

**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF TALLAGHT AREA COMMITTEE**

**Monday, June 26<sup>th</sup> 2017**

**HEADED ITEM**

**Review of the Tallaght Town Centre Local Area Plan  
Commencement of Pre-Plan Consultation**

**Background and Context**

Tallaght is the County Town and the administrative capital of South Dublin County. It is also designated as a Level 2 Retail Centre in the Retail Strategy for the Greater Dublin Area 2008-2016. It is situated on the N7 economic corridor, which is a key national transport corridor and also has a direct Luas connection and bus links to Dublin City. Tallaght is a significant settlement in regional terms and includes major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities, the Institute of Technology Tallaght, a Regional Hospital and employment areas. The historic Village of Tallaght has a rich cultural heritage, retaining much of its historic character. In recent years Tallaght has emerged as an 'Energy Hub', participating in a number of EU and SEAI funded energy projects. In addition the strategic location of Tallaght at the foot of the Dublin Mountains provides an opportunity for a potential role as a base for tourists and others wishing to visit the mountain areas.

In the context of the above it is significant that the previous Local Area Plan (LAP) for Tallaght Town Centre was adopted in October 2006. In 2011 it was extended to October 2016. While many of the key principles of this very comprehensive LAP are still relevant to the day to day planning of the area, a considerable time has elapsed since its adoption. The profile of Tallaght Town Centre in 2017 as set out above is very different from that of 2006. In addition there have been marked changes in the economic climate during the same period. A new County Development Plan for South Dublin County was also adopted in 2016. In addition new and updated national level policy guidance on a variety of issues is now available. The challenge for the next Tallaght Town Centre LAP is in responding to the Town Centre's evolving role, taking into account current issues and producing a coherent strategy which can effectively guide the development of the

settlement over the coming years and provide a framework for the long term development of Tallaght.

### **South Dublin County Development Plan 2016-2022**

Much of the context for the review process is derived from the South Dublin County Development Plan 2016 – 2022 (the Development Plan). This sets out the development framework for the County at a strategic level and includes the detailed land use zoning objectives across South Dublin including for the County Town. By law, the Tallaght Town Centre LAP must be consistent with the core strategy and objectives contained in the Development Plan.

The Development Plan reinforces the role of Tallaght as the county town in South Dublin and as a centre in the metropolitan area of Dublin. More specifically, it is categorised as a Metropolitan Consolidation Town which envisages that the town will continue to be developed at a relatively large scale as part of the consolidation of the Metropolitan Area, will continue to support key public transport corridors and will be an important location for services and retail and economic activity. It is an objective of the Development Plan 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 (UC2 Objective 1).

### **Review of Tallaght Town Centre LAP**

South Dublin County Council intends to initiate a pre-draft consultation as part of the review process early in July 2017. The purpose of this non-statutory consultation is to seek the views of all stakeholders as to the major issues relevant to the County Town.

## **Overview of Process and Key Stages**

### **Stage 1: Pre-Draft LAP (Non-statutory)**

- Public Consultation (4 weeks) – 3<sup>rd</sup> July – 31<sup>st</sup> July 2017
- Chief Executive's Report on Consultation Submitted to Elected Members (Summer/Autumn)
- Analyse Findings and Preparation of the Draft LAP (Summer/Autumn)

### **Stage 2: Draft LAP (Statutory)**

- Public Consultation on Draft LAP (6 weeks)
- Chief Executive's Report on Consultation Submitted to Elected Members (6 weeks)
- Elected Members Consider Chief Executive's Report and Draft LAP and make or amend the LAP (6 weeks)
- If LAP deemed made comes into effect after 4 weeks

**Stage 3: Material Alterations (If Required - Statutory)**

- If amended publish notice of Proposed Modifications (3 weeks)
- Public Consultation on Proposed Material Alterations (4 weeks)
- Chief Executive's Report on Consultation Submitted to Elected Members (4 weeks)
- Elected Members Make / Amend LAP (6 weeks)
- LAP adopted (with or without material alterations) and comes into effect after 4 weeks