COMHAIRLE CONTAE ÁTHA CLIATH THEAS

SOUTH DUBLIN COUNTY COUNCIL

Minutes of Special Meeting of South Dublin County Council to consider the Chief Executive’s Report on the public consultation process pertaining to the Draft Tallaght Town Centre Local Area Plan held on Thursday 23rd January 2020 in the Council Chamber

PRESENT

|  |  |  |
| --- | --- | --- |
| **Councillor**s |  | **Councillors** |
| Bailey, C. |  | Mc Manus, D. |
| Casserly, V. |  | Moynihan, S. |
| Costello, T. |  | Murphy, E. |
| Duff, M |  | O’Brien, E. |
| Dunne, L. |  | O’Broin, E. |
| Edge, A. |  | O’Connell, G. |
| Gilligan, T**.** |  | O’Connor, C. |
| Gogarty, P. |  | O’Toole, L. |
| Hayes, A. |  | Richardson, D. |
| Mahon, K. |  | Sinclair, L. |
|  |  | Timmons, F. |
|  |  |  |
| **Apologies** |  |  |
| Egan, K. |  | Lawlor, B. |
| Holohan P.  Kinsella- Colman M. |  | Pereppadan, B  Seery- Kearney, M |
|  |  |  |

**OFFICIALS PRESENT**

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| --- | --- | --- |
| Chief Executive | D. McLoughlin | |
| Directors / Heads of Function | M, Mulhern |
| Senior Planners | J. Frehill, H. Craigie | |
| Senior Executive Planner | A. Hyland | |
| Senior Executive Officer | M. Maguire | |
| Executive Planners | W. Byrne | |
| Administrative Officer | C. Shanahan | |
| Senior Staff Officer | E. Colgan | |
| Assistant Staff Officer | M. Dunne | |
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The Deputy Mayor, Councillor T. Gilligan, presided and outlined the proceedings for the meeting.

### **H1/0120 Item ID:65098**

**Consideration of the Chief Executive's Report**

[HI1 CE Report](http://www.sdublincoco.ie/sdcc/departments/corporate/apps/cmas/documentsview.aspx?id=65608)

The Chief Executive’s Report on the public consultation process which took place between 12th September 2019 and 24th October 2019 inclusive as circulated was considered by the Members.

The following Motions as submitted by the Members in response to the Chief Executive’s Report were considered.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report in respect of Motions 1 to 20 collectively.

### **M1/0120 Item ID:64901**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That the LAP explains the term ***Legibility*** to the ordinary reader and explains exactly where the focal point for Tallaght is meant to be, is it County Hall and the area around The Square and the final Luas stop? Is it the Tallaght village? exactly where is it?  For the LAP to make a strong statement about this and set out how it proposes to achieve the objectives of having one connected focal point in Tallaght

**REPORT:**

Legibility, in urban design terms, essentially refers to the ease with which people can understand the layout of an area and distinguish the identity of different areas. Practically, it is a pattern of streets and buildings that are easy to understand for people on the ground in terms of getting around and identifying important locations, such as parks, civic buildings, transport stops, etc.

Tallaght has a number of recognisable focal points with distinctive qualities and functions. The Square is a focal point for shopping. The area around County Hall, Tallaght Library, Rua Red, the Luas and Civic Theatre constitutes a clear civic, cultural and administrative hub. An overarching objective of the LAP is to create clear links which are attractive for people to walk between these spaces and wider connections to the surrounding area. New spaces and buildings are also proposed which will become identifiable points to the community and people in general, e.g. the proposed Innovation hub and Public Square.

The urban framework proposed will deliver a series of neighbourhoods, each with a distinct character, complete with focal points, which will serve to enhance the overall legibility of the area.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M2/0120 Item ID:64913**

Proposed by Councillor M. Duff, Seconded by Councillor T. Gilligan

Allowing for the proposed increased number of homes in the Draft Tallaght Town Centre Local Area Plan, that this Council calls on the CE to open discussions with TFI, Dublin Bus and LUAS to ensure that Public Transport capacity will be available to meet the increased demand that will arise due to the population increasing in the Town Centre Area and to ensure sufficient Park and Ride facilities are available.

**REPORT:**

The Council has regular discussions with the various bodies to ensure there is adequate public transport provision to cope with demand. The Council is currently working in close collaboration with the National Transport Authority and relevant landowner in the delivery of the Transport Hub and Interchange, a key objective of the LAP to enhance capacity of public transport.

On a wider scale, the Council is working closely with the National Transport Authority on a transport and movement strategy for the County to feed into the County Development Plan preparation.

The submission of the National Transport Authority during the public consultation on the Draft LAP commented that future growth indicated in the LAP can be accommodated through increased capacity on the Luas Red Line, Bus Connects and on-going bus service capacity enhancements and further measures derived from the Transport Strategy for the Greater Dublin Area.

**RECOMMENDATION:**

No further amendment required, as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M3/0120 Item ID:64899**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght town Centre Local Area Plan.

As a cited stakeholder of the future Transport Hub, the public wish to be included at pre-design stage. It is envisaged that the Transport Hub can be an iconic civic building, and therefore has the potential to be an iconic, standout structure vital in creating a clear sense of identity for the town centre - not simply the ground floor of a mixed use block.

**REPORT:**

There are a number of landowners and stakeholders, including the NTA, who will be responsible for the delivery of the proposed future Tallaght Transport Hub. It is likely that it will be delivered through a planning application to the Council or An Bord Pleanála or through a Part 8 Consultation process or a combination of both.

There will be public engagement at the appropriate stages in the delivery of infrastructure of this nature which will enable the public to input and provide opinion on the design of any proposal made. This will provide the public with amble opportunity to constructively engage and contribute to the design of any proposal. While it is outside the remit of the LAP to specifically require public involvement at the pre-design stage of the Transport Hub, particularly as it is a NTA led project, it will be encouraged by the Council.

It should be noted that the LAP includes a chapter on Design, which highlights the importance of creating a sense of identity, promoting innovative design and architectural diversity in instances where developments of this nature are proposed.

**RECOMMENDATION**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M4/0120 Item ID:64900**

Proposed by Councillor Teresa Costello, Seconded by F. Timmons

Special Council Meeting to Consider the Draft Tallaght town Centre Local Area Plan.

That SDCC in collaboration with The Square and the Luas run a design competition for the Transport hub to achieve an iconic, standout designed hub that sets a best in class design tone like the new transport hub in Derry has achieved. This could be transformational in design and quality terms for the whole area.

**REPORT:**

The LAP makes provision for the running of design competitions where appropriate. A decision on this issue is a matter for the NTA, the Council and the relevant landowners and cannot therefore be specifically required by the LAP. However, the Chief Executive's Report provides for the following addition to Section 2.3 of the LAP

*The Council will initiate urban design competitions on Council owned land and will encourage applicants to do the same on privately owned land, as considered appropriate where the building or site in question is considered to be of significant importance to the build-out of the LAP.*

This provision enables the Council to carry out and encourage the running of such competitions on significant sites such as the Transport Hub. The final decision however will be a matter for the landowners and stakeholders with sufficient legal interest in the lands or project.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M5/0120 Item ID:64902**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

Given the high levels of existing traffic in the Cookstown Industrial Estate and Central Tallaght area that greater efforts are made in this LAP to outline what measures will be taken to address traffic management and increasing traffic congestion and what measures are there to promote and encourage the switch from the private car to public transport

**REPORT:**

The urban design strategy for the LAP was formulated using best practice urban design principles; urban function, movement and public transport, land use, building height and density. The plan is based on a detailed urban design assessment around the core concepts of centrality and distance from public transport. The Plan approach is characterised by cascading heights and intensity outwards from the core of the Town Centre and public transport nodes and using the existing hierarchy of streets.

The urban design team were supported by traffic consultants. The access and movement elements of the plan incorporate public transport (luas and bus network) and the existing road network (enhanced; providing additional connections within the LAP lands and to adjoining areas). It is based as stated above, on providing access and permeability to existing elements of public transport, encouraging a shift away from use of the private car, while acknowledging that the private car still has role. The plan is set in the context of proposals to build a new Transport Hub in Tallaght and the proposals for enhanced bus corridors serving Tallaght, all supported by the NTA's Transport Strategy.

In addition, SDCC is about to commence the preparation of a Mobility Strategy for the county in collaboration with the NTA, which will address transport and accessibility in the area, taking account of the future growth projections of the Tallaght LAP lands.

**RECOMMENDATION**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M6/0120 Item ID:64935**

Submitted by Councillor D. O'Donovan

Please clarify what national guidelines is the flexibility of 1.5 times the plot ratios within 500 walking distance of a capacity transport stop in the LAP area based upon? Given the luas and bus routes / stops in the LAP - is this really the exception or the rule - please clarify what areas in the LAP do NOT qualify for this additional height and density?

As Councillor D. O’Donovan was absent the Motion **FELL**

### **M7/0120 Item ID:64936**

Submitted by Councillor D. O'Donovan

Please clarify of how this additional height and densities will operate in the village area with specific regard to the ACA area and desire to ensure scale that takes account of the historic context and 2 storey streetscapes?

As Councillor D. O’Donovan was absent the Motion **FELL**

**M8/0120 Item ID:64938**

Submitted by Councillor C. O’Connor, Councillor M. Duff

Proposed by Councillor M. Duff, Seconded by Councillor T. Gilligan

This Council calls on the Manager to clarify how the heights and densities will operate in the Village area with specific regard to the ACA area and request that the scale takes into account the historic context and the two story landscape, in the Tallaght Town Centre Local Area Plan.

**REPORT:**

Tallaght Village is zoned 'VC for Village Centre' uses. The zoning matrix provides for residential development within this zoning category. Notwithstanding this, the general provisions of the LAP in terms of height and density in the plan provide clear objectives for the village neighbourhood, which require any proposed development to respect the existing scale and context of the Village and ACA and to demonstrate same as part of any planning proposals.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M9/0120 Item ID:64953**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor G. O'Connell, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Cllr T. Gilligan

That this council clarifies how additional height and densities will operate in the village area with specific regard to the ACA area and desire to ensure scale that takes account of the historic context and 2 storey streetscape

**REPORT:**

Tallaght Village is zoned 'VC for Village Centre' uses. The zoning matrix provides for residential development within this zoning category. Notwithstanding this, the general provisions of the LAP in terms of height and density provides clear objectives for the village neighbourhood, which require any proposed development to respond to the existing scale and context of the Village and ACA.

**Recommendation**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M10/0120 Item ID:649**

### Proposed by Councillor M. Duff, Seconded by Councillor F. Timmons

### That this Council calls on the Manager to clarify if Dublin Fire Brigade and the Tallaght District Fire Officer has been consulted regarding the higher buildings being proposed in the Draft Tallaght Town Centre Local Area Plan and the capacity of the Fire Services, from the local Fire Station, to deal with fires in the higher apartment units.

**REPORT:**

Dublin Fire Brigade are not a statutory consultee for strategic plans and were not directly consulted in the preparation of the Draft LAP, however, notice of the Draft and Pre-Draft process were widely publicised, inviting various stakeholders to highlight their views. Notwithstanding this, fire safety concerns generally form part of urban design considerations in terms of heights, access, street widths, etc.

Issues of fire safety are dealt with through the Building Regulations, which apply to the design and construction of new buildings. A Fire Safety Certificate is required before commencement of work consisting of new buildings as well as material change of use and most alterations and extensions to which building regulations apply with certain exceptions, which are listed in the third schedule of the Building Control Regulations 1997.

Dublin Fire Brigade process applications for Fire Safety Certificates made to South Dublin County Council for properties located within the Councils administrative area.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M11/0120 Item ID:64908**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

Giving the fact that Cookstown Industrials estate has served the Tallaght area well over that past 40 years that the CEO clarifies future plans for the Cookstown industrial estate - whether or not it is to continue into the future as a focal point for the attraction of business into Tallaght or is it to be completely replaced by residential development and amenity - and if so to clarify what focal points will replace it for the attraction of business in the vicinity of Tallaght.

**REPORT:**

The Draft LAP and recommended Chief Executive amendments encourage higher intensity employment uses for this area and the formation and continuation of small and medium enterprises. SDCC’s commitment to supporting, promoting and facilitating enterprise and economic activity in the town centre are set out in Section 4.2 of the Plan and various sections on each neighbourhood area. The delivery of an Innovation Hub for Tallaght Town Centre is a key objective of the LAP and priority project for the Council, which has the potential to build on the existing strengths of the area, such as the Synergy Centre in TUD-Tallaght and Tallaght Hospital. In delivering the Innovation Hub, the Council are taking a leadership role in job creation and the delivery of more intensive employment opportunities, most notably in the SME sector, which will make a significant contribution to the local economy.

There is potential for incorporation of existing businesses which can appropriately fit into mixed-use developments with residential uses, however future proposals for less intensive economic activities, i.e. which require large floor plates but low numbers of workers, will be welcomed in the County and directed to more appropriate locations, but are not considered to be appropriate for this highly accessible area in the longer term.

The recommended Chief Executive amendments (No. 1 and 2, page 48 of the CE Report) provides clarification on the vision and uses for Cookstown in Section 3.3 of the Draft LAP as follows:

1. *An attractive mixed-use neighbourhood, which is residential led with more intensive enterprise and employment uses, with distinctive urban qualities and high levels of access to public transport and the urban centre.*
2. *A residential-led area, with a greater mix of use around Luas stops. A focus on more intensive enterprise, employment and innovation uses associated with existing uses such as the Hospital and TUD-Tallaght. Community, social and other walk to services to provide for a growing residential population.*

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M12/0120 Item ID:64933**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

Special Meeting of County Council to consider the Draft Tallaght town Centre Local Area Plan

We question the impact of responding to The Priory's request to rezone from institutional lands to village centre to assist the sale of some of their land. The Priory and its full parklands are integral to the heritage of Tallaght and the protection of the ACA and the small remaining village streetscape.

**REPORT:**

The recommendation to amend the boundary of the Village Neighbourhood to include the Priory lands zoned 'VC Village Centre' does not in any way change the zoning of these lands for Village Centre uses as set out in the County Development Plan 2016-2022. The recommended change to the boundary reflects the fact that the Priory is an integral part of Tallaght Village and is more correctly located within this neighbourhood rather than the adjoining technological university.

To clarify, any development in the Village should, in the first instance, respect the context and setting of the Priory and the Village character and it is not proposed to amend the urban structure or building height guidance of the LAP for this area.

It is considered that the height, design and objectives for the Village clearly emphasise the need for any proposed development to respect the existing scale and context.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M13/0120 Item ID:64962**

Submitted by Councillor Sandra Fay

We call on this council to reject the Priory's request to rezone from institutional lands to village centre to assist the sale of some of their land. The Priory and its full parklands are integral to the heritage of Tallaght and the protection of the ACA and the small remaining village streetscape. We value the asset of The Priory from a community and historical perspective. Its current and future value is immeasurable.

As Councillor S. Fay was absent the Motion **FELL**

### **M14/0120 Item ID:64904**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

Given that the LAP envisages significantly increased population densities what steps have the council taken to ensure that the village core can cope with the services and social provisions that such population densities require.

**REPORT:**

The Planning Authority does not envisage a significant increase in the population of the Tallaght Village area and the Draft LAP only identifies potential for development on vacant sites. It is anticipated that the population growth anticipated for the village can be accommodated with the existing services and localised improvements.

Chapter 8 of the Draft LAP outlines the infrastructure anticipated as necessary to cater for development in the wider LAP area.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M15/0120 Item ID:64903**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That SDCC, arising out of its experience with previous apartment complexes, (in terms of failed management companies) with the subsequent consequences for residents, failure of management of common areas, failure of adequate security around underground carparks; that SDCC outlines in the LAP what measures it intends to take to ensure that these failures and inadequacies are not repeated in the central Tallaght area.

**REPORT:**

The management of private housing developments is primarily a matter for the developers and residents of those developments. The ownership and management of the common areas of multi-unit developments are regulated under the Multi-Unit Developments Act 2011. Amongst other matters, the Act provides that before a developer sells any units:

1. An owners' management company must be set up, and
2. The common areas of the development must be transferred to the owners' management company to manage.

Management companies must also comply with company law. The main piece of company law in Ireland is the Companies Act 2014.

Under the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities’ (2018) consideration of the long-term running costs and the eventual manner of compliance of the proposal with the Multi-Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development.

Accordingly, planning applications for apartment developments shall include a building lifecycle report, which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M16/0120 Item ID:64907**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That the council takes every step to ensure that high rise apartment dwellings are located in a appropriate context; that the highest fire safety regulations are enforced and that conditions are set down by planners when granting planning permission to ensure that the highest possible security arrangements are in place for residents and to ensure the conditions are also enforced around the establishment of management companies in these complexes so as to ensure that future residents can live both securely and in the knowledge that they are living in  a complex that will be managed professionally and within their financial means going forward

**REPORT:**

Provisions of the Draft LAP and recommended Chief Executive amendments are set out to ensure that taller buildings are located in an appropriate context, e.g. the area around the Square where existing buildings are typically 8-10 storeys and reach up to 13 storeys has been identified as the appropriate location for the tallest buildings envisaged for the area reaching up to a similar height. On the other hand, key objectives for The Village include that any new developments respect the existing context and Architectural Conservation Area.

The issue of fire safety is dealt with through the Building Regulations, which apply to the design and construction of new buildings.

A Fire Safety Certificate is required before commencement of work consisting of new buildings as well as material change of use and most alterations and extensions to which building regulations apply with certain exceptions. Dublin Fire Brigade process applications for Fire Safety Certificates made to South Dublin County Council for properties located within the Councils administrative area.

The management of private housing developments is primarily a matter for the developers and residents of those developments. The ownership and management of the common areas of multi-unit developments are regulated under the Multi-Unit Developments Act 2011. Amongst other matters, the Act provides that before a developer sells any units:

1. An owners' management company must be set up, and
2. The common areas of the development must be transferred to the owners' management company to manage.

Management companies must also comply with company law. The main piece of company law in Ireland is the Companies Act 2014.

Under the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities’ (2018) consideration of the long-term running costs and the eventual manner of compliance of the proposal with the Multi-Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development.

Accordingly, planning applications for apartment developments shall include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

**RECOMMENDATION:**

No further amendment required as clarification on these matters has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M17/0120 Item ID:64912**

Proposed by Councillor M. Duff, Seconded by Councillor T. Gilligan

That the CE consider in the Draft Tallaght Town Centre Local Area Plan the introduction of a new scheme of Local Business Support whereby, local businesses in the Tallaght Village Area and High Street area are encouraged to remove any current neon signage on their premises and to replace with a Craft style, hand painted sign or similar, to reflect the "Village" aspect of the Plan.

**REPORT:**

The Council’s objectives for Tallaght Village highlight the need for a high-quality design approach of this area, enhancement of the Qualities of the Architectural Conservation Area, with an appropriate mix of uses and future development which respects the existing scale and character of the area. Section 6.4 Architectural Conservations Areas policy of the Draft Plan states the following;

*It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.*

*In Section 9.2 Design Criteria and Design Statements, of the Draft Plan includes that, ‘All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016-2022’.*

The ongoing management of the ACA is carried out by the Council’s Conservation Officer. Proposals for alterations to the ACA areas are addressed through the County Development Plan review process, which is due to commence in June 2020.

The implementation of enforcement is not an issue for the plan. Enforcement issues are addressed through the planning enforcement section of the Council.

It should be noted that South Dublin County Council provide an annual Shopfront Grant Scheme, which supports the enhancement of shopfronts on public streets. This is a mechanism that will act as an incentive for shop-owners to enhance the streetscape in the Tallaght area.

Guidelines for development within the Tallaght ACA are currently being prepared by the planning department.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M18/0120 Item ID:64909**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That the council makes every effort to ensure that the shop frontages in Tallaght village reflect the historic nature of the village and that the plan includes measures that not only discourages modern, gaudy, bright, signage but enforces existing signage regulations in areas of conservation and if they don’t exist ensure that they are introduced and enforced.

**REPORT:**

The Council’s objectives for Tallaght Village highlight the need for a high-quality design approach of this area, enhancement of the Qualities of the Architectural Conservation Area, with an appropriate mix of uses and future development which respects the existing scale and character of the area. Section 6.4 Architectural Conservations Areas policy of the Draft Plan states the following;

*It is the policy of the Council to preserve and enhance the historic character and visual setting of Tallaght Architectural Conservation Area and to carefully consider any proposal for development that would affect the special value of such areas.*

In Section 9.2 Design Criteria and Design Statements, of the Draft Plan includes that, *‘All proposals for signage (advertisement, corporate and public information) shall be designed in accordance with the criteria set out under the South Dublin County Council County Development Plan 2016-2022’.*

The ongoing management of the ACA’s is carried out by the Council’s Conservation Officer and proposals for alterations to the ACA areas are addressed through the County Development Plan review process. This will commence early 2020.

The implementation of enforcement is not an issue for the plan. Enforcement issues are addressed through the planning enforcement section of the Council.

In addition, guidelines for development within the Tallaght ACA are currently being prepared by the planning department.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M19/0120 Item ID:64905**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That given the densities envisaged in the LAP, particularly in the context of high-rise developments what steps is the council taking to ensure an appropriate level of amenity space that reflects the high population density of such developments.

**REPORT:**

The Draft Plan provides a blueprint for development identifying routes, linkages, public spaces, street frontages and building lines. To reiterate, the success of the LAP, especially the delivery of quality infrastructure is dependent on the implementation of a strong sequential approach to the delivery of infrastructure. Following on from the Chief Executive's report, the phasing requirements for each neighbourhood will now be incorporated into each of the neighbourhoods in Chapter 3.

Thus, for example a key component in the delivery of the Cookstown Regeneration lands will be the provision of a mix of new and improved amenity spaces. This will include both pocket park spaces and the delivery of two new Urban Squares at Cookstown and Belgard respectively.

The Tallaght LAP is reinforced by a strong vision for the public realm and open space of the Plan area i.e. Figure 2.9 refers. A hierarchy of parks and public spaces are identified as part of the Urban Framework to provide attractive, interesting and well used outdoor spaces, creating a pedestrian centred environment with active, inviting public spaces and parks. New pocket parks and squares are to be developed in conjunction with the adjoining lands on which they are located, with the Local Authority taking a lead role in ensuring delivery and enhancement of public open space in the area.

Proposals for public realm works should be integrated into the Design Statements and Landscaping Plans, which accompany planning applications. Applicants will need to demonstrate how their proposal is supporting the delivery of this network of streets and spaces. It is an objective to prepare a public realm strategy for the plan area.

It is intended that the mix of smaller pocket parks will be delivered through private development, however, at this stage it is likely the Council may be required to take a more active role in the delivery of the two large urban parks. These key pieces of infrastructure will be required to be delivered in tandem with and prior to the completion of each block of development (as detailed in section 8.4.3 of the Draft Plan) within the town centre and Cookstown Regeneration lands. The purpose of the sequencing requirements is to ensure that a minimum level of infrastructure, facilities and amenities are provided together with new residential development.

It is also policy of the Council that designers will be required to ensure successful interaction between the residential scheme, streets and public realm to foster a true sense of neighbourhood and encourage interaction between residents. Opportunities for animated ground floors, homes with own door access, private landscaped terraces and a successful integration with communal and public open space shall be encouraged. Along mixed frontage streets commercial, communal and other appropriate active uses at ground floor level shall be required.

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

### It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report

### **M20/0120 Item ID:64928**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

The Community has been calling for the installing of a brown heritage sign (national NRA standard) at the M50 gateway on the N81 " Welcome to Tallaght" sign to proudly signpost the County town as a place of heritage. This will not conflict with further tourist signage and is a separate, very simple, BAU request and cost-effective activity that is a basic tenet to create Pride of Place and a sense of place in the County Town and Town centre.

**REPORT:**

This matter is outside the remit of the LAP; however, the Planning Authority acknowledges the requests for a brown heritage sign on the N81. The Roads Department are set to prepare a signage strategy for the county and this matter will be considered as part of this process.

It should be noted that any future proposals affecting the N81 should be agreed with TII and the NTA and are required to comply with Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

**RECOMMENDATION:**

No further amendment required as clarification on the matter has been provided.

It was Proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED** to accept the Chief Executive’s Report.

It was unanimously **RESOLVED** on the proposition of Councillor T. Gilligan, seconded by Councillor F. Timmons to **AGREE** Motions 21 to 26 inclusive without debate.

### **M21/0120 Item ID:64959**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O'Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor T. Gilligan

Re. 2.4.2 Urban

That the Council identify key pieces of infrastructure which will be delivered in partnership that would make appropriate candidates for a design competition to deliver an innovative and iconic structure for the town centre such as the transport hub or a land bridge over the N81.

**REPORT:**

Recommended Chief Executive amendment (No. 2, page 16 of the CE Report) proposes to include the following text to section 2.3 of the LAP:

1. *The Council will initiate urban design competitions on Council owned land and will encourage applicants to do the same on privately owned land, as considered appropriate where the building or site in question is considered to be of significant importance to the build-out of the LAP.*

Any decision to run a design competition for the development of specific sites around any particular theme will arise as sites begin to come forward for development within the LAP lands. The importance of particular sites and the appropriateness of themes will vary over time. Therefore, competitions will be run as considered necessary by the Council. It is noted that the Council plans to carry out a design competition for the overall design of the future proposed post primary school and innovation centre, which are to be located on Council owned lands to the north of Belgard Square North.

The ability to run design competitions is also subject to availability of funding at the time, such as through the Council’s capital works programme.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### **M22/0120 Item ID:64917**

Submitted by Councillor C. O’Connor, Councillor D. Richardson

Proposed by Councillor C. O’ Connor, Seconded by Councillor T. Gilligan.

Cookstown Industrial Estate

In line with current zoning to the area that the council would consider that employment opportunities be maintained in the area.

that the council should consider an enterprise development project for the estate to maintain employment in the area.

**REPORT:**

The Draft LAP supports more efficient use of lands through regeneration which presents opportunities to encourage higher intensity employment uses alongside the transition to a residential-led area in the long term due to the proximity to high capacity public transport, Tallaght Town Centre, existing major employers, educational and civic facilities and amenities, among a number of other factors.

The delivery of an Innovation Hub for Tallaght Town Centre is a key objective of the LAP and priority project for the Council, which will provide for a landmark building with a range of business accommodation types to suit different enterprises. In leading on the delivery of this project, the Council recognises the importance of supporting job creation and higher intensity employment opportunities in the Tallaght area. It is the policy of the Council to support and encourage the formation and continuation of small and medium enterprises and the proposed Innovation Hub has the potential to build on the existing strengths of the area, such as the Synergy Centre in TUD-Tallaght and Tallaght Hospital.

While beyond the scope of the LAP, the Economic Development Department and Local Enterprise Office of the Council actively promote the area under separate strategies.

The Planning Authority acknowledges existing businesses operating in Cookstown and the valuable contribution they make to the economy and citizens of the County and will seek to retain a large employment base in the area. There is potential for incorporation of existing businesses, which can appropriately fit into mixed-use developments with residential uses, in proposals for redevelopment throughout the area and particularly the identified mixed-use frontages. This is reflected in the LAP, particularly Section 2.4.3, and any proposal that comes forward for intensification of existing uses will be assessed on a case by case basis through the development management process.

Recommended Chief Executive amendments for Cookstown (Nos. 1 and 2 page 48 of the CE Report) reflect this submission by updating the vision for Cookstown to emphasise the need for more intensive enterprise and employment uses.

The requirements of the motion are provided for within the proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### **M23/0120 Item ID:64926**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Meeting of County Council to consider the Draft Tallaght town Centre Local Area Plan

The insertion of employment findings needs to be supported by an objective to actively market and attract intense office / head quarter businesses to Cookstown, Broomhill and Greenhills as a response to the survey findings. The market should not be allowed to simply assume residential is the only response to ensure greater use of floor space in the LAP area.

**REPORT:**

The Draft LAP and recommended Chief Executive amendments strongly encourage higher intensity employment uses for this area. A number of policies and objectives addressing SDCC’s commitment to supporting, promoting and facilitating enterprise and economic activity in the town centre are set out in Section 4.2 of the Plan and relevant sections on Cookstown, Broomhill and Greenhills.

The marketing of the area is an ongoing matter for the Economic Development Department and Local Enterprise Office of the Council however, the Draft LAP includes a policy objective (Section 4.2) to progress the delivery of a new Innovation Hub for Tallaght Town Centre which has the potential to build on the success of the Synergy Centre in TUD and provide for a new landmark building with innovative technology start-ups.

The requirements of the motion are provided for within the proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### **M24/0120 Item ID:64906**

Proposed by Councillor Teresa Costello, Seconded by Councillor T. Gilligan

Special Council Meeting to Consider the Draft Tallaght Town Centre Local Area Plan

That the council recognises in setting out a new LAP for the central core of Tallaght that there has been a strong and long tradition of attracting business to the central core area – Irish Biscuits/ Packard Electric/ Gallagher’s and that the council sets out in the LAP how it sets out to carry out this long tradition taking into account that the nature of business has changed and so the focus will be on services, technology and pharmaceutical related businesses to ensure that people choose to live in the central core area of Tallaght may do so and may also have access to their workplace without the necessity to use a car.

**REPORT:**

The Draft LAP strongly encourages higher intensity employment uses for this area. A number of policies and objectives addressing SDCC’s commitment to supporting and facilitating enterprise and economic activity in the town centre are set out in Section 4.2 of the Plan and, on foot of submissions received from the public, the following objective is also a recommended Chief Executive amendment:

1. *It is the policy of the Council to continue to support Tallaght’s role as a centre of Education and Innovation and to continue to support and promote the activities of Tallaght Hospital, TUD, the Training Centre, existing businesses and enterprises, and related use, as leaders in Education and Innovation.*

Building on the existing strengths of the area and potential regeneration of brownfield lands to more intensive mixed uses, including residential and employment, are key objectives of the Plan. The integration of various land uses and transport is sought to create a sustainable and active area where people can access employment, homes, shops, services, etc. without the need to use a car.

The requirements of the motion are provided for within the proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### **M25/0120 Item ID:64940**

Proposed by Councillor M. Duff, Seconded by Councillor F. Timmons

That this Council call on the CE to ensure that there are no assumption of bus frequencies in the Tallaght Town Centre Local Area Plan that could trigger higher additional heights in areas such as the Greenhills Road until the Bus Connects consultation and final routes are published and operational

**REPORT:**

The recommended chief executive amendments (No. 2, page 31) include provision for the Planning Authority to consider additional heights above the general heights prescribed in the LAP where certain criteria are achieved at specific key locations, including:

*High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane);*

This provision is further qualified with the following:

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

The above underlined is included to ensure that such flexibility should only be considered when the Planning Authority is satisfied that the relevant infrastructure is in place or is being provided.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### **M26/0120 Item ID:64950**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor T. Gilligan

Re. 4.1 Economic Development and Tourism

That actively marketing Tallaght as the gateway to the mountains, while including the urban and rural parts of Tallaght is a key objective of this LAP.

**REPORT:**

It is a core objective of the LAP through the Movement and Urban Framework to maintain and facilitate links within and links between the Town Centre and adjoining areas including Sean Walsh Park and the Dublin Mountain Way. It is also an objective of the LAP to support the development of a sustainable tourism industry for Tallaght that maximises the recreational and tourism potential of the County. The delivery of this objective is managed by the Public Realm and Tourism Departments.

The actual marketing of this is a matter beyond the scope of the LAP, more appropriately addressed as part of the South Dublin Tourism Strategy via the Economic and Tourism Department.

**RECOMMENDATION:**

Agreed, as provided for in the Draft LAP and/or recommended chief executive amendments contained in the CE Report.

The Motion was **AGREED**

### It was unanimously **AGREED** to consider **Motions 27 & 28** in tandem as they referred to the same subject matter

### **M27/0120 Item ID:64925**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

To achieve intensive enterprise and employment land uses per square metre floor space in Cookstown, Broomhill, Whitestown and Greenhills no further data centres should be permitted.

There is a very large existing footprint of these in Greenhills and Airton already.

**REPORT:**

The Draft LAP strongly encourages higher intensity employment uses for this area. A number of policies and objectives addressing SDCC’s commitment to supporting and facilitating enterprise and economic activity in the town centre are set out in Section 4.2 of the Plan. Use as data centre would not normally fit this criteria.

A specific objective in the LAP to refuse a certain development, as suggested in the proposed motion, would effectively be pre-judging any such planning application, such that it would not be considered or assessed on its own merits. Such an objective may also contravene the zoning objectives set out in the County Development Plan, which relate to the entire County.

Objectives for more intensive enterprise and employment uses are reflected throughout the Draft LAP and recommended Chief Executive amendments, particularly for Cookstown and Broomhill, and it will be a matter for development proposals to demonstrate compliance with the policies and objectives of the LAP.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors T. Costello, M. Duff, L. Sinclair, Ed. O’Brien, Mr. J. Frehill, Senior Planner responded to queries raised.

The following amendment was proposed by Councillor Ed O’Brien, seconded by Councillor T. Gilligan and unanimously **AGREED**

***“To achieve intensive enterprise and employment land uses per square metre floor space in Cookstown, Broomhill, Whitestown and Greenhills that this Council uses its best endeavours to avoid the provision of further data centres whilst having regard to the current County Development Plan”***

### **M28/0120 Item ID:64939**

Proposed by Councillor M. Duff, Seconded by Councillor F. Timmons

This Council calls on the CE to limit the number of Data Centres in the Tallaght Centre Local Area Plan  in the Regen Zone, due to the lack of employment opportunities per floorspace in these Centres and to encourage industries that will offer higher numbers of jobs that will impact positively on future employment figures

**REPORT:**

The Draft LAP strongly encourages higher intensity employment uses for this area. A number of policies and objectives addressing SDCC’s commitment to supporting and facilitating enterprise and economic activity in the town centre are set out in Section 4.2 of the Plan.

A specific objective in the LAP to refuse a certain development, as suggested in the proposed motion, would effectively be pre-judging any such planning application, such that it would not be considered or assessed on its own merits. Such an objective may also contravene the zoning objectives set out in the County Development Plan, which relate to the entire County.

Objectives for more intensive enterprise and employment uses are reflected throughout the Draft LAP and recommended Chief Executive amendments, particularly for Cookstown and Broomhill, and it will be a matter for development proposals to comply with these policies and objectives of the LAP.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors T. Costello, M. Duff, L. Sinclair, Ed. O’Brien, Mr. J. Frehill, Senior Planner responded to queries raised.

The following amendment was proposed by Councillor Ed O’Brien, seconded by Councillor T. Gilligan and unanimously **AGREED**

***“To achieve intensive enterprise and employment land uses per square metre floor space in Cookstown, Broomhill, Whitestown and Greenhills that this Council uses its best endeavours to avoid the provision of further data centres whilst having regard to the current County Development Plan”***

### **M29/0120 Item ID:64973**

Submitted by Councillor C. O'Connor

Cookstown Industrial Estate

Proposed building heights be limited to 10 storey ***at most***and also proposed that some apartment blocks as low as 4.5 storey.

As Councillor C. O’Conner was absent the Motion **FELL**

### **M30/0120 Item ID:64946**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor T. Gilligan

Re. 2.6.2- Set-back

That the approach of set-back with space for a green corridor on Airton Rd be replicated in the village zone, Greenhills and for the N81 frontage due to the highly visible arterial route it is.

**REPORT:**

The proposed set-back along Airton Road is a site-specific proactive urban design measure intended to achieve the provision of public open space in this area in tandem with the potential residential development along the southern side of Airton Road, which has been identified in the LAP.

This measure is site-specific in that it seeks to utilise the existing defined and consistent building line, pedestrian walkway, green space and planting to achieve a form of linear public park.

Consideration was given to further similar requirements elsewhere, however it was not apparent that similar potential is available, e.g.:

1. Greenhills Road has been identified by the National Transport Authority for the emerging Greenhills to City Centre Bus Corridor and,
2. The Village area has an established building line closer to the street with limited space for a set-back public space/green corridor;
3. Through its public realm functions the Council proposes to implement a landscape plan for the N81. Having regard to its status as a National Secondary Route, any interventions on the N81 will need to be subject to detailed traffic analysis, agreement with Transport Infrastructure Ireland (TII) and compliance with the 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012)’. In this regard, the Council has commissioned a detailed traffic study, however, it would not be appropriate at this stage to outline specific requirements for set-backs, which prejudge the outcomes of ongoing studies and in the absence of agreement with TII.

The LAP (Section 2.7) generally supports the improvement of green connections and public realm throughout the LAP lands, through various methods, such as on-street planting, public realm improvements, etc.

The inclusion of a broad objective to achieve similar set-backs and green corridors throughout the LAP lands, particularly where it is not achievable, may diminish the value of the site-specific nature of the proposal for Airton Road.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors A. Edge, G. O’Connell, L. O’Toole, Mr. M. Mulhern, Director and Mr. J. Frehill, Senior Planner responded to queries raised.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **It was unanimously AGREED to consider Motions 31 & 32 in tandem as they referred to the same subject matter**

### **M31/0120 Item ID:64947**

Proposed by Councillor M. Duff and seconded by Councillor A. Edge

This Council call on the Manager to remove the new height band for The Centre, and retain the heights set out in the Draft Tallaght Town Centre LAP, as the 4 to 6 story heights already sit higher than the adjoining landmark buildings, due to the elevated nature of the area.

**REPORT:**

In relation to the proposed new height band for the Centre area the following recommended Chief Executive amendments are relevant:

1. *Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential* (No. 3 page 36).
2. *Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential and apply to areas recognised for increased heights in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre* (No. 2 page 45).

The proposed new height band is a single storey increase on the current highest band of 6-7 storeys (+1 recessed) in the Draft LAP.

For clarity, and as referenced in the second point above, this new height band would only apply to the core of the town centre proximate to the Luas Terminus, proposed Transport Interchange and The Square Shopping Centre, e.g. the western side of the Square taken up by surface car parking and characterised by existing taller buildings of typically 8-10 storeys and up to 13 storeys opposite.

The new height band reflects the reality of typical heights in this area, would provide the potential for new development to achieve up to the existing heights in the area, subject to the criteria set out in the LAP, and, furthermore, would define this central location as the appropriate location for taller buildings in the LAP, in accordance with the requirements of the ‘Urban Development and Building Heights: Guidelines for Planning Authorities’ 2018 to *“explicitly identify, through their statutory plans, areas where increased building height will be actively pursued.”*

In addition, the establishment of this new height band will support the delivery of higher density development that accords with the surrounding heights in the area, at a location directly adjacent to the Luas Terminus and the newly proposed Transport Hub, which is in line with national policy.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors M. Duff, A. Edge, C. Bailey, E. Ó’Broin, P. Gogarty, K. Mahon, L. Dunne, D. Richardson.

Mr. M. Mulhern, Director and Mr. J. Frehill, Senior Planner responded to queries raised and reiterated the recommendation as set out in the report of the Chief Executive that the motion NOT be adopted.

The Motions were put to a [Roll Call Vote](Roll%20Call%20Vote%20%20Motions%2031%20and%2032%20.pdf), the result of which was as follows

**FOR: 18 (Eighteen)**

**AGAINST: 1 (One)**

**ABSTAIN: Nil**

The Motion was **PASSED**

### **M32/0120 Item ID:64954**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor G. O’Connell, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge and seconded by Councillor M. Duff

That this Council Rejects the new height band for the Centre and retains the heights as set out in the draft LAP. This area is already elevated and therefore 4 to 6 storeys will already sit higher than adjoining landmark buildings

**REPORT:**

In relation to the proposed new height band for the Centre area the following recommended Chief Executive amendments are relevant:

1. *Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential* (No. 3 page 36).
2. *Include new height band for The Centre of 7-8 storeys (+1 recessed) residential, 6-7 storeys (+1 recessed) non-residential and apply to areas recognised for increased heights in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre* (No. 2 page 45).

The proposed new height band is a single storey increase on the current highest band of 6-7 storeys (+1 recessed) in the Draft LAP.

For clarity, and as referenced in the second point above, this new height band would only apply to the core of the town centre proximate to the Luas Terminus, proposed Transport Interchange and The Square Shopping Centre, e.g. the western side of the Square taken up by surface car parking and characterised by existing taller buildings of typically 8-10 storeys and up to 13 storeys opposite.

The new height band reflects the reality of typical heights in this area, would provide the potential for new development to achieve up to the existing heights in the area, subject to the criteria set out in the LAP, and, furthermore, would define this central location as the appropriate location for taller buildings in the LAP, in accordance with the requirements of the ‘Urban Development and Building Heights: Guidelines for Planning Authorities’ 2018 to *“explicitly identify, through their statutory plans, areas where increased building height will be actively pursued.”*

In addition, the establishment of this new height band will support the delivery of higher density development that accords with the surrounding heights in the area, at a location directly adjacent to the Luas Terminus and the newly proposed Transport Hub, which is in line with national policy.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors M. Duff, A. Edge, C. Bailey, E. Ó Broin, P. Gogarty, K. Mahon, L. Dunne, D. Richardson.

Mr. M. Mulhern, Director and Mr. J. Frehill, Senior Planner responded to queries raised and reiterated the recommendation as set out in the report of the Chief Executive that the motion NOT be adopted.

The Motions were put to a [Roll Call Vote](Roll%20Call%20Vote%20%20Motions%2031%20and%2032%20.pdf), the result of which was as follows

**FOR: 18 (Eighteen)**

**AGAINST: 1 (One)**

**ABSTAIN: Nil**

The Motion was **PASSED**

### **M33/0120 Item ID:64960**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, seconded by Councillor P. Gogarty

Re. 2.4.2 Urban

That the urban design competitions envisaged include proposals for an outdoor performance / cultural space in the under-utilised Library Square.

**REPORT:**

Recommended Chief Executive amendment (No. 2, page 16 of the CE Report) proposes to include the following text to section 2.3 of the LAP:

*The Council will initiate urban design competitions on Council owned land and will encourage applicants to do the same on privately owned land, as considered appropriate where the building or site in question is considered to be of significant importance to the build-out of the LAP.*

Any decision to run a design competition for the development of specific sites around any particular theme will arise as sites begin to come forward for development within the LAP lands. The importance of particular sites and the appropriateness of themes will vary over time. The ability to run design competitions is also subject to availability of funding at the time, such as through the Council’s capital works programme. Therefore, competitions will be run as considered necessary by the Council.

The provision of an outdoor performance/cultural space will brought to the attention of the recently established Tallaght Public Realm Working Group, who are currently designing a new space for Library Square as part of the delivery of URDF projects. In this instance, the attainment of design consultants was the subject of a public procurement design tender competition.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **M34/0120 Item ID:64949**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, seconded by Councillor L. O’Toole

Re. 3.3 Poddle uplift

That the return of Poddle waterway to the surface be prioritised given the benefits in terms of sense of place, heritage and the environment.

**REPORT:**

The Planning Authority is supportive of uplifting the Poddle and the recommended Chief Executive amendments proposes to *“Explore the feasibility of uplifting the* Uplift of River Poddle *and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.”*

The exact location of the Poddle, which is believed to traverse Cookstown/The Centre underground, needs to be established having regard to multiple landownerships in the area. It is considered that the proposal to uplift the Poddle would be most practically achieved through the development management process as sites come forward for development.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **M35/0120 Item ID:64958**

Proposed by Councillor L. Dunne, Seconded by Councillor T. Gilligan

Amend the vision for Cookstown in Section 3.3 of the draft LAP as follows:

An attractive mixed use residential & employment led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre.  Which will support existing businesses & additionally support the expansion of further small to medium size businesses.  This LAP will not support planning applications that will affect the existing or future economic activity.  Instead it will seek to provide support for higher intensity employment.

**REPORT:**

The recommended Chief Executive amendments (No. 1 and 2 page 48 of the CE Report) to amend the vision for Cookstown in Section 3.3 of the Draft LAP as follows:

1. *An attractive mixed-use neighbourhood, which is residential led with more intensive enterprise and employment uses, with distinctive urban qualities and high levels of access to public transport and the urban centre.*
2. *A residential-led area, with a greater mix of use around Luas stops. A focus on more intensive enterprise, employment and innovation uses associated with existing uses such as the Hospital and TUD-Tallaght. Community, social and other walk to services to provide for a growing residential population.*

Objectives for more intensive enterprise and employment uses are reflected throughout the Draft LAP and recommended Chief Executive amendments.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors L. Dunne, T. Gilligan, Mr M. Mulhern, Director and Mr J. Frehill, Senior Planner responded to queries raised.

The following amendment to the Motion was proposed by Councillor T. Gilligan, seconded by Councillor L. Dunne and unanimously **AGREED**

“***An attractive mixed use residential & employment led neighbourhood with distinctive urban qualities and high levels of access to public transport and the urban centre, which will support existing businesses and additionally support the expansion of further small to medium size businesses and will continue to provide support for higher intensity employment.”***

### **M36/0120 Item ID:64955**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor T. Gilligan

Re. 4.1 Economic Development and Tourism

That the Council strategically review the inclusion of astro-pitches in the west section of Sean Walsh Park as a key project given the known flood risk and the fact that this is an identified wetland and that the west sector of the park remain for passive recreation on the DMW route and that it considers as an alternative site for astro-pitches the field beside the stadium that fronts to the N81.

**REPORT:**

The Council still remains committed to the location of astro-pitches within Sean Walsh Park. Due to a number of factors including those outlined in the motion, the specific location of astro-pitches in Sean Walsh Park is still under review by the Public Realm Section. While Section 8.5 of the Plan does reference a future project to provide astro-pitches in the park, the detail of the Town Park neighbourhood does not specify a location.

**CHIEF EXECUTIVE’S RECOMMENDATION:**

It is recommended that this motion is not adopted

Following contributions from Councillors A. Edge, C. Bailey, Mr D. McLoughlin, Chief Executive, Mr M. Mulhern, Director and Mr J. Frehill, Senior Planner responded to queries raised.

The following amendment was proposed by Councillor T. Gilligan, seconded by Councillor F. Timmons and unanimously **AGREED**

“***That any consideration of the siting of astro-pitches in Sean Walsh Park shall be subject to an Ecological Impact Assessment having regard in particular to the wetland area in the west of the park.”***

### **M37/0120 Item ID:64931**

Proposed by Councillor Teresa Costello, Seconded by Councillor F. Timmons

To identify a site and progress design and funding of a county museum in the Tallaght LAP.

**REPORT:**

The Draft LAP and recommended Chief Executive Amendments, as they relate to Section 4.3 Tourism, include objectives for heritage and tourism facilities in the area as part of the South Dublin Tourism Strategy, including the provision of a visitor centre.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors T. Costello, Ed. O’Brien, E. Murphy, G. O’Connell, C. O’Connor, K. Mahon, M. Duff, L. Dunne, L. Sinclair, Mr J. Frehill, Senior Planner responded to queries raised.

The following amendment was proposed by Councillor T. Gilligan, seconded by Ed. O’Brien and unanimously **AGREED**

***“Progress a feasibility study to identify a site and progress design and funding of a county museum in the Tallaght LAP”***

### **M38/0120 Item ID:64974**

Proposed by Councillor C. O'Connor and seconded by Councillor M. Duff

Encourage the facilitation of a medical centre in the vicinity of Tallaght stadium

in line with proposed development

**REPORT:**

The stadium is located on lands zoned for open space uses within the County Development Plan. Use for health centre/medical etc. is not permitted within this use category.

It should be noted that such a use can be permitted on other land-use zonings in the LAP lands and will be supported as part of the delivery of the LAP.

**RECOMMENDATION**

It is recommended that this motion not be adopted.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **M39/0120 Item ID:64920**

Proposed by Councillor D. Richardson and seconded by Councillor L. Dunne

That a medical centre be provided for in the facility of Tallaght stadium fourth stand in line with other proposed developments in the area and to cater for other existing dwellings in the area

**REPORT:**

The stadium and fourth stand is located on lands zoned for open space uses within the County Development Plan. Use for health centre/medical etc. is not permitted within this use category.

It should be noted that such a use can be permitted on other land-use zonings in the LAP lands and will be supported as part of the delivery of the LAP.

**RECOMENDATION**

It is recommended that this motion not be adopted

The Chief Executive’s recommendation was **ACCEPTED**

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **It was unanimously AGREED to consider Motions 40, 42 & 43 in tandem as they referred to the same subject matter**

### **M40/0120 Item ID:64972**

Proposed by Councillor C. O'Connor, Seconded by Councillor T. Gilligan

Cookstown Industrial Estate

The CEO's report of 12/12/19 proposed that the 30% x 3-bedroom apartments, which was part of the first draft, should be dropped until a Housing Needs and Demand Assessment is carried out and matched to apartment size. The report does not say when this assessment will be completed which we believe will result in the 30% strategy being dropped on a permanent basis. I'm sure the planners had a solid basis for their 30% and it can be modified via the HNDA if needs be.

I propose that the original 30% plan be reinstated,

**REPORT:**

The Planning Authority considers that an appropriate mix of dwellings is needed in this area to cater for a varied population at different life stages and that the retention of families in this area as they grow is an important challenge for the LAP.

Specific Planning Policy Requirement (SPPR) 1 of the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities’ (2018) preclude statutory development plans from implementing a minimum requirement for three or more-bedroom apartments in the absence of a Housing Need and Demand Assessment (HNDA), see below:

|  |
| --- |
| ***Specific Planning Policy Requirement 1*** *Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).* |

The Planning Authority and An Bord Pleanála are statutorily required to apply Specific Planning Policy Requirements contained in ministerial guidelines under Section 28(1C) of the Planning and Development Act 2000, as amended. Therefore, the policy as included in the Draft LAP, in the absence of a HNDA, would not be implementable.

The proposed motion requests that the site-specific requirement for 30% of units in proposed residential developments to have a minimum of 3-bedrooms be retained and amended upon preparation of a HNDA, if necessary. However, this would be contrary to the relevant Specific Planning Policy Requirements.

It is recognised that a HNDA for the Dublin region will be prepared in the near future and that specific requirements for new developments in terms of the housing mix should be based on the evidence basis arising from this exercise.

Having regard to the ministerial guidelines and in advance of the preparation of a HNDA, it is considered that the recommended Chief Executive amendment (No. 1, page 70 of the CE Report) provides an appropriate policy approach in the LAP for the Planning Authority to encourage the provision of a balanced mix of residential units in new developments and to seek to avoid an over proliferation of dwelling types or sizes which do not adequately serve the needs of a varied population. Upon preparation of the HNDA, these requirements will be reviewed to provide clearer site-specific guidance, if necessary.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Contributions from Councillors C. O’Connor, L. Sinclair, K Mahon, L. Dunne, G. O’Connell, all related to the proposed retention of the wording as per Section 5.2.1 of the Draft LAP as published).

Mr M. Mulhern, Director and Mr J. Frehill, Senior Planner responded to queries raised and reiterated the provisions of the DHPLG’s Apartment Guidelines, most notably Specific Planning Policy Requirement 1 (SPPR), which precludes the Council from specifying minimum requirements for 3 or more bedroom apartments in the absence of the HNDA having been undertaken.

The Motion to retain the original wording as per Section 5.2.1 of the Draft LAP as published, was put to a [Roll Call Vote](Roll%20Call%20Vote%20Motions%2040,%2042,%20and%2043.pdf), the result of which was as follows

**FOR: 17 (Seventeen)**

**AGAINST: 0 (Zero)**

**ABSTAIN: 0 (Zero)**

The Motion was **PASSED**

### **M41/0120 Item ID:64937**

Submitted by Councillor D. O'Donovan

Page 73 to 77 Clearly show an evidenced based need(Census 2011 and 2016)  for family sized homes in the LAP to cater for the proportion of the population to enable the current population to stay in the LAP and to avoid a mass exodus of pre-school or young family households. The mechanism to enabling the LAP include a firm requirement on this is a Housing Needs Demand Analysis. Please prioritise the production of same for the LAP area in H1 2020. Retain the requirement re: 3 bed apts of 30%, subject to the HNDA completion, where if it does not support it, this section can be varied. The LAP should not be weakened in this regard in its ability to direct the supply of family homes in Cookstown and Airton

As Councillor D. O’Donovan was absent the Motion **FELL**

### **M42/0120 Item ID:64952**

Proposed by Councillor Liam Sinclair, Seconded by Councillor T. Gilligan

Page 73 to 77 show an evidenced based need(Census 2011 and 2016)  for family sized homes in the LAP to cater for the proportion of the population to enable the current population to stay in the LAP and to cater for the needs of pre-school or young family households.  
  
As a mechanism to enabling the LAP include a firm requirement on this is a Housing Needs Demand Analysis. Please prioritise the production of same for the LAP area in H1 2020.  
  
Retain the requirement re: 3 bed apts of 30%, subject to the HNDA completion, where if it does not support it, this section can be varied.  
  
Retaining a stated number in the plan sets out our commitment to expanding as a community rather than simple growth.

**REPORT:**

The Planning Authority considers that an appropriate mix of dwellings is needed in this area to cater for a varied population at different life stages and that the retention of families in this area as they grow is an important challenge for the LAP.

Specific Planning Policy Requirement (SPPR) 1 of the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities’ (2018) preclude statutory development plans from implementing a minimum requirement for three or more-bedroom apartments in the absence of a Housing Need and Demand Assessment (HNDA), see below:

|  |
| --- |
| Specific Planning Policy Requirement 1 **Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).** |

The Planning Authority and An Bord Pleanála are statutorily required to apply Specific Planning Policy Requirements contained in ministerial guidelines under Section 28(1C) of the Planning and Development Act 2000, as amended. Therefore, the policy as included in the Draft LAP, in the absence of a HNDA, would not be implementable.

The proposed motion requests that the site-specific requirement for 30% of units in proposed residential developments to have a minimum of 3-bedrooms be retained and amended upon preparation of a HNDA, if necessary. However, this would be contrary to the relevant Specific Planning Policy Requirements.

It is recognised that a HNDA for the Dublin region will be prepared in the near future and that specific requirements for new developments in terms of the housing mix should be based on the evidence basis arising from this exercise.

Having regard to the ministerial guidelines and in advance of the preparation of a HNDA, it is considered that the recommended Chief Executive amendment (No. 1, page 70 of the CE Report) provides an appropriate policy approach in the LAP for the Planning Authority to encourage the provision of a balanced mix of residential units in new developments and to seek to avoid an over proliferation of dwelling types or sizes which do not adequately serve the needs of a varied population. Upon preparation of the HNDA, these requirements will be reviewed to provide clearer site-specific guidance, if necessary.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Contributions from Councillors C. O’Connor, L. Sinclair, K Mahon, L. Dunne, G. O’Connell, all related to the proposed retention of the wording as per Section 5.2.1 of the Draft LAP as published).

Mr M. Mulhern, Director and Mr J. Frehill, Senior Planner responded to queries raised and reiterated the provisions of the DHPLG’s Apartment Guidelines, most notably Specific Planning Policy Requirement 1 (SPPR), which precludes the Council from specifying minimum requirements for 3 or more bedroom apartments in the absence of the HNDA having been undertaken.

The Motion to retain the original wording as per Section 5.2.1 of the Draft LAP as published, was put to a [Roll Call Vote](Roll%20Call%20Vote%20Motions%2040,%2042,%20and%2043.pdf), the result of which was as follows

**FOR: 17 (Seventeen)**

**AGAINST: 0 (Zero)**

**ABSTAIN: 0 (Zero)**

The Motion was **PASSED**

### **M43/0120 Item ID:64957**

Proposed by Councillor K. Mahon, Seconded by Councillor T. Gilligan

Page 73 to 77 Clearly show an evidenced based need (Census 2011 and 2016)  for family sized homes in the LAP to cater for that proportion of the population and to enable the current population to stay in the LAP and to avoid a mass exodus of pre-school or young family households. The mechanism to enabling the LAP includes a firm requirement for family sized homes is a Housing Needs Demand Analysis. Please prioritise the production of same for the LAP area in H1 2020. Retain the requirement re: 3 bed units at 30%, subject to the HNDA completion. The LAP should not be weakened in this regard in it's ability to direct the supply of family homes in Cookstown and Airton.

**REPORT:**

The Planning Authority considers that an appropriate mix of dwellings is needed in this area to cater for a varied population at different life stages and that the retention of families in this area as they grow is an important challenge for the LAP.

Specific Planning Policy Requirement (SPPR) 1 of the ‘Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities’ (2018) preclude statutory development plans from implementing a minimum requirement for three or more-bedroom apartments in the absence of a Housing Need and Demand Assessment (HNDA), see below:

|  |
| --- |
| Specific Planning Policy Requirement 1 **Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).** |

The Planning Authority and An Bord Pleanála are statutorily required to apply Specific Planning Policy Requirements contained in ministerial guidelines under Section 28(1C) of the Planning and Development Act 2000, as amended. Therefore, the policy as included in the Draft LAP, in the absence of a HNDA, would not be implementable.

The proposed motion requests that the site-specific requirement for 30% of units in proposed residential developments to have a minimum of 3-bedrooms be retained and amended upon preparation of a HNDA, if necessary. However, this would be contrary to the relevant Specific Planning Policy Requirements.

It is recognised that a HNDA for the Dublin region will be prepared in the near future and that specific requirements for new developments in terms of the housing mix should be based on the evidence basis arising from this exercise.

Having regard to the ministerial guidelines and in advance of the preparation of a HNDA, it is considered that the recommended Chief Executive amendment (No. 1, page 70 of the CE Report) provides an appropriate policy approach in the LAP for the Planning Authority to encourage the provision of a balanced mix of residential units in new developments and to seek to avoid an over proliferation of dwelling types or sizes which do not adequately serve the needs of a varied population. Upon preparation of the HNDA, these requirements will be reviewed to provide clearer site-specific guidance, if necessary.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Contributions from Councillors C. O’Connor, L. Sinclair, K Mahon, L. Dunne, G. O’Connell, all related to the proposed retention of the wording as per Section 5.2.1 of the Draft LAP as published).

Mr M. Mulhern, Director and Mr J. Frehill, Senior Planner responded to queries raised and reiterated the provisions of the DHPLG’s Apartment Guidelines, most notably Specific Planning Policy Requirement 1 (SPPR), which precludes the Council from specifying minimum requirements for 3 or more bedroom apartments in the absence of the HNDA having been undertaken.

The Motion to retain the original wording as per Section 5.2.1 of the Draft LAP as published, was put to a [Roll Call Vote](Roll%20Call%20Vote%20Motions%2040,%2042,%20and%2043.pdf), the result of which was as follows

**FOR: 17 (Seventeen)**

**AGAINST: 0 (Zero)**

**ABSTAIN: 0 (Zero)**

The Motion was **PASSED**

### **44/0120 Item ID:64914**

Proposed by Councillor M. Duff, Seconded by Councillor C. O’Connor

That this Council, recognising that many professionals, such as Teachers, are finding it extremely difficult to find rental accommodation in the Tallaght area and the Town Centre in particular, call on the CE to make provision in the Draft Tallaght Town Centre Local Area Plan, where Developers are proposing to build Student Accommodation, that at least 15% of the development is made available for rental to Teaching Staff.

**REPORT:**

The Planning Authority cannot stipulate that accommodation in residential developments be reserved for a specific profession, however the Council is progressing an Affordable Housing Scheme which is open to people (e.g. young professionals) who are having difficulty in purchasing a property and may feel priced out of the market. It is an objective of the LAP to deliver an affordable housing development in the Town Centre area.

Student accommodation is defined in national guidelines and standards are set out for the types of accommodation and facilities that should be provided to serves a cohort who have specific accommodation requirements, e.g. short-term, communal living. Student accommodation developments are usually associated with specific institutions and typically serve as holiday rentals in the summer.

The Planning Authority does not consider it appropriate that a specific type of short-term accommodation would be supported by planning policy to serve the needs of those who typically require more medium to long-term housing solutions; this would set an undesirable precedent for the types of development that would be considered appropriate in the area.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

Following contributions from Councillors M. Duff, C. O’Connor, K. Mahon, G. O’Connell, Ed. O’Brien, Mr. J. Frehill, Senior Planner responded to queries raised.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### **M45/0120 Item ID:64934**

Proposed by Councillor Teresa Costello, Seconded by Councillor E. Murphy

Special Meeting of County Council to consider the Draft Tallaght town Centre Local Area Plan.

To respond to the Census details outlined clearly on pages 72 - 77 of the LAP, there is a need for family homes for the young family population in the LAP area. We update Cookstown with an SLO like that done in Citywest Village to identify a site where high quality homes are developed by the luas for local families and key workers to support the long-term sustainability of the population in the LAP.

**REPORT:**

The specific SLO referred to in either the current County Development Plan or Fortunestown Local Area Plan and the Planning Authority is not aware of the form of wording or specific approach proposed in this motion.

It is considered that an appropriate mix of dwellings is needed in this area to cater for a varied population at different life stages and that the retention of families in this area as they grow is an important challenge for the LAP. Notwithstanding this, the restriction of private housing developments to local families and key workers would require very clear and specific guidance and would not be practically implementable. There would be considerable ambiguity as to who constitutes a local or key worker, and this may pose questions as to the legality of such a provision.

Objectives relating to the provision of housing are addressed in detail in the Draft LAP and Chief Executive’s Report on submissions received, including the requirements to comply with national guidelines.

Standards for homes (both apartments and houses) are provided for in national guidelines and the County Development Plan. It is considered that the Draft LAP and recommended Chief Executive amendments provide the Planning Authority’s approach and clear preference for housing developments in the area.

**RECOMMENDATION:**

It is recommended that this motion is not adopted.

The Members unanimously **AGREED** to accept the Chief Executive’s Report.

### It was unanimously **AGREED** to consider **Motions 46, 47 & 48** in tandem as they referred to the same subject matter

The Motions were proposed by Councillor T, Gilligan and Seconded by Councillor M. Duff

**M46/0120 Item ID:64941**

Proposed by Councillor M. Duff, Seconded by Councillor T. Gilligan

That this Council calls on the Manager to ensure that a formal connector route is regarded in the Tallaght Town Centre Local Area Plan, to include pedestrian and cycle lanes, with effective signage, between the new Transport Hub, the LUAS terminus and the start of the Dublin Mountain Way at Sean Walsh Park.

**REPORT:**

Section 2.2 of the proposed LAP provides for the development of a transport hub in Tallaght Town Centre which facilitates ease of access for residents, workers, shoppers and visitors to all public transport services and facilitates seamless interchange between all bus services; between bus services and Luas; and between cycling, bus and Luas.

The plan also provides for cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Detailed works will follow from these stated objectives of the plan and will require the collaboration of a number of national agencies (NTA and TII), private developers and the Council.

Attention is drawn to Section 4.3 (Tourism) of the Draft LAP which includes the following:

1. *It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.*

It should be noted that the Roads Department are due to prepare a signage strategy for the county, which will assist in enhancing wayfinding in the Tallaght area and will seek to improve permeability between the aforementioned destinations.

The requirements of the motion are provided for within the current proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include a key objective for the Town Park (Section 3.9) as follows:

1. *Provide for trail-heads and/or markers of the beginning of the Dublin Mountains Way in Seán Walsh Park.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M47/0120 Item ID:64944**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor M. Duff

Tallaght LAP Special Meeting

Re. 2.2.1 Access and Movement:

That a formal connector route with pedestrian and cycle lanes and effective signage links the Luas terminus and the start of the Dublin Mountain Way in Sean Walsh Park.

**REPORT:**

Section 2.2 of the proposed LAP provides for the development of a transport hub in Tallaght Town Centre which facilitates ease of access for residents, workers, shoppers and visitors to all public transport services and facilitates seamless interchange between all bus services; between bus services and Luas; and between cycling, bus and Luas.

The plan also provides for cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Detailed works will follow from these stated objectives of the plan and will require the collaboration of a number of national agencies (NTA and TII), private developers and the Council.

Attention is drawn to Section 4.3 (Tourism) of the Draft LAP which includes the following:

1. *It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.*

It should be noted that the Roads Department are due to prepare a signage strategy for the county, which will assist in enhancing wayfinding in the Tallaght area and will seek to improve permeability between the aforementioned destinations.

The requirements of the motion are provided for within the current proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include a key objective for the Town Park (Section 3.9) as follows:

1. *Provide for trailheads and/or markers of the beginning of the Dublin Mountains Way in Seán Walsh Park.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M48/0120 Item ID:64956**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor F. Timmons, Seconded by Councillor T. Gilligan

Re. 4.1 Economic Development and Tourism

That key objectives for the green flag Sean Walsh Park are amended to include delivery of a clear, formal, landscaped and well signposted connector route for walkers and cyclists from The Square / Luas to the Dublin Mountain Way as an enhancement of the existing tourist asset in the LAP area.

**REPORT:**

The creation of connector routes such as the DMW and associated hard and soft landscaping together with signage are detailed matters of the County Tourism Strategy. However, it a core objective of the LAP through the Movement and Urban Framework to maintain and facilitate links within and links between the Town Centre and adjoining areas including Sean Walsh Park and the Dublin Mountain Way. The delivery of this objective is managed by the Public Realm and Tourism Departments. The link from Sean Walsh (being the starting point of the DMW) and onward towards the Dublin Mountains through Aylesbury is already in place.

Section 2.2 of the proposed LAP provides for the development of a transport hub in Tallaght Town Centre which facilitates ease of access for residents, workers, shoppers and visitors to all public transport services and facilitates seamless interchange between all bus services; between bus services and Luas; and between cycling, bus and Luas.

The plan also provides for cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Detailed works will follow from these stated objectives of the plan and will require the collaboration of a number of national agencies (NTA and TII), private developers and the Council.

Attention is drawn to Section 4.3 (Tourism) of the Draft LAP which includes the following:

1. *It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.*

It should be noted that the Roads Department are due to prepare a signage strategy for the county, which will assist in enhancing wayfinding in the Tallaght area and will seek to improve permeability between the aforementioned destinations.

The requirements of the motion are provided for within the current proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include a key objective for the Town Park (Section 3.9) as follows:

1. *Provide for trail-heads and/or markers of the beginning of the Dublin Mountains Way in Seán Walsh Park.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M49/0120 Item ID:64948**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

### Proposed by Councillor L. O’Toole, Seconded by Councillor M. Duff

Re. 3.2 The Centre

That the Landbridge outlined in the 2006 - 2011 and the 2011 - 2018 plans be reinstated.

**REPORT:**

The Council is committed to providing improved pedestrian and cycle facilities across the N81 between the Town Centre, the Park and the Stadium and surrounding areas. The details shown in the LAP are indicative only and serve only to acknowledge the need for interventions to facilitate the role of Tallaght as a Town Centre, particularly in relation to cycle and pedestrian movements. In addition, through its public realm functions and in conjunction with the provisions outlined above, the Council proposes to implement a landscape plan for the N81.

Allied to this, a number of submissions were made as part of the public consultation process requesting a Landbridge, a tunnel and a number of other interventions. The Council is very much aware that the N81 is a National Secondary Route and of the need to retain its traffic capacity. Submissions from TII and the Office of the Planning Regulator strongly reference this issue. Attention is drawn to recommended Chief Executive amendment No. 2, page 19 of the CE Report which proposed to add the following text:

*The N81 National Secondary Route traverses the LAP lands. It is an objective of the plan to provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Any future proposed works shall be agreed with TII and the NTA and are required to comply with Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012).*

Any future interventions on the N81 arising from its location within the expanded town centre will need to be subject to detailed traffic analysis  and any works will be subject to agreement with TII, complete with a requirement to ensure compliance with the 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012)’. The Council has commissioned a detailed traffic study which addresses these issues and is due to commence shortly.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include the following text and objective in Section 2.2.1:

*The N81 National Secondary Route traverses the LAP lands. Any future proposed works shall be agreed with TII and the NTA and are required to comply with Section 28 Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012).*

*It is an objective of the plan to provide cycle and pedestrian routes which facilitate ease of access across the N81 between the Town Centre and Sean Walsh Park, surrounding residential areas, The Stadium and ultimately the Dublin Mountains. Alternative options to be assessed, including the provision of a Landbridge, subject to a detailed traffic study and subject to agreement of Transport Infrastructure Ireland, National Transport Authority and landowners, where relevant.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M50/0120 Item ID:64967**

Submitted by Councillor Sandra Fay

Reinstate the Landbridge as outlined in the 2006 to 2011 and the 2011 to 2018 plans - key access and movement element. In 2006 LAP there was mention of a design competition for a landmark bridge to connect the Square to Sean Walsh Park.  A looking bridge linking the Square and Sean Walsh Park.

As Councillor S. Fay was absent the Motion **FELL**

### **M51/0120 Item ID:64964**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

### Proposed by Councillor P. Gogarty, Seconded by Councillor T. Gilligan

Re Whitestown Objectives

To collaborate with business owners with site fronting onto N81 to create an open, high quality green corridor to replace the highly industrial fencing. This will improve the reputation and appearance of the N81 at Whitestown / Killinarden.

**REPORT:**

The Council is committed to providing improved high-quality landscaped pedestrian and cycle facilities across and along the N81 between the Town Centre, the Park and the Stadium and surrounding areas.  In addition, through its public realm functions and in conjunction with the provisions outlined above the Council proposes to implement a landscape plan for the N81.

The Council is very much aware that the N81 is a National Secondary Route and of the need to retain its traffic capacity. Submissions from TII and the Office of the Planning Regulator strongly reference this issue. Any future landscaping or permeability interventions on the N81 arising from its location within the expanded town centre will need to be subject to detailed traffic analysis in terms of implications of any interventions and any works will be subject to agreement with TII and compliance with the 'Spatial Planning and National Roads Guidelines for Planning Authorities (2012)’. Any such interventions will be subject to the Part 8 approval process. The Council has commissioned a detailed traffic study which addresses these issues, with this work due to commence shortly.

In relation to promoting collaboration with local businesses in undertaking works along the N81, it should be noted that the Part 8 process includes statutory requirements for public consultation, where opportunity will be provided for all parties to engage with the process.

There are a significant number of policies and objectives contained within the LAP, which support the enhancement of the public realm. These, in tandem with the traffic study due to commence shortly will facilitate the delivery of a high-quality environment along the N81.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include key objective for Whitestown (Section 3.8) as follows:

1. *Engage with relevant stakeholders, including landowners, to enhance interface with the N81 as part of the future landscape plan for the N81.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M52/0120 Item ID:64932**

Proposed by Councillor Teresa Costello, Seconded by Councillor Ed. O’Brien

To add to the key objectives of the Town Centre Park:  
To identify and deliver a urban farm and inclusion garden allotments in the park to replace those being built on.

**REPORT:**

Provision of an urban farm, allotments, inclusion garden and other facilities are matters which are commonly delivered in conjunction with the Public Realm Section of the Council. In any event they would be provided within the boundaries of parks and public spaces provided for in the LAP.

It is considered that an objective could be included to investigate the potential of providing an urban farm and inclusion gardens, however various factors would have to be considered before such facilities could be identified and delivered, including appropriate location, space required, access to these facilities to the general public, etc.

**RECOMMENDATION:**

It is recommended that the motion be adopted with the following amendment:

Add to key objective of The Town Park (Section 3.9 of the Draft LAP):

*To investigate potential for the provision of an urban farm and inclusion of garden allotments in Sean Walsh Park or within reasonable distance thereof.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M53/0120 Item ID:64951**

Submitted by Councillor Alan Edge, Councillor F. Timmons, Councillor L. O’Toole, Councillor P. Gogarty

Proposed by Councillor A. Edge, Seconded by Councillor T. Gilligan

Re. 4.1 Economic Development and Tourism

That delivery of a formal trail-head at the Dublin Mountain Way behind Tallaght Stadium is a key objective as regards Sean Walsh Park.

**REPORT:**

The creation of connector routes or a trail head for the Dublin Mountains Way and associated hard and soft landscaping together with signage are detailed matters of the County Tourism Strategy. However, it is a core objective of the LAP through the Movement and Urban Framework to maintain and facilitate links within and links between the Town Centre and adjoining areas, including Sean Walsh Park and the Dublin Mountain Way. The delivery of this objective is managed by the Public Realm and Tourism Departments. The link from Sean Walsh Park (being the starting point of the DMW) and onward towards the Dublin Mountains through Aylesbury is already in place.

Attention is drawn to Section 4.3 (Tourism) of the Draft LAP which includes the following:

1. *It is a policy of Council to improve connections between the Town Centre and proximate amenities such as the Dublin Mountains and the Dodder Valley. The proximity of the Dublin Mountains, the historic value of the old village and the budding Sustainable Energy Community (SEC) in Tallaght present significant opportunities for the future tourism potential of the area.*

It should be noted that the Roads Department are due to prepare a signage strategy for the county, which will assist in enhancing wayfinding in the Tallaght area and will seek to improve permeability between the aforementioned destinations.

The requirements of the motion are provided for within the current proposed LAP and recommended chief executive amendments.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Include a key objective for the Town Park (Section 3.9) as follows:

1. *Provide for trail-heads and/or markers of the beginning of the Dublin Mountains Way in Seán Walsh Park.*

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **M54/0120 Item ID:64961**

Proposed by Councillor L. Dunne, Seconded by Councillor C. Bailey

With 33% unemployment rates in some areas of Tallaght "CSO Figures" A local Employment Clause should be part of the phasing in the LAP with a % going to locals and another % going to apprentices.  This should be done in partnership with Employers, SDCC, DDETB, TUI, South County Partnership & Tallaght Training Centre that would support individuals to train & upskill.

**REPORT:**

As development progresses in the area there may be opportunities for both employment of local residents and provision of training in the area. The Council will facilitate agencies and organisations, particularly those engaged in employment and training initiatives, to work together with a view to maximising employment, volunteer and training opportunities for local residents.

It is suggested that the Local Community Development Committee of the Council, through the Local Economic and Community Plan, may be the most appropriate platform to advance policies and objectives for the coordination of training, education and provision of employment aimed at tackling long-term unemployment and youth unemployment.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

*Add the following objectives to Section 4.2 and 5.3, respectively:*

1. *It is an objective of the Council to liaise with agencies and organisations working in Tallaght to maximise educational opportunities and support access to employment for local residents and the surrounding area.*
2. *It is an objective of the Council to facilitate agencies and organisations, in particular those engaged in employment and training initiatives in Tallaght, to work together in a co-ordinated manner in order to maximise employment, volunteer and training opportunities for residents of all ages in Tallaght and the surrounding area.*

Following contributions from Councillors L. Dunne, G. O’Connell, L. O’Toole, M. Duff, Ed. O’Brien, E. O’Broin., C. Bailey, K. Mahon. Mr. M. Mulhern, Director LUPT and Mr. J. Frehill, Senior Planner responded to queries raised.

The following amendment was proposed by Councillor M. Duff, seconded by Councillor T. Gilligan and unanimously **AGREED**

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

### **M55/0120 Item ID:64911**

Proposed by Councillor M. Duff, Seconded by Councillor T. Gilligan

That this Council when making provision for a Second Level School in the Draft Tallaght Town Centre Local Area Plan, ensures that the Dept of Education and Skills provide an All Weather, All Sports pitch on the site of the school.

**REPORT:**

The draft plan makes provision for 3 additional primary schools and 1 secondary school. These schools will be delivered in tandem with development across the LAP lands. Detailed design issues such as provision of sports facilities etc. will be determined at the detail design and planning stage.

All school projects are required to provide appropriate sport and recreation facilities. While these are usually provided on site, there are circumstances such as in built up urban areas, where due to limited site areas, the sharing of facilities is considered and accommodated. South Dublin County Council has a memorandum of understanding with the Department of Education and skills and will liaise with them in relation to the delivery of appropriate facilities within the Town Centre area. It will be a basic criteria that appropriate sports and recreation facilities will be provided to accommodate any proposed school and this matter will be addressed as part of the pre-planning process.

**RECOMMENDATION**

It is recommended that this motion be adopted with the following amendment.

Add bullet to Section 5.3.1 ’criteria for the location of schools' as follows

'The site will have access to appropriate sport and recreational facilities'

Councillor M. Duff proposed the following amendment to the Chief Executive’s recommendation which was seconded by Councillor G. O’Connell and unanimously **AGREED**

*'The site will have access to appropriate****“All Weather”*** *sport and recreational facilities'*

### **M56/0120 Item ID:64915**

Proposed by Councillor M. Duff, Seconded by Councillor G. O’Connell

That this Council call on the CE to ensure that Sports Facilities for Senior Citizens, such as Lawn Bowls, Outdoor Gym Equipment, Pitch and Putt, are provided for within the heart of the Town Centre Local Area Plan, to encourage a Healthy Lifestyle.

**REPORT:**

Section 5.3.6 of the Plan states 'Support shall be given to established age friendly facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of Tallaght' and it is considered appropriate to add further text.

**RECOMMENDATION:**

It is recommended that the motion be amended and adopted as follows:

Add text to Section 5.3.6

1. *'support shall be given to the provision of sports facilities which are appropriate for all age groups, including senior citizens, such as outdoor gym equipment, etc.'*

Councillor M. Duff proposed the following amendment to the Chief Executive’s recommendation which was seconded by Councillor L. O’Toole and unanimously **AGREED**

1. *'support shall be given to the provision of* ***“All Weather”*** *sports facilities which are appropriate for all age groups, including senior citizens, such as outdoor gym equipment, etc.'*

### **M57/0120 Item ID:64919**

Submitted by Councillor C. O’Connor, Councillor D. Richardson

Proposed by Councillor D. Richardson, Seconded by Councillor A. Edge

That it be the policy of SDCC to establish a farmer’s market in the Tallaght area and to include consideration for Tallaght stadium as a possible venue.

**REPORT:**

Tallaght has historically been the venue for a local farmers market and at different times it has been located on lands to the west of the Shopping Centre, adjoining the high street and at Library Square. The principle of such a proposal is fully supported and will assist in animating the urban environment of the area. Objective to be added to section 5.3.6

**RECOMMENDATION**

It is recommended that this motion be adopted with the following amendment.

'It is an objective of the Plan to support the establishment of a farmers market in the LAP area.

The Members unanimously **AGREED** to accept the Chief Executive’s Recommendation

### **H2/0120 Item ID:65099**

**Resolution to make, amend or not make the Tallaght Town Centre Local Area Plan**

In accordance with Section 20(3) of the Planning and Development Act 2000, as amended, and having considered the Draft Tallaght Town Centre Local Area Plan and the Chief Executive’s Report on submissions and observations received thereon, the elected Members of South Dublin County Council hereby resolve that the Tallaght Town Centre Local Area Plan be made subject to amendments, some of which will, either on their own or cumulatively, be material alterations to the Draft Tallaght Town Centre Local Area Plan.

The proposed resolution was put to a [Roll Call Vote](Roll%20Call%20Vote%20to%20Make%20the%20Local%20Area%20Plan%20.pdf), the result of which was as follows

**FOR: 16 (Sixteen)**

**AGAINST: 1 (One)**

**ABSTAIN: 0 (Zero)**

The Resolution **PASSED**

The Meeting concluded at 8.45pm

Signed: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** Date: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Mayor 9th March 2020**