



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Chief Executive's Report on Public Consultation

Proposed Material Alterations
to the Draft Tallaght Town Centre
Local Area Plan

2020-2026

May 2020



CONTENTS

1.0	INTRODUCTION AND BACKGROUND	2
2.0	OUTLINE OF THE PUBLIC CONSULTATION PROGRAMME	3
3.0	OUTCOME OF THE PUBLIC CONSULTATION PROGRAMME	4
4.0	NEXT STEPS	5
5.0	SUMMARY OF ISSUES RAISED	6
6.0	CATEGORISATION, SUMMARY AND RESPONSES TO ISSUES RAISED	7
6.1	GENERAL / ACKNOWLEDGEMENT	7
6.2	PROPOSED MATERIAL ALTERATION REFERENCE NO. 1	8
6.3	PROPOSED MATERIAL ALTERATION REFERENCE NO. 2	11
6.4	PROPOSED MATERIAL ALTERATION REFERENCE NO. 3	13
6.5	PROPOSED MATERIAL ALTERATION REFERENCE NO. 4	16
6.6	PROPOSED MATERIAL ALTERATION REFERENCE NO. 5	19
6.7	PROPOSED MATERIAL ALTERATION REFERENCE NO. 6	20
6.8	PROPOSED MATERIAL ALTERATION REFERENCE NO. 7	22
6.9	STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) DETERMINATION	25
6.10	OUTSIDE SCOPE OF PROPOSED MATERIAL ALTERATIONS	26
7.0	CHIEF EXECUTIVE’S SUMMARY OF RECOMMENDATIONS	28
8.0	CONCLUSION	29
	APPENDIX A: PUBLIC NOTICE	30

1.0 INTRODUCTION AND BACKGROUND

On the 12th September 2019, South Dublin County Council (SDCC) gave notice that it had prepared a Draft Local Area Plan (LAP) for Tallaght Town Centre pursuant to Sections 18, 19 and 20 of the Planning and Development Acts 2000 (as amended).

SDCC undertook a statutory public consultation on the proposed Draft LAP which took place between 12th September and 24th October 2019, inclusive, during which time information on the Proposed Draft LAP and environmental reports (Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening Reports) were disseminated to the public and submissions were invited.

49 submissions were received during the public consultation period. All submissions were read, analysed and summarised and a Chief Executive's Report on the submissions and observations received was prepared. The Chief Executive's Report included a summary of the submissions and observations made, the opinion, or response, and recommendations of the chief executive in relation to the issues raised and the proposed local area plan. A list of all the persons/bodies that made submissions within the public consultation period was provided in the Chief Executive's Report and all valid submissions were published on the Council's online consultation portal (<https://consult.sdublincoco.ie/>).

The Chief Executive's Report on the submissions received was furnished to the Elected Members for their consideration in December 2019 and subsequently published on the Council's website (<https://www.sdcc.ie/en/services/planning/local-area-plans/tallaght-current/>). Briefings were held with the Elected Members in January 2020 in relation to the Chief Executive's Report and the next steps in the process.

Following the receipt of 57 motions from Elected Members, a Special Council Meeting was held on Thursday 23rd January 2020. Having considered the Draft Local Area Plan, the Chief Executive's Report on the submissions and observations received, the Natura Impact Statement, the SEA Environmental Report and other accompanying documentation, the Elected Members resolved to make the Tallaght Town Centre Local Area Plan, subject to alterations, a number of which were deemed to constitute Material Alteration, as per Section 20(3)(e) of the Planning and Development Act 2000 (as amended).

Structure of the Report

This report comprises of the following parts:

1. An introduction including details on the background and purpose of this report.
2. An outline of the public consultation carried out.
3. A summary of the material alterations consultation process and outcome including a list of submissions.
4. Details of the next steps in the local area plan making process.
5. Summary of the issues raised during the public consultation process.
6. Details and categorisation of each of the issues raised under submissions. Any recommendations of the Chief Executive arising from submissions made.
7. Summary of recommendations and conclusion.
8. Appendices:
 - Appendix A. Public Notice.

2.0 OUTLINE OF THE PUBLIC CONSULTATION PROGRAMME

Subsequent to the January Special Council Meeting, a public consultation on the Proposed Material Alterations to the Draft Local Area Plan took place over a four-week period between Thursday 13th February 2020 and Thursday 12th March 2020 (inclusive), pursuant to Section 20 of the Planning and Development Act 2000 (as amended).

During the public consultation information on the Proposed Material Alterations was disseminated to the public and submissions were invited. The Proposed Material Alterations were accompanied by an SEA Screening Determination and AA Screening Determination in relation to which submissions were also invited.

The public consultation process involved the following key elements:

- Notification of the preparation and display of the Proposed Material Alterations to the Draft Local Area Plan for the purpose of public consultation were placed in the Irish Times and The Tallaght Echo on the 13th February 2020 together with information on the public consultation programme and an invitation for submissions;
- Press release issued to local and national press and social media;
- The Proposed Material Alterations to the Draft Local Area Plan were advertised on the South Dublin County Council Website, Consultation Portal and the Council's social media platforms during the 4-week public consultation period with regular posting on the Council's social media platforms throughout the consultation period;
- Notifications issued to the Minister for Housing, Planning and Local Government, The Office of the Planning Regulator and other relevant prescribed authorities.

3.0 OUTCOME OF THE PUBLIC CONSULTATION PROGRAMME

The number of submissions that were received during the public consultation period came to 23. All submissions were read, analysed and summarised. A list of all the persons/bodies that made submissions within the public consultation period is provided in Table 1 below, together with a reference number that can be clicked as a link (on electronic copies of this Chief Executive’s Report) to a database containing scanned copies of each submission, which can be accessed by the Elected Members of the Council. Otherwise, all valid submissions can be viewed on the Council’s online consultation portal <https://consult.sdublincoco.ie>.

Table 1: List of Persons / Bodies that made submissions

Person	Company (If applicable)	Ref
David Clements	National Transport Authority	TTCLAPMA0001
Transport Infrastructure Ireland (TII)	Transport Infrastructure Ireland	TTCLAPMA0002
Chris Browne	Hughes Planning and Development Consultants	TTCLAPMA0003
Karen Donovan	Office of Public Works	TTCLAPMA0004
Cian O'Mahony	Environmental Protection Agency	TTCLAPMA0005
Niamh McDonald	Irish Water	TTCLAPMA0006
Paula Galvin	McCutcheon Halley Planning Consultants	TTCLAPMA0007
Tara Horigan	Health and Safety Authority	TTCLAPMA0008
Sheehan Planning	Sheehan Planning	TTCLAPMA0009
Atlas GP Ltd	Atlas GP Ltd	TTCLAPMA0010
Square Foot Property Services Limited	Square Foot Property Services Limited	TTCLAPMA0011
Bartra Capital Property Group	Bartra Capital Property Group	TTCLAPMA0012
Austin McHale		TTCLAPMA0013
Chris Browne	Hughes Planning and Development Consultants	TTCLAPMA0014
Alan Crawford	BMA PLANNING	TTCLAPMA0015
Brady Shipman Martin	Brady Shipman Martin	TTCLAPMA0016
Ed Barrett	Gravis Planning	TTCLAPMA0017
Mary Dolan	South Dublin County PPN	TTCLAPMA0018
Sean Ward		TTCLAPMA0019
Maude Ni Bhrolchain	Office of the Planning Regulator	TTCLAPMA0020
Belgard Area Residents Association	Belgard Area Residents Association	TTCLAPMA0021
Patrick Taaffe		TTCLAPMA0022
Gerard Stockil	Tallaght Community Council	TTCLAPMA0023

4.0 NEXT STEPS

This Chief Executive's Report on the public consultation for the Proposed Draft Tallaght Local Area Plan is hereby submitted to the members of SDCC for consideration.

Having considered the Proposed Material Alterations to the Draft Local Area Plan and this Chief Executive's Report on submissions received, together with the associated Environmental Determinations, the local area plan shall be made or amended as appropriate by the planning authority by resolution with all, some or none of the material alterations, in accordance with Section 20 of the Planning and Development Act 2000 (as amended).

It is intended that the Council Meeting will take place in June 2020. The Local Area Plan shall have effect 6 weeks from the date of the decision of the Council.

Further modification to the material alterations may only be made where they are minor in nature.

5.0 SUMMARY OF ISSUES RAISED

All 23 of the valid submissions received by the Council during the public consultation were read, summarised and analysed. A total of 60 issues were identified during this process. Many of the issues raised were interrelated and therefore categorised under 10 separate category headings for the purpose of identifying the issues that were raised more frequently. Each of the category headings, together with the number of times that issues were raised in relation to each heading are detailed in Table 2 below.

Table 2: Breakdown of issues raised in submissions received for all categories

Breakdown of Issues for All Top-Level Categories			
	Category	Issues Raised	% of Total
1	General / Acknowledgement	9	15%
2	Proposed Material Alteration No. 1	4	6.67%
3	Proposed Material Alteration No. 2	2	3.33%
4	Proposed Material Alteration No. 3	8	13.33%
5	Proposed Material Alteration No. 4	10	16.67%
6	Proposed Material Alteration No. 5	2	3.33%
7	Proposed Material Alteration No. 6	8	13.33%
8	Proposed Material Alteration No. 7	4	6.67%
9	Strategic Environmental Assessment (SEA) Determination	5	8.33%
10	Outside Scope of Proposed Material Alterations	8	13.33%
		60	

In terms of the issues that were raised most frequently, the highest number (10 times / 16.67%) related to Proposed Material Alteration No. 4. The second highest proportion were general comments, support for the process or acknowledgements of issues raised (9 times / 15%). Issues related to Proposed Material Alteration No. 3, No. 6 and matters that were beyond the scope of the material alterations were equally raised 8 times each / 13.33%. A high number of submissions highlighted site-specific issues categorised under the above or related to the individual neighbourhood areas.

6.0 CATEGORISATION, SUMMARY AND RESPONSES TO ISSUES RAISED

This Section presents a summary of each of the issues raised under the relevant category heading. Each of the issues listed includes a reference that can be clicked as a link (on electronic copies of this Chief Executive's Report) to a database containing scanned copies of each submission. For reasons of data protection, these links can only be accessed by Elected Members of SDCC.

The Chief Executive has prepared responses and recommendations under the relevant material alteration or other relevant category heading. **Additions** to the text, where specific text is proposed, are identified through the use of **green print**. **Further additions** to text of proposed material alterations are identified through the use of **blue print**. **Deletions** to the text are shown in **red print** with strikethrough.

6.1 GENERAL / ACKNOWLEDGEMENT

Issues Raised

1. The NTA notes that recommendations set out in its submission on the Draft LAP will be incorporated into the finalisation of the Tallaght Town Centre LAP, as detailed in the Chief Executive's Report. As the recommendations were deemed to be minor or not material, they have not been included in the Material Alterations report. ([David Clements, National Transport Authority - TTCLAPMA0001](#))
2. This submission is generally supportive of the intent of the Draft LAP and its wider objective to guide the future development of Tallaght. The changes included within the Proposed Material Alterations to the Draft Local Area Plan are welcomed. It is considered that the proposed Material Alterations result in a Draft LAP which is consistent with the Urban Development and Building Heights Guidelines for Planning Authorities (December 2018) and the Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018). ([Brady Shipman Martin, Brady Shipman Martin - TTCLAPMA0016](#))
3. TII acknowledges the receipt of referral of the material alterations to the Draft LAP, consisting of both the proposed Material Alterations and the Strategic Environmental Assessment and Appropriate Assessment Screening Report on the proposed material alterations. TII notes that amendments nos. 4, 11, 15, 16, 17, 45 and 46 have not been deemed to be material alteration and further do not contradict the original TII submissions to the Draft LAP. As such, TII has no observation to make on the alteration proposed and supports the above amendments as they have not been included in the 7 no. material alterations. ([Transport Infrastructure Ireland \(TII\), Transport Infrastructure Ireland - TTCLAPMA0002](#))
4. The EPA acknowledges notice in relation to the proposed material alterations to the Draft Tallaght Town Centre Local Area Plan, as one of five statutory environmental authorities to be notified under the SEA Regulations. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
5. It is submitted that South Dublin County Council should ensure that the Plan, as amended, is consistent with the need for proper planning and sustainable development and that adequate and appropriate critical service infrastructure should be in place to service any development proposed and authorised. In addition, it is submitted that South Dublin County Council should align with national commitments on climate change mitigation and adaptation. Finally, South Dublin County Council should also ensure that the Alterations are consistent with key relevant higher-level plans and programmes. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
6. The submission acknowledges notification of Material Alterations and the increase to allowable plot ratio. It is submitted that previous comments and observations were included in the Chief

Executive Report. It is stated that the constraints highlighted in the previous IW response apply to the proposed Material Alterations. ([Niamh McDonald, Irish Water - TTCLAPMA0006](#))

7. The Office of Planning Regulator reminds the planning authority that it should satisfy itself that the proposed Draft Tallaght Town Centre Local Area Plan 2020-2026, inclusive of proposed amendments, accords with the requirements of the legislation. ([Maude Ni Bhrolchain, Office of the Planning Regulator - TTCLAPMA0020](#))
8. It is noted that, having regard to the current national and global crisis, the volume of submissions in response to the consultation from residents and the community at large should not be taken as the only indicator of interest and opinion in this round of consultations. It is stated that a public meeting for the community on the LAP, held by the SDCC PPN, was well attended and all shared serious concerns on some of the 7 material alterations as laid out in the consultation. ([Gerard Stockil, TCC - TTCLAPMA0023](#))
9. This submission welcomes the finalisation of the LAP and expresses commitment to deliver on the consolidation and enhancement of the Square Shopping Centre lands. The proposed Material Alterations have introduced flexibility and removed unnecessary restrictions on building heights and plot ratios. It is requested that the final LAP should make it clear that the urban design diagrams are indicative and not prescriptive as, it is considered, there may be unintended consequences without such a statement that hinders the delivery of the LAP's overall objectives. ([Alan Crawford , BMA PLANNING - TTCLAPMA0015](#))

Chief Executive's Response

As referenced in a number of submissions, the Chief Executive's Report prepared in response to the submissions received during the public consultation on the Draft LAP contained recommendations which were deemed not to be material in nature. These will be reflected in the finalised Plan, unless they were withdrawn or amended by resolution at the Special Council Meeting of 23rd January 2020.

Commitments by a number of observers to deliver on the objectives of the LAP are welcome.

The planning authority is satisfied that the approach of the LAP is consistent with the proper planning and sustainable development of the area and has been appropriately assessed for its environmental impact. In preparing the LAP the planning authority has sought to ensure that the Plan is consistent with statutory requirements, national and regional planning policies and other national commitments, including on climate change mitigation and adaptation commitments.

The planning authority acknowledges the ongoing Covid-19 national and global emergency and the significant challenges arising from this. The planning authority appreciates the efforts of those who have made submissions and who have promoted debate and interest in the plan-making process. Observers can be satisfied that the submissions received will be assessed on the merits of the issues put forward as regards to the proper planning and sustainable development of the area.

Chief Executive's Recommendation

No further amendments recommended.

6.2 PROPOSED MATERIAL ALTERATION REFERENCE NO. 1

MATERIAL ALTERATION REF. No. 1		
	Section	Page
Draft Local Area Plan	3.5 & 3.6 (inter alia)	p. 48 & 51 (inter alia)

Nature of material alteration:

To reflect clarification of the areas of Broomhill and Greenhills neighbourhoods where residential development may be considered more appropriate.

Proposed mapping and text changes:

1(a)

Amend Figures 2.5, 3.12 and 3.15 and all subsequent diagrams, maps and graphs remove the mixed-use frontages indicated at the following locations and other minor amendments to mixed-use frontages:

- Along the entirety of Broomhill Road within Broomhill neighbourhood,
- Along the northern side of Airton Road within Broomhill neighbourhood,
- Along either side of Greenhills Road north of junction with Airton Road, within Broomhill and Greenhills neighbourhoods.

1(b)

Amend the vision for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:

An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along ~~primary frontages~~ the southern side of Airton Road

1(c)

Merge and amend the 'Land Use/Urban Functions' and 'Land Use Mix' for Broomhill in Section 3.5, page 47 of the Draft LAP as follows:

Predominantly business, enterprise and employment area with more mixed-use residential development fronting along ~~Greenhills Road and the southern side of Airton Road~~, subject to integrating effectively with existing surrounding uses.

1(d)

Amend text in Section 2.4.2, page 21 as follows:

Some residential elements ~~are appropriate in~~ will be considered in Broomhills and Greenhills along mixed-use frontages identified in the urban framework; ~~Belgard Road, Airton Road, Broomhill and Greenhills Road~~, subject to integrating effectively with existing uses.

Issues Raised

1. The submission seeks confirmation that the proposed material alterations 1(a)-(d) do not extend to the subject site and do not limit 'mixed-use residential development only to the southern side of Airton Road, but also allows for such development on the subject site, which is in the northwestern corner of the Broomhill neighbourhood, opposite existing residential uses on Mayberry Road and stated to be within a 500m Luas catchment. It is submitted that the subject site is well situated with regard to access, public transport and benign surrounding uses and has a comfortable housing capacity of c.500 units (at a plot ratio of c.1.5) leaving ample room for public open space and amenity. ([Sheehan Planning, Sheehan Planning - TTCLAPMA0009](#))
2. The submission welcomes clarification that areas in Broomhill and Greenhills neighbourhoods are capable of accommodating residential development however, the material alteration isolates the southern side of Airton Road as having the only potential to accommodate an increased level of residential development. It is contended that the subject site, which overlooks the proposed pocket park in Broomhill, should be afforded the same designation and it is requested that the material alteration be amended to this effect. ([Austin McHale - TTCLAPMA0013](#))

3. It is an observation of the Office of Planning Regulator that the planning authority should satisfy itself that the provisions of proposed material alteration 1(a)-(d) do not materially conflict with the REGEN land use zoning objective under the South Dublin County Development 2016-2022, in view of the provisions of s.19(2) of the Act. In addition, the planning authority is invited to consider, and to address as appropriate, any potential inconsistency with the objectives of the RSES (specifically RPO 5.4) concerning the subject lands identified as a strategic development area for residential and industrial development. ([Maude Ni Bhrolchain, Office of the Planning Regulator - TTCLAPMA0020](#))
4. It is requested that clarity be provided that material alteration 1 will have the effect of allowing residential development on the south side of Airton Road only and that the northern side will be retained for industrial use. Clarity is welcomed, where it is deemed appropriate, to have mixed use frontages, rather than allowing these develop up in an ad hoc manner. A focused and considered approach gives greater clarity to the future shape of this overall area, which is key beside TUD Tallaght campus. It would have been preferred that this whole area was retained and designated for enterprise and employment only, linked with the TUD Tallaght Campus, and it is requested that a specific use mix of 85% industrial and 15% residential be set for the area. Including a set back along Airton Road to create a linear park is welcomed as good, balanced planning sense and it is requested that material alteration 1 be amended to ensure the retention of this green area in any future developments. ([Gerard Stockil, TCC - TTCLAPMA0023](#))

Chief Executive's Response

As stated in the County Development Plan (Section 11.1.1) *"Land Use Zoning Tables are incorporated into this written statement to provide guidance in relation to the general appropriateness of particular development types or land uses in each land use zone. These tables are for guidance only. Development proposals will also be assessed against the policies, objectives, standards and criteria set out in the Plan, in addition to wider legislation and guidance."* Rather than a lack of clarity, it is considered that the LAP has expanded on the guidance in the Development Plan and further clarified the appropriateness of types and scales of land uses based on more detailed local assessment.

It is the objective of Regen zoned lands *"To facilitate enterprise **and/or** residential led regeneration"* (emphasis added). The wording of the zoning objective allows for three scenarios: 1) enterprise led regeneration; 2) residential led regeneration; or 3) enterprise and residential led regeneration.

The Regen zoning objective should not be considered in isolation for one area or another of the LAP, as it applies to an area of over 100 hectares within the LAP boundary. Either enterprise or residential led regeneration across the entirety of the zoned lands would be unsustainable and would not be consistent with the Core Strategy of the County Development Plan. Hence the LAP provides clarity and strategic guidance, building on the County Development Plan objectives, by identifying Cookstown as the area envisaged predominantly for residential-led regeneration and Broomhills/Greenhills predominantly for enterprise-led regeneration, while also accommodating other uses on these lands.

While individual proposals for development will be assessed on their merits and against the provisions of the County Development Plan and LAP, the LAP's function is to take a strategic view across the wider area. Locations for predominantly residential and predominantly enterprise and employment led regeneration reflects the suitability of these areas to particular uses having regard to existing context, proximity to services, public transport and facilities, proposed infrastructure delivery, phasing, capacity for residential development and ability to establish new uses in an appropriate manner, such as new residential uses not being isolated within industrial areas.

The planning authority is satisfied that the Proposed Material Alteration does not materially conflict with the REGEN land use zoning objective under the South Dublin County Development 2016-2022, in view of the provisions of s.19(2) of the Planning and Development Act 2000, as amended. The planning authority is, furthermore, satisfied that the provisions of the LAP are consistent with and, enable the

achievement of, the objectives of the Regional Spatial and Economic Strategy for the Eastern and Midlands Region as they relate to Tallaght and specifically RPO 5.4, i.e. regeneration of brownfield lands to provide for more intensive residential, employment and mixed-uses.

It is considered that the Proposed Material Alteration has provided sufficient clarification in relation to the appropriateness of uses in the Broomhills and Greenhills area.

Any further changes to the Proposed Material Alteration as suggested in some submissions, i.e. specifying exact ratios of residential to non-residential development or further amending the mixed-use frontages, would potentially give rise to further significant changes which shall not be made at this stage, as specified under Section 20(3)(q) of the Planning and Development Act 2000, as amended.

Chief Executive’s Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.3 PROPOSED MATERIAL ALTERATION REFERENCE NO. 2

MATERIAL ALTERATION REF. No. 2		
	Section	Page
Draft Local Area Plan	4.2	p. 65

Nature of material alteration:

To introduce an objective which seeks to enhance employment and training opportunities for locals through development within the LAP area.

Proposed text changes:

Add text/objective Section 4.2 as follows:

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.

Issues Raised

1. The Office of Planning Regulator requests that the proposed local employment clause subject of material alteration no.2 be omitted on the basis that the proposed attachment of the subject aspirational clause has no statutory basis under the Planning and Development Act, 2000, as amended, subject to the planning authority seeking its own legal advices on the inclusion of subject of material alteration no.2. ([Maude Ni Bhrolchain, Office of the Planning Regulator - TTCLAPMA0020](#))
2. While the submission supports material alteration 2 and the aspirations envisaged, it may be difficult to implement due to absence of mechanisms for compelling anyone to hire anyone from any geographical area and the legalities of such an aspiration may not seem watertight from all angles. Typographical errors are also noted. ([Gerard Stockil, TCC - TTCLAPMA0023](#))

Chief Executive's Response

The planning authority views the objective to require local employment as part of the phasing of construction projects as an opportunity to integrate the existing community into proposals for development in the area and achieve community gain, which is an important part of the creation of a sustainable community. While the Draft LAP comprehensively provides for the integration of new development into the area in terms of urban design, infrastructure and facilities, the social integration of new development into the local area will be greatly enhanced by the involvement of local people in these developments and inclusion of local employment opportunities in the area.

The planning authority refers to Section 10(2) of the Planning and Development Act 2000, as amended, as relevant in this instance:

Without prejudice to the generality of subsection (1), a development plan shall include objectives for –

...(d) the integration of the planning and sustainable development of the area with the social, community and cultural requirements of the area and its population;...

Section 19(2) of the Planning and Development Act 2000, as amended, provides that a local area plan may include:

...(b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objectives of the development on land on a phased basis and, detail on community facilities and amenities and on standards for the design of developments and structures.

The Proposed Material Alteration provides for the integration of the planning and sustainable development of the area with a fundamental social requirement of the area, being the need for employment. Having regard to the above, the planning authority is satisfied that there is legislative basis for such an objective and respectfully disagrees with the recommendation of the Office of Planning Regulator.

Whether the objective is best practice, aspirational or achievable is a matter for the planning authority in implementation of the LAP objectives.

Notwithstanding, it is acknowledged that the wording of the Proposed Material Alteration could be amended to avoid the potential for confusion and inconsistency in its application, as referred to in the OPR's submission, and provide for directive guidance. In this regard, and as precedent for the type of objective proposed, the planning authority refers to the Poolbeg SDZ Planning Scheme, which was adopted in April 2019. There are numerous references to the promotion of local employment opportunities. The planning authority considers the following objectives of the Poolbeg SDZ Planning Scheme as providing the form of wording which might more appropriately convey the objective of the Proposed Material Alteration:

Objective EC11

To liaise with agencies and organisations working in the Poolbeg/Ringsend area to maximise educational opportunities and support access to employment for local residents of Poolbeg and the surrounding areas.

Objective EC12

To facilitate agencies and organisations, in particular those engaged in employment and training initiatives in Poolbeg, to work together in a co-ordinated manner in order to maximise employment, volunteer and training opportunities for residents of all ages in Poolbeg and the surrounding area.

Chief Executive's Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration subject to the following modification, which is considered to be minor in nature, in accordance with Section 20(3)(q) of the Planning and Development Act, 2000 (as amended):

With ~~33%~~ high unemployment rates in some areas of Tallaght according to CSO Census figures, a local Employment Clause should be part of the phasing of construction projects community infrastructure and gain should be promoted as part of development proposals 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, DDLETB, TUD-Tallaght Campus, South Dublin County Partnership & Tallaght Training Centre ~~that would support individuals to train & upskill~~ to maximise educational opportunities and support access to employment for local residents of Tallaght and the surrounding areas. Any major development proposal within the Tallaght LAP boundary should include details of how it is proposed to comply with this requirement.

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.

6.4 PROPOSED MATERIAL ALTERATION REFERENCE NO. 3

MATERIAL ALTERATION REF. No. 3		
	Section	Page
Draft Local Area Plan	2.6.1, 3.2-3.7 (inter alia)	p. 23 (inter alia)

Nature of material alteration:

To update plot ratio ranges for each neighbourhood, while remaining within the typical building height provisions of the Draft LAP, to more accurately reflect the density strategy of the LAP; the primacy of The Centre for highest density; consistency in the density strategy in Cookstown in relation to proximity to high capacity/high frequency public transportation; and the reality that other areas of the LAP at the lower end of the density range are proximate to high capacity/high frequency public transportation and therefore more suitable for higher density or may become so as connectivity and public transport improves.

Proposed mapping and text changes:

Amend 'Plot Ratio Ranges' in Table 2.0, and subsequent neighbourhood chapters, of the Draft LAP for consistency with the density strategy as follows:

Centre		1.5- 2.0 2.5
Cookstown	CT-C	0.75-1.0 1.25-1.5
	CT-F1	1.25-1.5 1.5-2
	CT-F2	1.25-1.5
	CT-G	0.75-1.0*
Village		0.75-1.0*
Broomhill		0.75-1.0*
Greenhills		0.75-1.0*
TUD-TC		0.75-1.0*

**Up to 1.5 where it is demonstrated that the site is within 500m walking distance of a high capacity public transport stop (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane.*

Issues Raised

1. It is submitted that the LAP should aim to move away from a prescriptive approach to planning to a performance-based system, including that consideration be given to the removal of plot ratio thresholds as a criteria for development control and inclusion of a provision for performance based criteria. This may include inter alia indicative ranges of plot ratio together with other quantitative performance based criteria. Should South Dublin County Council decide to retain the plot ratio provision in the LAP, then it is requested that a caveat be included allowing the Planning Authority to exercise discretion and to waive plot ratios where deemed appropriate and only when performance based criteria have satisfactorily been demonstrated. ([Paula Galvin, McCutcheon Halley Planning Consultants - TTCLAPMA0007](#))
2. It is submitted that the caveat in material alteration 3 allowing plot ratios increase from up to 1 to up to 1.5 be removed from the forthcoming LAP and that the neighbourhoods including 'The Village' subject to this restriction in the Proposed Material Amendments are revised to 1.5 without restriction. It is considered that material alteration 3 is contrary to national planning policy and may act against sites achieving their full development potential, having regard to proximity to employment, public transport and services. ([Paula Galvin, McCutcheon Halley Planning Consultants - TTCLAPMA0007](#))
3. It is submitted that, while the plot ratio increase for the Greenhills Neighbourhood is welcome, the proposed amendments do not go far enough. An increased maximum plot ratio is considered appropriate for the Greenhills Neighbourhood given the applicable area is located close to employment and education centres as well as substantial areas of public open space. Increased plot ratio ranges are considered appropriate at the subject site due to the proximity to Bus and Luas Stops, its prominent location at the end of Airton Road and location next to Bancroft Park. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0003](#))
4. While Material Alteration No. 3 is welcomed, as it relates to increased plot ratio standards for lands identified at these locations, it is submitted that this increase in the plot ratio standard is marginal, does not support the overall vision for such sites near public transport links and town centre services which can accommodate plot ratios in excess of 1.5, remains severely restrictive and limits the development potential of these sites. It is requested that the standard be removed from the Plan or further increased to correspond to the highly accessible location of these sites. ([Square Foot Property Services Limited, Square Foot Property Services Limited - TTCLAPMA0011](#), [Austin McHale - TTCLAPMA0013](#))
5. While Material Alteration No. 3 is welcomed, as it relates to increased plot ratio standards for lands identified at this location, it is submitted that this plot ratio standard does not support the overall vision for such sites near public transport links and town centre services, remains severely restrictive and limits the development potential of the subject site, contrary to RPO 5.4 of the Regional Spatial and Economic Strategy of the Eastern and Midlands Regional Assembly. It is considered that the standard is incongruent with Material Alteration Ref. No. 4, which benefits the subject site. It is requested that the standard be removed from the Plan or further increased to correspond with increased building heights as set out in Material Alteration Ref. No. 4. ([Bartra Capital Property Group - TTCLAPMA0012](#))
6. It is requested that the proposed material alteration be omitted and the original plot ratio standards retained on the basis that this will lead to higher buildings. It is contended that many parts of Tallaght are overdeveloped and that the alteration is overbearing, impacts the skyline, urban silhouette and streetscape. It is highlighted that local area plans are required to be consistent with development plans and the proposed material alteration violates H9 Objective 2 and H10 Objective 1 of the CDP (2016-2022). ([Belgard Area Residents Association -](#)

[TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Sean Ward - TTCLAPMA0019](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))

7. It is submitted that, while the amendments to plot ratio ranges are welcome, the proposed amendments do not go far enough. An increased maximum plot ratio is considered appropriate for the Centre Neighbourhood given the area includes the established town centre which features developments in excess of plot ratios of 2.5. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0014](#))
8. It is requested that the maximum plot ratio ranges be increased for parcels CT-D and CT-A in the Cookstown neighbourhood having regard to proximity of these locations to Luas stops and a recent grant of planning permission for development in excess of the plot ratio ranges indicated. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0014](#))

Chief Executive's Response

Plot ratio is not the only development standard or performance-based criteria to be applied in assessing the intensity or appropriateness of development in the area. Plot ratios are considered to be an appropriate tool for assessing the intensity of development in a mixed-use urban centre and will be used by the Planning Authority in this area to assess development in tandem with, inter alia, height, built form, design and layout to promote an urban design quality-led approach to achieving sustainable urban densities in a high quality urban environment. It is, therefore, not proposed to remove plot ratios from the LAP.

The removal of plot ratios would be a significant modification of the Draft LAP and proposed material alterations and the planning authority would, therefore, be statutorily precluded from making such an amendment at this stage.

The proposed material alteration provides for a consistent and reasonable approach across the entirety of the LAP lands which is led by the density strategy and underpinned by the Strategic Environmental Assessment. The density strategy of the Draft LAP, as amended by the proposed material alterations, provides for high density development across the entirety of the LAP lands. While a range of plot ratios and height ranges are proposed, the lowest plot ratio range provided for an area is 0.75:1 – 1:1 which would be equivalent to 75 – 100 units per hectare on a residential scheme, but likely more based on current apartment guidelines. The planning authority is satisfied that, although on the lower end for the LAP, this is an appropriately high density of development for the area and is high compared to typical development densities across the Dublin region.

The Draft LAP, and proposed material alterations, reflect the appropriateness of this area for high density development. The Proposed Material Alteration reinforces the Centre neighbourhood as the appropriate location for highest density developments and also provides for sufficient flexibility where permeability is enhanced in line with the implementation of the urban structure of the LAP which will lead to walking distances to high capacity public transport stops, the town centre and major employment destinations becoming more direct and shorter. The LAP provides for ambitious heights and densities, which have been underpinned by strategic environmental assessment, in accordance with the requirements of the 'Urban Development and Building Heights – Guidelines for Planning Authorities' (2018). A number of site-specific requests for increased heights and densities are not consistent with the strategic approach of the Plan.

Material Alteration Reference No. 3 relates to plot ratios only and does not include any changes to building heights, as set out in the Draft LAP. This can be achieved as a result of a conservative estimation of plot ratios in the Draft LAP. Based on assessments carried out on the proposed densities, development potential and submissions received during the public consultation on the Draft LAP, the planning authority is satisfied that the proposed plot ratio changes ensure the density strategy of the

Draft LAP is consistent and accords with the requirements of national planning policy and guidance to increase densities in established urban centres.

For the avoidance of doubt, where revisions or additional flexibility to building heights are proposed in other material alterations, these are separate to Material Alteration Reference No. 3. Material Alteration Reference No. 3 can be progressed with or without other material alterations which affect building heights or provide for additional flexibility in specific cases.

Having regard to the above, the planning authority is satisfied that the Proposed Material Alteration is appropriate to the location, provides for consistency in the density strategy of the LAP, allows for flexibility as accessibility is enhanced and does not change typical buildings set out in the Draft LAP.

Chief Executive’s Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.5 PROPOSED MATERIAL ALTERATION REFERENCE NO. 4

MATERIAL ALTERATION REF. No. 4		
	Section	Page
Draft Local Area Plan	2.6.1 (inter alia)	p. 22 (inter alia)

Nature of material alteration:

To provide for a degree of flexibility to the typical plot ratio and high ranges of the Draft LAP in specific locations at key public transport stops and key public spaces to reflect the importance of placemaking at, and identification of, these locations, subject to exceptional design, a significant contribution to the public realm and mixed uses at ground floor level.

Proposed text changes:

Add the following text below the final paragraph of Section 2.6, page 22:

To reflect the importance of placemaking at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings (2-4 storey increase on typical levels set in the LAP) may be considered at certain locations which are considered to be key or landmark sites, subject to exceptional design which creates a feature of architectural interest, a significant contribution to the public realm at these locations and mixed uses at ground floor level. These requirements are subject to criteria for taller buildings set out in Section 2.6.2. This provision may apply where the site is directly adjacent to the following:

- *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);*
- *The proposed ‘New Urban Square’ north of Belgard Square North in the Centre neighbourhood;*
- *The proposed ‘New Urban Square’ within the Cookstown neighbourhood; and*
- *The proposed Transport Interchange and adjacent proposed ‘Urban Space’ in the Centre neighbourhood.*

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.

Issues Raised

1. It is submitted that the caveat relating to 'within 100m walking distance' be removed from the proposed changes and that the subject site located centrally in the Village neighbourhood is identified as a key public place that may avail of flexibility in relation to the plot ratio range and the potential for higher buildings having regard to its pivotal location in the Village Centre which would benefit from a modest landmark structure to indicate the location of the historic centre of Tallaght. It is submitted that a landmark structure would be intended to be visible and must, therefore, have a visual impact and play an important role in placemaking. ([Paula Galvin, McCutcheon Halley Planning Consultants - TTCLAPMA0007](#))
2. Whilst the general intention of Material Alteration 4 is welcomed in principle, it is considered that the overall policy strategy in terms of heights for the LAP area remains overly restrictive, the limitation of an additional 2 to 4 storeys is insufficient in terms of allowing sites to reach their maximum potential and to encourage sustainable densities. The inclusion of any prescribed limitation is considered to be contrary to the spirit and intention of the Urban Development and Building Height Guidelines for Planning Authorities (2018). It is submitted that Section 2.6 of the LAP should be amended by omitting the prescriptive limit of a 2 - 4 storey increase on typical height levels set in the LAP and that this should be replaced with a statement noting that applications for higher buildings will be considered based on supporting performance based criteria as set out by the Building Height Guidelines (2018). ([Atlas GP Ltd, Atlas GP Ltd - TTCLAPMA0010](#))
3. It is submitted that the flexibility in relation to the plot ratio range and the potential for higher buildings proposed by Material Alteration Ref. No. 4 is welcomed. However, it is deemed that proposed amendments do not go far enough. The observer requests that the flexibility in height at landmark locations be extended to include Bancroft Park. It is argued that Bancroft Park is large enough to accommodate taller landmark buildings along its northern boundary. This is in order to provide a gateway between the village and the industrial estates, improve legibility and improve passive surveillance and security of the park itself. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0003](#))
4. It is submitted that the identification of just 4no. areas might imply that requests for additional height elsewhere within the Plan area will not be favoured. With reference to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018 it is considered that the majority of the Plan area would be suited to greater density and additional heights. It is recommended that it should be clarified that the list of locations is not exhaustive and that proposals for buildings of heights across the Plan area will be considered on their merits and subject to a demonstration of compliance with performance management criteria as set out in the Building Height Guidelines. ([Atlas GP Ltd, Atlas GP Ltd - TTCLAPMA0010](#))
5. It is recommended that the final sentence of material alteration 4, relating to the 100m extent of a site the provision will apply to, be omitted as it is considered to be an overly restrictive policy and not in compliance with the methodologies for Central and / or Accessible Locations as set out in The Apartment Guidelines (2018). ([Atlas GP Ltd, Atlas GP Ltd - TTCLAPMA0010](#))
6. Material Alteration No. 4 is welcomed, as it relates to an increase in building heights at key transport stops and public spaces. It is noted that these sites are located less than or approximately 100m from the proposed 'New Urban Square', a key urban space located within the Cookstown neighbourhood, and can therefore benefit from a 2-4 storey increase on typical levels set in the LAP. The observers are committed to delivering schemes with exceptional design quality that provide architectural interest and make positive contributions to the wider Cookstown area. ([Square Foot Property Services Limited, Square Foot Property Services Limited - TTCLAPMA0011](#), [Bartra Capital Property Group - TTCLAPMA0012](#))
7. Material Alteration No. 4 is welcomed, as it relates to an increase in building heights at key transport stops and public spaces. It is noted that this site overlooks a proposed pocket park

which, although not identified as a key urban space, will provide a high quality amenity space to future populations of the area. The site can therefore benefit from a 2-4 storey increase on typical levels set in the LAP. The observers are committed to delivering a scheme with exceptional design quality that provides architectural interest and makes a positive contribution to the wider Broomhill area. ([Austin McHale - TTCLAPMA0013](#))

8. It is requested that the proposed material alteration be omitted and the original plot ratios restored as there is no clear definition given for a typical plot ratio or height, the flexibility referred to is wide open to liberal interpretation and it is grounds for building higher. It is contended that the alteration is overbearing, impacts the skyline, urban silhouette and streetscape and violates H9 Objective 2 of the CDP (2016-2022). H10 Objective 1 of the CDP is also referenced. ([Belgard Area Residents Association - TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Sean Ward - TTCLAPMA0019](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))
9. Proposed material alteration 4 is welcomed and considered to be a positive improvement in the context of the Draft LAP. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0014](#))
10. It is submitted that reference to 2-4 storeys above typical levels effectively sets a numerical limitation on building heights which is considered to be contrary to SPPR 1 of the 'Urban Development and Building Heights' Guidelines (2018). It is requested that the reference to "2-4 storey increases..." be omitted from material alteration 4. It is also requested that the material alteration be amended to acknowledge the indicative nature of the Cookstown Urban Square and to provide consistency in wording by referring only to "the extent of a site within 100m..." and omit "directly adjacent to...". ([Ed Barrett, Gravis Planning - TTCLAPMA0017](#))

Chief Executive's Response

The Proposed Material Alteration provides a reasonable, consistent and clear approach based on urban design-led objectives which reflect the importance of placemaking and the potential for increased height and densities at key public transport stops and key public spaces. The extension of this provision in response to site specific requests would undermine the strategy and specific nature of the Proposed Material Alteration, which would have a knock-on impact on development potential of the LAP lands and associated infrastructural requirements.

The planning authority rejects the notion that the overall strategy of the LAP is overly restrictive. Recognising the regeneration potential of this area for increased density, scale and building heights, the provisions of the Draft LAP and proposed material alterations set out an appropriately ambitious compact growth framework for long-term development of this area. There is positive disposition towards increased building heights in the area. The height strategy for the LAP lands is based on best practice urban design principles with varied heights to provide for a mix of building heights, types and uses with increased height and density at central locations and locations adjacent to high quality public transport nodes.

The Proposed Material Alterations identify the Centre neighbourhood for increased densities and heights and allow for further flexibility at particular locations. The approach of the Draft LAP and Proposed Material Alterations is sufficiently ambitious with regards to building heights and density and has been devised in accordance with national planning policy and guidelines, including the 'Urban Development and Building Heights: Guidelines for Planning Authorities' and 'Design Standards for New Apartments –Guidelines for Planning Authorities 2018'.

The planning authority notes that a number of submissions include commitments to progressing schemes of high quality in locations which are both affected and not affected by the Proposed Material Alteration. It is considered that the Proposed Material Alteration is sufficiently clear as to the potential

locations where it might apply. While the Proposed Material Alteration may not apply to many of the sites referenced in the relevant submissions, this should not hinder proposals for high-quality schemes of exceptional design and contribution to the public realm.

For the avoidance of doubt and in order to clarify apparent misinterpretations, the Proposed Material Alteration applies to more than 4no. locations (e.g. there are 4no. Luas stops alone where the provision will apply) and pocket parks, as identified in the LAP, do not benefit from the Proposed Material Alteration.

Typical heights are clearly set out in the Draft LAP and Proposed Material Alterations. the Proposed Material Alteration is specifically defined and set out in accordance with the overall height and density strategy that it would not result in development that would be overbearing or have a negative impact on the skyline. As highlighted in various sections of the LAP and this report, plot ratio and typical height ranges are not the only criteria for assessing the appropriateness of development proposals. The strategy provides for a varied, yet legible, skyline, which is based on best practice urban design principles with varied heights to provide for a mix of building heights, types and uses with graduated increased heights and densities at central locations and locations adjacent to high quality public transport nodes.

It is considered that the Proposed Material Alteration is sufficiently clear. The provision that the planning authority must be satisfied that the relevant location/amenity is being, or will be, provided will ensure that the scale and nature of the relevant location/amenity is already known before a site can benefit from the flexibility provided.

Chief Executive’s Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.6 PROPOSED MATERIAL ALTERATION REFERENCE NO. 5

MATERIAL ALTERATION REF. No. 5		
	Section	Page
Draft Local Area Plan	2.6.2 & 3.2	p. 25 & 37

Nature of material alteration:

To more accurately reflect heights in the Centre and enable gradual increases in height in the Centre neighbourhood towards existing typical levels, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre where connectivity and access to services is highest. Actively promoting specific areas for higher buildings is a statutory requirement of the ‘Urban Development and Building Heights’ Guidelines for Planning Authorities (2018).

Proposed text changes:

Add the following subheading and text to Section 2.6.2 & 3.2, page 25 & 37:

Quality Height Provisions in The Centre

The height standards set out above may be exceeded in the Centre neighbourhood where they reflect the height of existing buildings, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre, subject to Section 2.6.

Issues Raised

1. Whilst the recognition that buildings of height can be accommodated in the Centre Neighbourhood is welcomed, as the tallest existing buildings in Tallaght generally do not exceed ten storeys it is considered that requirement to reflect 'existing heights' is akin to the retention of the blanket objection against buildings of ten storeys or higher which has been removed through Material Alteration No. 6. It is recommended that reference to existing heights and suitable locations be replaced with text that heights may be exceeded subject to a demonstration of compliance with the supporting performance based criteria as set out by the Urban Development and Building Height Guidelines for Planning Authorities (2018). ([Atlas GP Ltd, Atlas GP Ltd - TTCLAPMA0010](#))
2. It is requested that proposed material alteration 5 be omitted. It is contended that the alteration is overbearing, impacts the skyline, urban silhouette and streetscape and is in breach of H9 Objective 2 and H10 Objective 1 of the CDP (2016-2022). ([Belgard Area Residents Association - TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Sean Ward - TTCLAPMA0019](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))

Chief Executive's Response

The purpose of the Proposed Material Alteration is to reflect existing heights in the Centre and enable gradual increases in height in the Centre neighbourhood towards existing typical levels, particularly in the core of the town centre proximate to the Luas Terminus and The Square Shopping Centre where connectivity and access to services is highest. Actively promoting specific areas for higher buildings particularly where sites are proximate to public transport nodes is a statutory requirement of the 'Urban Development and Building Heights' Guidelines for Planning Authorities (2018). The typical heights are clearly set out in the Draft LAP and proposed material alterations. It is considered that the Proposed Material Alteration is specifically defined and set out in accordance with the overall height and density strategy that it would not result in development that would be overbearing or have a negative impact on the skyline. As highlighted in various sections of the LAP and this report, height ranges are not the only criteria for assessing the appropriateness of a proposed development. The strategy provides for a varied, yet legible, skyline, which is based on best practice urban design principles with varied heights to provide for a mix of building heights, types and uses with graduated increased height and density at central locations and locations adjacent to high quality public transport nodes.

Chief Executive's Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.7 PROPOSED MATERIAL ALTERATION REFERENCE NO. 6

MATERIAL ALTERATION REF. No. 6		
	Section	Page
Draft Local Area Plan	2.6.2	p. 25

Nature of material alteration:

To reflect other amendments and to reflect the building heights strategy for the LAP which sets out the typical heights achievable across the LAP of generally 3-7 storeys with potential for 10 storeys at particular locations, subject to design criteria, rather than a blanket objection to 10 storeys or higher, which is not practically implementable having regard to statutory

requirement of the 'Urban Development and Building Heights' Guidelines for Planning Authorities (2018).

Proposed text changes:

Amend section 2.6.2 'Landmark Buildings' as follows:

In the interest of place making and improving legibility, Landmark Buildings are permissible at key locations that will punctuate urban areas. In general, buildings that exceed the prescribed general buildings heights should only be provided at the locations indicated as having 'Potential for Higher Buildings' in the Building Height Strategy (see Figure 2.4) and at locations adjacent to the key public transport stops and key public spaces identified in Section 2.6.

A ~~2-3-4~~ storey increase on the above typical levels may be considered for key or landmark sites or where sites exceed 2ha in area and can establish its own identity (see Section 8.2 Implementation). ~~Buildings over 10 storeys would generally not be supported~~

Issues Raised

1. It is submitted that Figure 2.4 of the draft LAP should identify the subject site, which is located centrally in the Village and marks the entrance to the ACA, as a key or landmark site and in doing so the flexibility on building height should apply to the subject site to allow for a high-quality bespoke design at this pivotal location. It is submitted that this would allow a specific contextual response to the site's development having regard to its existing environment. ([Paula Galvin, McCutcheon Halley Planning Consultants - TTCLAPMA0007](#))
2. Whilst the type and locations of such sites as described in material alteration 6 are generally accepted as being suitable for greater heights, the utilisation of a prescriptive limitation (additional 2 - 4 storeys) is not considered to be in keeping with the requirements of the Building Height Guidelines (2018) and it is recommended that reference to 2 - 4 storey increase on typical levels set in the LAP be replaced with a statement noting that applications for higher buildings will be considered on their merits based on supporting performance based criteria as set out by the Urban Development and Building Height Guidelines for Planning Authorities (2018). ([Atlas GP Ltd, Atlas GP Ltd - TTCLAPMA0010](#))
3. It is submitted that the flexibility in relation to the potential for landmark buildings proposed by Material Alteration Ref. No. 6 is welcomed. The subject site was described as a Gateway location in the Tallaght Town Centre LAP 2006 (extended 2011) and a landmark commercial building was granted by SDCC under Reg. Ref. SD07A/0622. The observer states that the subject site is suitable for a taller, landmark building which terminates sightlines looking east along Airton Road. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0003](#))
4. Material alteration no. 6 is welcomed, as it relates to an increase in building heights at key locations. It is considered that the proposed pocket park is a key public space and is the only proposed public space within the Broomhill neighbourhood. Having regard to the nature of the park, which will act as a focal point within the neighbourhood, its location, accessibility and proximity to transport services, the subject site is considered to be ideally situated to provide passively overlooked residential development with a 2-4 storey increase on typical levels as identified in the Draft LAP. ([Austin McHale - TTCLAPMA0013](#))
5. It is considered that proposed material alteration 6 is regressive, should be omitted and the relevant text should remain as per the Draft LAP. It is contended that the alteration is overbearing, impacts the skyline, urban silhouette and streetscape and is in contravention of H7 Objective 2, H8 Objective 5 and H9 Objective 2 and H9 Objective 1 of the CDP (2016-2022). It is considered to

be an attempt to allow sites of less than 2ha to substantially increase their plot ratio. It is suggested that 2-3 storeys might be reduced to 1-2. ([Belgard Area Residents Association - TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Sean Ward - TTCLAPMA0019](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))

6. It is stated that, from recollection of the observer, there was a vote to retain text of the Draft LAP that "Buildings over 10 storeys would generally not be supported" and, therefore, proposed material alteration 6 is contrary to this, is a serious error and should be corrected. ([Gerard Stockil, TCC - TTCLAPMA0023](#))
7. Proposed material alteration 6 is welcomed and considered to be a positive improvement in the context of the Draft LAP. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0014](#))
8. While omission of the 10-storey limitation is welcomed, it is submitted that reference to 2-4 storeys above typical levels effectively sets a numerical limitation on building heights and should be removed. Clarification is also requested by including the word 'or' so that the text follows: "...key public transport stops and/or key public spaces..." ([Ed Barrett, Gravis Planning - TTCLAPMA0017](#))

Chief Executive's Response

The purpose of the Proposed Material Alteration is to confirm appropriate locations as having 'Potential for Higher Buildings' as set out in Figure 2.4 and to provide also for buildings higher than generally set out in the height strategy at locations adjacent to the key public transport stops and key public spaces in order to more fully comply with the statutory requirement of the 'Urban Development and Building Heights' Guidelines for Planning Authorities (2018). The Proposed Material Alteration also provides that a height increase of 2-4 storeys above typical levels will be considered in such locations and where sites exceed 2ha and where an appropriate scheme enables the site to establish its own identity in urban design terms. This provision provides for additional heights at appropriate locations subject to the submission of quality proposals. It is considered that the Proposed Material Alteration taken in conjunction with Material Alterations 4 and 5 are specifically defined and set out in accordance with the overall height and density strategy. In addition, it is considered that these material alterations would not result in development that would be overbearing or have a negative impact on the skyline. As highlighted in various sections of the LAP and this report, height ranges are not the only criteria for assessing the appropriateness of a proposed development. The strategy provides for a varied, yet legible, skyline, which is based on best practice urban design principles with varied heights to provide for a mix of building heights, types and uses with graduated increased height and density at central locations and locations adjacent to high quality public transport nodes.

There was not a vote to retain text of the Draft LAP that "Buildings over 10 storeys would generally not be supported". This statement broadly reflects the height strategy for the majority of the LAP lands, but is not a blanket limitation on heights, which would not be appropriate.

Chief Executive's Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.8 PROPOSED MATERIAL ALTERATION REFERENCE NO. 7

MATERIAL ALTERATION REF. No. 7	
Section	Page

Nature of material alteration:

Amend and simplify requirement for tenure breakdown between rental, ownership and social housing as it is considered that a specific requirement on a site by site basis is difficult to implement, would not provide the flexibility to respond to evolving housing requirements and would encourage proliferation of one-off investment landlords with varying levels of care or interest in their tenants needs rather than genuine Built to Rent model which, if applied, operated and managed as it is intended, will achieve the objective of attracting and retaining a less transient population with high quality rental accommodation and single management and ownership structures who serve the needs of all residents.

Proposed text changes:

Amend Section 5.2.2, page 76 as follows:

~~*It is therefore policy of the Council that the following housing/occupancy mix for residential development be applied across the LAP on a site by site basis, to be demonstrated at planning application stage:*~~

- ~~• A minimum of 30% of dwelling units for owner occupation / private sale~~
- ~~• A maximum of 60% of dwelling units for Build to Rent~~
- ~~• A minimum of 10% of dwelling units for social housing (Part V)~~

~~*These requirements may be transferred between sites within the same neighbourhood area subject to a clear justification for not meeting the requirement on an individual site and subject to the overall balance specified above being achieved in the neighbourhood area. Any transfer of this mix requirement will only be considered where supported by a clear demonstration at planning application stage of how the mix will be achieved across multiple sites and a statutory declaration from the owners of these sites committing to the delivery of the housing occupancy mix on their lands.*~~

~~*Where permission is granted for a residential development, the applicant will be required to lodge with the Land Registry a burden on the properties identified as for owner occupation / private sale, in the form of a Section 47 agreement, restricting these dwelling for a period of 7 years to owner occupation / private sale, unless otherwise agreed in writing with the Planning Authority.*~~

~~*On sites where a developer demonstrates that 30% private sale / owner occupation units cannot be achieved based on assessment against Plan criteria including viability considerations, an alternative scenario may be considered. However, provision of more than 60% BTR must be accompanied by evidence that the level of BTR provided is justified. Proposals for student accommodation will be considered in the context of the proximity of the teaching hospital at Tallaght and TUD.*~~

Replaced with the following:

In the interest of providing an appropriate housing tenure mix it is policy of the Council that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.

This provision will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area.

Issues Raised

1. The submission supports proposed material alteration 7. ([Paula Galvin, McCutcheon Halley Planning Consultants - TTCLAPMA0007](#))

2. It is submitted that the deletion of the applicable text in relation to tenure breakdown between rental, ownership and social housing from Section 5.2.2 is welcomed. It is stated that Market assessments seem to indicate that 'Build-to-Sell' units are unviable financially in the Tallaght/ Cookstown area due to the housing market that exists there at present. Therefore, allowing flexibility in relation to housing/occupancy mix would make development in the area financially viable and will encourage development of sites. The observer underlines that if onerous conditions are placed on planning permissions with regards to housing mix, developers will be reluctant to enter the construction phase, resulting in permissions becoming redundant. ([Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0003](#), [Chris Browne, Hughes Planning and Development Consultants - TTCLAPMA0014](#))
3. It is submitted that Material Alteration Ref. No. 7, as it relates to housing tenure mix, fails to provide sufficient flexibility for a scheme to react to market demands and the restriction of 30% owner occupied units may jeopardise the viability of any future development at these locations. It is requested that the standard be removed in its entirety from the Draft LAP. ([Square Foot Property Services Limited, Square Foot Property Services Limited - TTCLAPMA0011](#), [Austin McHale - TTCLAPMA0013](#))
4. It is requested that proposed material alteration 7 be omitted and the relevant policy should remain as per the Draft LAP. It is submitted that every county town needs a mix of tenure types to be guaranteed by policy. Reference is made to analysis contained in the Draft LAP, Section 5.2.2 of the Draft LAP and County Development Plan that it is policy to support new and innovative ways to meeting housing demand while ensuring that there is an appropriate mix of tenure and dwelling types provided to meet the needs of the current and future population of Tallaght. ([Belgard Area Residents Association - TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Sean Ward - TTCLAPMA0019](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))

Chief Executive's Response

The purpose of Material Alternation Reference No 7 is to amend and simplify requirement for tenure breakdown between rental, ownership and social housing as it is considered that a specific requirement on a site by site basis is difficult to implement and would not provide the flexibility to respond to evolving housing requirements. It would also potentially encourage proliferation of one-off investment landlords with varying levels of care or interest in their tenants needs rather than genuine Built to Rent model which, if applied, operated and managed as it is intended, will achieve the objective of attracting and retaining a less transient population with high quality rental accommodation and single management and ownership structures who serve the needs of all residents.

As set out in the original LAP document, the planning authority does consider based on the statistical analysis that there is an established need for family sized units in the Town Centre area, hence the requirement in the Proposed Material Alteration that all residential development proposals shall state the proposed tenure mix and provide justification for the proposed mix having regard to the socio economic and demographic context of the area. It is an ambition of the LAP to encourage the provision of at least 30% owner occupied units across the LAP area.

The Proposed Material Alteration is qualified by the provision that this requirement will be reviewed pending the completion of a Housing Need and Demand Assessment (HNDA) for the Dublin area. This is considered a reasonable and appropriate approach.

Chief Executive's Recommendation

It is recommended that the LAP be made with the Proposed Material Alteration.

6.9 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) DETERMINATION

Issues Raised

1. The OPW notes the statement that the material alterations are not likely to have a significant effect on the environment and that no such statement is made with regard to any of the alterations to the flood risk in any area. It is requested that this be clarified before the document is finalised. ([Karen Donovan, Office of Public Works - TTCLAPMA0004](#))
2. The EPA notes the determinations regarding the need for SEA of the alterations. The submission refers to a guidance document 'SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land-use plans. It is submitted that these should be considered, as appropriate and relevant to the Alterations ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
3. The EPA requests that further changes to the Draft Plan should be screened for likely significant effects in accordance with SEA Regulations. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
4. The EPA requests that, once the Plan is adopted, an SEA Statement that summarises the following should be prepared: details on how environmental considerations have been integrated into the Plan; how the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan; the reasons for choosing the Plan adopted as opposed to alternatives; and, the measures decided upon to monitor the significant environmental effects of implementation of the Plan. It is requested that a copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
5. It is submitted by the EPA that under the SEA Regulations the following should be consulted where relevant and applicable: the Minister for Housing, Planning and Local Government; the Minister for Agriculture, Food and the Marine; the Minister for Communications, Climate Action and Environment; the Minister for Culture, Heritage and the Gaeltacht; and any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared the plan. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))

Chief Executive's Response

The recommendations and suggestions of the prescribed bodies are noted and acknowledged. An SEA determination in relation to the proposed amendments accompanied the public consultation process. The planning authority is satisfied that the proposed material alternations have no SEA implications. As there are no proposed changes to existing zonings, it is considered that there are no flood-risk implications.

Chief Executive's Recommendation

It is recommended that no further amendments be made.

Issues Raised

1. The submission notes the intention to explore the feasibility of uplifting the River Poddle and suggests that further information should be provided on what is required for this. The submission also notes proposals to open up the Whitestream Stream as a cycling/pedestrian corridor. It is submitted that an environmental management plan should be prepared for this. ([Cian O'Mahony, Environmental Protection Agency - TTCLAPMA0005](#))
2. The Office of Planning Regulator notes and welcomes the response of the Chief Executive's report to the observations of the Office, including points of clarification and individual recommended amendments proposed by the Chief Executive to address the Office's recommendations, sufficiently address the matters it raised. ([Maude Ni Bhrolchain, Office of the Planning Regulator - TTCLAPMA0020](#))
3. The HSA has submitted that, as a prescribed body, they should be notified of any major hazard establishments. It is also noted in the submission that there are currently no notified establishments in the area of Tallaght Town Centre Local Area Plan. ([Tara Horigan - TTCLAPMA0008](#))
4. Concern is expressed that other submissions allegedly refer to potential proposals for buildings which, it is claimed, would be contrary to, and misinterpret, the provisions of the Draft LAP and proposed material alterations by providing significant height and scale of development on a site close to the Square. ([Belgard Area Residents Association - TTCLAPMA0021](#), [Patrick Taaffe - TTCLAPMA0022](#), [Gerard Stockil, TCC - TTCLAPMA0023](#), [Mary Dolan, South Dublin County PPN - TTCLAPMA0018](#))
5. A number of queries are raised with regard to motions raised at the Special Meeting of the Council when the Draft LAP and Chief Executive's Report on the public consultation process were considered by the elected members. It is understood that there was a vote to retain text in the Draft LAP regarding requirements 3+ bedroom units in residential developments. ([Gerard Stockil, TCC - TTCLAPMA0023](#))
6. It is requested that clarity be provided to define the typical height for apartment blocks in Tallaght to be six stories maximum to avoid ambiguity. It is noted that others consider six stories to be an adequate height for Dublin, with reference to newspaper articles by stated planning and housing experts. ([Gerard Stockil, TCC - TTCLAPMA0023](#))
7. The submission puts forward an extensive case regarding the appropriateness or not of the proposed population and densities envisaged under the Draft LAP, with reference to the National Planning Framework, Regional Spatial and Economic Strategy for the Eastern Midlands Region and other sources. It is stated that the equivalent densities of persons per sq km, based on long term population envisaged in the LAP area, is higher than many boroughs of London currently are. It is considered that the long-term population envisaged should be significantly reduced and this should be discussed by the Council prior to the making of the LAP. It is noted that any further modification to a material amendment can only be for a minor issue and not one that would have significant effects on the environment, however it is considered that the referenced population increases would have a significant effect on the environment. ([Gerard Stockil, TCC - TTCLAPMA0023](#))
8. The submission welcomes a number of amendments recommended in the Chief Executive's Report relating to Cookstown Urban Square and looks forward to their confirmation in the finalised version of the LAP. The observer recognises the development potential of the subject

site, however, remains committed to maintaining operations at this location into the future. ([Ed Barrett, Gravis Planning - TTCLAPMA0017](#))

Chief Executive's Response

It is considered that the matters raised above are outside the scope of the proposed material alterations.

Chief Executive's Recommendation

No further amendment recommended

7.0 CHIEF EXECUTIVE'S SUMMARY OF RECOMMENDATIONS

For convenience, Table 3 below provides a summary of the Chief Executive's recommendations in relation to the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan.

Table 3 Summary of Chief Executive's Recommendations

Material Alteration	Chief Executive's Recommendation
Proposed Material Alteration Ref. No. 1	It is recommended that the LAP be made with the Proposed Material Alteration.
Proposed Material Alteration Ref. No. 2	It is recommended that the LAP be made with the Proposed Material Alteration, subject to minor modification.
Proposed Material Alteration Ref. No. 3	It is recommended that the LAP be made with the Proposed Material Alteration.
Proposed Material Alteration Ref. No. 4	It is recommended that the LAP be made with the Proposed Material Alteration.
Proposed Material Alteration Ref. No. 5	It is recommended that the LAP be made with the Proposed Material Alteration.
Proposed Material Alteration Ref. No. 6	It is recommended that the LAP be made with the Proposed Material Alteration.
Proposed Material Alteration Ref. No. 7	It is recommended that the LAP be made with the Proposed Material Alteration.

8.0 CONCLUSION

Taking account of the proper planning and sustainable development of the area, it is recommended that the Local Area Plan for Tallaght Town Centre be made with all of the Proposed Material Alterations, including as modified, in accordance with the recommendations of this report.



Chief Executive

8th May 2020

Date

NOTICE OF PROPOSED MATERIAL ALTERATIONS TO THE DRAFT TALLAGHT TOWN CENTRE LOCAL AREA PLAN PLANNING AND DEVELOPMENT ACT, 2000 (AS AMENDED) PLANNING AND DEVELOPMENT REGULATIONS, 2001-2019

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

An Environmental Report has been prepared as part of a Strategic Environmental Assessment of the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan under Article 14 of the Planning and Development (Strategic Environmental Assessment) Regulations 2001-2019. The Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan have undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC).

The Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan and Environmental Reports can be viewed on the Council's online consultation website at <http://consult.sdublincoco.ie> and at County Library and County Hall, Tallaght **from Thursday 13th February to Thursday 12th March 2020** during normal opening hours [excluding public holidays].

Submissions

Submissions or observations on the Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan and Environmental Report may be made **between Thursday 13th February 2020 and Thursday 12th March 2020** (inclusive) to South Dublin County Council as follows:

- **ONLINE:** <https://consult.sdublincoco.ie/> (up to midnight Thursday 12th March 2020).
- **BY POST:** Senior Executive Officer, Land Use Planning and Transportation Department, South Dublin County Council, County Hall, Tallaght, Dublin 24 (received up to 4pm on Thursday 12th March 2020).

As an online facility has been provided for your convenience, e-mail submissions will not be accepted. Submissions or observations should be made in **ONE** medium only and should include:

- Clearly marked - *Proposed Material Alterations to the Draft Tallaght Town Centre Local Area Plan*;
- Relevant Material Alteration **Reference name(s)/number(s)** as detailed in the public display document;
- Full name and address of person making submission/observation; and
- Details of organisation/community group/company represented where relevant.

Submissions and observations in relation to the Proposed Material Alterations and Environmental Report will be taken into consideration before any material alteration is made, modified or not made. In accordance with Section 20(3) of the Planning and Development Act 2000, as amended, written submissions or observations shall be published on the website of the Authority (appropriately redacted) within 10 working days of its receipt by that Authority and a report on the submissions received to be prepared by the Chief Executive, which is a public document, shall include a list of the persons who made submissions or observations.

In accordance with Section 20(3) of the Planning and Development Act 2000 (as amended), submissions/observations should only relate to the Proposed Material Alterations and Environmental Report. Submissions not relating to the Proposed Material Alterations and Environmental Report cannot be taken into consideration.

**Mick Mulhern, Director of Services
Land Use Planning and Transportation Department**

Web: www.sdcc.ie

