COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, October 12th, 2020

HEADED ITEM NO.13

**PART 8 REPORT**

**Public Realm Works at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght**

# Introduction

The purpose of this Chief Executive’s Report is to present the outcome of the consultation on the programme carried out on the proposed Public Realm Works at Tallaght, to respond to the submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

# Outline of Public Consultation Programme

On the 30th July 2020, South Dublin County Council (SDCC) gave notice that it had prepared a Part 8 Development Proposal for public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght including:

• Proposed new public space at Innovation Square;

• Proposed works to include a new advertising totem in Innovation Square extending to a maximum height of 2.4m x 1.5m;

• Proposed new Belgard Square North/Airton East West pedestrian link street;

• Pedestrian crossings at Belgard Square North and Belgard Cookstown Link Street;

• Redevelopment of County Hall Pedestrian Link;

• Redevelopment and reprofiling of levels within Chamber Square;

• Proposed works to include the reconfiguration of existing County Council carpark including widening of County Hall Pedestrian Link with additional planting, seating and relocation of wheelchair accessible parking spaces, a new pedestrian crossing and associated amendments to the carpark; and

• All ancillary site development and landscaping works, including public lighting, play equipment, furniture and sports equipment, cycle parking, seating, pathways, planting, surface water drainage and boundaries.

The Public consultation period took place from the 30th July 2020 to 10th September 2020 inclusive (a period of 6 weeks) during which time information on the Proposed Part 8 Development and environmental reports were disseminated to the public and submissions were invited, in the context of Covid 19 restrictions, as follows:

* Notification of the preparation and display of the Proposed Part 8 Development including a Part 8 Planning and Design reports and Environmental Reports, for the purpose of public consultation, were placed in the Irish Independent and in the Tallaght Echo on the 30th July 2020 together with information on the public consultation programme and an invitation for submissions.
* Details of the proposed Part 8 were sent to prescribed bodies together with an invitation for submissions.
* Public information together with an electronic copy of the Proposed Part 8 were placed on the Council’s Public Consultation Portal. Hard copies were made available for inspection or purchase at County Hall, Tallaght, Dublin 24. The material was also displayed electronically in County Hall. The display material included the proposed Part 8 Development reports, drawings, environmental reports, a copy of the newspaper and site notices and a location map.
* A Facebook and Twitter campaign took place during the 6-week public consultation on period.

**3.0 Environmental Impact Assessment and Appropriate Assessment**

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC). South Dublin County Council has determined that the implementation of the proposed development would not be likely to have significant adverse effects on the integrity or conservation objectives of any Natura 2000 network of sites.

The proposal has also undergone screening for Environmental Impact Assessment and the Planning Authority has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and therefore an Environmental Impact Assessment was not required. Both Screening Determinations accompany this report.

# Outcome of Public Consultation Programme

The number of submissions that were received during the public consultation period came to eight. 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. The submissions can be viewed individually by clicking on the links embedded in the names of the persons listed in the table.

**Table 1: List of Persons/Bodies that made Submissions**

|  |  |
| --- | --- |
| **Person** | **Body Represented (if applicable)** |
| [Andrew Bass](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-1) |  |
| [Proinsias Fhlannchadha](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-2) |  |
| [Mark Byrne](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-3) | Transport Infrastructure Ireland |
| [Liam Sinclair](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-4) | Green Party Tallaght |
| [Gráinne Mowlds](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-5) | South Dublin County Council  |
| [Muirenn Duffy](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-6) | An Post |
| [Gerard Stockil](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-7) | Tallaght Community Council |
| [Gerry Horan](https://consult.sdublincoco.ie/en/submission/sd-c146-tpris-8) | Contact Studio |

All 8 of the valid submissions received by the Council during the public consultation period were read, summarised and analysed. Many of the issues raised were interrelated and therefore categorised under 11 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 is detailed in Table 2 below.

An additional late submission was also received on behalf of Irish Water on the 18th September 2020. A summary of the submission is included at the end of Section 5.0 of this report together with a recommendation.

**Table 2: Breakdown of Issues Raised in Submissions**

|  |  |
| --- | --- |
| **Issue Raised** | **Number of** **Times Raised** |
| Public Realm Furniture, Features and Materials  | 6 |
| Innovation Square  | 3 |
| Transport and Access  | 3 |
| Environmental Impact  | 2 |
| County Hall Pedestrian Link  | 2 |
| Events  | 1 |
| Planting  | 1 |
| Boundary Treatment  | 1 |
| Safety and Security  | 1 |
| Lighting  | 1 |
| Issues Outside Scope of Part 8 Proposal  | 7 |
| **Total Number of Issues Raised** | 28 |

# Summary of Issues Raised and Chief Executive’s Responses and Recommendations

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive. The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial guidelines and the proper planning and sustainable development of the area.

**5.1** **Public Realm Furniture, Features and Materials**

**Issues raised in submissions:**

1. It is advised that the furniture strategy includes play items that may not be suitable to the outdoor climate in particularly table tennis furniture. ‘Teqball’ Tables are suggested as a suitable alternative.
2. It is requested that High volume/ multi waste bins be considered.
3. It is suggested that a significant feature, that can be recognisable as a central item in Tallaght, be incorporated into the proposal.
4. It is advised that the totem advertising pole in the corner of the new plaza should be placed in an established busy location near public transport hubs.
5. Reference to a sculptural feature in the corner of the innovation plaza is noted. It is requested that the sculpture feature be replaced by a locally themed piece of public art that reflects Tallaght's history / heritage, achieves the LAP Objective to recognise and protect Tallaght's heritage and cultural identity and create a permanent draw to compliment the playground. Suggestions are made in relation to possible themes, people and events.
6. A mixed colour palette of locally sourced hard surface materials is suggested to break up dominating grey materials.

*Chief Executive’s Response*

As part of the design process for the subject proposal, a number of options were developed for the design of the public realm spaces. This included the consideration of different elements within the Public Realm including furniture, features and materials. Where feasible the design suggestions raised in the submission will be considered at detailed design stage.

The proposed furniture strategy is multi-layered and is designed to provide a distinct identity to the proposed spaces, but also taking into consideration practical issues with regard to maintenance and cost. Indicative seating, tables and informal play elements provide the opportunity to incorporate brightly coloured objects, encourage passive and active uses and add to the visual identity of the spaces while breaking up the visual appearance of surface finishes.

The exact nature and detailed play table features indicated on the landscape plan with the part 8 proposal will be developed at detailed design stage .Features and items such as Teqball Tables and High volume/ multi waste bins can be considered at the more detailed design stages of the project. which will include cost benefit analysis where due consideration will be given to the cost, maintenance and usability (including within local climate) of play features and street furniture. The indicative location of the totem sign in Innovation Square has been located to maximise its potential at a point of confluence between Innovation Square and, at a wider level, a potential combined east-west informal route incorporating the permitted mixed use development site to the east and the potential zip link to the west.

The palette of surface materials has also been carefully selected with colour, composition and texture playing an important role. It is proposed that primary direct routes for movement would be finished with a durable range of neutral materials with robust construction. Larger spaces and secondary routes are proposed as permeable bituminous macadam or wet pour type play surface. This is integral to the SUDS strategy of the site that has been developed in conjunction with scheme. The design also includes graphics on the ground surface in selected areas to encourage informal play and add to the vibrancy of surface finishes.

The proposals include a new feature bench in Innovation Square and precedent images are included in the Part 8 Planning and Design Report. There are no proposals in this Part 8 to include a further sculptural element as part of the scheme.

The existing sculpture in Chamber Square will be retained and relocated to a more central location.

The delivery of public art in Tallaght through a commission or competition can be considered under a separate process.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.2 Innovation Square**

**Issues raised in submissions:**

1. The overall placement buildings at the innovation hub and plaza is considered to create a corridor that misses the opportunity to create a wide-open plaza to the fore of the site. If the innovation hub and plaza were brought to the front of the site, and the school to the rear, it would create a wide-open plaza which is more inviting. It is also advised that this the plaza feels has too many functions that are modest in scale and the scope of remaining space for events is queried. Sufficiency of room to expand any individual aspect of the plaza function and to future proof for Covid 19 is queried.
2. It is advised that there is an opportunity for SDCC to create a plaza aligning to iconic plazas such as the Apple Market in Waterford, Milk Market in Limerick, Eyre Square in Galway or Merrion Square in Dublin. From a cultural perspective and income generator, it is considered vital to avoid a redundant and small open space in the town centre. The proposed design lacks the wide expanse layout to enable a flexible outdoor event or performance space and lacks the ability to hold medium to large scale events under weather cover. There is no linkage to Tallaght's heritage in this plaza to create and embed a sense of place here.
3. It is noted that the Tallaght Town Centre LAP mentions raising the Poodle back up above ground level and it is queried whether the proposed plaza presents an opportunity to do this or include a water feature.

*Chief Executive’s Response*

For ease of reference under this Part 8 and this Chief Executives Report, the proposed new northern urban square is referred to an “Innovation Square”. The official naming of this square is yet to be decided upon. The Innovation Square and School Pedestrian Link elements of the proposal have been shaped and defined by permitted, proposed and potential future buildings on adjacent sites that are outside the scope of this Part 8 proposal and boundary. Notwithstanding this, it is considered that the arrangement of surrounding permitted, proposed and potential future buildings will provide the opportunity to maximise street frontage and achieve continuity and enclosure of the proposed spaces as well as existing and future streets (particularly Belgard Square North). This in accordance with the principal of urban design, the Design Manual for Urban Roads and Streets (2013) and the requirements of the Tallaght Town Centre Local Area Plan (2020).

As part of a hierarchy of routes and spaces with their own unique functions, the proposed School Pedestrian Link between Innovation Square and Belgard Square North is a key route that will help unlock and enliven this new urban quarter. The generous average width of this linear space at approximately 12 metres, which widens to approximately 30 metres, is sufficient to accommodate a wide pedestrian and cycle route, planted verges, tree grids, a children’s play area and play tables. This linear space will also open and frame views of the Innovation Square in manner that contributes to the unique identity and sense of place.

The dimensions, relatively regular shape and scale of Innovation Square (at approximately 0.7 Ha. – the equivalent of People’s Park in Dun Laoghaire) is more than sufficient to serve its intended role as a large urban space that is flexible and will accommodate a range of formal and informal activities at different times of the day and year. Further to the query raised in relation to (inter alia) the need to future proof for Covid 19 requirements and a potential overabundance of functions, it is advised that the generous dimensions of the square are more than sufficient for separation between functions, passive amenity and green infrastructure . This is demonstrated through the accommodation of a large lawn, wide pedestrian/cycle routes, separate seating areas, copses of tree, tree grids, specimen trees and hard landscaped plaza.

In terms of the potential for the square to achieve a relatively subjective iconic status, it is advised that a unique combination of elements is incorporated into its design that will single it out from other squares and spaces within the County and town of Tallaght. This includes an open formal terraced lawn with amphitheatre seating and a flexible performance area, a hard landscape plaza that will be able to facilitate markets and events and a cafe terrace. It is intended that a rich mix of soft and hard materials will help create an ‘urban living room’ with opportunities for play scattered across a number of locations. Urban furniture such as benches, balance equipment and playful elements are positioned beneath trees occupying the public space. At the south-east of the space a play area for younger children is proposed. An informal teen space is also included to the north of the square with a basketball hoop. The accommodation of temporary and flexible elements that provide weather cover can be explored at detailed design stage.

Further to the suggestion to incorporate blue infrastructure and, following comprehensive site investigations, it has been confirmed that culverted sections of the River Poddle do not run through the site. No evidence of any water was identified during these site investigations or during construction of the adjacent North-South Link Road.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.3 Transport and Access**

**Issues raised in submissions:**

1. It is advised that the Luas Red Line and Tallaght stop are immediately south west of the development site and that the construction and operation of the development should have no adverse impact on Luas operation and safety. It is further advised that the development shall comply with TII's code of practice in this regard.
2. It is requested that careful consideration be given with regards to the operational requirements of An Posts delivery service unit located adjacent to SDCC carpark at all stages of the project. It is requested that SDCC safeguards the access to the service yard during construction and also engage with An Post should any stage of the development involve works that could impact on the An Post facility.
3. Concern is raised regarding the vehicle access to Rua Red. It is advised that direct access to the fire exit and Gallery 1 is required for exhibitions and deliveries.

*Chief Executive’s Response*

The Proposed Development will be designed to ensure no adverse impact on Luas operation or on safety during construction and operation phases and he scheme will therefore comply with TII’s ‘Code of engineering practice for works on, near, or adjacent to the Luas light rail system’.

The proposed development is also situated away from the An Post Delivery Service Unit including its service yard and access points and will therefore not directly impact on the operation of such.

A construction stage traffic and mobility management plan will also be put in place to ensure that construction and deliveries will minimise impacts on surrounding businesses and services including An Post and the Luas in accordance with SDCC Traffic and Roads requirements.

It is accepted that the arrangement and planting along the northern elevation of Rua Red Arts Centre has the potential to narrow the access to the double doors to the rear.

*Chief Executive’s Recommendation*

It is recommended that the proposed scheme be adjusted to ensure that the arrangement of hard and soft landscaping along the northern elevation of Rua Red does not narrow the access to the double doors to the rear of Rua Red or imping upon potential deliveries or fire access.

**5.4 Environmental Impact**

**Issues raised in submissions:**

1. Query is raised in relation to Water run off to the Whitestown Stream in term of known flooding and cumulative impact of Part 8 developments using this stream for run off.
2. Query is raised in relation to the impact of the displacement of the black headed gull as outlined in a survey and the number of inspections that were carried out.

*Chief Executive’s Response*

Further to the Engineering Report and drawings that that accompanies the Part 8 proposal, the proposed development has been designed to incorporate Sustainable Urban Drainage Systems (SuDS). The proposed scheme will retain rainwater and relatively small volumes of rainwater (equivalent to a greenfield site) collected on the respective SuDS devices will enter the public sewer network thus reducing any potential discharge to the Whitestown Stream.

South Dublin County Council have engaged with our consultant engineers and drainage section and have established at feasibility stage that there will be no increase in flood risk arising from the proposed development of the site. SDCC will continue to engage with prescribed bodies our consultant engineers and drainage section as the project progresses including on elements such as flood risk.

Furthermore, a Flood Risk Assessment has been carried out on the proposed scheme with reference to The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, 2009). IT was found that the development is at low risk of flooding and the development is deemed appropriate within the proposed site. This is also reflected in the EIA Screening Report that accompanies the Part 8 proposal.

Further to the Appropriate Assessment Screening Report that accompanies the Part 8 Proposal, the habitat and flora survey carried out on the subject site was augmented with desktop screenings by a team of qualified Ecological Specialists. The species of black-headed gull observed during the survey was identified using surrounding rooftops outside of the subject site. In the context of the urban nature of the site, the Screening Report concludes that there is no potential for impacts on any black-headed gull populations of any European site.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.5 County Hall Pedestrian Link**

**Issues raised in submissions:**

1. An increase in the width of the County Hall Pedestrian Link is suggested to create a wider space for pedestrians that is more flexible. It is suggested that a one-way system be introduced in the adjacent car park to allow for the increase in width and to avoid losing car spaces.
2. Submission advises of issues with current SDCC carpark in terms of creche drop off and pick up including frequent queuing to use the loading bay, congestion, passing vehicles, lack of connected walkways and safety. It is requested that child friendly spaces on the creche side of the roadway be provided. An image accompanying the submission suggests that a creche drop off facility be provided instead of wheelchair accessible spaces.

*Chief Executive’s Response*

As part of a hierarchy of routes and spaces with their own unique functions, the proposed County Hall Pedestrian Link between Chamber and Belgard Square North is a key route that will increase the area for public amenity along an existing thoroughfare.

The widening of the current through route (from approx. 2 to 5 metres to approx. 13 metres on average) will create to a generous linear space that, in addition to a wide pedestrian and cycle route, will accommodate a series of social sub spaces with planting, seating and graphics on the surface that will encourage informal play. Amendments to the existing car park and one-way system are therefore not considered necessary.

The County Hall Pedestrian Link element include two drop-off zones to cater for up five vehicles, in addition to the two accessible parking spaces along the eastern project boundary at the interface with the SDCC main car park area. The provision of two drop off zones, compared to the existing single drop off zone, provides additional scope for crèche drop-off. A raised table crossing is also proposed between the main body of the existing car park and the proposed scheme for safe crossing.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.6 Events**

**Issues raised in submissions:**

1. Concerns are raised regarding the suitability of the proposed scheme for large scale outdoor participatory events, event set up, general logistical issues, storage for event/ performance equipment, the need for dedicated power sources and accessibility to such, health and safety and emergency service access. In the context of experience working in the space, the need for design input is advised particularly in relation to the operational and programme requirements of the surrounding buildings and organisations within.

*Chief Executive’s Response*

The design of the scheme increases the size, scale and space available in the public realm area in Tallaght Town Centre. It will create multi-functional accessible spaces to include events which will allow opportunities for our citizens to meet, socialise and enjoy the town centre. The scheme will incorporate a hierarchy of safe plaza’s and squares which will foster an inclusive community within Tallaght town centre. A suitability qualified industry expert is appointed to the multi-disciplinary team to design and locate power sources within the public realm area. Consultation with all relevant stakeholders will take place in advance of any events within the proposed spaces. In addition, the operation, planning and logistics of events will also require a co-ordinated approach from all appropriate stakeholders. The requirement for temporary event storage is outside the scope of this public realm project.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.7 Planting**

**Issues raised in submissions:**

1. The planting of a native tree trail similar to Sean Walsh park is suggested along with perennial summer pollinators.

*Chief Executive’s Response*

The schedule of proposed tree planting for the subject scheme incorporates native tree planting. Further to the incorporation of the existing pollinator planting scheme in Chamber Square, it is also proposed to introduce additional pollinator and bio-diversity friendly planting throughout the scheme and in areas identified for proposed planting.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.8 Boundary Treatment**

**Issues raised in submissions:**

1. Query is raised in relation to the existing temporary boundaries of hoarding and wall / railing in terms of extent of time they will be in place. Concerns are raised in relation to boundary design and scale. It is suggested that, instead of paladin fencing, visual images of Tallaght on stretched vinyl covered hoarding should be provided to the west boundary of the site.

*Chief Executive’s Response*

The proposed steel mesh fencing around the identified school site will be in place until such time as a future school is constructed. This will act as a temporary, but visually permeable, boundary until the adjacent development is constructed and will be no more than 2 metres in height. Further to the Planning and Detailed Design Report that accompanies the Part 8 proposal it is intended that the fence will provide an opportunity for community art installations, which will be akin to the suggestion in the subject submission.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.9 Safety and Security**

**Issues raised in submissions:**

1. In the context of there being no mention of CCTV, it is advised that Chamber Square is empty after 5 pm and County Hall closes. It is advised that the plaza needs to be safe, seen as safe and believed to be safe. It is advised that sight lines are not possible across the full site for pedestrians.

*Chief Executive’s Response*

The landscape proposals are designed to help achieve a safe and secure public realm and attract users while complementing future and existing developments and uses.

Proposed passive and active features such as informal play element, seating, a teen space, children’s play area and an events space are intended to enliven and increase the levels of activity throughout the proposed scheme at different times of the day. The location of existing, permitted and a proposed mix of uses along and around the spaces should, in time, further encourage activity including from residents and children akin to that experienced in Library Square in the evening. The location of residential uses in particular, around the new urban square, will help strengthen this and contribute to day time and night time activity in this area.

Furthermore, the widening of the County Hall Pedestrian Link should increase the feeling of security amongst pedestrian and visitors while improving sight lines along this throughfare.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.10 Lighting**

**Issues raised in submissions:**

1. It is advised that due care and consideration must be given to the whole-life visual impact of lighting and this should be low maintenance and in line with South Dublin County Council Public Lighting Specification. The physical durability of the lighting elements should also be critically assessed. Variable lighting levels, colour changing and zonal lighting schemes are all possible options and lighting could be utilised for celebrations and festivals throughout the year. All options for lighting should have a full, detailed electrical and lighting design developed by an industry expert early in the project's design stage. All non-standard lighting requires the consultation and approval of the Public Lighting Section engineer.

*Chief Executive’s Response*

Incorporating the above comments, all lighting proposals for the part 8 area will be holistically approached, discussed and agreed in advance with the section engineer in the public lighting section. Advices of the public lighting section were sought and taken on board for the procurement of a suitably qualified industry expert. All lighting proposals will be in full compliance with South Dublin County Council public lighting specifications and will be progressed during final concept design/detailed design stage.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.11 Issues Outside Scope of Part 8 Proposal**

**Issues raised in submissions:**

1. It is noted that one of the objectives of the Draft development plan for 2022 - 2028 seeks to shift away from private car to greater use of active travel (walking and cycling) and public transport. It is requested that a reduction in the number of spaces be considered to contribute to the rejuvenation of the area.
2. It is suggested that a café to be incorporated with the proposed café terrace in Innovation Square in order to serve as an amenity and revenue generator.
3. Concern is raised in relation to lack of detail, information and acknowledgement of Part 8 for Affordable Apartments. Query raised in relation to the phasing and sequencing of the plaza, Innovation Hub, School and affordable rental apartments.
4. Suggestion is made in relation to the naming of the Innovation Plaza and Chamber Square.
5. When coupled with the adjacent Part 8 for apartments it is advised that - the innovation hub, the new outdoor plaza areas comprise the smallest portion of the proposed land use. It is also advised that there are no mentions of street level restaurant outlets or details of the café outlined in the innovation centre.
6. It is requested that a shadow analysis of surrounding buildings be undertaken. A query is also raised in relation to the detail of planning permissions on surrounding sites.
7. The retention of the surface car park adjacent to the Part 8 proposal is queried. An LAP objective to identify a site for a county museum is also queried.

*Chief Executive’s Response*

A number of observations and comments contained within submissions received during the public consultation period for this scheme were outside the scope of the part 8 proposal. All observations and comments are noted. Comments raised in relation to proposed developments that are outside the subject site but within SDCC lands are subject to separate Part 8 processes and include shadow analysis detailed design layouts for the Innovation Centre and apartments including details of a proposed café. Many of the observations made will be subject to separate and ongoing process’s within SDCC in conjunction with the elected members.

*Chief Executive’s Recommendation*

It is recommended that no variation or modification be made to the proposed development.

**5.12 Late Submission – Irish Water**

A late submission from Irish Water makes recommendations in relation to connection to water/waste water mains, protection of Irish Water Services and dealing with proposals to build over or divert such services.

*Chief Executive’s Recommendation*

It is noted that subject submission is late, however, the requirements of Irish Water along with all other utility providers (including requirements to protect and connect to existing services) will be met prior to and during the construction stage of the project. It is recommended that no variation or modification be made to the proposed development.

# Recommendation

The policies and objectives for urban centres that are associated with the settlements of the County is set out in the core strategy of Section 5 of the County Development plan. Section 5.10 of the County Development Plan outlines that “it is the aim of the Council to continue to develop a hierarchy of urban centres in South Dublin County Council, by enhancing and developing the urban fabric of existing and developing centres in accordance with the principles of good urban design and sustainable development”. It is the policy of the Council “ To project, improve and provide for the future development of town centres” and to have “an efficient use of land in centres, and to achieve development densities that can support vibrant, compact, walkable places that prioritise pedestrian movement.”

Furthermore, the County Development Plan 2016-2022 states that “it is the policy of the Council to re-balance movements priorities towards more sustainable modes of transport by prioritising the development of walking and cycling facilities within a safe and traffic calmed street environment”. and provides specific objectives that all cycling and walking routes link communities to key destinations, amenities, and leisure activities”. The County Development plan 2016-2022 also provides for policies and objectives that include “a hierarchical of high-quality open space is available to those who live, work and visit the County, providing for both passive and active recreation”

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the proper planning and sustainable development of the area, the County Development Plan 2016 – 2022 and the objectives of the Tallaght Local Area Plan (2020).

Following consideration of the submissions, the Chief Executive is of the view that the issues raised by way of the submissions can be satisfactorily addressed as outlined in the foregoing report. There is one recommendation contained in this report for the proposed scheme to be adjusted to ensure that the arrangement of hard and soft landscaping along the northern elevation of Rua Red does not narrow the access to the double doors to the rear of Rua Red or imping upon potential deliveries or fire access.

It is recommended that, as the proposal is in conformity with proper planning and sustainable development, that the Council proceed with the Part 8 proposal for a Public Realm Improvement Scheme in Tallaght, subject to the recommended adjustment contained in this report.

 5th October 2020

Chief Executive Date

**Appendix 1: Newspaper Notice**

**Appendix 2: Copy of Drawings**

**Appendix 3: Environmental Determinations**