

	Section 2.6.7 Monitoring of Growth / Active Land Management		Add text, Under Housing Policy Objective 15.2 of Housing for All, a new tax to activate land for residential purposes.....	Support measures that actively tackle land hoarding that negatively impacts existing communities.	Approve
	Section 2.6.8 Employment Lands		Overall land capacity for employment has increased..... SDCC carried out an analysis of available lands which have potential to generate jobs. Based on this analysis, there is a total capacity to develop 624 675 hectares to facilitate further employment. This land is made up of: 554ha 602ha of land zoned for Enterprise and Employment (EE);	TCC welcome an increase in Enterprise and Employment land capacity in SDCC. But this is not in Tallaght. In fact more rural land is being lost to residential housing (Kiltipper & Mount Seskin) and to REGEN (Residential-led in Whitestown). Local sports groups are being displaced in Cookstown, as are businesses, with reducing options to stay located IN Tallaght. The additional EE lands appear to be located mostly in Greenogue, Clondalkin.	Need clarity on the % of the 602 Hectares for EE are actually based in Tallaght. And comfort that Tallaght is not simply being used for apartment building with NO EE in parallel.

	<p>Individual Zoning Amendment. Amendment 2.19, Map No Whitestown</p>		<p>Objective REGEN – ‘To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.’</p>	<p>Whitestown is an industrial estate. This area has already ceded green space for The Weir apartments in Sean Walsh Park. Cookstown in Tallaght has been reduced from a centre of employment to now a residential apartment-only. An attempt to make it REGEN. We have already seen industries displaced in Cookstown and Broomhill, with jobs moving out of Tallaght and not being replaced. Most have moved to Sandyford, Greenogue and Citywest. This now forces employees to live & work in different places - causing more car travel. The rationale behind previous rezoning from light industrial to "Mixed-use" was to allow people live & work in close proximity and reduce reliance on car travel. This has not yielded that result as is obvious in the lack of employment-led development in Cookstown.</p> <p>There is no phased approach to development to ensure alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.</p>	<p>Reject amendment.</p> <p>Any rezoning of lands for residential in Tallaght in this CDP should be strongly governed by directly associated CS objectives, for example CS9 Objective 4: To facilitate and commit to the delivery of new residential development in a coordinated manner, ensuring alignment with investment infrastructure and supporting amenities and services.</p>
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	Section 2.6.8 Employment Lands		<p>New CS5 Objective 5 to be added to read:</p> <p>CS5 Objective 5:</p> <p>To ensure, that as part of the two-year statutory review of the Development Plan, an evidence-based analysis of employment lands, including the potential for agri-hub employment, will be undertaken and should there be evidence for the need for further employment zoning within the lifetime of the Plan, a Variation to the Plan will be immediately initiated informed by:.....</p>	<p>Welcome this addition to hold an evidence-based review every 2 years and adapt the zoning if required.</p> <p>Why then is there a proposed loss of employment lands in Whitestown proposed now ? Why not wait until 2024 and the review based on the needs analysis then?</p> <p>We hear all the time that zoning doesn't work where it reverts from residential development type back to EE or industrial.</p> <p>So this does seem to undermine a 2 early review and supports a more conservative rezoning in 2022, in Tallaght of rural lands to residential and industrial / mixed use in Whitestown to REG (AKA residential-led development).</p>	<p>Support a regular review of employment lands, but only if they support REGEN / Residential reverting to EE / Light Industrial if the evidence show the newly rezoned lands remain undeveloped or the delivery of employment is not being realised.</p>
	Amendment 2.14		<p>Map No. 9 – Elder Heath Amend Map No. 9 to rezone where the lands extended south beyond the 60m clearance, Objective RU - 'To protect and improve rural amenity and to provide for the development of agriculture' to align with the remaining lands to the south.</p>	<p>We welcome the recognition of the amend from residential to rural. But this rezoning needs to be read in conjunction with the proposed amendment 2.15 (Kiltipper Road)</p>	<p>Support, but with an important note as to the link with amend 2.15</p>

	Amendment 2.15		Amend Map No. 9 from Objective RU – Rural and Agriculture– ‘To protect and improve rural amenity and to provide for the development of agriculture’ ToObjective RES - Existing Residential – ‘To protect and/or improve residential amenity’	This ad hoc amendment does not sit comfortably or make sense when the lands to the rear (amend 2.14 rezone to RU).The Kiltipper Road is a very narrow road, with no footpaths in many places, making pedestrian movement extremely difficult. Public transport is limited to a low frequency bus that accesses Kiltipper Way.The Kiltipper road has also seen significant new residential building beside Thomas Davis astro, yet to be lived in. These additional cars on this narrow road, with no scope to be upgraded have not yet been experienced in greater car volumes. Therefore rezoning more land, that will use this narrow road in the near term is not wise. Further rezoning on the Kiltipper road will not contribute to sustainable movement.	Reject Poor public transport & pedestrian movement on the Kiltipper Road.Existing traffic volumes are very high already and can't sustain additional housing.
	Amendment 2.18		Amend Map No. 8 to change from Objective OS – Open Space – ‘To preserve and provide for open space and recreational amenities’ To Objective RU - ‘To protect and improve rural amenity and to provide for the development of agriculture’	We welcome and support the recognition of rural activities in Tallaght and ensuring it continues into the future.	Approve

	Amendment 2.19		<p>Amend Map 9 to change from: Objective EE – ‘To provide for enterprise and employment related uses’ To Objective REGEN – ‘To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery.’</p>	<p>This site already holds valid planning permission of a petrol garage & food court outlets. So there is a permitted regeneration development for this site. Why does it require the addition of "residential-led regeneration" ?</p> <p>Already sufficient recently rezoned REGEN lands in Cookstown, Broomhill, Airton. This additional request is premature as the impact (if any) of the rezoning in the TTCLAP is not known. Can be reviewed in light of the 2 year review as outlined in New CS5 Objective 5.</p> <p>The loss of more EE lands in Tallaght so soon after the rezone of REGEN lands seems premature.</p>	Reject.
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