

Tallaght Town Centre Local Area Plan 2018 -2024

Chief Executive's Report on Submissions Received During Pre-Draft Public Consultation

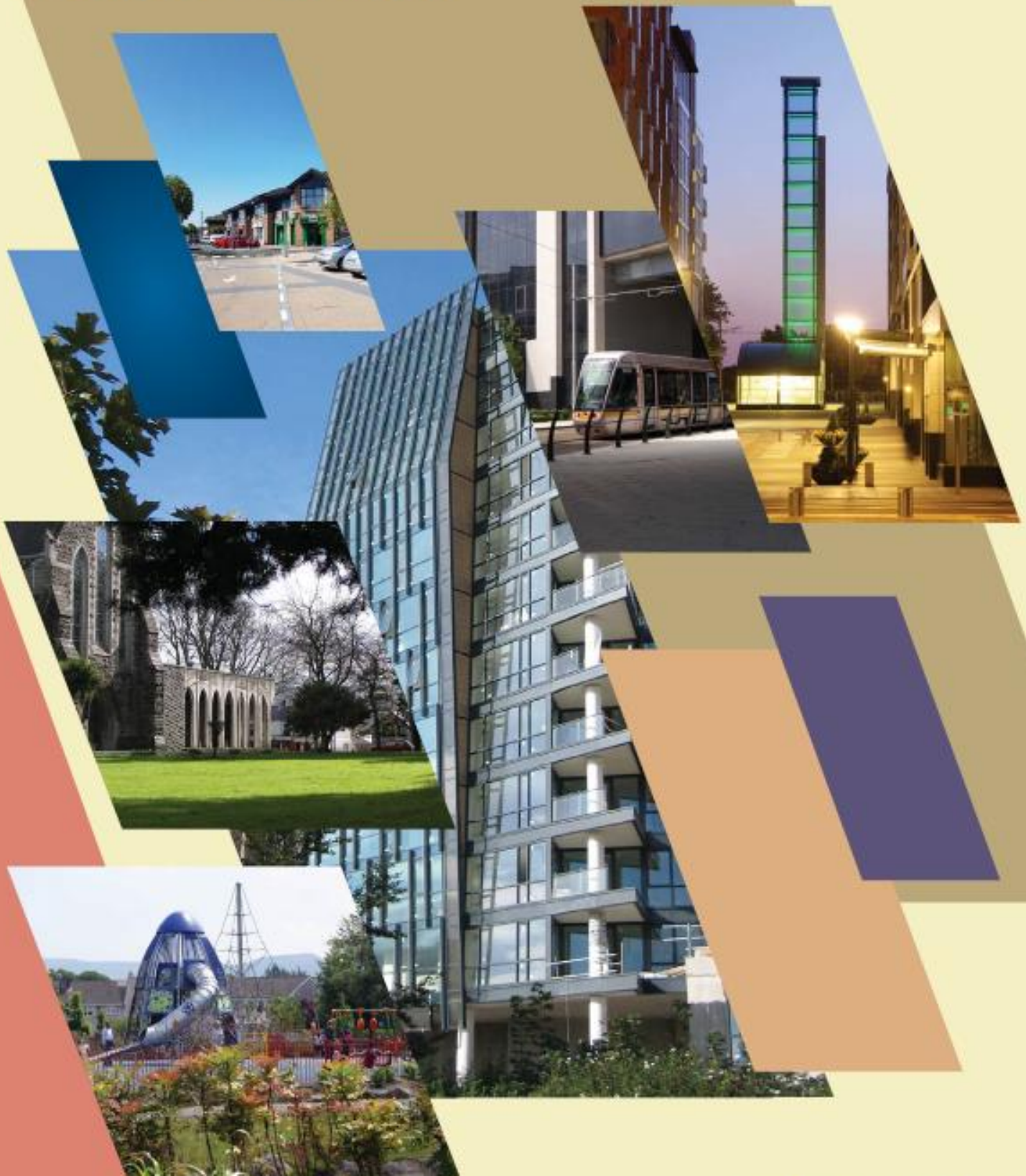


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1.0 Introduction

1.1 Purpose of the Report

South Dublin County Council is carrying out a review of the Tallaght Town Centre Local Area Plan 2006 and intends to initiate a statutory process in 2018, pursuant to Sections 18, 19 and 20 of the Planning and Development Acts 2000 (as amended). South Dublin County Council undertook non-statutory pre-plan public consultation in July/August 2017 to inform the review process. The purpose of this Chief Executive's Report is to summarise issues raised during pre-plan consultation.

1.2 Background

The Local Area Plan area comprises 382 Hectares within and adjoining the core of Tallaght. It comprises 8 Electrical 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 and a range of residential and commercial uses incorporating 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 will review the Local Area Plan adopted in 2006 and further extended by statutory process in 2011 to 2016. This Local Area Plan has now expired.

A considerable time has elapsed since the previous Local Area Plan for Tallaght Town Centre was prepared, with 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, updated and new national level policy guidance on a variety of issues is now available. Notably in recent years Tallaght has emerged as a centre of excellence in relation to renewable energy technologies. The challenge for the next Tallaght Town Centre Local Area Plan is in responding to these and other 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 its long term development.

Section 19(1) of the Planning and Development Acts 2000 – 2017, sets out the circumstances where Local Area Plans are mandatory and the types of situation in which they may be prepared. Local Area Plans can be prepared for any areas that the planning authority considers suitable and, particularly, for areas which require economic, physical and social renewal and for areas likely to be subject to large scale development during the life of the Plan. The relevant provision in relation to Tallaght Town Centre is set out below.

19.—(1) (a) A local area plan may be prepared in respect of any area, including a Gaeltacht area, or an existing suburb of an urban area, which the planning authority considers suitable and, in particular, for those areas which require economic, physical and social renewal and for areas likely to be subject to large scale development within the lifetime of the plan.

The South Dublin County Development Plan 2016-2022 is the strategic planning document for the County. It provides the context for any Local Area Plan. It sets out:

- The overall strategy for the county.
- The role of each town and settlement in the county including the extent of population growth envisaged in each place and the type of services which should be provided in each centre.
- Heritage designations including buildings/features on the Record of Protected Structures and areas identified as Architectural Conservation Areas.
- Land use zoning.

A Local Area Plan takes a detailed look at a specific area. It indicates how an area will develop over time, the types of development that will be encouraged and where these should be located. It sets out principles and objectives for the future development of the area. For example, it can contain objectives relating to density, public open space, car parking, infrastructure, heritage, community facilities and design standards. Local Area Plans have a 6 year lifespan (which can be extended to 10 years).

Local Area Plans must be consistent with the objectives and core strategy in the corresponding city or county Development Plan and with the relevant regional spatial and economic strategy. Local Area Plans prepared for lands within the Greater Dublin Area must also be consistent with the transport strategy for the Greater Dublin Area prepared by the National Transport Authority.

Tallaght Town Centre Local Area Plan will influence the types of development allowed in the town centre. The Planning Authority is required to take the Local Area Plan into account when assessing planning applications. It will also guide the works carried out by South Dublin County Council in the town centre area.

The Local Area Plan will be important in setting out a clear vision for Tallaght Town Centre to frame its future development. However, it is important to note that the realisation of the objectives in the Plan will depend significantly on private investment through the development or redevelopment of lands. Therefore, the Plan must also focus on creating the right conditions to facilitate this and provide clarity for development proposers on the type, form and nature of future development which can be accommodated in the town centre.

Land use zoning for Tallaght is included in the South Dublin County Development Plan 2016-2022. This issue cannot be re-examined or changed as part of the review process.

1.3 Structure of the Report

This report comprises five parts:

1. An introduction including details on the purpose of the report; an outline of the public consultation carried out; the background to the preparation of a Local Area Plan; and details on the Strategic Environmental Assessment and Appropriate Assessment of the Local Area Plan.
2. A summary of the pre-draft consultation process and outcome.
3. Details and categorisation of each of the issues raised under submissions.
4. Details of the next steps in the Local Area Plan making process.
5. Appendices:
 - Appendix A. Public Information Leaflet
 - Appendix B. Newspaper Notice.

1.4 Outline of Pre-Draft Public Consultation

The pre-draft public consultation programme for the Tallaght Town Centre Local Area Plan took place over a six week period between Monday the 3rd of July 2017 and Friday the 11th of August 2017 during which time information was disseminated to the public and submissions were invited from the public. The number of submissions received by the closing date came to 17.

The pre-draft public consultation programme that was undertaken is further detailed under Section 2.

1.5 Strategic Environmental Assessment and Appropriate Assessment

Strategic Environmental Assessment is the process by which environmental considerations are integrated into the preparation of plans and programmes prior to their final adoption. The population of the Tallaght Town Centre LAP area exceeds 5,000 people. Therefore, in accordance with Section 14B of the Planning and Development Regulations 2001-2017, an environmental report will be prepared as part of the Strategic Environmental Assessment. This will be placed on public display at the same time as the Draft LAP.

In accordance with the requirements of the EU Habitats Directive (92/43/EEC), the proposed LAP will also be subject to Appropriate Assessment Screening.

2. Details of Consultation

2.1 Pre-Draft Consultation Process

Section 20(1) of the Planning and Development Act 2000 (as amended) states that:

"A planning authority shall take whatever steps it considers necessary to consult the Minister and the public before preparing, amending or revoking a local area plan including consultations with any local residents, public sector agencies, non governmental agencies, local community groups and commercial and business interests within the area."

Within this context, the Council embarked on a programme of pre-draft plan public consultation to order to inform the formal plan making process. The pre-draft consultation took place over a six week period between Monday the 3rd of July 2017 and Friday the 11th of August 2017 and involved the following:

- Notification of the intention to prepare a draft local area plan for Tallaght Town Centre and to carry out pre-draft consultation was advertised in the *Tallaght Echo* and *Irish Times* on Thursday 29th June 2017 (see Appendix B), which included an invitation for submissions/observations.
- Letters that provided further notification of pre-draft consultation and an invitation for submissions/observations were sent to (amongst others) the Minister for Housing, Planning and Local Government; prescribed bodies; public sector agencies; non governmental agencies; and a variety of key stakeholders within the Town Centre area including Tallaght Hospital, Institute of Technology Tallaght and The Square.
- Elected Members from the Tallaght Area Committee were briefed on the 26th June 2017 regarding the Local Area Plan review and pre-draft public consultation stage.
- Information on the pre-draft public consultation together with an invitation for submissions/observations and a copy of the information leaflet were placed on the South Dublin County Council website and online public consultation portal.
- Four public information days were held and attended by Council staff in the County Library in Tallaght and information leaflets were made available and distributed to members of the public. These public information days were held on:
 - Tuesday, 11th July 2017, 1.00pm – 4.00pm
 - Wednesday 12th July 2017, 4.00pm – 7.30pm
 - Monday, 17th July 2017, 1.00pm – 4.00pm
 - Tuesday 18th July 2017, 4.00pm – 7.30pm
- The information leaflet, 5,000 were delivered to properties within the Local Area Plan boundary.
- Information boards on the pre-plan consultation were displayed in County Hall Tallaght, County Library Tallaght and Castletymon Library, Tymon Road North, Tallaght for the entire duration of the pre-draft public consultation period.
- Council staff were available to answer queries at County Hall Tallaght every Wednesday afternoon during the pre-plan consultation period. Notification of this and contact information for making additional queries during the consultation period was provided on the information leaflets distributed to members of the public and stakeholders.

2.2 Outcome of the Pre- Draft Consultation Process

A total of 17 written submissions were received during the pre-plan consultation period. A list of all the persons/bodies that made the submissions is provided under Table 3.1 in Section 3 of this Chief Executive's Report.

All 17 submissions were read, analysed, and summarised. A total of 114 issues were identified during this process. Many of the issues raised were interrelated and were categorised under 10 main category

headings in the interest of clarity. Information on the main category headings and the number of times that issues relating to each category heading were raised is detailed under Table 2.1 below.

A full summary and categorisation of the issues raised is provided under Section 3.2 below.

In terms of the issues that were raised most frequently, the highest number (8 submissions/ 47% of total) related to land use and movement and transport.

The next most common issue raised (6 submissions/35% of issues raised) related to enterprise and economic development.

A large range of miscellaneous items were also raised which did not fall within any of the other categories.

Table 2.1: Breakdown of Issues Raised According to Main Category Heading

	Main Category Heading	No. of Submissions Issue Raised In	% of Total Submissions
1	Community facilities	5	29
2	Energy	1	6
3	Enterprise and economic development	6	35
4	Heritage	3	18
5	Housing	5	29
6	Land Use	8	47
7	Miscellaneous	3	18
8	Movement and transport	8	47
9	Strategic Environmental Assessment	1	6
10	Urban and architectural design	5	29

3. Details of Submissions

3.1 List of Persons/Bodies Who Made Submissions

The following table lists the persons/bodies that made each of the 17 written submissions together with a reference name/number for each person/body, which can be used to identify the source of each of the submission summaries in Section 3.1 below. The submissions will be used to help inform the preparation of a new Local Area Plan for Tallaght Town Centre.

Table 3.1 List of Persons/Bodies Who Made Submissions

Person	Company/Body	Ref
Jane Roche	DAA	PREDRAFTTALLAP0001
Marie Kelly		PREDRAFTTALLAP0002
South Dublin County PPN	South Dublin County Public Participation Network	PREDRAFTTALLAP0003
Cian O'Mahony	Environmental Protection Agency	PREDRAFTTALLAP0004
Atlas GP Ltd	Atlas GP Ltd (Marlet)Cookstown/Belgard Sq North)	PREDRAFTTALLAP0005
David Clements	National Transport Authority	PREDRAFTTALLAP0006
Gerard Stockil	Tallaght Community Council	PREDRAFTTALLAP0007
Gerard Stockil	Tallaght Community Council	PREDRAFTTALLAP0008
Gerard Stockil	Tallaght Community Council	PREDRAFTTALLAP0009
Gerard Stockil	Tallaght Community Council	PREDRAFTTALLAP0010
Bryant Park Bryant Park QIAIF ICAV	Belgard Retail Park (John Spain Associates)	PREDRAFTTALLAP0011
Justin O'Brien	Department of Education	PREDRAFTTALLAP0012
Sinead O'Brien	Department of Culture, Heritage and the Gaeltacht	PREDRAFTTALLAP0013
Peter Forde	Belgard Heights Residence Assoc	PREDRAFTTALLAP0014
Elaine Edmonds	Transport Infrastructure Ireland	PREDRAFTTALLAP0015
Sarah Coyle	Irish Life (Representing)	PREDRAFTTALLAP0016
Vivienne Byrne	Indego, The Square Shopping Centre	PREDRAFTTALLAP0017

3.2 Summary of Issues Raised

This section summarises and categorises each of the issues raised under the pre-draft plan submissions for the Tallaght Town Centre LAP. Each issue summary includes the reference name/number of the person or body to which the submission relates. Each reference number is cross referenced to the relevant person or body under Table 3.1 above.

3.2.1 Heritage

Summary of Issues Raised

Heritage was raised in 3 (18%) of the total number of submissions. The main issues raised under this category related to the heritage of Tallaght Village and Architectural Conservation Areas (ACAs) and National Monuments and Archaeology.

Concern is expressed regarding the conservation of the Tallaght village ACA and the failures to adhere to planning regulations. Details are submitted regarding a number of alleged unauthorised developments in the ACA and a review of development in the ACA is also requested.

The need for proactive awareness, promotion and enforcement of the ACA to preserve the historic character of the area is also expressed.

Submission requesting the preparation of a strong heritage design statement addressing streetscape, materials and features.

Submission that the ACA should be extended to include St. Mary's School House.

Submission that the historic walls on Main Street need to be valued and that, the Council with permission from the landowner, should complete a project to reveal the stonework.

There are a number of submissions relating to the presence of archaeological monuments, structures and sites relating to the historic town of Tallaght including a recommendation from the Department of Culture, Heritage and Gaeltacht that an archaeologist advises on the archaeological implications of any new development proposed in the Local Area Plan.

Statement that National Monuments could be better preserved and utilised as tourist attractions.

Submission that the Council should conduct a full direct mail to every property in the ACA advising them of the history of their building and the planning guidelines they must adhere to. All unauthorised changes must be managed via the legal enforcement route.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0013, Sinéad O'Brien, Department of Culture, Heritage and the Gaeltacht](#)),
[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

3.2.2 Community Facilities

Summary of Issues Raised

Community facilities were raised in 5 (29%) of the submissions. The main issues raised under this category related to; education and school provision, open spaces and public realm, adequacy and delivery of infrastructure, the needs of specific areas and groups. Issues were also raised about specific community requirements for individual sites within the LAP area.

A number of the submissions raise points in relation to the provision of new schools and ensuring that there is sufficient educational infrastructure to meet the needs of the community in particular any new development in the Cookstown area.

The Department of Education notes that any school sites already reserved should be preserved and any additional residential development in the Local Plan Area may require the reservation of additional sites.

Submission notes that Sean Walsh Park is not fully utilised and could be enhanced by planting and it is requested that Sean Walsh Park is designated Green Flag status and this status should be extended to neighbouring parks. Planting is also suggested along sections of the Old Bawn Road/N81.

Submission supports is expressed for the principle of 'greening the grey' environment across Tallaght and requests that allotments should be provided on Council lands in the Town Centre specifically for the use of apartment dwellers. A new Garda Station, resource and drop in centres and emergency services are also requested.

A number of submissions request that amenities and services including open space, play area, landscaping (low maintenance) and monitored underground car parking should be included in the development of the Cookstown area and other areas which have been neglected.

Submission requests that the use of Cookstown Reservoir as an amenity space (that is, an ice rink or outdoor activity centre) should be explored.

Submission vigorously opposes the use of open space areas at Belgard Heights within the LAP boundary for any other purpose than open space.

Submission notes that the current location and extent of recycling units south of the N81 adjoining the car park at the Maldron Hotel is inappropriate and its location should be re-considered.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0007, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0012, Justin O'Brien, Department of Education](#)

[PREDRAFTTALLAP0014, Peter Forde, Belgard Heights Residents Association](#)

3.2.3 Enterprise and Economic Development

Summary of Issues Raised

Enterprise and economic development was raised in 6 (35%) of the submissions. The main issues raised under this category related to economic opportunities, enterprise supports, local employment, the potential for high tech industry and linkages to Tallaght Hospital and IT Tallaght, the future role of Cookstown, tourism and other areas of potential and retailing. Submissions identified a number of sectors with potential for growth, including high tech industries, tourism and film production.

Submission notes that the opportunity to develop high-tech local industry involving the ITT with a focus on the regeneration of Cookstown.

The potential for high tech enterprise linked to the hospital and the design and manufacture of medical devices and pharmaceuticals is also highlighted. In this regard there is a request that Cookstown is rezoned and designated as a high tech hub of the new university co-existing with the hospital as Cookstown is not suitable for residential development and a high tech park would be more beneficial.

One submission identifies the need to move to a more sustainable research and development employment model and that industrial employment with low skilled labour was vulnerable and not sustainable in the long run. Local employment development should be a priority of the plan.

Another submission requests that the potential of Tallaght as an educational and innovation city should be strengthened and included as an objective in the draft LAP.

With regard to tourism one submission requests that seven tourism initiatives put forward by the Tallaght Community Council form part of the LAP. The need for better promotional signage for Tallaght and the Dublin Mountains Way is noted along with the need for better connections, public realm, landscaping and signage between the Luas and the start of the Dublin Mountains Way in Sean Walsh Park. There is also a request for an objective to develop a viewing tower with a café, tourist information and toilet facilities in Sean Walsh Park to develop the tourism industry and build on the potential of the Dublin Mountains Way. The council is urged to adopt the TCC Tourism Plan 2017.

One submission references the level of vacancy in commercial space in Tallaght and requests that micro enterprise should be encouraged in the village and that retail and land uses should be broadened. The existing provision of data centres in Tallaght and the limited number of jobs created is noted and it is requested that no more data centres should be provided for in Tallaght.

One submission relates to the need to ensure that the LAP continues to support the consolidation and expansion of The Square and requests that the LAP reflects this and allows for further expansion beyond the footprint of the permitted extension to cater for future demand.

Submission requests that film studios are encouraged in the town centre particularly in the regeneration of old warehouse sites in Cookstown and Belgard Road. It is submitted that such

uses would complement the creative media in IT Tallaght and the designation of Tallaght as an Arts Hub.

A number of submissions refer to the need for local convenience shopping facilities newsagent, grocer, pharmacy etc.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0007, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0009, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0014, Peter Forde, Belgard Heights Residents Association](#)

[PREDRAFTTALLAP0017, Vivienne Byrne, BMA Planning](#)

3.2.4 Land Use

Summary of Issues Raised

Land use was raised in 8 (47%) of the total number of submissions. The main issues raised under this category related to the integration of transport and land use, the regeneration of the Cookstown area, the creation of a vibrant and attractive town centre and the re-use of existing buildings.

The need to create a vibrant and attractive town centre with a mix of uses and attractions which brings people into the area is raised. It is submitted that the High Street area needs to be seen as part of the emerging Cultural hub with retail uses attracting independent traders and boutiques as there is an over concentration of fast food takeaways and betting shops in the area.

Reference is also made to the types of uses which could be accommodated on Belgard Square North and Belgard Road. The suggested uses include residential, childcare facilities, neighbourhood scale retail and medical facilities to complement the hospital. It is requested that an overly prescriptive approach to future land uses in Cookstown is avoided.

It is also submitted that a traditional farmers market in the village should be encouraged, and it is suggested that old sheds in village green could provide an ideal setting for this linking up with allotment owners and local farmers. The potential for the old sheds to be used for artisan studios, art galleries or craft businesses is also highlighted.

In general, the concept of residential and enterprise led regeneration in Cookstown is accepted. Concerns are raised as to how the transition from the current situation is to be delivered and managed. One submission submits that the Cookstown Industrial Estate is not suitable for residential development given noise levels, poor quality 'grey' landscapes, HGV traffic and the lack of green areas and spaces for children to play. It is submitted that South Dublin County Council owned lands in Cookstown are developed for amenities, green spaces, safe pedestrian routes and provision for schools, services and public transport if the area is to be developed for residential and enterprise use.

It is submitted that the LAP should take the opportunity to link land use and transportation and it is requested that the LAP provides more guidance for Cookstown landowners in relation to site suitability and phasing. It is submitted that this would help minimise uncertainty and allow landowners to actively consider and plan for redevelopment within the lifetime of the plan.

One submission includes a specific request for a site specific objective at Belgard Retail Park which provides for comparison retail use. The submission requests that a review of the range of uses at Belgard Retail Park is undertaken and that 'Shop-Major Sales Outlet' should be included as a permitted in principle or open for consideration use under the REGEN zoning with a specific footnote that it only applies to the Belgard Retail Park.

A broad range of uses in Belgard Retail Park is requested.

It is requested that takeaway uses should be actively discouraged in the Town Centre.

[PREDRAFTTALLAP0002, Marie Kelly](#)

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0005, Atlas GP Ltd, Atlas GP Ltd \(Marlet, Cookstown/Belgard Sq North\)](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0011, Belgard Retail Park Bryant Park Bryant Park QIAIF ICAV](#)

[PREDRAFTTALLAP0014, Peter Forde, Belgard Heights Residents Association](#)

[PREDRAFTTALLAP0015, Elaine Edmonds, Transport Infrastructure Ireland\)](#)

[PREDRAFTTALLAP0016, Sarah Coyle, Irish Life](#)

3.2.5 Urban and Architectural Design

Summary of Issues Raised

Urban and architectural design was raised in 5 (29%) of the total number of submissions. The main issues raised under this category related to urban design and layout, landscaping, public realm, architecture, building heights, materials and design features, and public art and plazas.

It is submitted that the future development of Tallaght should have regard to its special assets and future development should reflect this. It is submitted that views of the Dublin Mountains from Tallaght should be protected and not blocked by high buildings.

It is submitted that The County Development Plan 2016 - 2022 provides some general guidance on design and height in 'Regen' zones however it is short on specifics. The LAP should provide some more detailed guidance.

Support is expressed for the use of part of the lands in the ownership of South Dublin County Council, north of Belgard Square North, as a public park. It is submitted that this would be a positive addition to the development potential of the wider area and the development of the adjoining site would facilitate passive surveillance and active uses around this area.

Reference made to the heights set out in the previous LAP for a specific sites within the Cookstown Industrial area of the LA. It was submitted that a more variable height policy would be of benefit and that the case for height can be made on the merits of individual cases and dependent on the quality of the environmental created. It is requested that an overly prescriptive approach to building height and layout should be avoided.

A number of issues relating to landscaping and public realm were raised. A review of the proposals submitted by Tallaght Community Council in relation to the Part 8 for the N81 Landscape Improvement Scheme was requested. Also, a number of suggestions for landscape and improvement works to various parts of the public realm, the N81 and at Tallaght Business Park were received. It is submitted that there is a need for an objective to ensure that all new developments have 'out front' landscaping, water features, pocket parks and other measures to soften the impact of excessive concrete. It is suggested that the bridge at Whitestown Stream should be reinstated.

Transport Infrastructure Ireland recommend an integrated approach to the design of development areas to ensure a high standard of access to public transport by foot and private car so that all areas are accessible by all.

The need to provide for a consistent high quality design standard for the town centre landscaping and street furniture to provide an identity is highlighted. The need to provide areas which are well lit and attractive environments, avoiding wind tunnels and dark laneways, was also highlighted.

Reference is made to the need to avoid clashing building styles particularly in the village and the need to provide appropriate transitions and high quality streetscapes. A number of broad design issues were raised including the need for consistency in materials, finishes, landscaping etc. The need to avoid overhanging balconies was also referenced and encouragement for the use of local stone and granite in new buildings was recommended.

The need for interesting public art which draws from the rich heritage of Tallaght is put forward and there was a request that a stand out 'outdoor performance area' was identified and built near the Arts hub. The potential economic, social and cultural benefits of such projects were highlighted.

The need for an inspiring and landscaped entrance to the Whitestown Industrial Estate is referenced.

[PREDRAFTTALLAP0002, Marie Kelly](#)

[PRPREDRAFTTALLAP0005, Atlas GP Ltd, Atlas GP Ltd \(Marlet, Cookstown/Belgard Sq North\)](#)

[PREDRAFTTALLAP0007, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0015, Elaine Edmonds, Transport Infrastructure Ireland](#)

[PREDRAFTTALLAP0016, Sarah Coyle, Irish Life](#)

3.2.6 Housing

Summary of Issues Raised

Housing was raised in 5 (29%) of the total number of submissions. The main issues raised under this category related to housing typology, tenure, student accommodation and density.

One submission received outlines a broad brief for 25 acres of land adjoining Belgard Square North and the Belgard Road. The brief provides for private rental accommodation, student and key worker accommodation. The latter would be on the basis of shared living spaces with communal facilities. It is also envisaged that housing suited to older persons would be provided with own door units at ground floor level. The submission requests a more flexible approach to the development of these sites than is set out in the 2006 Local Area Plan and cites the provisions of the County Development Plan 2016-2022 as a more appropriate guide.

One submission notes that Tallaght has an excess of apartment developments and in particular concern is raised that there are too many one bed and small apartments.

In contrast another submission stated that apartment dwelling is an integral part of life in Tallaght. It is noted that there are positive stories about apartment living and proximity to services however there is a need to identify what works well and build on it and what may not be working so well and fix it.

Information is requested on a number of issues including the percentage of apartments currently unoccupied, the total number of apartments in Tallaght and the percentage of studio, one bedroom, two bedroom, three bedroom, four bedroom and larger apartments.

A number of submissions referenced the issue of tenure for future housing in the LAP area. It is requested that the policy in the previous LAP for 60% owner occupied housing be removed as it would have a negative impact on the ability to obtain finance for developments and it would not be in accordance with 'Rebuilding Ireland'. Alternative views were expressed including that housing should be for owner occupied tenure only.

It is requested that targets are set for tenure, dwelling size and unit type. It is further requested that the Council provide details of the measures in place to prevent a mono tenure approach in Tallaght and avoid extremes of deprivation. One submission requests that Rent Supplement Scheme should not apply to Tallaght.

Recommendations are made for the form and height of residential development to be accommodated in Cookstown. It is submitted that new housing should specifically accommodate families and should assist in fostering a sense of place and community spirit. Reference is made to a number of Development Plan policies in respect of housing and it is argued that the LAP should comply with these. A number of submissions emphasise the need for the Local Area Plan to give clear direction in respect of the size, scale, height and density of development in the lands zoned 'Regen'.

It is stated that the new LAP must have regard to new models of housing in order to be compliant with national policy in this area.

A number of submissions emphasise the need for the determination of an accepted approach to the housing crisis. Particular concern is raised regarding the prospect of quick-fix solutions to the housing crisis by ill-judged and inappropriate housing development in the form of high rise apartment blocks which have a long and sorry history of failure elsewhere in Dublin. It is further stated that not to recognise this fact is to clear a path for the adoption of a strategy which is not fit for purpose in creating a community which is cohesive and strong in community spirit and social inclusion. The need for a range of housing types to serve families, the elderly and single persons is emphasised. This submission also highlights the need to adhere to policies and objectives relating to the development of sustainable communities.

It is stated that the plan should provide clear guidance on development densities and heights, bearing in mind that any large residential applications for more than 100 residential units will go directly to An Bord Pleanála. Some of the views expressed are that new housing should be low density and low rise. It is specifically requested that any housing development in Cookstown be restricted to family homes similar to those in Citywest and that no apartments will be built in Westpark, Village Green and Newtown.

One submission contends that in the context of the Council policy to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context, that high rise tower block apartments are entirely inappropriate to Cookstown Industrial Estate in that they clash with respect to height, profile, design and bulk with the long established conventional housing at Belgard Heights and Alpine Rise. It is also argued that high rise apartment development would intrude on the visual amenities of the area by obstructing the view of the Dublin Mountains.

It is noted in the submissions that the LAP plan represents a timely opportunity to address the acknowledged housing shortage provided it is grounded in commercial reality and provides some certainty to 'Regen' landowners contemplating redevelopment.

A number of submissions advise that student accommodation should be catered for in the area. This will particularly be required if the student capacity of the Institute of Technology Tallaght is to be increased following further redevelopments.

It was stated in a submission that building standards should be adhered to and enforced.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0005, Atlas GP Ltd, Atlas GP Ltd \(Marlet, Cookstown/Belgard Sq North\)](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0014, Peter Forde, Belgard Heights Residents Association](#)

[PREDRAFTTALLAP0015, Elaine Edmonds, Transport Infrastructure Ireland](#)

[PREDRAFTTALLAP0016, Sarah Coyle, Irish Life](#)

3.2.7 Movement and Transport

Summary of Issues Raised

Movement and transport was raised in 8 (47%) of the total number of submissions. The main issues raised under this category related to the future road layout in the area, public transport, permeability and development standards.

Support was expressed for the northerly extension of Belgard Square East as set out in the South Dublin County Development Plan 2016-2022.

Transport Infrastructure Ireland requests the Local Authority in preparation of the Tallaght Town Centre LAP to ensure compliance with the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). In particular, Chapter 2 of the Guidelines addresses matters relating to development planning and national roads. In relation to future roads schemes, the Council will be aware of the N81 Tallaght Hollywood scheme, currently

suspended. The Council's attention is drawn to Sections 2.3 and 2.13 of the Guidelines.

The TII submission also requests that provision should be made for the protection of the light rail network and requests that the LAP demonstrates that there is no adverse impact on Luas operations and safety in the plan area. It is the opinion of Transport Infrastructure Ireland that South Dublin County Council should give consideration to undertaking appropriate area based transport assessments or Strategic Transport Assessment to support the preparation of the Draft Local Area Plan.

National transport policy seeks to achieve modal shift from car to more sustainable modes, which is assisted by Luas. An integral part of achieving this goal is accessibility to public transport stops and stations which needs to be optimised. Transport Infrastructure Ireland are supportive of local permeability improvements which will increase the catchment of public transport services as well as improved integration between higher density forms of development and public transport nodes. It is recommended that in the preparation of the draft Plan, a 'Permeability and Accessibility Review for Public Transport Interchanges' should be undertaken in partnership between South Dublin County Council, Transport Infrastructure Ireland and the National Transport Authority. The findings of this review could then be incorporated into the Draft Plan.

The National Transport Authority (NTA) recommends that the land use policies and objectives of the Draft LAP reflect the scale of transport investment proposed for Tallaght Town Centre.

NTA recommends that the Draft LAP includes a commitment to the development of the bus infrastructure elements of the Bus Connects project and its integration with Luas at the existing Tallaght Luas stop.

NTA recommends that the Draft LAP includes a commitment to implement the GDA Cycle Network Plan and a policy which states that permeability projects will be undertaken where required in order to link residential areas by bicycle to the strategic cycling network and by walking and cycling to local services, including public transport.

NTA recommends that the land use policies and objectives of the Draft LAP reflect the scale of transport investment proposed for Tallaght Town Centre by including:

- a) Maximum car-parking standards with a policy stating that fewer parking spaces will be permitted on sites with the highest levels of existing and proposed public transport accessibility;
- b) Cycle parking standards which are consistent with the minimum numbers set out in the County Development Plan, and a policy which states that they will be provided in a manner consistent with Section 5.5 of the National Cycle Manual;
- c) A policy which ensures that the highest intensity of residential and commercial development occurs along the public transport routes;
- d) A policy which states that in securing the redevelopment of greenfield and brownfield sites, the layout and design of new development would maximise active frontage and minimise the impact of vehicular access and car-parking on cyclists, pedestrian and public transport users;
- e) A policy which states that in securing the redevelopment of greenfield and brownfield sites, the local authority will seek the creation of new pedestrian and cycle links through development blocks;
- f) An objective to develop a high-quality transport interchange at the Tallaght Luas stop in conjunction with the NTA;
- g) An objective to reduce the severance effect of the N81, Cookstown Way and Belgard Road through the provision of additional and enhanced at-grade pedestrian crossing; and
- h) A policy which states that all development proposals would be accompanied by a Travel Plan which is consistent with the guidance produced by the NTA.

Concern raised regarding major traffic congestion at the junction of Belgard Road and Katharine Tynan Road (the Luas crossing) and at the roundabout beside the Renault/Dacia dealership especially at peak hours.

It is submitted that effective traffic management and road safety should form as an overall objective within Tallaght Town Centre LAP. Opposition is expressed towards on-street parking in Cookstown Industrial Estate on the grounds of safety concerns for young children. Underground parking should be provided.

It is noted that orbital public transport links should be developed if the student capacity of ITT is to be increased following further redevelopments. Local links (small, low cost scheduled mini-buses) should be reinstated. There should be wide pathways and safe cycle routes with pedestrian barriers where possible.

An extensive submission was made regarding leveraging the potential of the N81 to Tallaght. This appears to have been initially made on the Part 8 proposed development by South Dublin County Council for works along the N81 through Tallaght. It outlines that all junctions along the route should get the same mix of landscaping features and there should be an attempt to create a signature aesthetic by applying design principles evenly and consistently along this route. The submission outlines the historical development of the area emphasising the rural heritage along some parts of the route and heritage of Tallaght.

Submission requests that a land bridge between the Square and Sean Walsh Park is progressed and developed.

Submission requests that the existing pedestrian links between Old Bawn and the core area are enhanced with greater levels of lighting to extend its usability into the evening. It is requested that the existing pedestrian link from Whitestown Industrial Estate through to Killinarden is enhanced with greater levels of lighting to extend its usability into the evening.

Submission requests that the LAP provide updated information on the Council's proposals for the Public Transportation Interchange to the northwest of The Square.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

[PREDRAFTTALLAP0005, Atlas GP Ltd, Atlas GP Ltd \(Marlet, Cookstown/Belgard Sq North\)](#)

[PREDRAFTTALLAP0006, David Clements, National Transport Authority](#)

[PREDRAFTTALLAP0007, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council](#)

[PREDRAFTTALLAP0014, Peter Forde, Belgard Heights Residents Association](#)

[PREDRAFTTALLAP0015, Elaine Edmonds, Transport Infrastructure Ireland](#)

[PREDRAFTTALLAP0017, The Square Shopping Centre Vivienne Byrne, BMA Planning](#)

3.2.8 Energy

Issues Raised

Energy was raised in 1 (6%) of the total number of submissions.

The submission states that the HeatNet project should be utilised to discount domestic heating costs and heat schools, services etc.

[PREDRAFTTALLAP0003, South Dublin County PPN, South Dublin County Public Participation Network](#)

3.2.9 Strategic Environmental Assessment

Issues Raised

Strategic Environmental Assessment was raised in 1 (6%) of the total number of submissions.

The submission advises that Strategic Environmental Assessment (SEA) should be undertaken in accordance with EPA guidance. The guidance sets out the key environmental issues which, as relevant and appropriate, should be considered in the preparation of the SEA and Plan.

[PREDRAFTTALLAP0004, Cian O'Mahony, Environmental Protection Agency](#)

3.2.10 Miscellaneous

Issues Raised

Three submissions, or 18% of the total number of submissions raised miscellaneous issues. This category relates to issues which did not appear with sufficient frequency to justify a separate category. It also includes a range of issues which are not applicable to the Local Area Plan process. Issues include projects outside the LAP boundary, management companies, social housing, rent supplement scheme.

The Dublin Airport Authority do not have a comment to make at this time. ([\(PREDRAFTTALLAP0001, Jane Roche, daa\)](#))

Concern raised about the maintenance of rendered buildings across the Town Centre and requests a programme to complete repairs where necessary. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

It is submitted that the Council sponsor a design competition to ensure that a 'Garden City and Water Features' theme is placed on top of the overly modern looking concrete style of Tallaght Town Centre. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

Reference is made to the urban realm and landscaping works in a number of locations which are outside the boundary of the Tallaght Town Centre LAP. ([\(PREDRAFTTALLAP0007, Gerard Stockil, Tallaght Community Council\)](#))

It is submitted that as an Arts and Culture hub, the County Town should be running annual competitions for outdoor park, public realm and plaza art installations, sculptures and soft landscaping. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

There is concern that the management companies in apartment developments are not always working as well as they could be. It is requested that the Council publish a review of efficacy of management companies in Tallaght apartments. It is also requested that details of management companies are registered on the SDCC website and kept up to date and that the Council introduce a by-law to fine management companies who do not provide this information. In addition, it is requested that the Council keep a list of fees charged by management companies and publish a report so that trends can be monitored annually. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

It is submitted that the name Tallaght has been eroded by D24 and other terms and that it is important to protect the placename Tallaght. The merger of IT Tallaght, DIT and IT Blanchardstown as a Technological University is welcomed on the condition that the name Tallaght is retained. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

It is submitted that meaningful local representation is required on the governing body of the new Technological University. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

The provision of homeless shelter and family hubs in a balanced way across the County is recommended. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

Concerns raised regarding public access to submissions. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

Information requested on infill public housing in the Tallaght area. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

Council is requested to provide power for the Christmas Tree lights. ([\(PREDRAFTTALLAP0010, Gerard Stockil, Tallaght Community Council\)](#))

4. Next Steps

This report will play a significant role in guiding the preparation of the Draft Local Area Plan for Tallaght Town Centre. The next steps in the process of making the Local Area Plan are as follows:

Date	Steps
September 2017	Chief Executive's report on submissions received under pre-draft public consultation stage to be presented to Elected Members
Autumn/Winter 2017	The Draft Plan will be prepared taking into account issues raised during the pre-draft public consultation stage.
Spring 2018	Public Consultation on Draft Plan

**Appendix A: Information Leaflet
Front and Back Page**

**Tallaght Town Centre Local Area Plan
Pre Draft Public Consultation**

Comhairle Contae Átha Cliath Theas
South Dublin County Council

You can help in preparing the Plan by making a submission to the Council between **Monday 3rd July 2017 and 4pm on Friday 11th August 2017**. More information can be found on the Council's Public Consultation Portal website <http://consult.sdblincoco.ie> and can also be viewed at the County Library and County Hall, Tallaght and at the Castletymon Library, Tymon Road North, Tallaght during normal opening hours [excluding public holidays].

Council Staff will be available to provide general guidance and answer queries on the Pre-Draft Consultation every Wednesday afternoon between 2.00p.m. - 4.00p.m. at County Hall, Tallaght during the public consultation. Council staff will also be available at County Library, Tallaght at the following times:

Tuesday	11th July	1:00 - 4:00 pm
Wednesday	12th July	4:00 - 7:30 pm
Monday	17th July	1:00 - 4:00 pm
Tuesday	18th July	4:00 - 7:30 pm

You can make a submission in two ways:

- Online: <http://consult.sdblincoco.ie>
- or
- By Post: Senior Executive Officer,
Forward Planning Section,
Land Use Planning &
Transportation Department,
South Dublin County Council,
County Hall, Tallaght, Dublin 24.

Information Leaflet Middle Pages

**Tallaght Town Centre Local Area Plan
Pre Draft Public Consultation**

South Dublin Council is preparing a new Local Area Plan for Tallaght town centre.

A Local Area Plan is a detailed plan setting out the objectives of the County Council for a particular area. Local Area Plans are important as they indicate how an area will develop over time, the kinds of development that will be encouraged and where these should be located. The Tallaght Town Centre Local Area Plan will influence the types of development allowed in this area as South Dublin County Council will take the Local Area Plan into account when assessing planning applications in the area. It will also guide the works carried out by South Dublin County Council in the town.

The Tallaght Town Centre Local Area Plan

- What would you like to see happen in Tallaght town centre?
- How can this happen?
- Do you have any concerns about the future development of Tallaght town centre?
- What suggestions do you have for the planners preparing the Local Area Plan?

Built Heritage

- Did you know that Tallaght Village is an Architectural Conservation Area?
- What can the Local Area Plan do to promote / protect the heritage in Tallaght Village?



Travel

- How do you travel to Tallaght Town Centre? Do you use public transport? Do you walk, cycle or drive? Why?
- Can the paths through the town centre for walkers and cyclists be reduced through short cuts or the opening up of safe pedestrian routes? If so, please tell us where.

Open Space

- Do you use the parks in and adjoining Tallaght town centre?
- Are they easy to access on foot from your home and how useful are they?
- Are the spaces in the town centre attractive? If not, what improvements could be made?
- How can the Local Area Plan capitalise on the location of Tallaght close to the Dublin Mountains?

Housing and Buildings

- What kind of buildings do you think the area needs?
- How should the buildings be laid out in the future?
- Where should the higher buildings, if any, be located?

Employment

- Do you work locally?
- What is it like to work in the area?
- Do you walk, cycle or travel by car to your job?
- What types of businesses should be encouraged in the Plan area?
- How can the Local Area Plan encourage new businesses to locate in Tallaght?

Appendix B Newspaper Notice – *Tallaght Echo and Irish Times* 29th June 2017



NOTICE OF PRE-DRAFT PUBLIC CONSULTATION FOR PROPOSED TALLAGHT TOWN CENTRE LOCAL AREA PLAN REVIEW

Planning and Development Act, 2000 (as amended)

Consultation under Section 20 (1) of the Planning & Development Act 2000 (as amended).

Notice is hereby given, pursuant to Section 20 (1) of the Planning and Development Act, 2000 (as amended), that South Dublin County Council intends to prepare a Draft Local Area Plan for Tallaght Town Centre.

A Draft Local Area Plan will be prepared for further consultation at a later stage and this will be accompanied by an Environmental Report prepared as part of a Strategic Environmental Assessment under Planning and Development (Strategic Environmental Assessment) Regulations, 2004-2011. The Draft Local Area Plan will also be subject to Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

Information

The public consultation will take place from **Monday 3rd July 2017 until Friday 11th August 2017 inclusive**. A leaflet and information can be viewed on the Council's website at <http://consult.sdublincoco.ie>

Pre-draft consultation information for the Local Area Plan can be viewed during normal opening hours (excluding public holidays) at the County Library, Tallaght, Castletymon Library, Tymon Road North, Tallaght and at County Hall, Tallaght. Council staff will be available to answer general queries and provide guidance on the Pre-Draft Consultation at County Library, Tallaght at the following times:

Tuesday	11th July	1:00pm - 4:00pm
Wednesday	12th July	4:00pm - 7:30pm
Monday	17th July	1:00pm - 4:00pm
Tuesday	18th July	4:00pm - 7:30pm

Staff will also be available to provide general guidance and answer queries on the Pre-Draft Consultation every every **Wednesday afternoon between 2.00pm and 4.00pm** at County Hall, Tallaght, during the public consultation period.

Submissions

Submissions and observations in relation to the Pre-Draft Local Area Plan Consultation can be made in writing only to South Dublin County Council until **4.00pm Friday 11th August 2017** through the following addresses:

Online: <http://consult.sdublincoco.ie>

By Post: Senior Executive Officer, Forward Planning Section, Land Use Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24.

Submissions or observations cannot be accepted in any other format or to any other online or postal address. Submissions and observations should state the name, address, and where relevant, the body represented. Children, or groups of associations representing the interests of children, are entitled to make submissions or observations. All submissions and observations that are received before **4.00pm Friday 11th August 2017** and that are addressed correctly and in the prescribed format will be taken into consideration before the making of the Draft Local Area Plan and its Environmental Report, which will be subject to further consultation at a later stage.

Eddie Taaffe
Director of Services,
Land Use Planning and Transportation Department

Web: www.sdcc.ie

