

# **Planning Report**

## **Tallaght Innovation Centre**

**29 September 2020**

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Architects**

## Tallaght Innovation Centre

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# TALLAGHT INNOVATION CENTRE

## 1.0 INTRODUCTION

This report relates to the proposed development of the Tallaght Innovation Centre in Tallaght Town Centre, Co. Dublin. This development is being undertaken by South Dublin County Council: the brief calls for a landmark building to provide start- up space for new and existing innovators in the South Dublin area- firstly in the areas of technology and medical devices, but opening out to ideas of all kinds. The Innovation Centre provides office and research space of differing scales that can be rented for a fixed period of time- the concept allows for people to rent space and also to make use of communal facilities such as meeting rooms and a café to support their working life and create a vibrant new environment. The signal contemporary architecture of the building will mark its position and importance in the South Dublin context.

Please see additional reports for the application under separate cover, namely,

Planning  
Civil & Structural engineering  
Sustainable design & energy statement  
Archaeology  
Screening for Appropriate Assessment

McCutcheon Halley  
O'Connor Sutton Cronin  
IN2  
Claire Walsh  
Scott Cawley

## 2.0 SITE - EXISTING

The site for the new building is located to the North of the South Dublin County Council offices on Belgard Rd North, at the head of currently unoccupied lands allocated to a park project which is subject to a separate Part 8 planning application. The site comprises a 0.21827 hectare, lot of ground (a brownfield site). It shares the south and west boundaries with the public park. The east boundary has a service road to access the Innovation centre. The North boundary is formed by the inclusion of a new link Rd linking the Innovation Centre to Crookstown Rd and Fourth Avenue.



Site : Aerial View

The application site is L shaped, and is flat. The site for the building is located to the North of the South Dublin County Council offices, on Belgard Rd North, at the head of lands (currently not occupied) allocated to a park project which is subject to a separate Part 8 planning application and a school project that has not yet been commenced; these will be developed by SDCC in various lots with a view to enhancing Tallaght Town Centre.

The site to the West is proposed to be developed as residential; the sites to the East will be developed as residential; the larger site will be developed for a school and a landscaping proposal in conjunction with the Tallaght Innovation Centre forming a new public park. This is subject to a current Part 8 reg ref no: SD20A/0047

The site is currently subject to some infrastructural works involving road building and services / drainage placement to facilitate future development. This has comprised a new Link Road running from North to South along the western boundary of the park site. It is proposed that a new East / West link road be included as part of this application as indicated by the red line on the plan.

The site is strategically located close to both the hospital and the university campus. Up until 1990's it was used for a mixture of functions including traveller accommodation.



Existing site boundaries

### 3.0 SCHEME CONCEPT - PROPOSAL

#### Building Description

The Tallaght Innovation Centre is a landmark building for Tallaght Town Centre, under the procurement of South Dublin County Council. It will sit at the head of a new park / urban plaza on lands north of Belgard Road North and provide a civic focus for this area, that will be developed in other lots to include housing and a school. The Tallaght Innovation Centre is an exciting new initiative aimed at bringing start up companies to the area by providing office space of differing scales that can be rented for a fixed period of time. The building is a taut metal and glass-clad box that commands the northern end of the site and will be highly visible, with a night and day presence. 4 storeys high, the ground floor is open and inviting, with public interface: you can see through the building from side to side. Above this there are three floors of lettable units that vary in size and look out over Tallaght Town Centre and to the mountains beyond. A void over the TownHall area, flooded with natural light, allows for visual connections between the levels. A south facing outdoor terrace opens out from the café, availing of the amenity of the park. A small amount of parking will be provided to the north and east of the site. The building is 4 storeys high – 3 floors of lettable office space over a publicly-oriented ground floor. The concept is that of a transparent and open building that looks in 4 directions. The ground floor is designed to be viewed through from all sides. The central space is top lit with a lightwell that brings light down into the centre of the plan. Thus you are drawn into the building from outside. The building will provide a focus for the public park that sits between the building and the front plaza of the Civic Offices.



Site Plan



## Concept

The building concept is simple and clear. It will provide a new contemporary architecture of quality at a key point within the Tallaght context- its innovation and modernity reflects both the ambitions of South Dublin County Council and the internal workings of the building. The building is honest and open; it is well-glazed, with good views from inside to outside; in the evenings it will appear like a beacon in the wider landscape context. From the inside there will be wonderful views Southwards over the new park, over Tallaght and to the Dublin Mountains Southwards. The external form, finished in metal, masonry and glass, provides a taut cubic block which 'holds' the corner of the site; its careful proportions and vertical emphasis complement the design intent. Above all, the building is open and feels open for people to come and go; the whole South entrance elevation is open and accessible; every corner of the building is universally accessible. This is a new type of public building for the 21st century; it is about work and about opportunity- people passing will see it and understand that this is a place where they could be- it is non-exclusive.

Internally, the main central hall on the ground floor feels like the gathering space for the whole park and square outside- a covered public space in its own right; there is a void to one side which rises up through the building and allows light to spill onto every level. Flexible offices are arranged around the three upper levels, with tea stations and seating areas around the void; this will immediately feel like a humming centre of activity; people will be able to see other people at different levels and on the ground floor; it is like an extended piece of the city outside.



3D View 01

#### 4.0 PLANNING

The development is compliant with the policies and objectives of the SDCC Development Plan 2016-2022 and Tallaght Town Centre Local Area Plan and its land use zoning as 'REGEN' where 'Enterprise Centre' uses are permitted;

The site has excellent public transport accessibility as it is close to both the Luas and Dublin Bus services;

The development will act as a main focus for the overall development of the mixed-use Masterplan area including the Urban Plaza;

The development will provide opportunities for entrepreneurs and start-up companies by providing a mix of office unit sizes and meeting rooms; and,

The construction of the Innovation Centre will help boost employment and will aid in the consolidation of the urban centre of Tallaght.

Please see the Planning Application Report prepared by McCutcheon Halley for further detail.



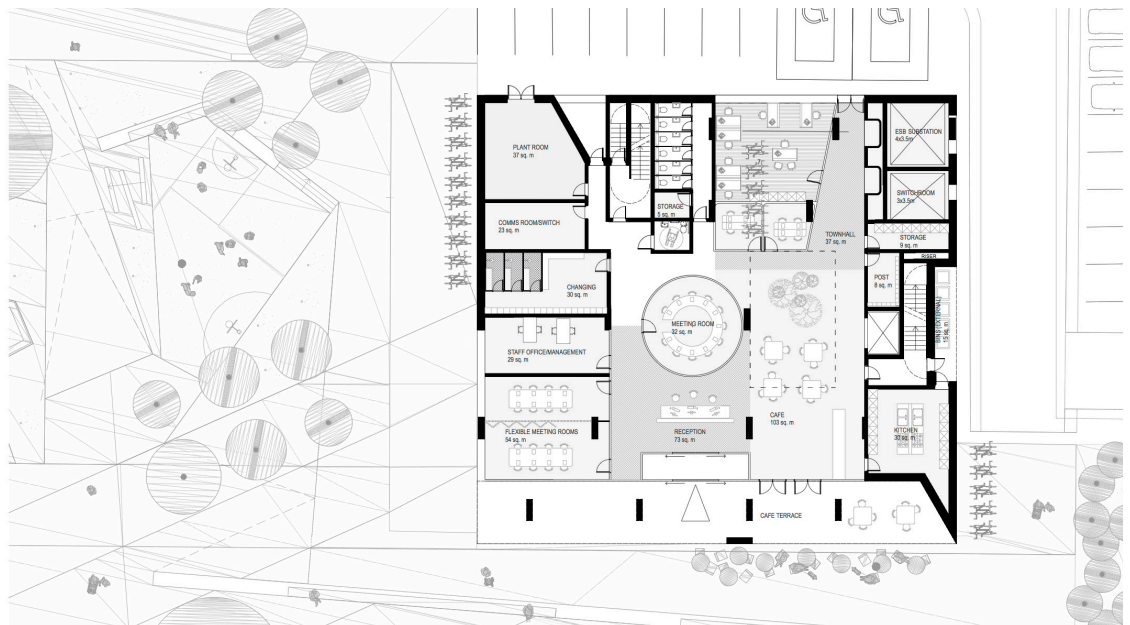
3D View 02

## 5.0 BUILDING DESCRIPTION

### Ground Floor

The ground floor comprises a main entrance to the south of the building, opening off the park. The entrance is under an overhang which allows for a covered south facing terrace for the café to open out onto. Once inside on the ground floor the main space comprises reception and café and TownHall area. There is a reception desk in front of the main front doors (which include a draft lobby). There is access within the ground floor to 2 meeting rooms for 10 people each (these can be interconnected using a folding door), as well as a central meeting room for 12 people or more. There are two other small meeting rooms accessed from the TownHall. 2 acoustic seats are located to the rear of the ground floor to allow for break out phonecalls. Other work accommodation on the ground floor includes a staff office & a hot desk lettable offices for 7 people. The ancillary support space on the ground floor includes a post room, small kitchen, public WCs, a changing room with showers, lockers and drying facilities, as well as plant, comms and switch room space.

There is external storage for bicycles and refuse. Two fire stairs discharge externally at ground floor level. One lift for 17 persons is included. It is possible to look up into the higher levels of the building from the TownHall space below.



Proposed Ground Floor Plan



## Upper levels

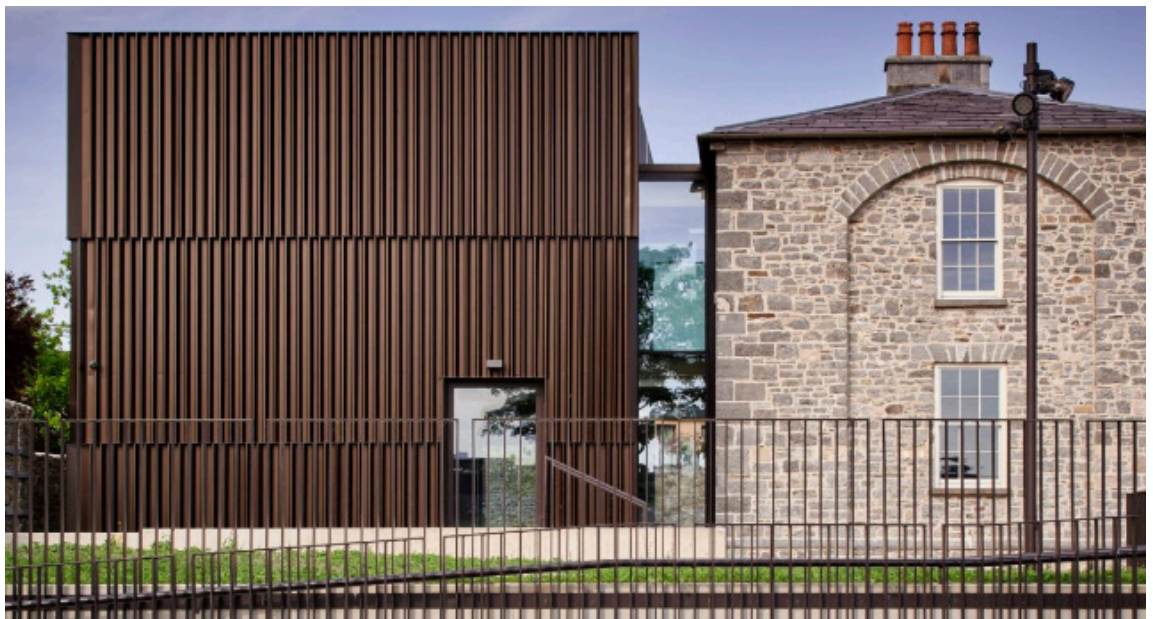
The lettable space is accommodated on first, second, and third floors. Access is by stairs – one on the north side and one on the east, as well as a 17 person lift. The offices vary in size between 2 person and 13 person. Please see section 4 above for the breakdown of this accommodation. A 1.8m wide corridor connects each part of the upper floor plans. WCs are provided on each floor. Each floor on the upper level has a breakout space for smaller conversation / phone calls. There is also a tea station adjacent to the lift. There is a kitchenette on the second floor – this will have rehearse facilities and a fridge etc for use by all of the building users. The offices are conceived as flexible spaces that will each engage with the social agenda of the building. The concept supports an idea about work whenever suits during the day – the absence of long corridors and the transparency of the building in various places contributes to the sense of well-being in the building.



Proposed First and Second Floor Plan

## Materials

The materials proposed are a simple palette of metal cladding with aluminium glazing systems. Concrete and masonry are used along the lower parts of the building. The building is designed so that work is on view, so that the building can hold its own at the top of the public park, the cladding will catch the light, the glazing allows people to see in and out.



Material Palette

### Access

The building sits in the open landscape at the head of the park. Vehicular access is provided to the North and East sides of the building. A service road is included in the application to provide access to the east of the building (fire tender and refuse truck if necessary). A new Link Rd to the North of the building is included in this application. Pedestrian Access is available on the level to all sides at all times. Universal access is provided on approach, to enter the building and to traverse the interior. The ground level inside the building is the same as the park level to allow seamless access.

Please see the Mobility Management plan prepared by OCSC

### Car parking

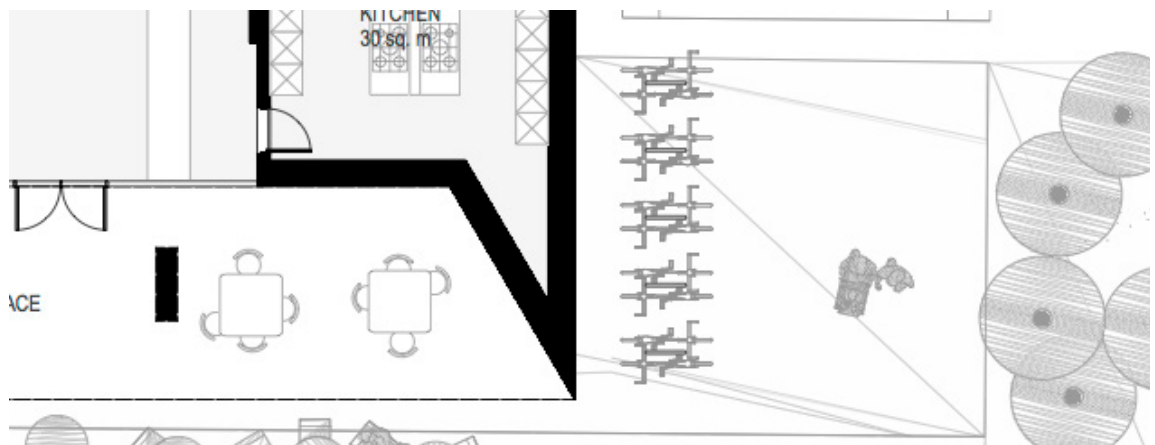
Car parking on the site is limited to space to the North of the building (8 car parking spaces plus and additional 2 disabled spaces) and to the east of the building (4 car parking spaces). Electrical charging points are provided at a rate of 10% of provided places (2 no.) in line with the requirements of the Development Plan. The chargers for the spaces will be located in the area north of the building. Electrical charging points for disabled parking will be provided. The car parking was assessed taking into account the local provision of same: there are many public car parking spaces within 5 minutes walk of this building. The town centre and specifically this site is very well connected in terms of public transport with numerous bus routes serving Tallaght Town Centre as well the red Luas line which stops to the south of the site.

Please see traffic engineers report for further detail.

Please see planning consultants report for further detail.

### Bicycle storage

There is a secure locking facility for 30 no. bicycles in 2 locations beside the building. These spaces will be covered. Additional cycle spaces will be provided at a number of locations within the adjacent public park. The scheme is designed to ensure passive surveillance of this area. The public character of the space will also help with security.



Bicycle Detail Drawing

### **Refuse storage**

The refuse for the building will be stored at ground floor level within a covered lockable cage. The movement of the large bin units will be managed by the private management company and placed on the roadside at a time suitable for weekly collections. There is no requirement for a refuse truck to enter the site.

Please see planning consultants report for further detail.

### **Plant and Communications**

There is currently no existing EIR, Virgin Media or any other Telecom provider infrastructure on the proposed Tallaght Innovation Centre development site. New connections shall be required to the nearest relevant Telecom providers.

A dedicated comms room shall be provided at ground floor level, the main telecom providers shall terminate their incoming cabling within this room.

The building is to be provided with an Access Control system on all external doors. Access Control System restricts entry of unauthorised persons into restricted areas and will prohibit access to the building to any persons not provided with Access Cards.

As Offices shall be let to individual tenants access control shall be provided to a quantity of these spaces which shall be agreed during the detailed design stage.

Please see service engineers report for further detail.

### **Fire**

Initial discussions with the applicant's fire consultant (Michael Slattery & Associates), note that the fire tender access provision as shown is adequate. The horizontal and vertical escape provision is also adequate. It will be necessary in due course to undertake autotrack analysis to demonstrate that the hammerhead turning provision is sufficient for a fire tender pump appliance. An allowance will be made for the provision of a dry riser in the stair on the east elevation



3D View 03



**6.0  
SUSTAINABILITY,  
SUDS AND  
ENERGY  
EFFICIENCY**

**Sustainability, SUDS & energy efficiency.**

It is proposed to provide a Sustainable Urban Drainage System (SuDS) in accordance with the Greater Dublin Strategic Drainage Study Regional Drainage Policy Volume 2 - New Development (GDSDS-RDP Volume 2).

- Attenuation Storage-is provided within the overall Public Realm scheme
- Limiting discharges to ensure that the site discharge rate is maintained below the equivalent green field run-off rate for the site is achieved through the Public Realm scheme.
- Permeable paving is proposed to the car parking on the northern boundary of the proposed development.

Please see civil engineers report for further detail.

The office development shall be designed to ensure a low-energy building can be delivered, through maximising the use of passive design features supplemented by low- energy systems, with the following features incorporated:

- Connection into local District Heating Network for heating and domestic hot water production.
- Natural ventilation to perimeter Offices and Meeting Rooms for fresh air and cooling.
- Heat recovery ventilation to Wetrooms and Locker space.
- Low energy lighting: LED lamp based.
- Photocell based lighting controls to maximise utilisation of Daylighting within office plan areas.

The building shall be designed to comply with New Part-L 'NZEB' Regulations, with the necessary renewable contribution being provided from the local District Heating (DH) Network system. The source of heat is a heat pump connected to the data centre cooling system and is essentially a water to water system. Therefore, it simultaneously provides heat to the DH network and as a by-product of this heating also provides cooling back to the data centre.

The building's façade environmental performance is currently being developed and shall be optimised to minimise solar heat gain and reduce thermal heat transmittance, whilst maintaining good daylight availability and clear views for occupants.

Please see service engineers report for further detail.

## 7.0 SCHEME CONCEPT - SUMMARY

### Scheme Concept - summary.

The Tallaght Innovation Centre is a vibrant landmark building providing much needed space for innovators and creating a focus for the new public park. At 3000m<sup>2</sup> and 4 storeys tall, it will provide a new contemporary architecture of quality at a key point within the Tallaght context- its innovation and modernity reflects both the ambitions of South Dublin County Council and the internal workings of the building. The office spaces are flexible, visible and busy with support on site as well as an providing an engaging public interface. The building will be designed to the latest energy standards using high quality materials – it will be low maintenance with low energy consumption. This is a new type of public building for the 21st century; it is about work and about opportunity- people passing will see it and understand that this is a place where they could be- it is non-exclusive.



3D View 04

## SCHEDULE

### Plant / Switch / Comms excluded from calculations

Description	%	sq. m
<b>Gross Internal Floor Area</b>	<b>100</b>	<b>2980</b>
<b>Nett Area</b>	<b>74.5</b>	<b>2221</b>
<b>Nett lettable Area</b>	<b>60.7</b>	<b>1798</b>

Description	%	sq. m
<b>Nett Lettable (offices, Labs &amp; Workshops)</b>	<b>60.7</b>	<b>1798</b>
Reception / Town hall (post included)	3.7	111
Café	3.4	103
Meeting Rooms	4.6	136
Staff Office / Management suite incl Directors office	1.0	29
Café Kitchen	1.0	30
<b>Nett Internal Area</b>	<b>74.5</b>	<b>2221</b>
WC	4.0	120
Circulation	14.2	422
Showers and lockers incl drying	1.2	28
Bin store	0.0	15 (external)
Bike store	0.0	30 (external)
Storage Rooms	0.5	14
<b>Common Areas</b>	<b>20.2</b>	<b>584</b>
Internal partitions	<b>5.9</b>	<b>175</b>
<b>Gross Internal Floor area</b>	<b>100</b>	<b>2980</b>

Breakdown Lettable	
Type	Quantity
2 Person Suite	11
3 Person Suite	8
4 Person Suite	6
5 Person Suite	6
6 Person Suite	9
7 Person Suite	1
8 Person Suite	9
9 Person Suite	3
13 Person Suite	0
	<b>tot. 53</b>
Meeting room	1
Breakout space	3
Tea station	3
Kitchenette	1

