

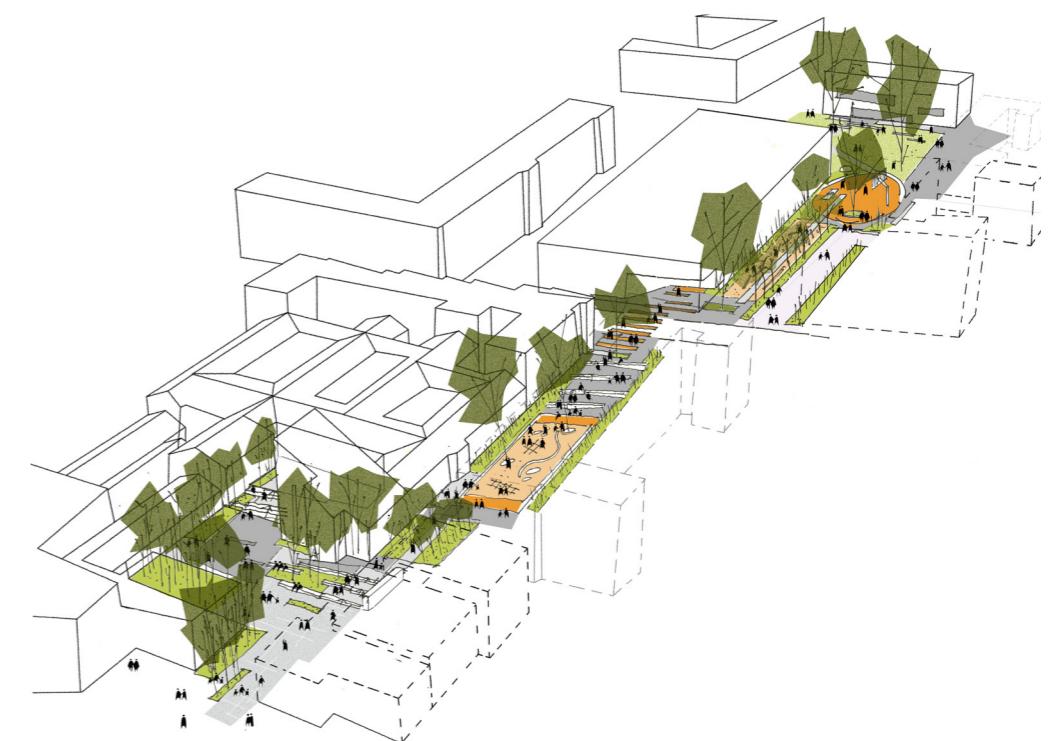
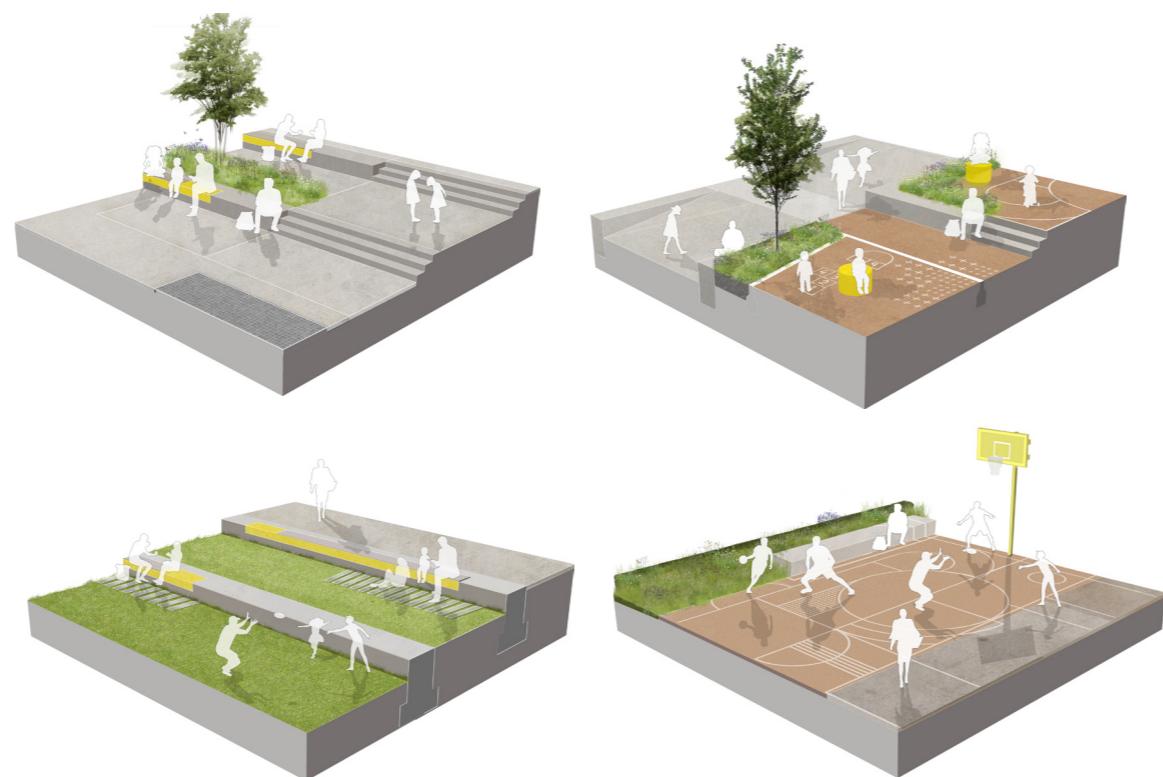
TALLAGHT PUBLIC REALM

PROPOSED PART 8 CHAMBER SQUARE, INNOVATION SQUARE AND ASSOCIATED LINKS

Project : Tallaght Public Realm

Part 8 Report Document

Prepared on behalf of South Dublin County Council



DERMOT FOLEY
LANDSCAPE ARCHITECTS

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1.0 Introduction



Birds-eye photograph of the site and Tallaght town centre context

The objective of this report, in line with the requirements of the Planning and Development Regulations, is to describe the nature and extent of the proposed development and the principal features thereof. South Dublin County Council commissioned Dermot Foley Landscape Architects as part of a landscape architecture led multi-disciplinary team to design and upgrade the following proposed public realm projects:

- i. Chamber Square
- ii. County Hall Pedestrian Link
- iii. Belgard Square North Pedestrian Crossing
- iv. School Pedestrian Link
- v. Innovation Square

This report should be read in conjunction with documents issued and included in this Part 8 Planning Proposal Package by Dermot Foley Landscape Architects, PUNCH Consulting Engineers, The Tree File Arborists, the AA Screening Report by Scott Cawley Ecologists, the EIA Screening Report by BMA Planning Consultants, and others.

The following additional documents have been issued by Dermot Foley Landscape Architects as part of this Part 8 Planning Proposal Package:

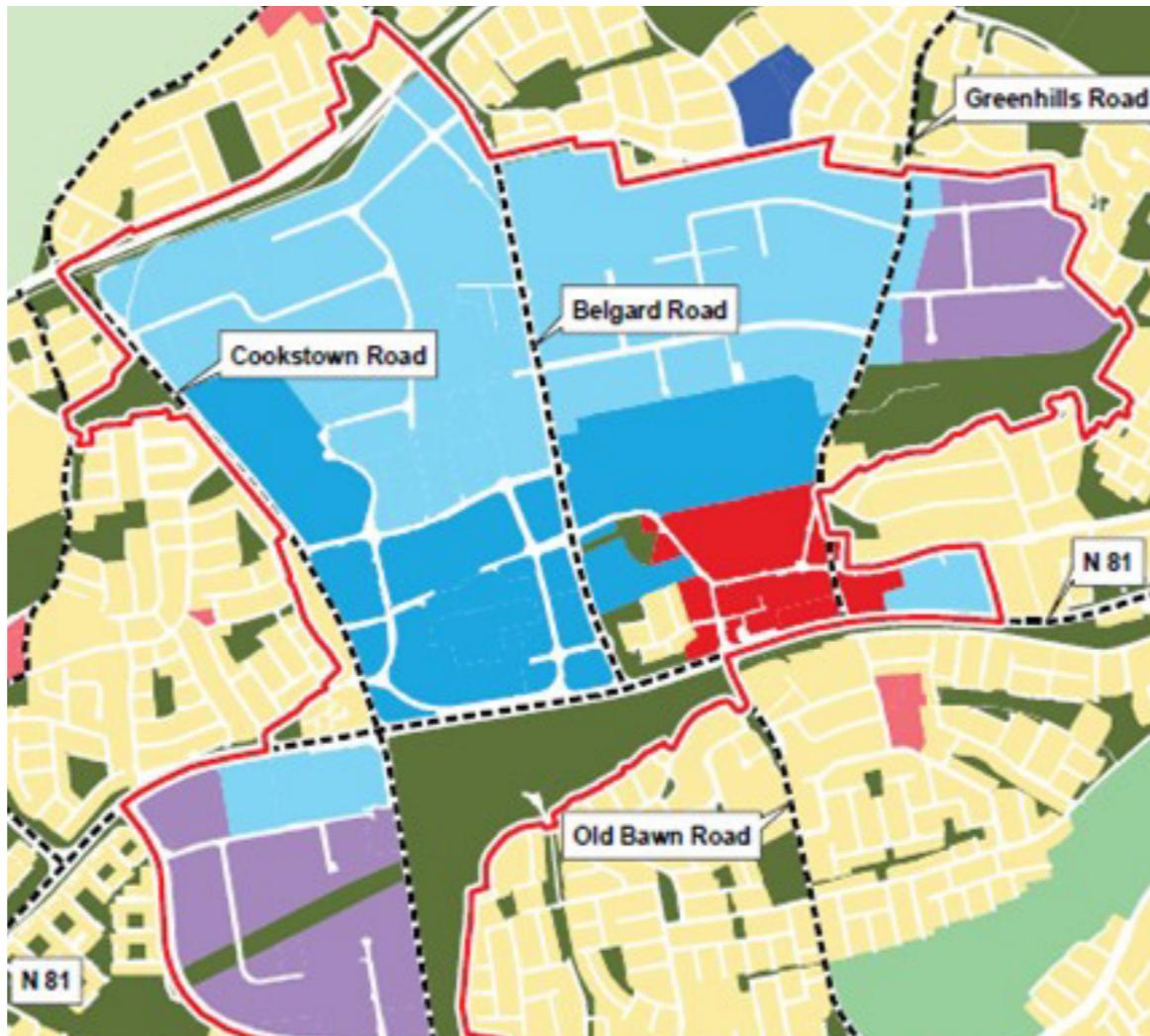
No.	Scale	Size	Title
201	1:1000	A2	Site Location Plan
202	1:500	A1+	Landscape Plan
203	1:100/50	A2	Boundaries Plan
240	1:100	A1	Landscape Sections 1
241	1:100/200	A1+	Landscape Sections 2

Dermot Foley Landscape Architects have worked closely with South Dublin County Council and the design team to arrive at a proposal which maximises the opportunities for high quality usable and enjoyable open spaces and public realm in Tallaght.

2.0 Planning and Policy Context

<p>UC2 Objective 1: To promote Tallaght Town Centre as the primary urban centre in the County by directing higher order retail, retail services, residential, cultural, leisure, financial, public administration, restaurants/bars, entertainment and civic uses into and adjoining the Core Retail Area of this centre.</p>
<p>UC2 Objective 3: To support and facilitate the future development of tourism related infrastructure and promote events such as markets, festivals and concerts in Tallaght and Clondalkin town centres.</p>
<p>UC2 Objective 4: To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail and other appropriate centre uses and encourage the full use of buildings and in particular the use of upper floors and backlands with due cognisance to the retail sequential approach, quality of urban design, integration and linkages.</p>
<p>UC2 Objective 5: To reinforce town centres as the priority location for new mixed use development, with urban design, integration and linkage as important considerations.</p>
<p>UC2 Objective 6: To provide a broad range of facilities and services in Tallaght and Clondalkin Town Centres and support the role of these centres as the focus for commercial activity, leisure, entertainment, community activities and public transport.</p>

Extract from County Development Plan 2016 - 2022



Extract from Tallaght Local Area Plan 2020

- Objective REGEN:**
To facilitate enterprise and/or residential-led regeneration
- Objective TC:**
To protect, improve and provide for the future development of Town Centres

As part of the pre-planning consultation process, Dermot Foley Landscape Architects attended meetings, where the landscape design proposals were presented and discussed with South Dublin County Council. Dermot Foley Landscape Architects have carried out a review of current relevant planning policies, development plans and local area plans.

The planning policy for the site is laid out in the following documents:

- National Planning Framework (Ireland 2040)
- RSES (Regional Spatial and Economic Strategy) / Dublin
- MASP (Metropolitan Area Strategic Plan)
- SDCC Development Plan (2016-2022)
- Tallaght Town Centre Local Area Plan (2020)

The Tallaght Local Area Plan sets out objectives for the urban centre to include 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 development, that will support the whole of the County, all set within an attractive network of streets, spaces and buildings.

The Tallaght Local Area Plan also outlines the design intent for Plaza and Squares is to connect the mixed-use area and shall be designed to the highest quality, taking into account:

- quality of materials,
- variety of sub spaces,
- links into and across the squares and spaces and
- maintenance and management of the spaces over time.

The objectives of the Tallaght Local Area Plan (2020) include:

- 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 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)



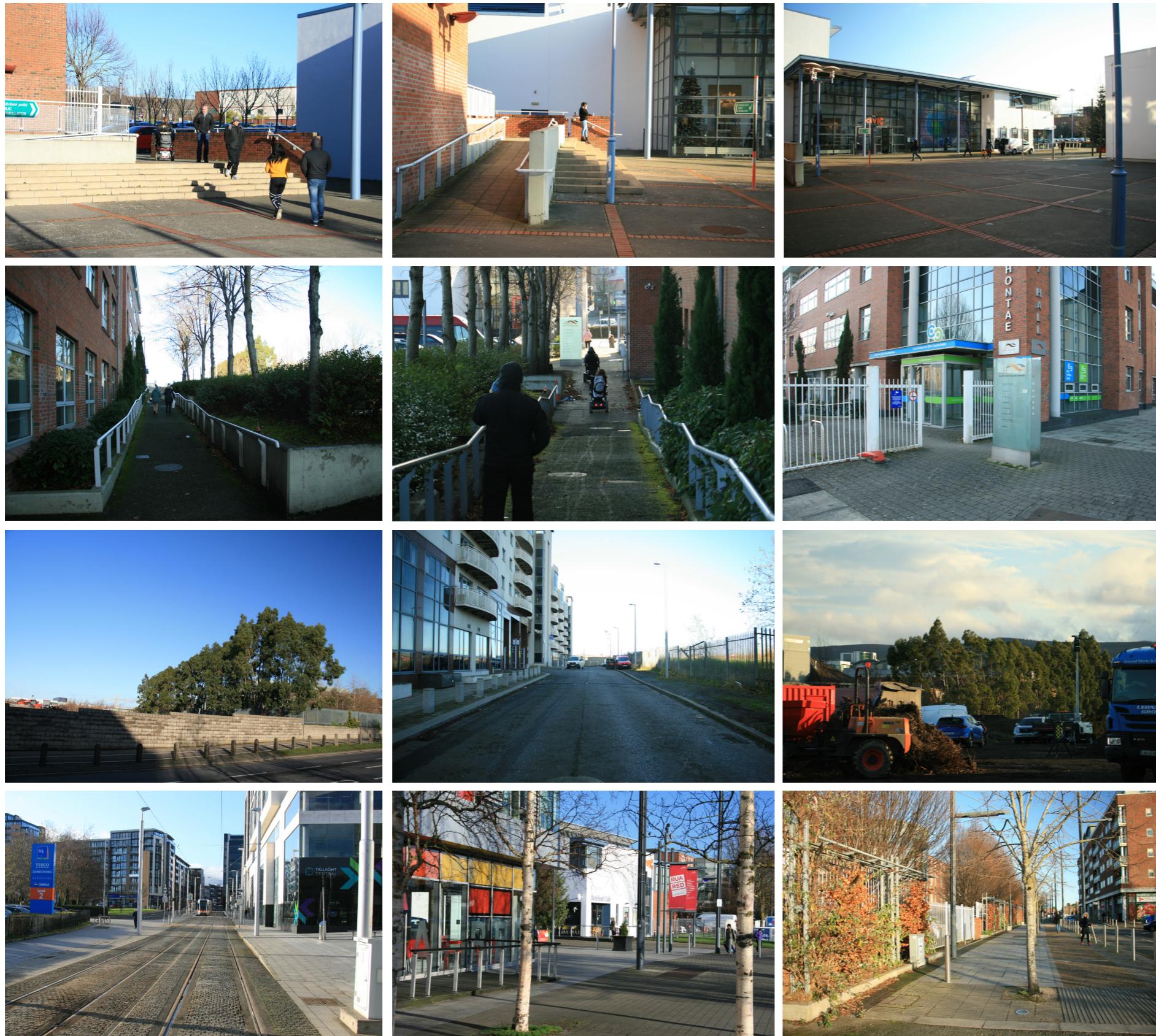
Aerial photograph of the site and Tallaght town centre context 2018/2019.

(Source: Geohive Maps, January 2020)

The public realm site area is irregular in shape and hosts a variety of conditions. It borders the County Hall, Library and Theatre south of Belgard Square North and is comprised of a vacant site (former Traveller accommodation site) north of Belgard.

The site is not within an area of Archaeological Interest or Architectural Conservation Area. The site does not contain any protected structures or National Monuments. The site is within the flight protection zone for Casement Aerodrome, however, no tall structures are proposed within the scheme other than lamp standards and trees. It is not envisaged that a tower crane will be required during construction of the works.

3.0 Appraisal of Existing Landscape



Images of existing site showing varying site conditions.

Dermot Foley Landscape Architects have visited the site on many occasions over recent years and carried out a number of focused site visits in December 2019 and January 2020 to record conditions on site such as existing levels, vegetation, boundaries, materials and other elements which would have a bearing on the design process.

The existing public realm area surrounding the County Hall is predominantly hard-standing and impervious in nature. There are many existing barriers to movement and accessibility throughout the series of segregated spaces. There is an absence of distinct/coherent design identity, character or materials in public realm.

There is an existing alignment of trees running north-south immediately east of the County Hall. There is also an additional smaller north-south alignment of trees immediately east of the Library building. There are recent plantings of herbaceous groundcover and tree ferns near the main entrance to the County Hall.

The existing public realm area south and east of the County Hall incorporates a series of level changes. The ground floor level of the County Hall is elevated in relation to Chamber Square and so steps and ramps are required to access the building from Chamber Square. These steps are in two locations; one set to access the main entrance and the other set are adjacent to the Theatre.

Belgard Square North is located at a higher level than the ground floor at the southern end of the County Hall. A series of existing pedestrian ramps with landings are located between steps adjacent to the Theatre and Belgard Square North to the north of the County Hall. There is an existing vehicle entrance to the cash desk within the eastern elevation of the County Hall.

The Tree File Ltd. were commissioned to carry out a Tree Survey and Arboricultural Impact Assessment in compliance with BS 5837:2012. These documents are included separately as part of this Part 8 Planning Proposal Package.

4.0 Landscape Design Proposals

The proposals in this Part 8 Planning Proposal Package show a lively, innovative and durable landscape and public realm which integrates existing and proposed new development into its surrounding context. The proposals include a range of open spaces and key links for this expanding part of the town centre and new urban quarter.

As part of the design process a number of options were developed for the design of the public realm spaces. The concepts centered on providing a landscape that would attract users with a series of activities intended for each space.

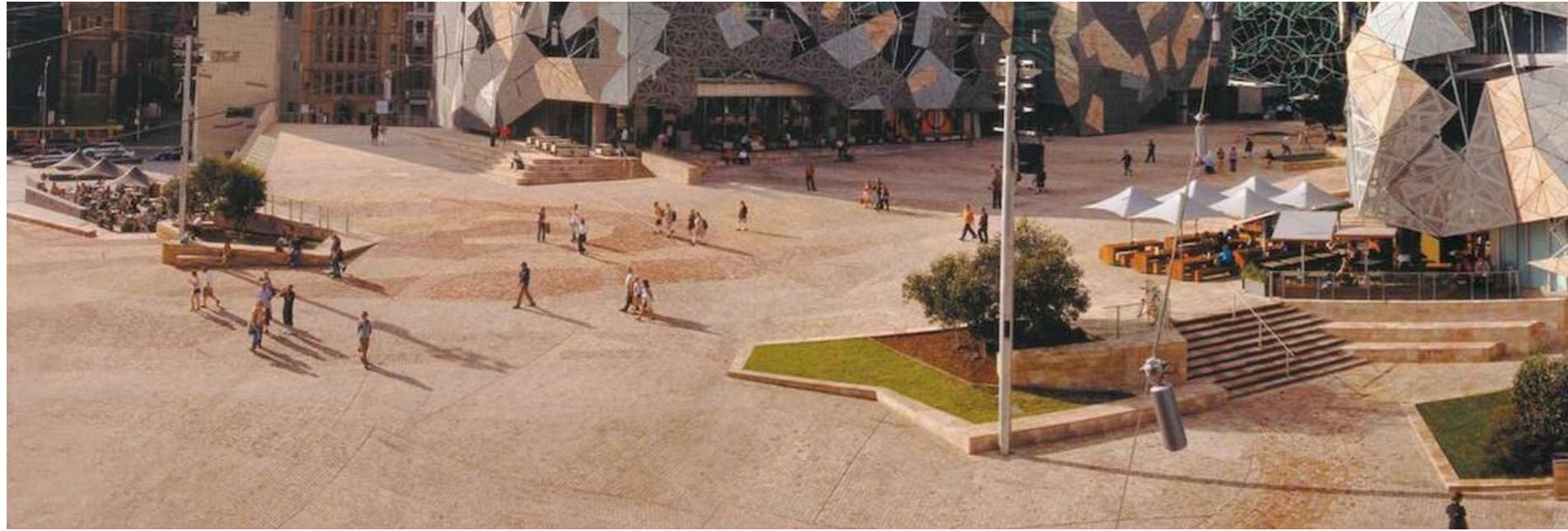
The landscape proposals have been developed in close collaboration with South Dublin County Council and the design team so that they are fully integrated with both the existing and future architectural design intent and cognisant of civil engineering constraints. With reference to the Tallaght LAP the proposals facilitate access requirements for future building developments, emergency vehicles, drainage, attenuation and services. The landscape proposals are designed to attract users to use this exciting series of spaces in the short term but also to complement future development plans for the lands adjacent to the proposed site boundary. The proposals offer the following important landscape and public realm opportunities:

1. Universal access as an underlying principle throughout all of the proposed spaces;
2. Safe and secure public realm;
3. New play spaces and seating through the proposed public realm;
4. Attractive, innovative and multi-functional landscape;
5. Linking of existing upgraded urban spaces and routes with new spaces and links that will expand a redefined and integrated network for movement and activity within Tallaght Town Centre;
6. New public space at Innovation Square with new east-west pedestrian connections;
7. The unlocking of a new urban quarter for Tallaght Town Centre;
8. Improved biodiversity with a variety of new vegetation proposed throughout the proposed public realm;
9. Improved visual integration to urban fabric of Tallaght's existing public realm.



4.1 Chamber Square

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The proposed landscape design for Chamber Square will utilise a complete reprofiling of the ground surface to accommodate the level change from the lower area in the south to the entrance of the County Hall. The new topography will become a feature of the Square which will lead from the lower level to the main entrance to the County Hall. Terraced amphitheatre style seating is proposed to take advantage of the favorable microclimate and to create a focal point at the centre of Tallaght for socialising, meeting, gathering and facilitating events such as small concerts, dance performances, movie screenings etc. The terraced seating faces Rua Red, South Dublin Arts Centre building facade which is intended to be a flexible facade transitioning into a cinema screen for outdoor viewings. A direct route up a series of steps integrated into the terraces will connect Chamber Square with the County Hall Pedestrian Link. Graphics are proposed on the ground surface to encourage informal play in the square.

An outdoor reading table, seating and garden area is proposed to the south-west of Chamber Square outside the library to provide a distinct character at the library entrance.

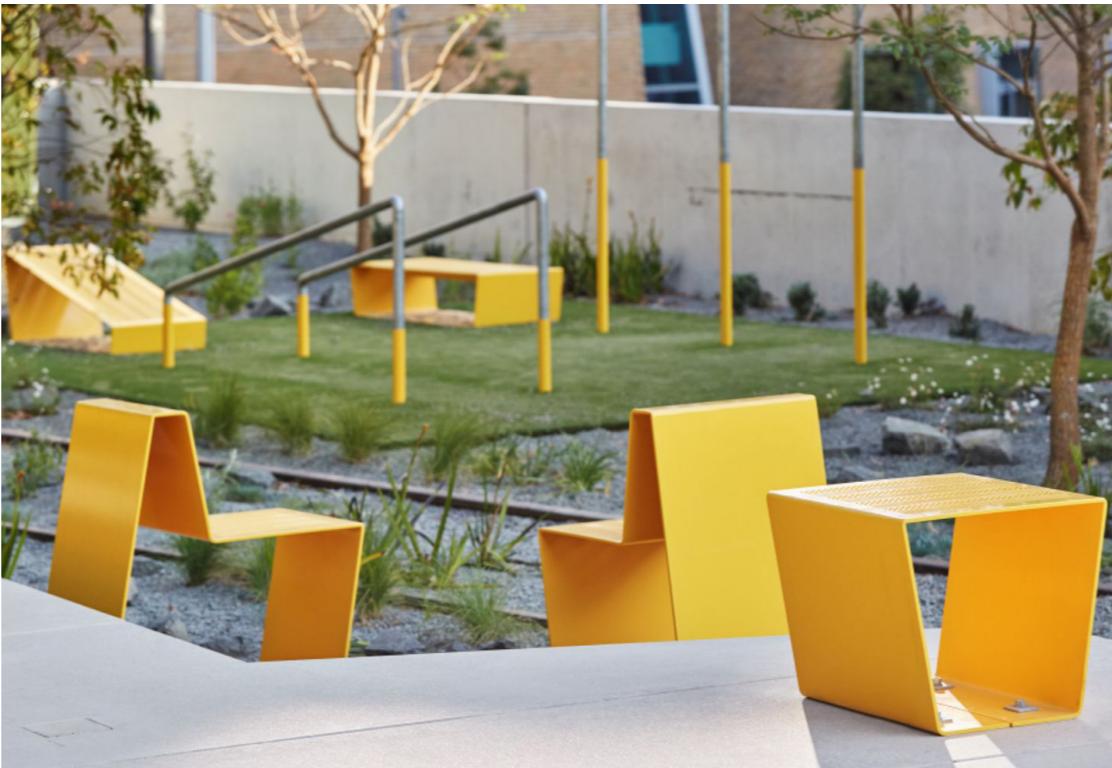
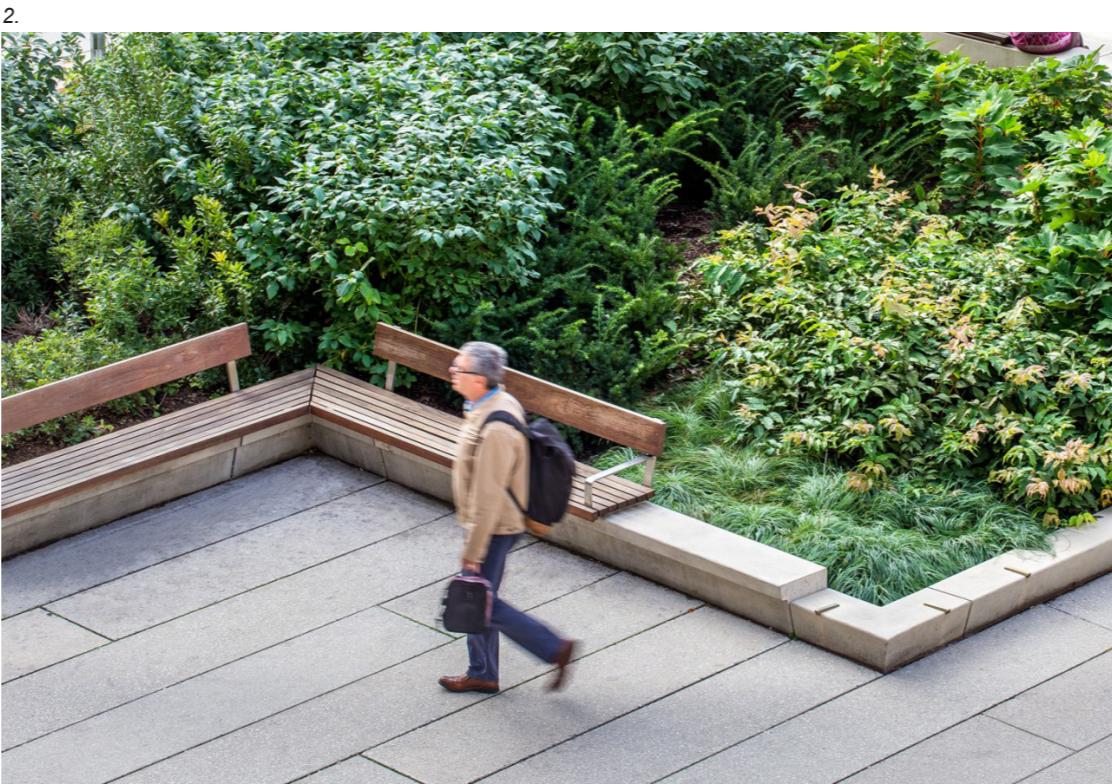
The proposal for Chamber Square seeks to reinvoke the urban square reinforcing existing desire lines, meeting and stopping places as well as existing high quality features to include the incorporation of the existing pollinator planter, drinking water fountain and sculptures.



4.

1. Federation Square, Melbourne
2. Freyberg Place, Auckland
3. Roemer Plaza, Boston
4. Landscape swatch produced by Dermot Foley Landscape Architects showing character of Chamber Square

4.2 County Hall Pedestrian Link



1. New Ludgate, London

2. Nathan Phillips Square, Toronto

3. The Goods Line, Sydney

4. Landscape swatch produced by Dermot Foley Landscape Architects showing character of pedestrian link.

The County Hall Pedestrian Link is a key link between Chamber Square and the Pedestrian Crossing on Belgard Square North. The scheme will increase the area provided for public amenity along this busy thoroughfare, and improve priority and accessibility for pedestrians in this area. The proposal will also create new opportunities for visitors and passers by to engage and enjoy this space.

The proposals at the County Hall Pedestrian Link include new civic access at the eastern entrance to the County Hall. North of this entrance, a direct north-south gently sloped route is proposed. A secondary informal route with a series of 'social' sub-spaces is proposed with opportunities for seating and informal play.

Significant areas of planting are also proposed along this pedestrian link. They are designed to attract visitors, increase the biodiversity of the area, and encourage users to rest and to enjoy the new spaces, making the Pedestrian Link a leafy, energized spine in the heart of Tallaght.

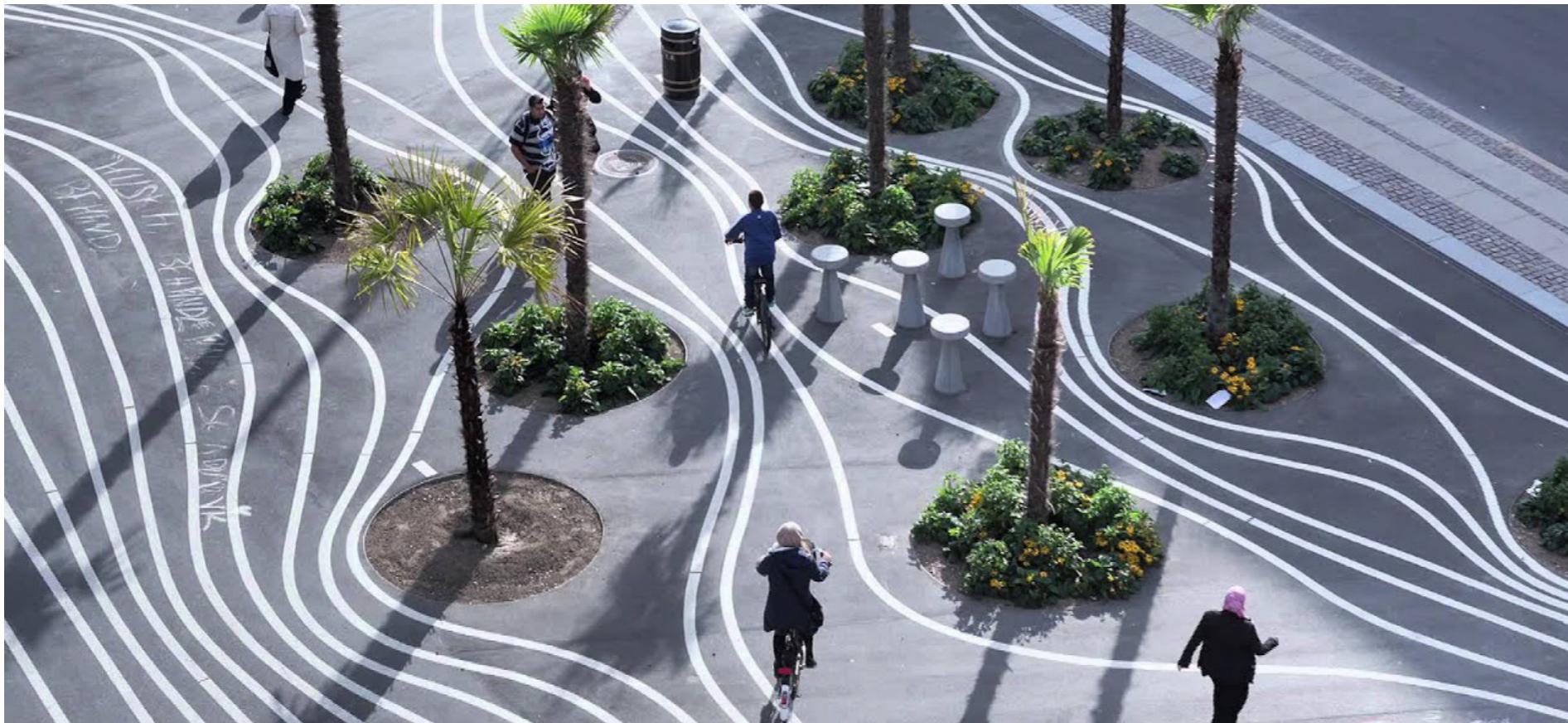
Parallel drop-off parking spaces are proposed at the interface with the existing car park, to allow deliveries and taxi drop-off and collection to County Hall. The existing arrangement of accessible parking spaces in this location are redistributed in both a parallel arrangement and within the body of the main carpark, with a new pedestrian crossing linking the spaces. The number of accessible parking spaces are proposed to be increased from 7no. to 8no. as part of this development.

The proposal is flexible in nature, with series of level terraces, which can allow access to any future development of the existing South Dublin County Council car park to the east of the site.



4.3 School Pedestrian Link

1.



The county hall pedestrian link is linked to the school pedestrian link further north by the proposed pedestrian crossing at Belgard Square North. The school pedestrian link is a key route to unlock the potential of the lands further north, in particular Innovation Square and the Innovation Hub, subject to a separate future planning application.

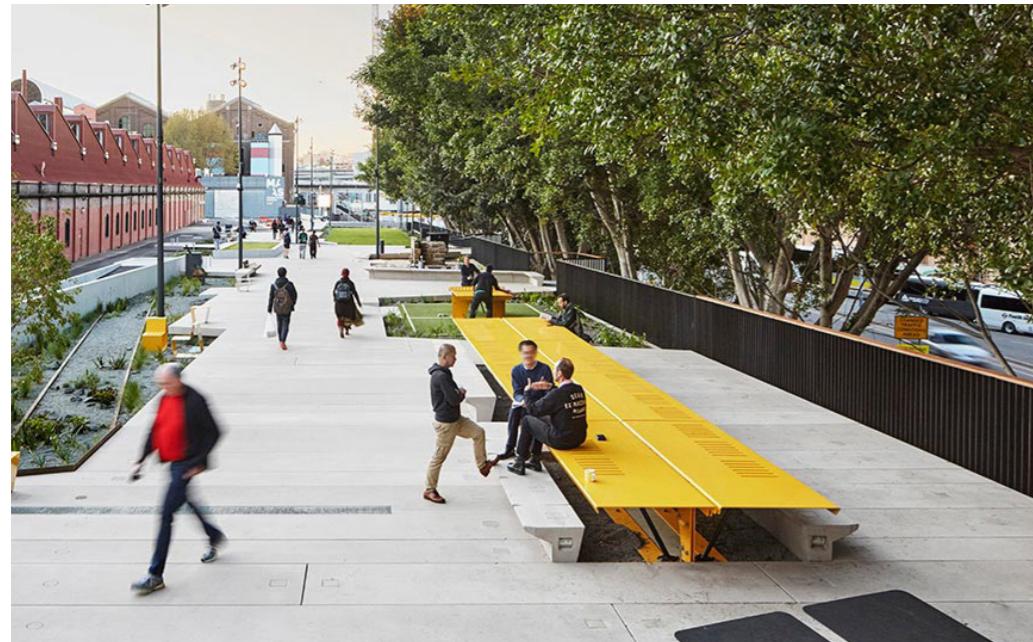
The link is proposed as a direct shared pedestrian/ cycle route. Ground graphics and informal play elements encouraging movement such as balance beams are proposed in a linear configuration in the space. The graphics invite visitors and passersby to make full use of the space and engage with the scheme. A range of multi-functional play spaces are proposed with feature tables.

North of Belgard Square North, a new entrance to the future school site is facilitated within the proposal. It acts as a key junction attracting users further north along the Pedestrian Link.

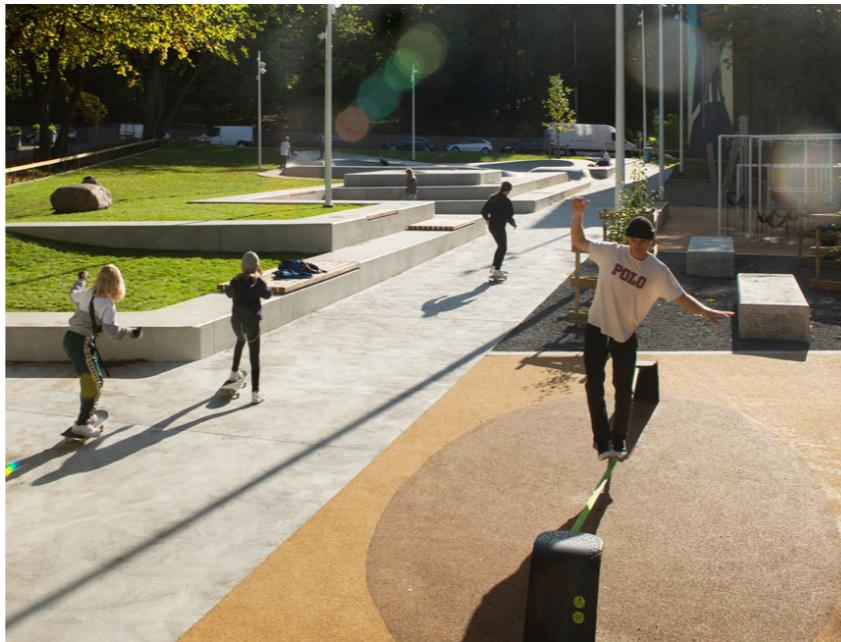
A fence is proposed at the boundary to the school site. It will act as a temporary, but visually permeable, boundary until the adjacent development is constructed. The fence presents an opportunity for community art installations, which would contribute significantly to the character of the route.

There is an opportunity to link with future spaces and routes permitted on the adjacent site as they are constructed to the east, to create a combined east-west informal route at a wider level.

Planting areas proposed along the pedestrian link, are carved out from the hard landscape. Serving primarily as buffer zones to the east and west boundaries, the planting will also act as biodiversity corridor.

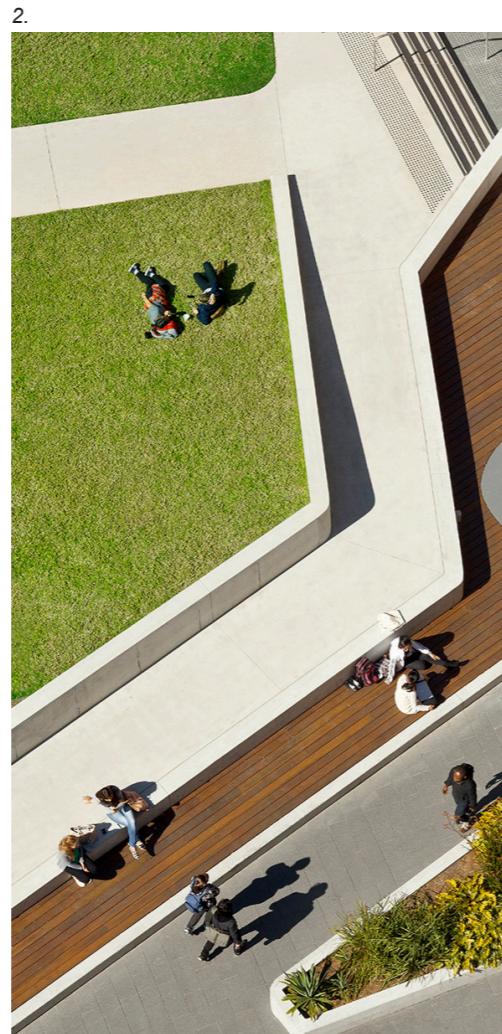
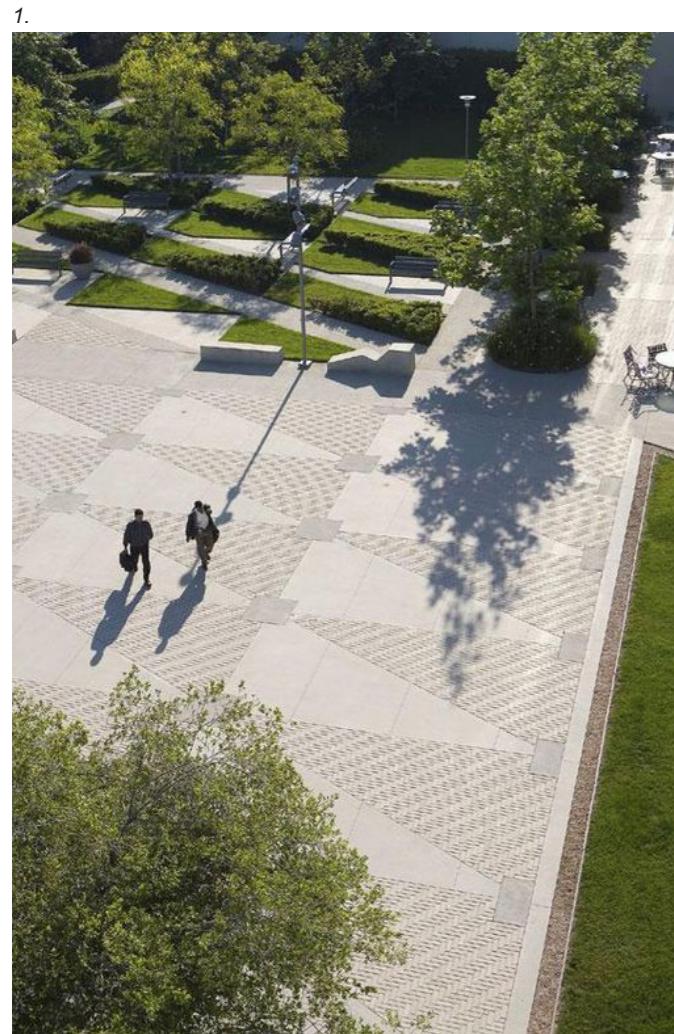


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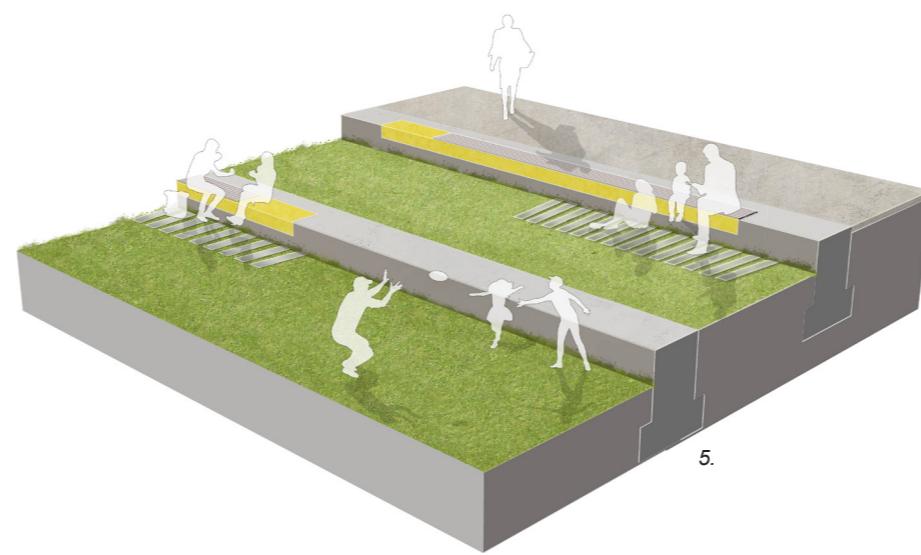


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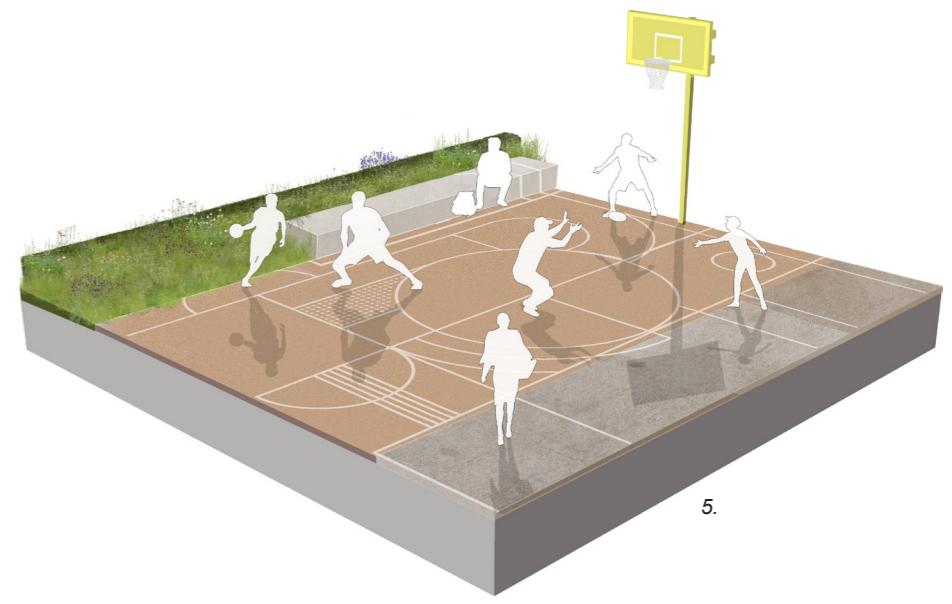
1. *Superkilen, Copenhagen*
2. *The Goods Line, Sydney*
3. *Lakkegata Recreation Park, Oslo*



4.



5.



1. Toyota Motor Sales South Campus, Torrance, California
2. UTS Alumni Green, Sydney
3. Barking Town Centre, London
4. MORE, London
5. Landscape swatches produced by Dermot Foley Landscape Architects showing character of flexible lawn area and teen space at Innovation Square

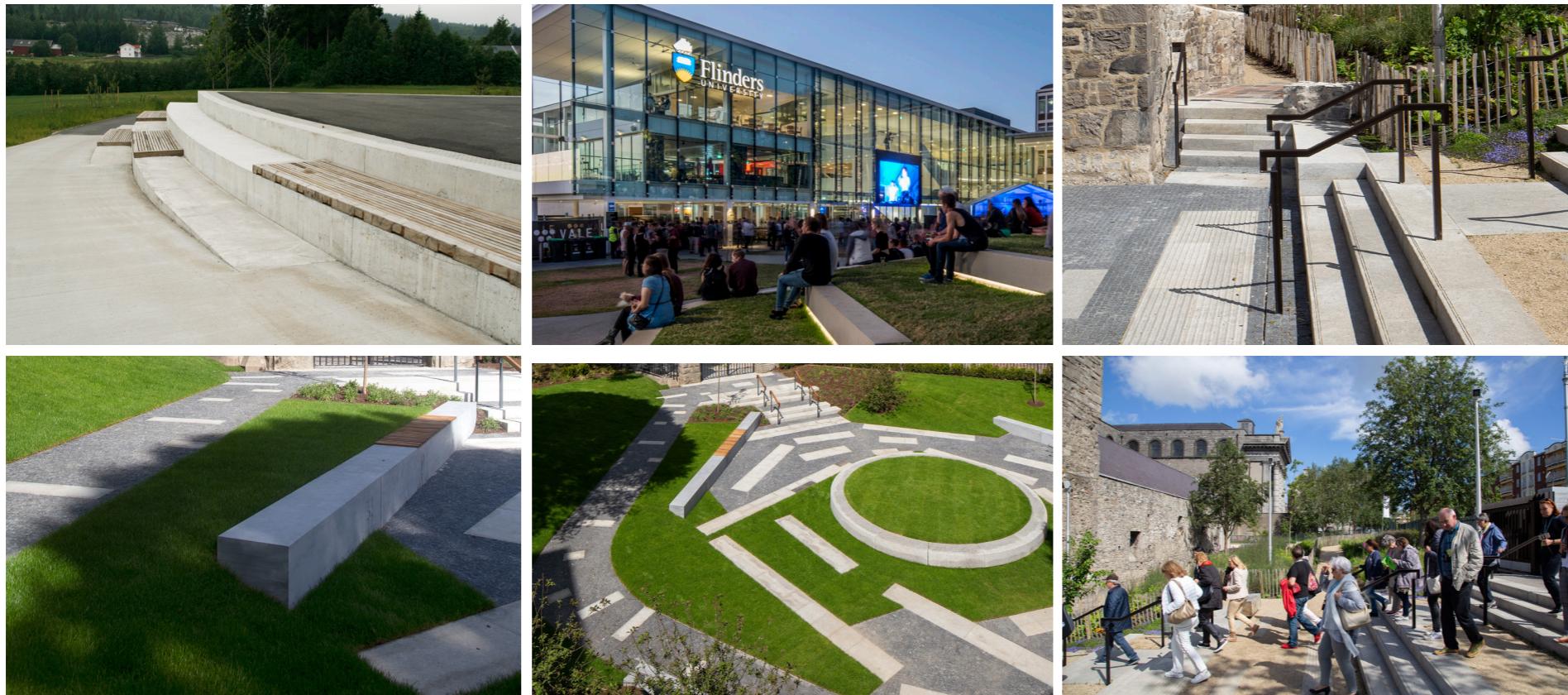
4.4 Innovation Square

At the northern end of the site an exciting new neighborhood square is proposed. The space is proposed as multi-layered. The levels of this site area increase approximately two meters from the School Pedestrian Link to the northern boundary at the future Innovation Hub.

The square incorporates an open formal terraced lawn, a cafe terrace, a hard landscape plaza facilitating markets and events, and a performance area. A rich mix of soft and hard materials create an 'urban living room' with opportunities for play scattered across a number of locations. Urban furniture such as benches, balance equipment and playful elements are positioned beneath trees occupying the public space. At the south-east of the space a play area for younger children is proposed. An informal teen space is also included to the north of the square with a basketball hoop. There is opportunity for art installations and digital displays to be incorporated within innovation square in the future.

The proposed space also incorporates an extension of the east-west 'zip' route immediately north of the school site. A proposed pedestrian crossing on the Belgard - Cookstown Link Street is proposed in this application to facilitate the further extension of this east-west 'zip' route west towards the hospital lands.

4.5 Accessibility & Movement



Images showing sensitive integration of level change in landscape design

Accessibility and movement through all spaces is an integral underlying principle of the design proposals. A series of gently sloped routes are proposed to accommodate level changes across the site. Coupled with alternative stepped routes and seating walls, where appropriate, the elements are sensitively integrated into the landscape design.

Any areas of steps will have the required handrails and hazard warning paving. Proposed gently sloped routes will be considered in terms of the gradient of the slope and incorporate landings where required.



Images showing cycle parking stands integrated in public open space

4.6 Cycle Connectivity and Parking

Within the proposed series of public spaces, cyclists are to be accommodated in a shared arrangement with pedestrians. Cycle parking stands are proposed throughout the site particularly outside entrances to buildings and at thresholds to spaces.

5.0 Proposed Materials



2.

1. Images showing in-situ concrete with decorative finish
2. Image showing varying format natural stone paving
3. Images showing ground surface graphics to encourage informal play and movement

The selection of paving and other materials is determined by proposed function, longevity and durability. The selection of both surfacing and furniture is determined by function but materials are chosen also provide cohesion and contrast throughout the proposed public realm.

5.1 Surface Materials

The palette of surface materials has been carefully selected and designed as a hierarchy of paths with colour and material playing an important role.

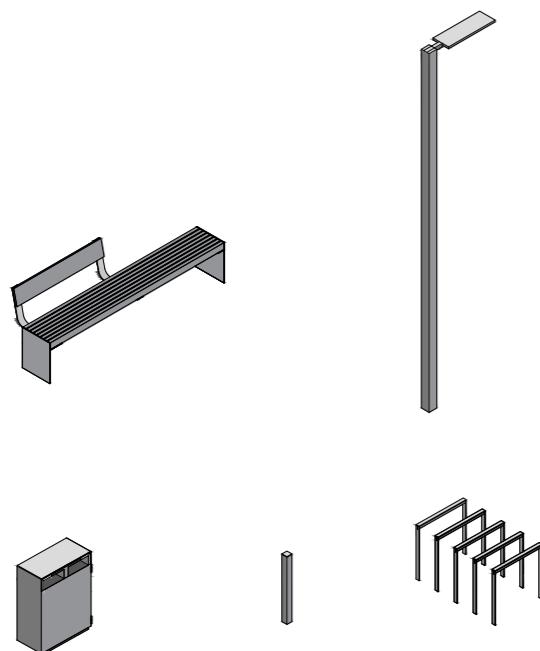
Primary direct pedestrian and cycle circulation is proposed as a durable, limited range of neutral materials with robust construction, such as in-situ concrete with a decorative finish e.g. exposed aggregate or grinded finish. Small areas of natural stone surfacing are also proposed to provide a finer grain throughout the public realm.

Large areas of leisure or secondary routes are proposed as permeable bituminous macadam or wetpour type play surface. This is integral to the SUDS strategy of the site and has been developed with PUNCH Consulting Engineers, and included separately as part of this submission.

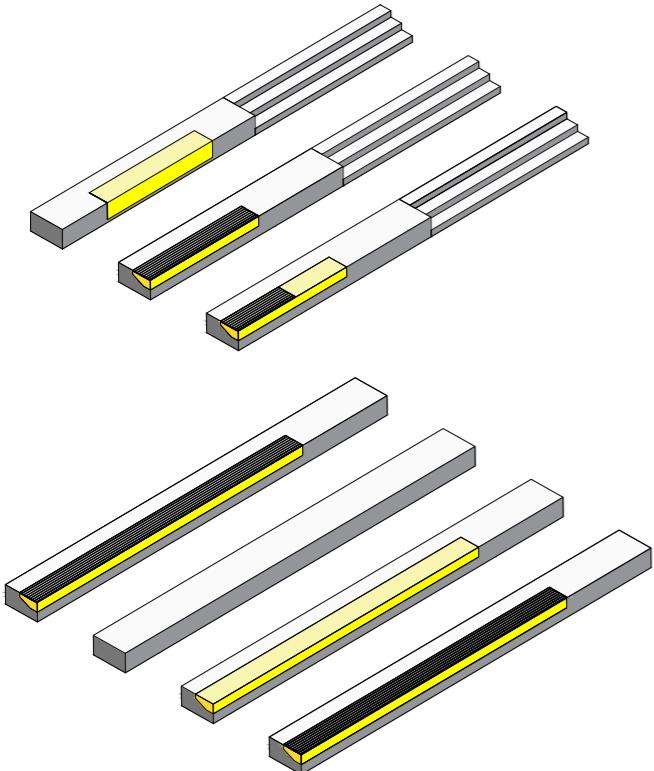
The design also includes graphics on the ground surface in selected areas to encourage informal play, for interest or to suggest pedestrian/cycle movement.

Above: Outline of furniture strategy and perspective views of proposed furniture and play items for the proposed site.

5.2 Furniture



Images showing examples of standard furniture range



Images showing examples of integrated steps and seating walls

Outline of furniture strategy and perspective views of proposed furniture for the proposed site.

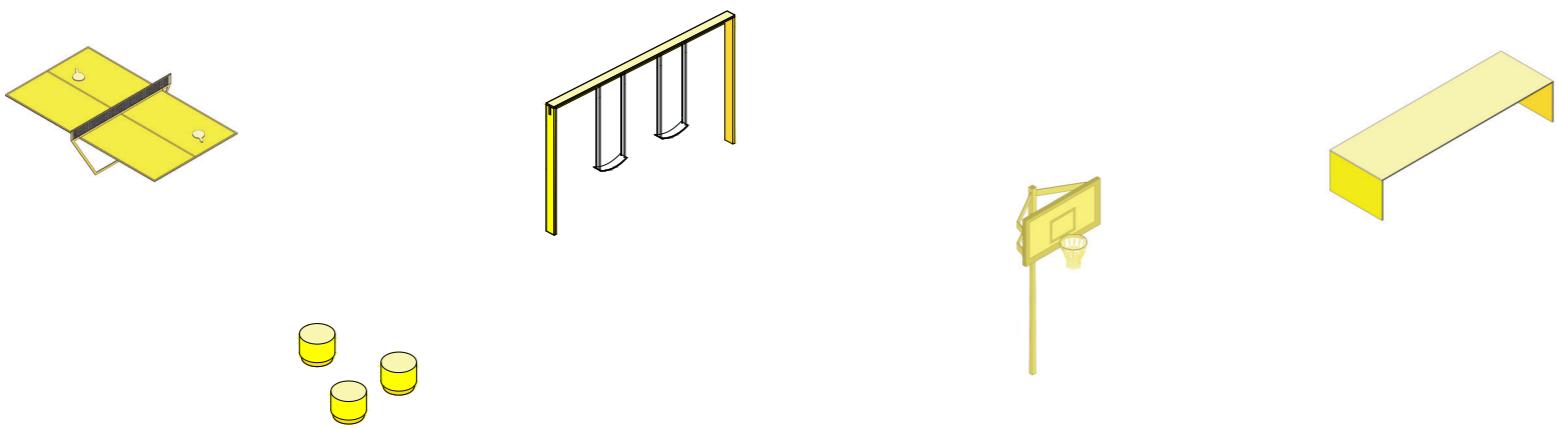
The proposed furniture strategy is multi-layered and is designed to provide a distinct identity to the public realm areas in Tallaght, but also taking into consideration practical issues with regard to maintenance and cost.

A range of steel and timber elements are proposed for the more standard furniture such as benches, bins, bollards, cycle stands and lighting columns in compliance with a range of SDCC Department maintenance specifications.

A number of integrated steps and seating walls are proposed throughout the public realm areas to take advantage of the change in level from south to north across the site. Seating elements are proposed within these walls to encourage rest, gatherings, events, performance, etc.

Illustrated on the following page is a range of furniture and equipment proposed as 'special' pieces throughout the landscape. These include seating, tables and informal play elements, proposed as brightly coloured objects to attract visitors into the spaces and encourage them to stay and enjoy the new public realm.

1.

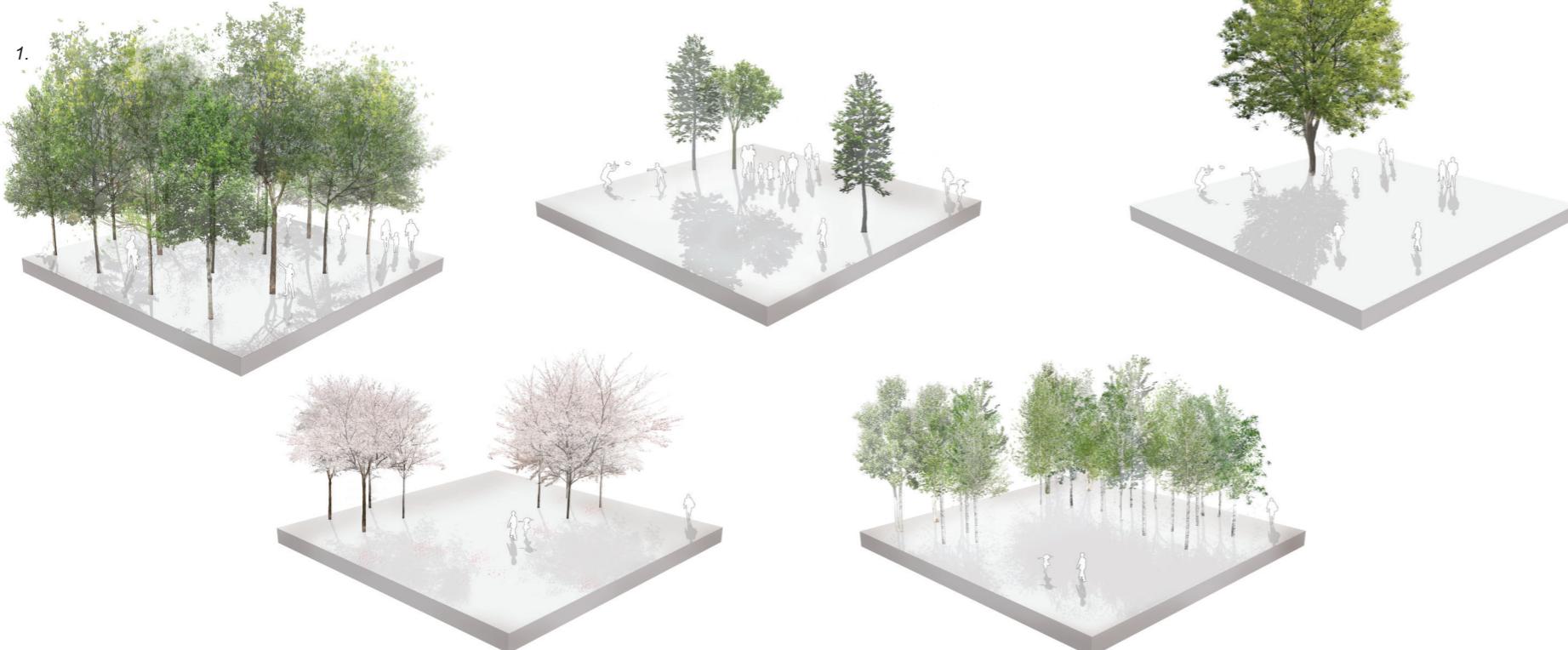


2.



1. Outline of furniture strategy and perspective views of proposed furniture and play items for the proposed site.
2. Images showing examples of 'special' furniture pieces

6.0 Proposed Soft Landscape



2.



3.



1. *Landscape swatches produced by Dermot Foley Landscape Architects showing various tree planting typologies: (from left to right) tree grid, broadcast specimen, specimen tree, small tree grid and copse planting*
2. *Images showing examples of tree planting*
3. *Images showing tree species: (from left to right) Quercus robur (large grid), Prunus avium (small grid), Pinus sylvestris (broadcast specimen), Betula pubescens (copse).*

6.1 Tree Planting

The design proposals include significant tree planting throughout the site area. Trees are proposed in order to more than adequately compensate for the removal of existing trees and scrub, but also to improve the species mix on site. The proposed tree species are selected for longevity, suitability to local soil conditions and microclimate, biodiversity (native species) and where required suitability to close proximity to residential buildings.

The tree planting will be a fundamental element in terms of establishing the character of the public spaces. Tree planting is proposed on a series of grids, as well as a number of broadcast trees, specimens and copses. Large structural tree planting, consisting of mainly oak (*Quercus*), specified at varying sizes, form the bulk of the grid planting. They are set-out on a grid of 5m. Smaller tree planting consisting of Cherry (*Prunus*) form another type of grid planting set-out on a grid of 3m. A number of broadcast specimens are proposed in different locations throughout the spaces which will be clear stemmed to a minimum height of 2.2m to ensure a clear line of sight under the canopies. These specimens will mainly consist of pine (*Pinus*). Copse planting of birch (*Betula*), specified at varying sizes is proposed within Innovation Square.

The methodology for planting trees in urban locations will be considered to avoid the typical negative impacts of maturing tree roots on adjacent paved areas.

Drawing 202 Landscape Plan, prepared by Dermot Foley Landscape Architects, includes a detailed schedule of proposed tree planting.

6.2 Hedge, Groundcover and Bulb Planting

Low planting is proposed to be utilised in selected areas to create and reinforce sub-spaces within the larger landscape; for visual screening, defensible space, visual interest, ecological purposes and to guide or direct pedestrian movement. The low planting is conceived as subtle layering of greens. The planting is layered as follows; lowest - bulb planting, groundcover planting, highest - clipped hedge planting.

6.3 Lawn

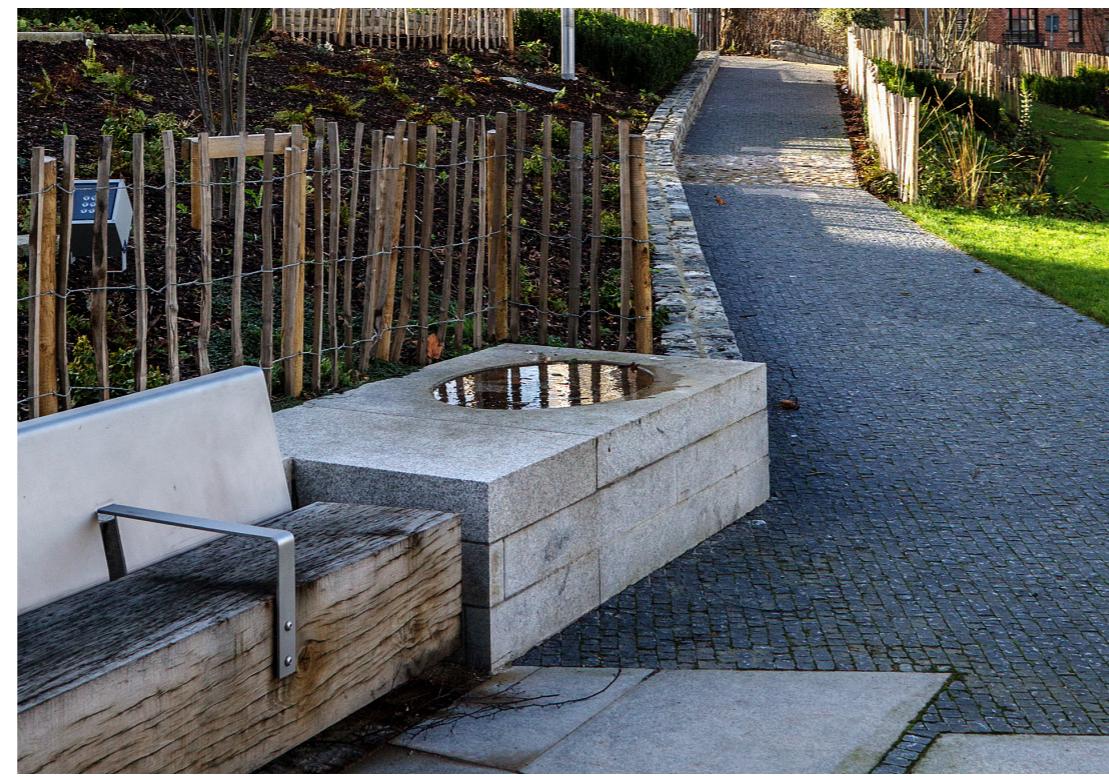
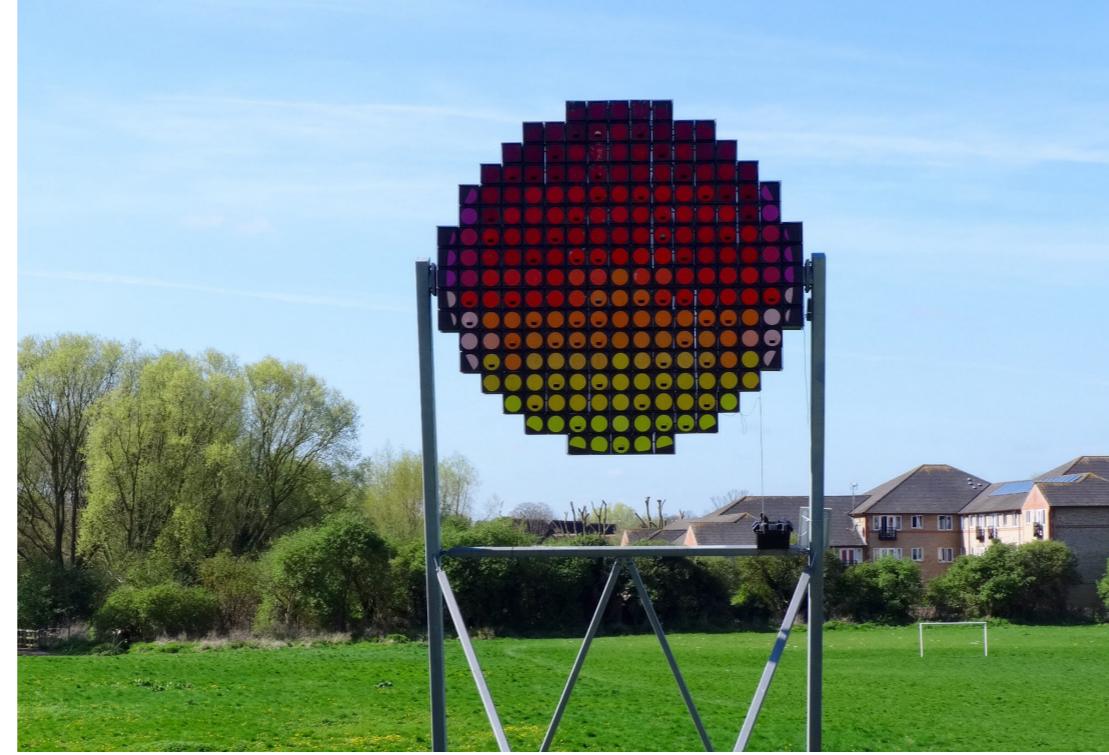
The design proposals integrate a large central area of lawn within Innovation Square. It is intended that this mown area is left flexible for events or other passive uses. The detail design will include careful considerations around maintenance and durability of design details.

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1. Image showing example of bird feeder

2. Image showing swift tower at Logan's Meadow Local Nature Reserve, Cambridge

3. Image showing example of bird box

4. Image showing natural stone bird bath at St. Audoen's Park, Dublin

6.4 Biodiversity

The landscape design proposals proactively address the issue of biodiversity on the site both in terms of the primary design intent and in terms of management of the landscape. Education is also an important factor which is considered integral to the landscape design proposals, given the mixed civic, cultural and educational setting of the project.

Good horticultural practice will be implemented in order to maximise the expected lifespan of the planting. Dermot Foley Landscape Architects have liaised closely with Scott Cawley Ecologists and to ensure that recommendations from their biodiversity management plan are integrated into the proposals. Bird boxes, bird feeders and bird baths will be installed within the areas of soft landscape. A swift tower will also be erected and incorporated into the landscape scheme to form part of the unique character of the area. Native planting is specified across much of the site.