former Uniphar lands along Belgard Square North. Pocket Park to be provided in a phased manner alongside the development of these lands to the north east of the town centre.</li> </ul>					
Associated Infrastructure <sup>3</sup>	Childcare	<ul style="list-style-type: none"> <li>The indicative unit growth for the area would generate a minimum requirement for 295 spaces<sup>4</sup>. All new residential developments and particularly those in excess of a 10-minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. (AL – Developer driven based on demand analysis)</li> </ul>				
	Health	<ul style="list-style-type: none"> <li>Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within the Town Centre. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. (AL – HSE/Developer in consultation with SDCC)</li> </ul>				
	Community (including arts, culture and faith)	<ul style="list-style-type: none"> <li>1 no. new community space required per 5,000 population growth (c. 2,000 units). The Planning Authority will actively engage with the Community Section of South Dublin County Council to ensure sufficient community facilities are planned for once 1,500 units have been permitted. (AL – Developer/SDCC)</li> </ul>				

1 Note physical infrastructure relating to the provision of water, wastewater, gas, power will be subject to agreement with the relevant lead agencies i.e. ESB, Irish Water etc and is therefore not detailed in the above table.

2 Agency Lead – Details the envisaged delivery agent for a particular piece of infrastructure.

3 Services and Facilities essential for the health/well-being and social development of the area. Such service delivery to be monitored and reviewed as necessary over the lifetime of the plan.

4 Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

**Cookstown****Overall Infrastructure Requirements for the Cookstown Area**

Physical Infrastructure	Physical	<ul style="list-style-type: none"> <li>Enhanced public realm including improved connectivity to public transport nodes to the north and west and town centre to the south. (AL – Developer/SDCC/NTA/TII)</li> <li>New Urban Square measuring a minimum of c. 6,500-7,000sqm to be developed on lands at, or in close proximity to, the junction of Cookstown Road and Second Avenue. (AL – Developer/SDCC)</li> </ul>
Associated Infrastructure	Childcare	<ul style="list-style-type: none"> <li>The indicative unit growth for the area would generate a requirement for 385 spaces<sup>5</sup> All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. (AL – Developer driven based on demand analysis)</li> </ul>
	Health	<ul style="list-style-type: none"> <li>Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within Cookstown. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. (AL – HSE/Developer in consultation with SDCC)</li> </ul>
	Community (including arts, culture and faith)	<ul style="list-style-type: none"> <li>1 no. new community space required per 5,000 population growth (c. 2,000 units) The Planning Authority will actively engage with the Community Section of South Dublin County Council to ensure sufficient community facilities are planned for once 1,500 units have been permitted. (AL – Developer/SDCC)</li> </ul>

**Cookstown****Area specific requirements**

CT-A	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancements required to Second Avenue in order to facilitate development within CT-A, including public realm improvements, pedestrian and cyclist linkages (AL – Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Cookstown Luas stop (AL – Developer Led)</li> <li>Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites (AL – Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>N/A</li> </ul>

<sup>5</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

**Cookstown****Area specific requirements**

<b>CT-B</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancements required to Second Avenue in order to facilitate development within CT-B, including public realm improvements, pedestrian and cyclist linkages (AL – Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Cookstown Luas stop (AL – Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>CT-F1</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancements required to Second Avenue in order to facilitate development within CT-F1, including public realm improvements, pedestrian and cyclist linkages (AL – Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Cookstown Luas stop (AL – Developer Led)</li> <li>Uplift of River Poddle (AL – Developer Led)</li> <li>Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites (AL – Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>Pocket Park Minimum Area c. 3,700sqm. To be constructed and open for use once 508 units or 990 bed spaces (whichever is delivered earlier) have been constructed. No further development shall take place until such time as the open space has been provided unless agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s). (AL – Developer in consultation with SDCC)</li> <li>All initial proposals below c. 508 units or c. 990 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</li> <li>Following the construction of a further 200 units 50% of the pocket park to the west of Block CT-C (c. 1500sqm) shall be provided.</li> <li>No further units within this area shall be occupied until the new Cookstown Urban Square (Identified in Chapter 2 ‘Framework’) has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.</li> </ul>

**Cookstown****Area specific requirements**

<b>CT-C</b>	Physical Infrastructure	<ul style="list-style-type: none"><li>Upgrade/enhancement of Second Avenue, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li><li>Upgrade/enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li><li>Enhanced pedestrian and cyclist links to Belgard Luas stop or Cookstown Luas stop (LA - Developer Led)</li><li>Belgard Square North Link Road, providing direct link to Town Centre (AL - SDCC)</li><li>Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites (AL - Developer Led)</li></ul>
	Social Infrastructure	<ul style="list-style-type: none"><li>2 no. Pocket Parks Minimum Total Area 8,200sqm.</li><li>Pocket Park 1 West Edge – Minimum area c. 3000sqm</li><li>Pocket Park 2 Central – Minimum area c. 5200sqm</li><li>A minimum of 50% (i.e. 4,100sqm) of the overall pocket park open space to be constructed and ready for use once c. 332 units or c. 648 bed spaces (whichever is delivered earlier) have been constructed. No further development shall take place until such time as the open space has been provided unless agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s).</li><li>All initial proposals below c. 332 units or c. 648 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</li><li>The remaining 1500sqm of the pocket park space shall be constructed and ready for use prior to the first occupation of a further 150 units/290 bed spaces unless agreement has been reached with the Planning Authority in regard to securing the provision of such open space(s). (AL - Developer in consultation with SDCC)</li><li>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 'Framework') has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.</li></ul>

**Cookstown****Area specific requirements**

<b>CT-D</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Belgard Luas stop (AL - Developer Led)</li> <li>Commencement of Belgard Square North Link Road, to provide direct link to Town Centre (AL - SDCC)</li> <li>Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites (AL - Developer Led)</li> <li>New secondary route between Cookstown Road and Belgard Road (AL - Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>Open space to the north along the Luas Line - Area 10,000sqm. Upgrade and enhancement works to this open space area in consultation with the Local Authority Parks Department to be constructed and ready for use once c. 493 units or 961 bed spaces (whichever is delivered earlier) have been constructed.</li> <li>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</li> <li>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 'Framework') has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. (AL - Developer in consultation with SDCC)</li> </ul>
<b>CT-E</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancement of Old Belgard Road, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Belgard Luas stop (AL - Developer Led)</li> <li>Removal/undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites (AL - Developer Led)</li> <li>New secondary route between Cookstown Road and Belgard Road (AL - Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>Pocket Park/Urban Space Minimum Area 3,778sqm. To be constructed and open for use once 191 units or 372 bed spaces (whichever is delivered earlier) have been constructed.</li> <li>No further units shall be constructed until the minimum pocket park/urban space has been provided unless agreement has been reached with the Planning Authority in regard to securing the provision of this open space area.. (AL - Developer in consultation with SDCC)</li> <li>All initial proposals below c. 191 units or c. 372 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</li> </ul>

**Cookstown****Area specific requirements**

<b>CT-G</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancement of Cookstown Road, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Belgard Luas stop (LA - Developer Led)</li> <li>Commencement of Belgard Square North Link Road, to provide direct link to Town Centre (AL - SDCC)</li> <li>Commencement of Airton Road Extension linking Fourth Avenue (Tallaght Hospital), Belgard Square North Link Road and the Airton Road (AL - SDCC)</li> <li>New secondary route between Cookstown Road and Belgard Road (AL - Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>Pocket Park Minimum Area 3,267sqm. To be constructed and open for use once 397 units or 774 bed spaces (whichever is delivered earlier) have been constructed.</li> <li>All initial proposals below c. 397 units or c. 774 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</li> <li>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</li> <li>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 'Framework') has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. (AL - Developer in consultation with SDCC)</li> </ul>
<b>CT-F2</b>	Physical Infrastructure	<ul style="list-style-type: none"> <li>Upgrade/enhancement of Second Avenue, including public realm improvements, provision of pedestrian and cyclist linkages (AL - Developer Led)</li> <li>Enhanced pedestrian and cyclist links to Cookstown Luas stop (AL - Developer Led)</li> <li>Commencement of Belgard Square North Link Road, to provide direct link to Town Centre (AL - SDCC)</li> <li>Commencement of Airton Road Extension linking Fourth Avenue, Belgard Square North Link Road and Airton Road (AL - SDCC)</li> <li>Uplift of River Poddle (AL - Developer Led)</li> </ul>
	Social Infrastructure	<ul style="list-style-type: none"> <li>Pocket Park Minimum Area 4,133sqm. To be constructed and open for use once 508 units or 990 bed spaces (whichever is delivered earlier) have been constructed and ready for occupation.</li> <li>All initial proposals below c. 508 units or c. 990 bed spaces should clearly demonstrate that adequate levels of public open space (permanent or temporary) have been provided in instances where the pocket parks have yet to be developed.</li> <li>A maximum of 200 further units only within this area may be constructed once the above works have been completed to the satisfaction of the Planning Authority.</li> <li>No further units within this area shall be constructed until the new Cookstown Urban Square (Identified in Chapter 2 'Framework') has been constructed and ready for use or agreement has been reached with the Planning Authority in regard to securing the provision of this open space area. (AL - Developer in consultation with SDCC)</li> </ul>

**Broomhill****Infrastructure Requirements for the Broomhill Area**

Physical Infrastructure	Physical	<ul style="list-style-type: none"> <li>Enhanced public realm including improved connectivity to public transport nodes. (AL – Developer/SDCC)</li> <li>Enhancement of Airton Road, including improved pedestrian and cyclist links (AL – Developer/SDCC)</li> </ul>
	Open Space	<ul style="list-style-type: none"> <li>Delivery of high quality public open space in tandem with residential development along Airton road in the form of: <ul style="list-style-type: none"> <li>Centrally located pocket park, or</li> <li>Linear park along length of Airton Road between new building frontage and existing road.</li> <li>Delivery of green amenity corridor along the southern boundary with TUD/TC in tandem with development</li> </ul> </li> </ul>
Associated Infrastructure	Childcare	<ul style="list-style-type: none"> <li>The indicative unit growth for the area would generate a requirement for 103 spaces<sup>6</sup>. All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. (AL – Developer driven based on demand analysis)</li> </ul>
	Health	<ul style="list-style-type: none"> <li>Primary medical care and other services such as GP's will be facilitated on an ongoing basis in consultation with the HSE to support population growth within Broomhill. The delivery of such facilities will be demand driven as the area develops. The SIA indicates an average of 1.79 GP's/1000 population should be provided. (AL – HSE/Developer in consultation with SDCC)</li> </ul>

**Village Centre****Infrastructure Requirements for the Village Centre Area**

Physical Infrastructure	Physical	<ul style="list-style-type: none"> <li>Enhanced public realm including improved connectivity to public transport nodes. (AL – Developer/SDCC)</li> </ul>
	Open Space	<ul style="list-style-type: none"> <li>Enhancement of existing urban spaces/green spaces within the village (AL – SDCC)</li> <li>Provision of a new urban space on the corner of main street and the old Greenhills Road</li> </ul>
Associated Infrastructure	Childcare	<ul style="list-style-type: none"> <li>The indicative unit growth for the area would generate a requirement for 9 additional spaces<sup>7</sup>.</li> <li>All new residential developments and particularly those in excess of a 10 minute walk-time from existing childcare facilities with sufficient capacity to accommodate that development, will be required to comply with the minimum childcare standards and the provision of childcare facilities as part of specific developments. (AL – Developer driven based on demand analysis)</li> </ul>

<sup>6</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.

<sup>7</sup> Derived from ensuring a space for the anticipated children in the 3-4 age range within the population growth for the area.



## 8.5 Further Infrastructure, Services, Civic, Residential and Amenity projects in Tallaght

Whitestown Hub	
Infrastructure Requirements for the Whitestown Area Hub	
Physical Infrastructure	Physical
	<ul style="list-style-type: none"> <li>Enhanced public realm including improved connectivity to public transport nodes. (AL - Developer/SDCC)</li> </ul>
	<ul style="list-style-type: none"> <li>Provision of a new linear pocket park along Whitestown Way (AL - SDCC)</li> <li>Enhancement of Whitestown Stream for ecological value and as an amenity route. (AL - SDCC)</li> </ul>
Open Space	

In addition to the requirements set out above; the Local Area Plan recognises that there are a number of other key infrastructure, services, civic, residential and amenity projects in Tallaght town centre which upon delivery will act as a catalyst for the wider and long term growth of Tallaght, as a living town and the thriving heart of South Dublin County. Some of these key projects have already received funding or part funding under the Urban Regeneration and Development Fund.

The following outlines the key projects (not covered within the tables in section 8.4) which are recognised as key priorities with regard to unlocking and energising Tallaght

town centre, in the context of the LAP and the current development interest, in advancing residential and other commercial development projects in the town centre core area.

- Tallaght Innovation Hub
- Elderly Housing (Sean Walsh Park)
- Tallaght Stadium Fourth Stand
- Sean Walsh Park Upgrades (Sporting - Astro Pitches)
- Green Amenity Routes at Killinarden
- Tymon Library
- N81 and Belgard Road Upgrades
- Links to Tymon Library and Bancroft Park
- Tallaght Heritage Trail

*The Local Area Plan recognises that there are a number of other key infrastructure, services, civic, residential and amenity projects in Tallaght town centre which upon delivery will act as a catalyst for the wider and long term growth of Tallaght, as a living town and the thriving heart of South Dublin County.*



## 9.0 Tallaght Specific Development Standards

### 9.0 Tallaght Specific Development Standards

9.1 Introduction	124
9.2 Design Criteria and Design Statements	125
9.3 Retail Standards	128
9.4 Early Childhood and Education	129
9.5 Healthcare Facilities	129
9.6 Energy Efficiency, Passive Solar Design and Recycling	130
9.7 Noise	131
9.8 Safety and Security	131
9.9 Surface Treatments	132

## 9.1 Introduction

In general, this Section includes guidance on development management standards that are additional to Chapters 2, 3 and 5 which will be used in conjunction with the standards set out in the South Dublin County Council Development Plan 2016-2022 (or subsequent relevant Development Plan) and all guidelines published by the Department of Housing, Planning and Local Government under Section 28 of the Planning and Development Act 2000-2018. Relevant additional guidance published in the forthcoming years will also apply.

The standards will be used by the Planning Authority to assess planning applications in relation to lands within the Plan area. The purpose of these standards is to provide clear guidance in respect of acceptable development standards and ensure development accords with the design principles of this Plan and provides a quality urban environment.

*The purpose of these standards is to provide clear guidance in respect of acceptable development standards and ensure development accords with the design principles of this Plan and provides a quality urban environment.*



## 9.2 Design Criteria and Design Statements

The principle of design quality is central to the success of the Urban Framework. The importance of design quality underpins the provisions of various national guidelines and the County Development Plan.

To aid in a coherent approach to the design of development across the Plan lands, the general appearance and design of development, including streets and junctions, shall accord with the design led criteria set out under the following, and any superseding:

- South Dublin County Development Plan 2016–2022
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009);
- Retail Planning Guidelines for Planning Authorities (2012);
- The design manuals that accompany the above documents; and
- Best Practice Guidelines, Quality Housing for Sustainable Communities, (2007).
- DMURS (2013); The National Cycle Manual (2011); and The Guidelines for Setting and Managing Speed Limits in Ireland (2015).
- The Urban Design Compendium (English Partnerships, 2000) should also be

referenced in relation to the design of other aspects of development.

### Design Statements

To ensure coherency and quality in design, all medium to large scale development proposals (Landmark Buildings, 20 units or more in the case of residential development or development of over 1,000 sq.m in the case of employment or retail/ non-retail services development) shall be accompanied by a Design Statement that:

- Demonstrates compliance with the Plan, including its various requirements that relate to (inter alia) Urban Framework, route structure, urban function, land use mix, plot ratio, building height, key frontages, built form and design;
- Demonstrates compliance with the key objectives of the relevant Neighbourhood;
- Includes a masterplan that demonstrates proposed and future integration with the surrounding sites, including vehicular, pedestrian, cycle and public transport connections;
- In Cookstown and The Centre, demonstrate a clear transition towards a more urban form of development and a traditional street network;
- Address connectivity and linkages in

the area and demonstrate that the development of the site would not give rise to isolated piecemeal pockets of residential development that are disconnected from shops, amenities and/or other residences;

- Residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs);
- Demonstrates compliance with the 12 design criteria contained within the Urban Design Manual A Best Practice Guide (2009) in the case of residential development;
- Demonstrates compliance with the 10 design criteria contained within the Retail Design Manual (2012) in the case of retail development;
- Includes street cross sections and plans that demonstrate compliance with DMURS (2013) in terms of 'Movement, Place and Speed', 'Streetscape', 'Pedestrian and Cyclist Environment' and 'Carriageway Conditions' etc.;
- Consideration of the scale of surrounding buildings: New development should have regard to the surrounding building heights that exist or are envisaged for the street and surrounding area, as per the

*The importance of design quality underpins the provisions of various national guidelines and the County Development Plan.*

neighbourhood plans and building height strategy;

- Pedestrian Links: On larger blocks opportunities for key pedestrian links should be identified and new development placed around the links to ensure that they are overlooked;
- Open Space Networks: New development should take into account existing and future areas of open space and urban squares and the links that could be provided between them;
- Public and Private Space: Public and private space should be clearly defined by the layout of buildings and the use of landscaping. The use of fencing should be minimised;
- Solar Access: The layout of new development should take into account the path of the sun to ensure that solar access to open space and internal living areas is maximised, whilst minimising the impact of overshadowing to adjacent sites and the public domain;

- Visual and Acoustic Privacy: Sufficient separation levels should be provided between buildings to maximise privacy levels within internal spaces;
- Existing Natural Features: Areas of significant vegetation, watercourses and other topographical features should be maintained and integrated into the development; and
- Structures of Historic Significance: New development should not dominate or overpower the setting of Protected Structures or Contributory Buildings (refer to Chapter 6) within the Architectural Conservation Area.
- To aid in place making and wayfinding, careful consideration should be paid to materials and design to ensure that each development makes a positive contribution to its locality and neighbourhood. Building finishes shall be durable and of a high quality and should adhere to the principles of sustainability and energy efficiency. Traditional materials such as stone, brick, timber, metal and glass should be utilised in developments. Consideration should be given, where possible, to reusing and recycling materials to promote the circular economy and reduce construction and demolition waste.

- To promote a tangible identity in the regeneration of Cookstown and the expansion of The Centre, consistency in finishes and detailing including those that relate to buildings, streets and spaces is promoted. Diversity in finishes and detailing will be encouraged between neighbourhoods in order to emphasise identity. Materials such as limestone, granite and native Irish hardwood species should be especially considered to connect a scheme including its buildings, streets and spaces to its place and tradition.

Architectural diversity and a vibrant mix of finishes, colour and detailing is promoted in The Centre particularly in the case of Landmark Buildings. Individual architectural design approaches by different design practices are therefore promoted, together with innovation of design and construction.

In regard to the general appearance and design of mixed use buildings, all such development shall also comply with the Positive Indicators outlined under the Urban Design Manual – A Best Practise Guide (2009), particularly those that relate to 'Context', 'Distinctiveness', 'Public

Realm' and 'Detailed Design'. All retail development shall also be designed to comply with the Key Principles set out under the Retail Design Manual (2012) particularly those that relate to 'Design Quality', 'Context and Character', 'Public Realm' and 'Built Form'.

All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022.

- Proposals for extensions to existing uses shall have regard to this section and the County Development Plan policies. The Urban Design Compendium (English Partnerships, 2000) should also be referenced in relation to design parameters for development typologies.

*All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016–2022.*

Urban Square	Objectives	Components
New Urban Square	<ul style="list-style-type: none"> <li>• To provide local focal space in mixed use areas.</li> <li>• To provide for a comfortable and inviting space for all users.</li> <li>• To provide for a range of business and social activities.</li> </ul>	<ul style="list-style-type: none"> <li>• Well enclosed urban space. Continuous surface and comfortable gradients.</li> <li>• Uncluttered central space, free of permanent features, to allow for range of activities in the space.</li> <li>• High quality surface design and materials.</li> <li>• High quality tree line and street furniture providing definition to the edges of the space.</li> <li>• Seating opportunities at edges of space.</li> <li>• Focal work of public art or monument with sitting opportunities.</li> <li>• Active fronting ground floors. Passive surveillance by upper floor residential uses.</li> <li>• Strong evening economy.</li> <li>• Public space with 24-hour access.</li> </ul>
Urban Space	<ul style="list-style-type: none"> <li>• To enhance the existing space and integrate public realm and space into The Centre, in particular the integration of the Square Shopping Centre, the civic buildings and the transport hub.</li> <li>• To provide legible and distinctive focal spaces with associated pedestrian streets.</li> <li>• To provide for a comfortable and inviting space for all users.</li> <li>• To accommodate evening economy</li> <li>• To provide the focus for the social and economic activity in the Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Hard and permeable continuous surface, with innovative Sustainable Urban Drainage System (SUDS) measures.</li> <li>• Uncluttered free space.</li> <li>• Tree-lining for definition of edges of the space.</li> <li>• High quality street furniture and lighting on perimeter.</li> <li>• Public art or central feature.</li> <li>• Managed vehicular access for loading and emergency services only</li> </ul>
Local Pocket Parks	<ul style="list-style-type: none"> <li>• To serve the needs of residential areas.</li> <li>• To provide everyday, local level amenity needs.</li> <li>• To include a mix of smaller scale passive and active amenity facilities.</li> <li>• To include local level SUDS function.</li> <li>• To assist in local legibility and placemaking.</li> </ul>	<ul style="list-style-type: none"> <li>• Smaller sports facilities, such as multi-use games areas.</li> <li>• Sitting areas.</li> <li>• Playgrounds and play areas.</li> <li>• Small swales and bioretention areas.</li> <li>• Planting in lines to define edges and different functional areas.</li> </ul>
Park/Amenity	<ul style="list-style-type: none"> <li>• To maximise the leisure and amenity resource</li> <li>• To provide for the continued improvement of the park settings, biodiversity and recreational facilities</li> <li>• To provide for a range of childrens play.</li> </ul>	

Table A1.3 Design criteria for urban square, public realm and local parks

## 9.3 Retail Standards

### Retail Criteria

Applications for new retail development shall accord with the requirements outlined in Chapter 4 of this Plan and the retail policies and objectives of the South Dublin County Council County Development Plan 2016–2022, in addition to the following criteria:

- Retail development should be in accordance with the role and function of the Plan and accord with the scale and type of retailing identified in the County Development Plan (or as superseded by future County Development Plans).
- Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach.
- Proposals to amalgamate retail units will be carefully considered.
- Major retail proposals (exceeding 1,000 sq.metres) are required to provide a Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA).

### Restrictions on Uses

An over-concentration of certain uses will be discouraged in Tallaght, due to an overriding need to maintain the integrity,

quality and vibrancy of the area. The Planning Authority will seek to ensure that the quantum of off-licence and betting offices is not disproportionate to the overall size and character of the neighbourhood and that the development would not have a negative impact on the amenity of the area due to noise, general disturbance, hours of operation and litter. The provision of a small section of a convenience shop for an ancillary off-licence use is generally acceptable. The Planning Authority will seek to ensure that the quantum of amusement and gaming arcades, bookmakers, public houses, off-licences and fast food outlets is not disproportionate to the overall size and character of the area.

### Retail Warehousing

The range of goods sold in the existing retail parks will be tightly controlled and limited to bulky household goods or goods which are not portable by customers travelling by foot, cycle, or bus (Annex 1 of Retail Planning Guidelines (2012) for definitions of bulky goods refers). Ancillary products should not exceed 20% of the total net retail floorspace of the relevant retail unit, and such space should be clearly delineated on the planning application drawings. Within The Centre and Cookstown, the Planning Authority will

apply a level of flexibility in allowing types of stores where a mix of bulky and non-bulky goods are sold.

### Signage, Pedestrian Wayfinding and Advertising

In addition to the provisions of the county Development Plan, pedestrian wayfinding signage contributes to promoting the formation of a legible urban environment. Clear directional signs are an essential element in helping people to locate the many attractions of the area along the most appropriate route in a safe and efficient manner. South Dublin County Council aims to implement a pedestrian wayfinding system, which will be designed to help the pedestrian to move around Tallaght and to find destinations easily. The emphasis of a wayfinding system is on key cultural, civic and religious places of interest, rather than commercial services. The system can comprise two complementary elements. The first element is map panels which contain 'heads up' maps which are cropped from a master map. The second element is a network of high quality finger panels. A comprehensive network of directional signage will significantly enhance legibility in the urban environment, and in particular improves the visitor experience of the area. The Planning Authority aims to review the

*The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses.*

existing pedestrian signage in the area and expand into a Pedestrian Wayfinding System which will provide a basis for a more coherent system of pedestrian signage. Future planning applications in the area will be required to submit details of all public realm signage as part of planning applications and integrate with the emerging wayfinder system.

The Planning Authority will consider appropriately designed and located advertising structures primarily with reference to the zoning objectives and permitted advertising uses. In all such cases, the structures must be of high-quality design and materials, and must not obstruct or endanger road users or pedestrians, nor impede free pedestrian movement and accessibility of the footpath or roadway.



## 9.4 Early Childhood and Education

The Planning Authority will have regard to the following in the assessment of proposals for childcare and educational facilities:

- Suitability of the site for the type and size of facility proposed;
- Availability of play space;
- Public transport access, car parking and drop off facilities for staff and customers;
- Nature of the facility (full day care, sessional, after school, etc);
- Number of children to be catered for;
- Intended hours of operation; and
- Impact on residential amenity.

In significant site redevelopments, childcare facilities should be purpose built, preferably at ground floor level.

## 9.5 Healthcare Facilities

Large medical centres and group practices will be favourably considered in Tallaght, subject to the land use zoning. Planning applications for medical surgeries/practices/centres should include details of proposed professional medical (commercial) activities, proposed number of practitioners and support staff, and intended hours of operation.

*Large medical centres and group practices will be favourably considered in Tallaght, subject to the land use zoning.*

## 9.6 Energy Efficiency, Passive Solar Design and Recycling

All new development within the Plan should seek to be as energy efficient as possible by utilising renewable energy sources and passive solar design techniques. This process is to be documented via the Design Statement to confirm that best practise methods have been followed in regard to energy efficiency and accompanied by shadow diagrams to demonstrate solar access levels and the impacts of any overshadowing on surrounding lands.

The Design Statement should also address the following:

- Orientation: Buildings and the main living spaces within individual dwellings should be orientated to the south to maximise solar access.
- Elevation treatment: Glazing should be maximised along the southern elevations of a building to maximise sunlight penetration and minimised along the northern elevation to reduce heat loss.
- Water Recycling: Landscaping within common areas should be irrigated by rain water.
- Flexible Design: The layout of apartments and offices should be flexible to provide open plan layouts that maximises the penetration of natural light during the warmer months and to allow for

compartmentalisation to retain heat during the cooler months.

- Additional Measures: All schemes should embrace the latest innovations and technological advances in environmentally sustainable design.
- Recycling facilities should be accessible to all residential units and commercial premises including on site where appropriate.

Detailed shadow diagrams shall be submitted for any significant new development demonstrating solar access and the impacts of overshadowing at 9am, 12pm and 3pm on the 21st of June and 21st of March/September.

Direct solar access shall normally be provided to a minimum of 50% of areas of private and communal open space for a minimum of 2 hours between 9am and 3pm on 21st of March/September, or as otherwise acceptable in the context of the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities' (2018, or as otherwise superseded) in respect of dual aspect. This standard shall also generally apply to existing development where additional overshadowing occurs as a result of new development.



## 9.7 Noise

Development proposals with the potential to give rise to significant noise impacts may require a Noise Impact Assessment and mitigation plan to minimise noise disturbances and protect the amenities of the area. The Planning Authority will promote and require proposals to demonstrate the principles of good acoustic design and implement the Professional Practice Guidance (ProPG). Acceptable internal and external noise levels will be determined having regard to BS8233:2014 and the World Health Organisations recommendations. The Planning Authority will carefully consider the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical. Furthermore, the provision of appropriate mitigation measures for existing areas adjacent to major noise sources is supported and will be considered having regard to the visual amenity and the proper planning and sustainable development of the area.

## 9.8 Safety and Security

Passive security measures are commonly placed under the heading of Safer-by-Design. These design measures involve applying key design principles to the urban environment which seek to increase the perception of safety and reduce opportunities for criminal or anti-social behaviour.

The integration of passive security measures can be encouraged by applying key principles of Safer-by-Design methods. It should be noted that the principles that guide Safer-by-Design measures should not be considered in isolation. Rather, they should be applied throughout the design process from site analysis and concept to detailed design. These principles can be addressed as part of the Design Statement.

The Design Statement should, as a minimum, address the following key principles of Safer-By-Design:

- Layout and orientation: Buildings should be positioned so that they front and overlook the public domain. Buildings should also form a perimeter around areas of communal or private open space;
- Access and movement: Routes and access points should be well defined. Whilst permeability should be a priority,

the number of routes through a site needs to be carefully considered. Too many routes through a small area will dilute activity levels;

- Mutual surveillance: All areas of the public and communal open space should be overlooked by development. Furthermore, the overlooking of property from these areas should not be prevented by visually impermeable barriers such as high walls;
- Visually permeability openings. Any shutters or gates used to secure shop fronts, car park and other entrances should be least 50% see-through;
- Active interfaces: The number of opening and transparent surfaces should be maximised at the ground floor level where fronting public or communal areas;
- Definition of space: Public, communal and private spaces should be well defined, preferably by non intrusive measures such as changes in landscaping treatment;
- Management and maintenance: All public and communal spaces should be regularly maintained and effectively managed to ensure they are kept in good order;
- Good lighting: All public areas are to be well lit using an effective combination of light sources such as upward facing reflective lighting, wall mounted lighting, bollard lighting and ground lights. All light sources should transmit 'white light';
- Clear lines of vision: Pedestrians should have clear surveillance of walking routes. Hidden edges, variable setbacks at ground floor level, blind corners, recessed entrances and other enclaves should be designed out of a development;
- Well defined openings: All entrance and exit points should be clearly defined by highlighting architectural details;
- Location of facilities: All publicly accessible facilities that may be the target of vandalism or theft should be centrally located and overlooked, such as play equipment, ATMs, public telephones and bicycle racks;
- Mixed Use Development: Where appropriate, development should contain a range of land uses that promote around the clock activity; and
- CCTV: The use of CCTV should be considered in areas that may become the target of vandalism or theft such as ATMs, car parks, public telephones and bicycle racks.

## *9.9 Surface Treatments*

In an urban environment, street surfaces must be of the highest quality to promote a sense of place and legible street environment. This shall be addressed as part of the Landscape Plan and Design Statement (refer also to section 2.6.2 of the plan).

*In an urban environment, street surfaces must be of the highest quality to promote a sense of place and legible street environment.*







Comhairle Contae  
Átha Cliath Theas  
**South Dublin County Council**