



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

# Tallaght Heritage Centre Update

Meeting of Tallaght Area Committee

April 2026

# Tallaght Heritage Centre

- SDCC secured Part 8 approval for Tallaght Heritage Centre on a site Old Blessington Road, situated to the east of the Civic Theatre.
- During the detailed design phase, the associated cost appraisal highlighted that the proposed construction costs of the project had increased significantly since originally planned.
- Elected Members at Tallaght Area Committee meeting in May 2025 passed a Motion asking the Council to:  
“...explore the feasibility of locating the Tallaght Heritage Centre within a vacant building, potentially co-locating it within other cultural and/or evening time economy related uses that will make an active contribution to the vibrancy and vitality of the town centre and support the delivery of the Tallaght Town Centre Local Area plan.”



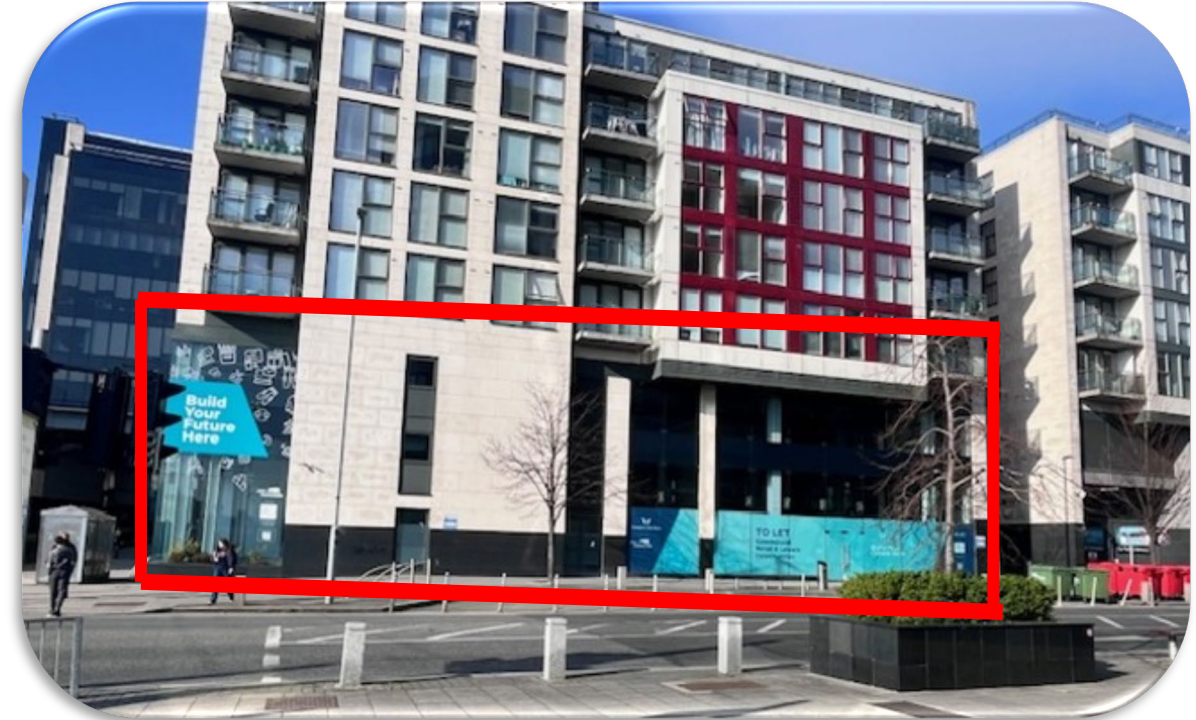
# Site Selection Process

To assist with economic activity and to help reduce vacancy, SDCC explored repurposing and refurbishing vacant properties in Tallaght town centre.

Datasets published by Geo Directory indicate that commercial vacancy was estimated to be 11.6% in D24 in Q4 2025.

SDCC conducted a feasibility of vacant properties and costs appraisals on a number of vacant units.

Following negotiations with multiple landowners, SDCC are recommending that the heritage centre is co-located with a food offering at Unit G1/2, Tallaght Cross West.



# Unit G1/2 Tallaght Cross West

- Unit G1/2 Tallaght Cross West has a floor area of 1,115 sqm over two levels.
- The Heritage Centre can be located at ground level and on the first floor. Additionally, a food offering can be made available on the ground floor which will actively increase dwell time.
- SDCC will acquire the property for an agreed purchase sum. The combined total of the estimated fit out plus acquisition costs for this building are significantly less than the costs associated with building a standalone heritage centre (836 sqm) on the Part 8 approved site.



# Location of Unit G1/2 Tallaght Cross West

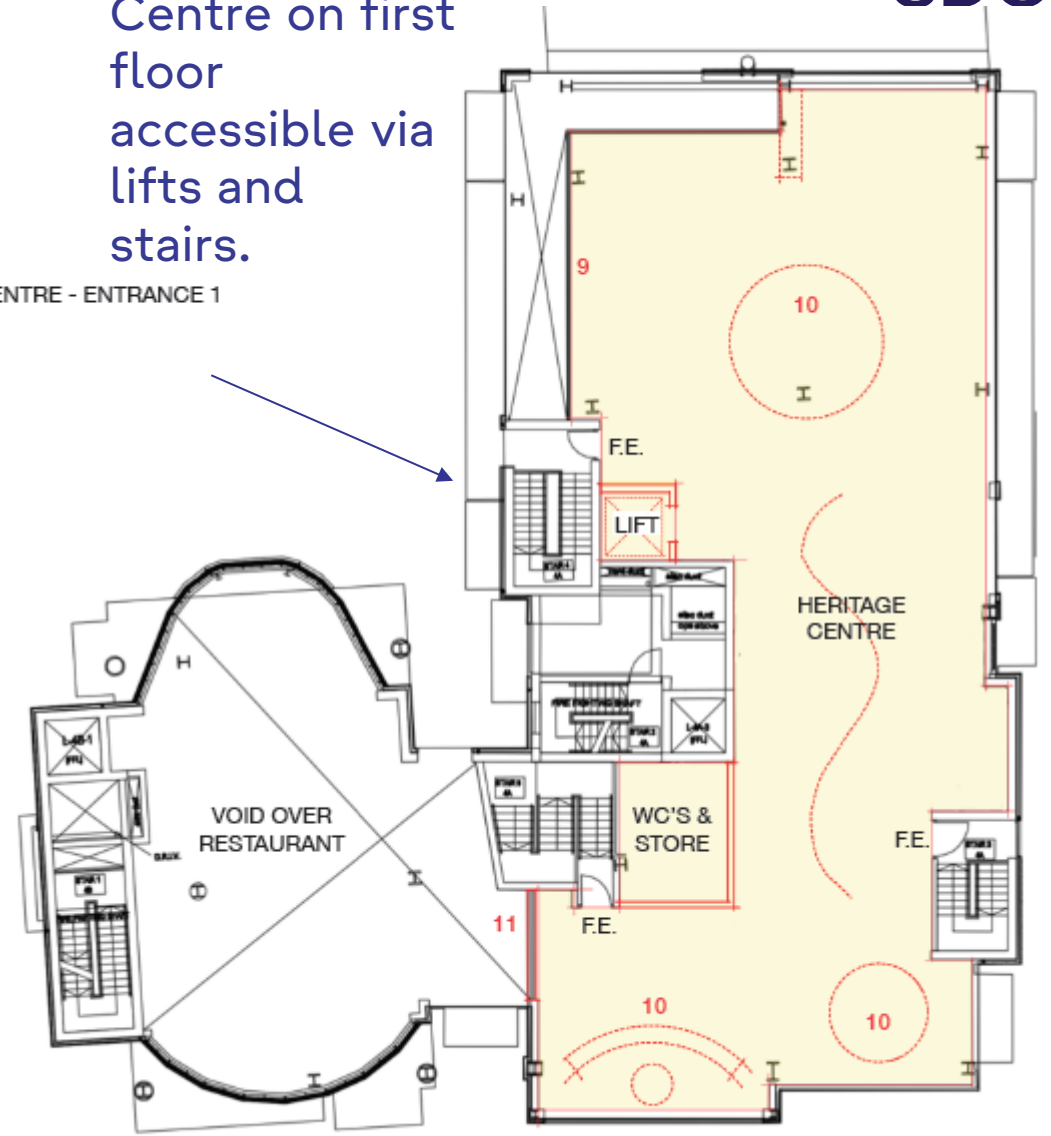
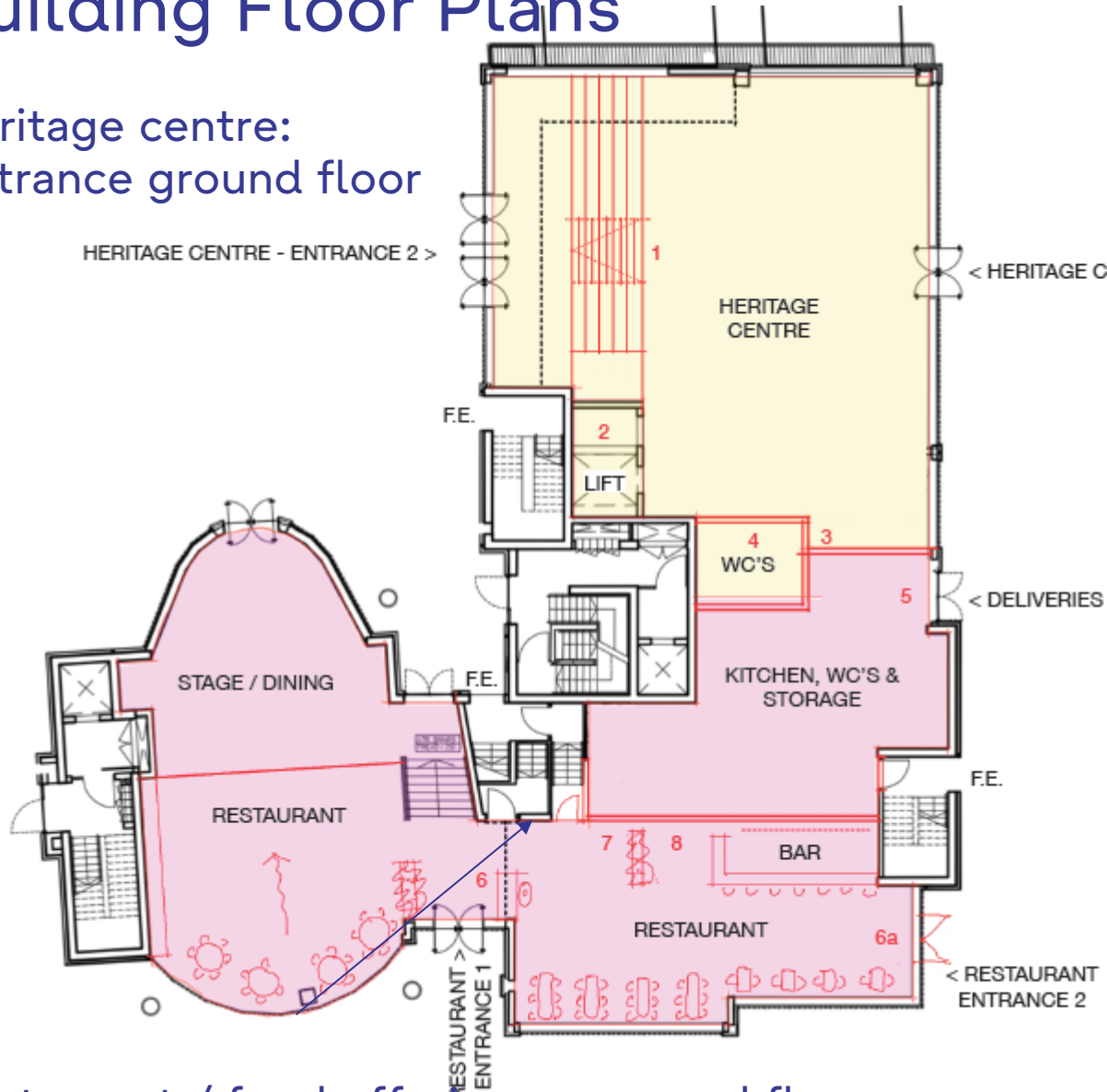


**Unit G1/2**

# Building Floor Plans

Heritage centre:  
Entrance ground floor

Heritage  
Centre on first  
floor  
accessible via  
lifts and  
stairs.



Restaurant / food offering on ground floor

# Tallaght Cross West Site Advantages

- Refurbishing this building is more financially viable than developing a standalone heritage centre.
- Secure an increase of 33% in floor area when compared to the standalone heritage centre.
- It presents an opportunity to develop a mixed-use building, where the combination of a heritage centre and restaurant use will enhance the customer experience and increase dwell time.
- SDCC will reduce commercial vacancy rates in the town centre, which in tandem, will support the delivery of the Tallaght Town Centre Local Area plan.
- The introduction of a mixed-use proposal in Tallaght town centre will support the implementation of the Tallaght Evening Time Economy Plan.



# Central & High Profile Location

SDCC



**Branding & signage opportunities**

# Project Costs & Next Steps

## Costs

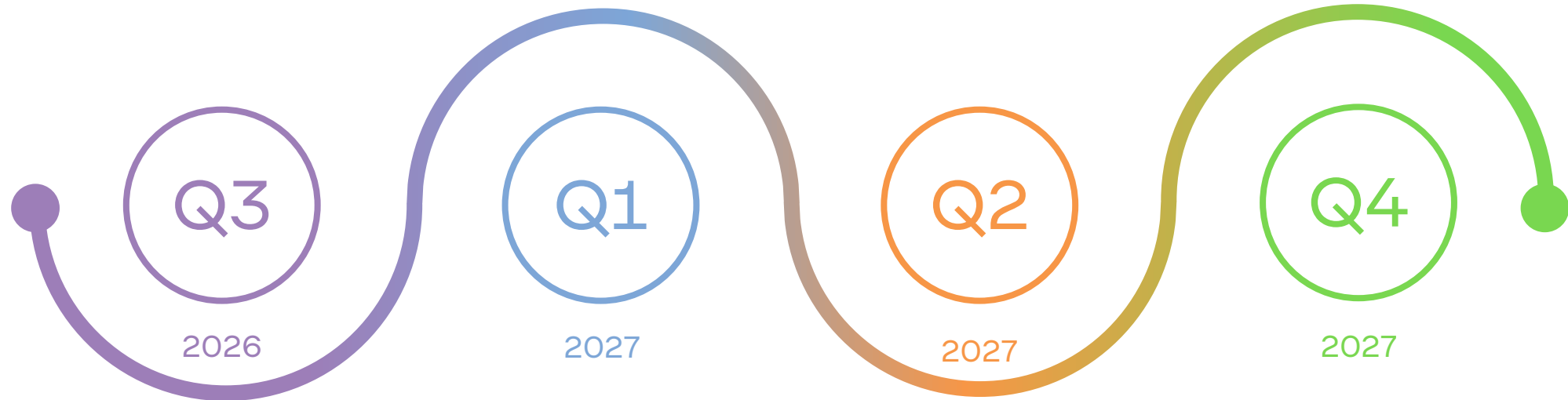
- Standalone heritage centre costs of €7,472,966. Note: these costs are from 2023 and would be subject to inflation.
- The projected costs for refurbishing the building in Tallaght Cross West and to provide for a heritage centre and food offering are below the standalone heritage centre costs, which will include the building's acquisition.

## Next Steps

- Agree Heads of Terms on property acquisition on foot of current agreement in principle with property owner.
- Finalise property acquisition in tandem with planning process for proposed heritage centre and food offering.



# Indicative project timeframe



## PROPERTY ACQUISITION

Agree Heads of Terms. Finalise property acquisition. Commence concept development and design

## PART 8 PROCESS

Progress design for planning process, prepare associated documents, present to council & obtain approval

## DETAILED DESIGN & TENDER

Complete detailed design and undertake procurement process for the appointment of a contractor

## CONSTRUCTION

Commence and complete construction process, with opening planned for Autumn 2028

**Thank you**