



Proposed Tallaght Town Centre Local Area Plan 2020-2026

Proposed Material Alterations to the
Draft Local Area Plan

February 2020

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1.0 INTRODUCTION

Background

On the 12th September 2019, South Dublin County Council (SDCC) gave notice that it had prepared a Draft Local Area Plan for Tallaght Town Centre pursuant to Sections 18, 19 and 20 of the Planning and Development Acts 2000 (as amended).

The Local Area Plan area comprises 382 Hectares within and adjoining the core of Tallaght Town Centre. It comprises 8 Electoral Divisions. The Plan area is home to a variety of key Town Centre uses and institutions, including IT Tallaght, Tallaght Hospital, South Dublin County Council Offices, The Square Shopping Centre, a range of residential and commercial uses, the historic village of Tallaght and the more recently developed town centre area. The Local Area Plan also incorporates a number of parks and historical sites. The current process included a review of the Local Area Plan adopted in 2006 and further extended by statutory process in 2011 to 2016, which has since expired.

The Local Area Plan will be important in setting out a clear vision for Tallaght Town Centre to frame its future development. The Local Area Plan will inform the Planning Authority when assessing planning applications and will also guide the works carried out by SDCC in the area. It indicates how an area will develop over time, the types of development that will be encouraged and where these should be located. Local Area Plans have a 6-year lifespan (which can be extended to 10 years) however, the Draft Tallaght Town Centre Local Area Plan sets out a longer-term blueprint for development and regeneration which will inform future Plans.

SDCC undertook a statutory public consultation on the proposed Draft Plan which took place between 12th September and 24th October 2019, inclusive, (a period of 6 weeks) during which time information on the Proposed Draft Local Area Plan and environmental reports (Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening Reports) were disseminated to the public and submissions were invited.

The Draft Local Area Plan public consultation process involved the following key elements:

- Official launch on Thursday 12th September 2019 by the Mayor, elected members and staff of the Council;
- Notification of the preparation and display of the Proposed Draft Local Area Plan for the purpose of public consultation were placed in the Irish Times and The Echo on the 12th September 2019 together with information on the public consultation programme and an invitation for submissions;
- Press release and accompanying photographs were issued to local and national press and social media following the launch;
- The proposed Draft Local Area Plan was advertised on the South Dublin County Council Website, Consultation Portal and the Council's social media platforms during the 6-week public consultation period with regular posting on the Council's social media platforms throughout the consultation period;
- Four public information sessions were held in Tallaght Library, with staff of the Planning Department available to answer the public's queries at the following times: Monday 23rd

September 1:00 - 4:00 pm, Tuesday 1st October 4:00 - 7:30 pm, Thursday 10th October 1:00 - 4:00 pm, Tuesday 15th October 4:00 - 7:30 pm;

- Letters issued to the Minister for Housing, Planning and Local Government, The Office of the Planning Regulator and other relevant prescribed authorities;
- Planning staff were available in the Foyer, Tallaght Council Offices, to answer queries on Wednesdays between 11-1pm during the public consultation period, and were available any time requested at the public counter;
- Briefings and Q&A sessions held directly with community and business representatives in the area.

The number of submissions that were received during the public consultation period came to 49. All submissions were read, analysed and summarised. A list of all the persons/bodies that made submissions within the public consultation period is provided in Table 1 below, together with a reference number that can be clicked as a link (on electronic copies of this Chief Executive's Report) to a database containing scanned copies of each submission. For reasons of data protection, these links can only be accessed by Elected Members of South Dublin County Council.

49 submissions were received during the public consultation period. All submissions were read, analysed and summarised and a Chief Executive's Report on the submissions and observations received was prepared. The Chief Executive's Report included a summary of the submissions and observations made, the opinion, or response, and recommendations of the chief executive in relation to the issues raised and the proposed local area plan. A list of all the persons/bodies that made submissions within the public consultation period was provided in the Chief Executive's Report and all submissions were published on the Council's online consultation portal (<https://consult.sdblincoco.ie/>).

The Chief Executive's Report on the submissions received was furnished to the Elected Members for their consideration in December 2019 and subsequently published on the Council's website (<https://www.sdcc.ie/en/services/planning/local-area-plans/tallaght-current/>). Briefings were held with the Elected Members in January 2020 in relation to the Chief Executive's Report and the next steps in the process.

Following the receipt of 57 motions from Elected Members, a Special Council Meeting was held on Thursday 23rd January 2020. Having considered the Draft Local Area Plan, the Chief Executive's Report on the submissions and observations received and the SEA Environmental Report, the Elected Members resolved to make the Tallaght Town Centre Local Area Plan, subject to alterations, a number of which were deemed to constitute Material Alteration, as per Section 20(3)(e) of the Planning and Development Act 2000 (as amended).

Purpose of this Document and Next Steps

The purpose of this document is to set out the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan and the associated Environmental Determinations (SEA and AA), including details of how to make a submission.

Following the consultation period on the Proposed Material Alterations and Environmental Determinations, the Chief Executive will prepare a further report on all submissions or observations received during the prescribed period and submit the report to the Elected Members for consideration.

Having considered the Proposed Material Alterations to the Draft Local Area Plan and the Chief Executive's Report on submissions received, the local area plan shall be made by the planning authority by resolution with all, some or none of the material alterations. Proposed Material Alterations will be made, modified or not made. A further modification to the material alteration may only be made where it is minor in nature.

The Local Area Plan shall have effect 6 weeks from the date of the relevant Council Meeting in relation to the Proposed Material Alterations.

Nature of Material Alterations

A large number of alterations were agreed at the Special Council Meeting on the Draft Local Area Plan and recommended in the Chief Executive's Report arising from submissions and observations received during the public consultation period. A number of these alterations are considered to constitute Material Alterations to the Draft Local Area Plan. As such, these alterations require statutory public consultation under Section 20 of the Planning and Development Act 2000 (as amended) and are set out under Part 2 of this document.

Alterations proposed at the Special Council Meeting and recommended in the Chief Executive's Report that are not considered to constitute Material Alterations are minor/de minimis in nature or provide clarification. Such modifications do not significantly change the provisions or requirements contained in the Draft Local Area Plan and are not the subject of the public consultation.

Identification of Material Alterations

The impact of Proposed Material Alterations (maps/figures, tables and text, etc.) to the Draft Tallaght Town Centre Local Area Plan are detailed in Part 2 of this document and are structured to follow the sequence of the Draft Local Area Plan. This document should therefore be read in conjunction with the Draft Tallaght Town Centre Local Area Plan (September 2019).

Where appropriate, headings and extracts of text before and after the Proposed Material Alterations are included in order to present the alterations within their context. **Written submissions or observations can only be made in relation to the Proposed Material Alterations and the associated Environmental Determinations.**

The nature and extent of each of the Proposed Material Alterations are identified as follows:

- Proposed alterations involving additional text are shown in **bold green**.
- Proposed alterations involving deletion of text are shown in **red strikethrough**.
- Proposed Material Alterations that involve changes to a map /figure is highlighted on the relevant figure in terms of the area affected. This is accompanied by the text of the Proposed Material Alteration.

Each Proposed Material Alteration is designated with a unique reference name/number and is accompanied by the relevant section and page number of the Draft Local Area Plan to which the Proposed Material Alteration relates. The relevant reference name(s)/number(s) should be included in all submissions.

It is advised that the Proposed Material Alterations are set out under this document under the main section that they affect. Proposed Material Alterations may also have consequential implications in relation to other sections/aspects of the Local Area Plan, including its various frameworks, the extent of development (including floorspace and dwelling numbers), tables, maps/figures and the overall urban structure layout.

Please note that amendments and updates to maps/figures and tables will be made in the final publication at the end of the process.

Environmental Determinations

A Strategic Environmental Assessment (SEA) screening and an Appropriate Assessment (AA) screening Report on the Proposed Material Alterations has been prepared and has informed the SEA and AA Determinations, which are included in Part 3 of this document.

Part 3 of this document incorporates Environmental Determinations (SEA and AA) prepared in accordance with Section 20 of the Planning and Development Act 2000 (as amended), Article 14 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 and Article 6 of the Habitats Directive 92/43/EEC. The report on the SEA and AA screening of the proposed amendments is available as a separate document.

How to Make Written Submissions/Observations

Submissions or observations on the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan and Environmental Report may be made between **Thursday 13th February 2020 and Thursday 12th March 2020** (inclusive) to South Dublin County Council as follows:

- **ONLINE:** <https://consult.sdblincoco.ie/> (up to midnight Thursday 12th March 2020).
- **BY POST:** Senior Executive Officer, Land Use Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 (received up to 4pm on Thursday 12th March 2020).

As an online facility has been provided for your convenience, e-mail submissions will not be accepted. Submissions or observations should be made in **ONE** medium only and should include:

- Clearly marked – *Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan*;
- Relevant Material Alteration **Reference name(s)/number(s)** as detailed in this document;
- Full name and address of person making submission/observation; and
- Details of organisation/community group/company represented where relevant.

Submissions and observations in relation to the Proposed Material Alterations and Environmental Report will be taken into account before any material alteration is made, modified or not made. In

accordance with Section 20(3) of the Planning and Development Act 2000, as amended, written submissions or observations shall be published on the website of the Authority (appropriately redacted) within 10 working days of its receipt by that Authority and a report on the submissions received to be prepared by the Chief Executive, which is a public document, shall include a list of the persons who made submissions or observations.

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), submissions/observations should only relate to the Proposed Material Alterations and Environmental Report. Submissions not relating to the Proposed Material Alterations and Environmental Report cannot be taken into account.

2.0 PROPOSED MATERIAL ALTERATIONS TO THE DRAFT LOCAL AREA PLAN

MATERIAL ALTERATION REF. No. 1		
	Section	Page
Draft Local Area Plan	3.5 & 3.6 (inter alia)	p. 48 & 51 (inter alia)

Nature of material alteration:

To reflect clarification of the areas of Broomhill and Greenhills neighbourhoods where residential development may be considered more appropriate.

Proposed mapping and text changes:

1(a)

Amend Figures 2.5, 3.12 and 3.15 and all subsequent diagrams, maps and graphs remove the mixed-use frontages indicated at the following locations and other minor amendments to mixed-use frontages:

- Along the entirety of Broomhill Road within Broomhill neighbourhood,
- Along the northern side of Airton Road within Broomhill neighbourhood,
- Along either side of Greenhills Road north of junction with Airton Road, within Broomhill and Greenhills neighbourhoods.

1(b)

Amend the vision for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along ~~primary frontages~~, the southern side of Airton Road

1(c)

Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:

Predominantly business, enterprise and employment area with more mixed-use residential development fronting along ~~Greenhills Road and the southern side of~~ Airton Road, subject to integrating effectively with existing surrounding uses.

1(d)

Amend text in Section 2.4.2, page 21 as follows:

Some residential elements ~~are appropriate in~~ will be considered in Broomhills and Greenhills along mixed-use frontages ~~identified in the urban framework; Belgard Road, Airton Road, Broomhill and Greenhills Road, subject to integrating effectively with existing uses.~~

MATERIAL ALTERATION REF. No. 2		
	Section	Page
Draft Local Area Plan	4.2	p. 65

Nature of material alteration:

To introduce an objective which seeks to enhance employment and training opportunities for locals through development within the LAP area.

Proposed text changes:

Add text/objective Section 4.2 as follows:

With 33% unemployment rates in some areas of Tallaght "CSO Figures" a local Employment Clause should be part of the phasing of construction projects in the Tallaght LAP with endeavours on the part of construction companies to employ local labourers and apprentices. This should be done in partnership with employers, SDCC, DDETb, TUI, South County Partnership & Tallaght Training Centre that would support individuals to train & upskill.

MATERIAL ALTERATION REF. No. 3		
	Section	Page
Draft Local Area Plan	2.6.1, 3.2-3.7 (inter alia)	p. 23 (inter alia)

Nature of material alteration:

To update plot ratio ranges for each neighbourhood, while remaining within the typical building height provisions of the Draft LAP, to more accurately reflect the density strategy of the LAP; the primacy of The Centre for highest density; consistency in the density strategy in Cookstown in relation to proximity to high capacity/high frequency public transportation; and the reality that other areas of the LAP at the lower end of the density range are proximate to high capacity/high frequency public transportation and therefore more suitable for higher density or may become so as connectivity and public transport improves.

Proposed mapping and text changes:

Amend 'Plot Ratio Ranges' in Table 2.0, and subsequent neighbourhood chapters, of the Draft LAP for consistency with the density strategy as follows:

<i>Centre</i>	1.5- 2.0 <ins>2.5</ins>
<i>Cookstown</i>	<i>CT-C</i> 0.75-1.0 <ins>1.25-1.5</ins>
	<i>CT-F1</i> 1.25-1.5 <ins>1.5-2</ins>
	<i>CT-F2</i> 1.25-1.5
	<i>CT-G</i> 0.75-1.0*
<i>Village</i>	0.75-1.0*

Broomhill 0.75-1.0*

Greenhills 0.75-1.0*

TUD-TC 0.75-1.0*

***Up to 1.5 where it is demonstrated that the site is within 500m walking distance of a high capacity public transport stop (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane.**

MATERIAL ALTERATION REF. No. 4

	Section	Page
Draft Local Area Plan	2.6.1 (inter alia)	p. 22 (inter alia)

Nature of material alteration:

To provide for a degree of flexibility to the typical plot ratio and high ranges of the Draft LAP in specific locations at key public transport stops and key public spaces to reflect the importance of placemaking at, and identification of, these locations, subject to exceptional design, a significant contribution to the public realm and mixed uses at ground floor level.

Proposed text changes:

Add the following text below the final paragraph of Section 2.6, page 22:

To reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:

- *High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane);*
- *The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood;*
- *The proposed 'New Urban Square' within the Cookstown neighbourhood; and*
- *The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood.*

This provision will only apply to the extent of a site which is within 100m walking distance of the above locations and will only be considered where the Planning Authority is satisfied that provision of the above facilities will be achieved.

MATERIAL ALTERATION REF. No. 5		
	Section	Page
Draft Local Area Plan	2.6.2 & 3.2	p. 25 & 37

Nature of material alteration:

To more accurately reflect heights in the Centre and enable gradual increases in height in the Centre neighbourhood towards existing typical levels, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre where connectivity and access to services is highest. Actively promoting specific areas for higher buildings is a statutory requirement of the 'Urban Development and Building Heights' Guidelines for Planning Authorities (2018).

Proposed text changes:

Add the following subheading and text to Section 2.6.2 & 3.2, page 25 & 37:

Quality Height Provisions in The Centre

The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.

MATERIAL ALTERATION REF. No. 6		
	Section	Page
Draft Local Area Plan	2.6.2	p. 25

Nature of material alteration:

To reflect other amendments and to reflect the building heights strategy for the LAP which sets out the typical heights achievable across the LAP of generally 3-7 storeys with potential for 10 storeys at particular locations, subject to design criteria, rather than a blanket objection to 10 storeys or higher, which is not practically implementable having regard to statutory requirement of the 'Urban Development and Building Heights' Guidelines for Planning Authorities (2018).

Proposed text changes:

Amend section 2.6.2 'Landmark Buildings' as follows:

*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) **and at locations adjacent to the key public transport stops and key public spaces identified in Section 2.6.***

*A 2-3-4 storey increase on the above typical levels may be considered for key or landmark sites **or** where sites exceed 2ha in area and can establish its own identity (see Section 8.2 Implementation). **Buildings over 10 storeys would generally not be supported***

MATERIAL ALTERATION REF. No. 7		
	Section	Page
Draft Local Area Plan	5.2.2	p. 76

Nature of material alteration:

Amend and simplify requirement for tenure breakdown between rental, ownership and social housing as it is considered that a specific requirement on a site by site basis is difficult to implement, would not provide the flexibility to respond to evolving housing requirements and would encourage proliferation of one-off investment landlords with varying levels of care or interest in their tenants needs rather than genuine Built to Rent model which, if applied, operated and managed as it is intended, will achieve the objective of attracting and retaining a less transient population with high quality rental accommodation and single management and ownership structures who serve the needs of all residents.

Proposed text changes:

Amend Section 5.2.2, page 76 as follows:

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

Replaced with the following:

In the interest of providing an appropriate housing tenure mix it is policy of the Council that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.

This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.

3.0 ENVIRONMENTAL ASSESSMENT DETERMINATIONS

Tallaght Town Centre Local Area Plan

Appropriate Assessment (AA) Determination under:

The Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001-2019

For: Proposed Material Alterations to the Tallaght Town Centre Draft Local Area Plan

Pursuant to the requirements of the above, an Appropriate Assessment (AA) Screening determination has been made by South Dublin County Council regarding the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan 2020 (Draft LAP) in accordance with the EU's Habitats Directive 6 (3) and Section 177U of the Planning and Development Act 2000 (as amended).

Section 20(3)(f) of the Planning and Development Act 2000 (as amended), requires, *inter alia*, a determination to be made as to whether an appropriate assessment is or are required to be carried out as respects one or more than one of the Proposed Material Alterations of the Draft Local Area Plan.

The Draft LAP sets out the vision and direction for the future development of the Tallaght Town Centre area. Proposed landuse plans must undergo a formal test or screening to ascertain whether they are likely to result in any significant adverse effects on specific sites designated for their nature conservation importance. These sites are those designated under the European Commission's Natura 2000 network of sites (hereafter 'European Sites'). The Habitats Directive requires the screening of plans and projects. If the screening process results in a judgement that likely significant effects may occur or cannot be ruled out, then a more detailed assessment is required.

The AA Screening process for the Proposed Material Alterations to the Draft LAP has found that the material alterations do not require any further assessment to demonstrate compliance with the Directive in accordance with the methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.

Order: Taking into account the findings of the AA process that are detailed in the AA Screening report that accompanies this determination, South Dublin County Council hereby determines that the Proposed Material Alterations to the Draft LAP, either independently or in combination, will not result in any effects on European Sites and consequently Stage 2 AA is not required.



Jason Frehill

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Date

Tallaght Town Centre Local Area Plan

Strategic Environmental Assessment (SEA) Determination under:

The Planning and Development Act 2000 (as amended)

Planning and Development Regulations 2001-2019

For: Proposed Material Alterations to the Tallaght Town Centre Draft Local Area Plan

Pursuant to the requirements of the above, a Strategic Environmental Assessment (SEA) Screening Determination has been made by South Dublin County Council regarding the Proposed Material Alterations to the Tallaght Town Centre Draft Local Area Plan 2020 (Draft LAP).

Section 20(3)(f) of the Planning and Development Act 2000 (as amended), requires, *inter alia*, a determination to be made as to whether a strategic environmental assessment is or are required to be carried out as respects one or more than one of the Proposed Material Alterations of the Draft LAP. Such a determination takes into account relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the Planning and Development (Strategic Environmental Assessment) Regulations, 2001-2019.

Taking into account the content of the Proposed Material Alterations and amendments and the measures that have already been integrated into the Draft LAP that contribute towards environmental protection, environmental management and sustainable development, it is determined that potential effects arising from the Proposed Material Alterations and amendments will not result in significant environmental impacts. The proposed changes do not change the selected scenario for the Draft LAP that emerged from the Draft Local Area Plan/SEA preparation process. Therefore, it is determined that SEA is not required for the Proposed Material Alterations.

An SEA Screening determinations report on the Proposed Material Alterations has been prepared which accompanies, and has informed, this determination. The determination has also been informed by the SEA Environmental Report of the Draft LAP.

Order: It is hereby determined that the proposed Material Alterations are not likely to have significant effects on the environment, and a Strategic Environmental Assessment is therefore not required in respect of the proposed Material Alterations of the Draft Tallaght Town Centre Local Area Plan.



Jason Frehill
Senior Planner



Date