



## 5.1 Introduction

The Plan area has seen a rapid growth in population over the past ten years with a significant reduction in residential vacancy. There is a strong sense of community in Tallaght and there has been considerable investment and enhancement in social infrastructure in recent years to cater for the current and future population in the area. A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work. It is important for South Dublin County Council to continue to strengthen Tallaght's appeal in terms of residential and community facilities. This Chapter provides a policy framework for residential and community facilities in the Plan. This Chapter should be read in conjunction with Chapter 2 Urban Framework and Chapter 8 Implementation and Standards.

The lands within the Local Area Plan for Tallaght have the potential to accommodate a maximum of up to 12,800 new homes with a future residential population of nearly 38,000. Delivering this quantum of new homes will take many years, but critical to the creation of a successful place will be securing a mix of dwelling types and sizes

that will cater for the needs of the whole community.

To support the development of sustainable, mixed and balanced community there must be a mix of housing types across the LAP area. This should include; homes for sale and rent; social, affordable and private homes; as well as a mix of houses and apartments that can cater for people of all ages and needs. By securing a range of dwelling types we will help to create a mixed and resilient community. In this regard it is important we guard against an over proliferation of a mono-tenure type of home.

*A strong sense of community, coupled with high quality residential development and social infrastructure, will continue to strengthen Tallaght's appeal as being a positive and vibrant place to live and work.*



## 5.2 Residential Development

The following is the overarching policy in relation to residential development:

*It is the policy of the Council to ensure that all new residential development in Tallaght enables the delivery of a mixed and balanced community that is of a high quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).*

### 5.2.1 Housing Mix

The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types and should demonstrate compliance with Government guidance Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities' for residential development including apartments and houses. The mix of dwellings should contribute to the overall dwelling mix in the locality. The Council would expect to see a mix of dwelling types that would contribute to the delivery of a mixed and balanced

community. This should include a range of 1, 2, 3+ bed homes and should ideally include a mix of apartment and houses.

With the exception of student accommodation, proposals that include a high proportion of one-bedroom dwellings shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area. Design Statements for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types.

Population statistics from Census 2016 reveal that the population in the LAP area is young and includes a high proportion of families at the early stages of forming a family. The following are noted from Tables 5.1, 5.2 and 5.3 and research carried out in preparation of this Plan:

- 79% of people living in the area are under 40 years old,
- 75% of families in the area are at the pre-family to early family stage of their lives, in comparison to 32% in South Dublin County,



- 22% of families in the area comprise of 4 persons or more (up from 13% in 2011), and
- The proportion of 2 and 3 person families has fallen between 2011–2016.<sup>1</sup>

In the interests of building a sustainable community it is a key objective of the Council to ensure that people living in the area have their changing accommodation needs met within the area at various life stages. In particular, it is important that young people who live and work in the area also have the opportunity to raise their family in the area.

In this regard it is essential that an appropriate housing mix is provided for in the LAP which enables people to establish their roots in the area and enables young

families to continue residing in the area as their family grows.

Assuming continued growth in the number and size of families in the area based on recent trends, the young population and the predominance of pre to early stage families, the following policy is proposed in order to accommodate the envisaged growth in families of 4 or more persons in the area:

*It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms*

<sup>1</sup> The statistical research presented in this section has emerged as part of preliminary work on the Housing Need Demand Assessment (HNDA)



5.0 Residential and Community

| Census                  |     | 2016         |     | 2011         |  |
|-------------------------|-----|--------------|-----|--------------|--|
| <b>Total Population</b> | %   | <b>6,216</b> | %   | <b>4,206</b> |  |
| 0-19                    | 24% | 1,501        | 20% | 848          |  |
| 20-39                   | 55% | 3,432        | 63% | 2,643        |  |
| 40-64                   | 18% | 1,092        | 15% | 626          |  |
| 65+                     | 3%  | 191          | 2%  | 89           |  |

Table 5.1 Population Age Breakdown in LAP Area

| Census                 |     | 2016         |     | 2011         |  |
|------------------------|-----|--------------|-----|--------------|--|
| <b>No. of Families</b> | %   | <b>1,609</b> | %   | <b>1,113</b> |  |
| Pre-Family             | 32% | 516          | 38% | 428          |  |
| Pre-School             | 24% | 384          | 30% | 329          |  |
| Early School           | 19% | 301          | 12% | 131          |  |
| Pre-Adolescent         | 9%  | 143          | 6%  | 71           |  |
| Adolescent             | 6%  | 98           | 4%  | 49           |  |
| Adult                  | 6%  | 99           | 6%  | 67           |  |
| Empty Nest             | 3%  | 53           | 3%  | 30           |  |
| Retired                | 1%  | 15           | 1%  | 8            |  |

Table 5.2 Families by Family Cycle Stage in LAP Area

| Census                 | 2016 |              | 2011 |              | SDCC - 2016 |               |
|------------------------|------|--------------|------|--------------|-------------|---------------|
| <b>No. of Families</b> | %    | <b>1,609</b> | %    | <b>1,113</b> | %           | <b>74,141</b> |
| 2 Person               | 49%  | 787          | 54%  | 605          | 37%         | 27,410        |
| 3 Person               | 29%  | 464          | 33%  | 362          | 24%         | 17,935        |
| 4+ Person              | 22%  | 348          | 13%  | 146          | 39%         | 28,796        |

Table 5.3 Families by size of Family in LAP Area and SDCC

### 5.2.2 Housing Options

*It is policy of the Council to support new and innovative ways to meet housing demands in the County while also 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.*

Mixed tenure schemes should be provided to achieve an appropriate balance between social, private, affordable, voluntary and special needs housing with a view to promoting social integration and facilitating a diverse range of dwellings and tenure types within residential developments.

A key challenge for this plan is achieving a balanced residential population.

- *It is a key objective of the Third Pillar of Rebuilding Ireland, that there needs to be a “ramping up the production of additional new housing stock in regional cities with a balanced approach between providing housing that is built for owner occupation as well as housing for both the private and social housing sectors that is “built to rent”.”<sup>2</sup>*

The type of accommodation provided within the plan lands should be appropriate to the needs of the people. The tenure mix for all development should support delivery of an integrated and mixed community. In this regard the following is proposed:

*It is policy of the Council to ensure that a mix of tenure is achieved in order to provide an appropriate balance which will promote social integration in Tallaght.*

Census data from 2016 indicates that 24% of the population in the Plan area are aged between 0-19 years and 55% between 20-39 years. While recognising the positive trends in population increase within the locality to date and the positive benefit of the young population base within the area, it will be important to accommodate changing life circumstances and to avoid a transient character to the local community.

As demonstrated in Table 5.4 rental accommodation is the dominant occupancy type in the area at c.70% of all households in either private, local authority or voluntary/cooperative body rental. This is significantly higher than the wider Tallaght area (36%) and South Dublin County (28%).



*While recognising the positive trends in population increase within the locality to date and the positive benefit of the young population base within the area, it will be important to avoid a transient character to the local community and to accommodate changing life circumstances.*

These trends are likely to be exacerbated in the coming years having regard to the high rate of Strategic Housing Development (SHD) proposals for ‘Build to Rent’ (BTR) developments in the Plan area currently at various stages of the SHD process (as of June 2019 this equates to circa 3095 BTR units and 625 student/shared spaces).

To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community.

As part of a mixed and balanced housing supply there is a role for BTR in Tallaght. It can provide a viable long-term housing solution for households where homeownership may not be a priority, as envisaged in the 2018 Apartment Guideline (Section 5.1), by providing purpose-built accommodation, single management structures, flexibility, attractive amenities and facilities and longer-term tenure options. However, BTR is not a solution for all households<sup>3</sup>. This fact taken in the

context of the scale of BTR developments currently proposed in Tallaght means that it is important that the Plan ensures that a balanced approach to owner occupation and private/social rental accommodation is achieved in the Plan area in accordance with national and local policy.

*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

*To avoid an over proliferation of a single housing tenure, new housing developments in the plan area must make provision for a balanced mix of private, build to rent and social housing to accommodate the needs of a mixed and balanced community*

in the context of the proximity of the teaching hospital at Tallaght and TUD.

**Build-to-Rent (BTR): Security of Tenure**

*It is the policy of the Council to support Build to Rent developments that comply with the housing/occupancy mix requirement specified in this Section and national policy, in particular with the policies and objectives set out in ‘Sustainable Urban Housing: Design Standards for*

<sup>3</sup> A study carried out by the Housing Agency on behalf of the Private Residential Tenancies Board in October 2014 (‘Future of the Private Rented Sector’) identified issues with the rental sector in Ireland, including that only 17% of tenants are happy renting and 73% intend leaving the sector in the next 2 years.

*New Apartments Guidelines for Planning Authorities (2018)*’.

Included in the definition of BTR in the 2018 Apartment Guidelines is that BTR is reference to long-term rental. In this regard, the Council supports BTR developments which provide long-term rental solutions and certainty of tenure for tenants. In the interest of building stable communities, where people have the opportunity to live long term in Tallaght, SDCC would encourage applicants for BTR proposals to offer longer term tenancy agreements and seek to retain residents who wish to continue renting long term in the area.

SDCC recognises that the Residential Tenancies Act 2004, as amended by the Planning and Development (Housing) and Residential Tenancies Act 2016, provides for security of tenure to tenants who are, or will be, renting in the area. SDCC is supportive of such protections and would encourage applicants for BTR proposals to seek longer term tenancy agreements of more than 7 years with a portion of their tenants. SDCC will seek discussions on this during pre-planning application consultations and may seek demonstration of how BTR developments will provide for this at the planning application stage.

**Social Housing**

All residential development proposals shall comply with the requirements of Part V of the Planning and Development Act, 2000 (as amended) and with the South Dublin County Council Housing Strategy with regard to the provision of Social and Affordable Housing (if further amended).

*It is policy of the Council to apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites in Plan area that are solely for residential use or for a mixture of residential and other uses (save where the development qualifies for a modified or amended obligation or is otherwise exempted), to ensure an appropriate distribution of new social housing and to avoid an excessive concentration of social housing.*

**Student Accommodation**

The provision of high-quality purpose-built student accommodation close to Third Level Institutions and close to public transport links is in line with the policies and objectives set out in the National Planning Framework, Rebuilding Ireland and also The National Student Accommodation Strategy which was released in November 2018. Technological University Dublin/Tallaght

| Census                       | 2016 |       | 2011 |       |
|------------------------------|------|-------|------|-------|
|                              | %    | 2,909 | %    | 2,311 |
| Total Households             |      |       |      |       |
| Owner occupier with mortgage | 13.1 | 382   | 20.7 | 479   |
| Owner occupier no mortgage   | 9.8  | 285   | 11.2 | 258   |
| Private rented               | 53.3 | 1,550 | 53.4 | 1,235 |
| Social (LA/VB) Rented        | 16.5 | 481   | 13   | 300   |
| Other/not stated             | 7.3  | 211   | 1.7  | 39    |

Table 5.4 Tenure/Occupancy Types in LAP Area

Campus (TUD/TC) is the most significant Third Level Institution in the County and Tallaght Hospital is a teaching hospital of national importance.

*It is the policy of the Council to support the provision of high-quality purpose-built accommodation for third level students in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education and public transport links.*

**Shared Accommodation**

The 2018 Apartment Guidelines address the

concept of shared accommodation, co-living and communal living in urban areas and provide guidance on these types of development. Shared accommodation is similar to student accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.

Shared accommodation is only appropriate where responding to an identified urban housing need at particular locations and is not envisaged as an alternative or replacement to more conventional apartment developments. Having

regard to the existing high rate of rental accommodation in Tallaght, it is not envisaged that shared accommodation will form a necessary part of the required housing mix to be provided within the Plan. Where shared accommodation is proposed the obligation is on the proposer to demonstrate to the local authority that the proposal is based on accommodation need and to provide a satisfactory evidence base accordingly. The design of any shared accommodation proposal will need to be of the highest standards.

### 5.2.3 Dwelling Size, Internal Layout and Amenity Space

The design and layout of individual dwellings should provide a high-quality living environment for residents. Dwellings should provide adequate room sizes that create good quality living spaces. Designers should have regard to the targets and standards set out under Quality Housing for Sustainable Communities Guidelines (2007) with regard to minimum room sizes, dimensions and overall floor areas.

All apartments shall accord with or exceed the open space and floor area standards set out in Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018), including the minimum floor areas. An apartment

refers to a dwelling unit that is not a house and may comprise an apartment, maisonette or duplex unit. The design of apartment schemes shall also accord with the aforementioned apartment guidelines in relation to design standards and internal facilities such as those that relate to apartment aspect, lift/stair cores, communal facilities, refuse storage, bicycle parking and children's play and amenity spaces.

Private and communal open spaces should form an integral part of a scheme and shall be designed, orientated and sited in accordance with the requirements of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018). Areas of communal open space should be designed to ensure:

- The size of the space relates to the needs of residents and the scale of the development.
- A high-quality safe environment that provides areas of secluded open space for residents.
- Good levels of solar access are received throughout the day.
- Facilities to cater for a range of active and passive uses with opportunities for more active play (especially for small children) are included.







*Communal open space should ideally take the form of a garden within the courtyard of a perimeter block for each apartment scheme*

- Spaces are located to the rear of buildings or the interior of a perimeter block to ensure that they are clearly defined from the public domain.
- The areas should provide separation between dwellings and include screening devices such as trees to enhance privacy levels between opposing dwellings.
- Roof garden areas should include incorporate screening devices that provide shelter from the wind and obscure views toward the internal living space of any opposing dwellings.
- They are accessible to all residents within a development.

Private amenity space for apartments shall be provided in the form of gardens, patios, balconies, winter gardens or roof gardens. All such spaces shall be of adequate proportions and useful from an amenity viewpoint (e.g. able to accommodate at least two chairs and a small table).

Areas of private open space should be designed to ensure:

- The main areas of private open space should be directly accessible from the main internal living space of the dwelling.
- The area should be designed and located so that it has an open feel and receives good solar access.

- Where areas of private open space are provided at ground floor level, it should be clearly defined from adjacent areas, provide separation between dwellings and include screening devices such as trees to enhance privacy levels between opposing dwellings and minimise the impact of overlooking.

Communal open space is an important environmental resource that provides outdoor recreation opportunities for residents. An adequate area of high quality landscaped communal open space shall be provided to enhance residential amenity and to provide opportunities for landscaping.

The function of open space is to provide amenity in the form of:

- landscape character and design;
- opportunities for group and individual recreation and activities;
- opportunities for play;
- opportunities for social interaction and amenity spaces; and
- opportunities for environmental and water cycle management.

## 5.3 Community Facilities

*It is the policy of the Council to promote Tallaght as the priority location for regional level community and social infrastructure in the County. In addition, South Dublin County Council will facilitate the expansion and enhancement of existing community facilities and to facilitate the provision of a range of new community facilities in tandem with population growth to meet the needs of future residents of Tallaght.*

There has been considerable public investment in community and social infrastructure in Tallaght in recent years and the town centre comprises of several significant regional community/social infrastructure, such as:

- Tallaght Hospital;
- Technological University Dublin - Tallaght Campus (TUD/TC);
- South Dublin County Council Headquarters;
- The County Library;
- The Civic Theatre;
- RUA Red Arts Centre;
- Dublin and Dun Laoghaire Education and Training Board; and
- Tallaght Training Centre, Cookstown.

In addition to the amenities within the Tallaght Plan lands, amenities to the west of the Town Centre include a swimming pool, leisure centre and all weather pitches located at Fortunestown Way, a second swimming pool is situated in Tymon, to the east of the Town Centre.

### 5.3.1 Education

*It is the policy of the Council to work in conjunction with the relevant educational authorities to promote and support the provision of primary and post-primary schools in the County. It is an objective of the plan to facilitate the development of a post primary school within the town centre and a primary school in tandem with population growth.*

Educational facilities have an important role to play in developing sustainable and balanced communities in Tallaght. The Department of Education and Skills (DES) is responsible for the delivery of educational facilities and services. South Dublin County Council has worked with the DES since 2012, under a nationally agreed Memorandum of Understanding (MoU), to proactively identify and acquire sites for new primary and post-primary schools and support the Department's Schools Building Programme. As part

of the preparation of this Plan, the DES has indicated that an additional post primary school and primary school will be required to meet the demand associated with the potential population increase for the Town Centre. There are 21 primary and 4 secondary schools located within/ adjoining Tallaght Town Centre. A site identification process has identified Belgard Square North for a future Post Primary School.

The Council will continue to engage with the DES in regard to the provision of primary school facilities in tandem with population growth within the plan area. Locating such urban school facilities shall be subject to the following criteria;

- The site shall ensure ease of access for pedestrians and cyclists
- The site shall provide ease of access to existing/proposed public spaces
- The site shall maximise opportunities for shared facilities
- The site shape and size shall be capable of facilitating a design and layout which provides a safe and secure environment

The Council recognises the importance of making provision for educational facilities in Tallaght, and the role of higher

education in providing for the economic and social wellbeing. The Technological University Dublin/Tallaght Campus (TUD/TC) provides third and fourth level education.

South Dublin County Council will continue to encourage the expansion of educational services at TUD Tallaght and the development of synergies with other uses in the Plan lands.

*It is the policy of the Council to support the development and ongoing provision of third level education and to develop Tallaght as a hub for education and employment to provide further opportunities for the workforce.*

### 5.3.2 Childcare Facilities

*It is policy of the plan to facilitate the sustainable development of good quality and accessible early childhood care (early years and general childcare both home based and centre based) and education infrastructure.*

It is considered that a requirement for pro-rata childcare provision will not necessarily meet the needs of an evolving population or ensure sufficient flexibility in the longer-term and that market factors and government policy will have a greater role.

In individual applications for large scale residential development, the developer shall demonstrate available provision (existing or committed) is provided in the catchment. The plan supports proposals for early childhood care and education use within employment buildings, community buildings such as community centres and schools. Early childhood care in existing residential units should only be provided at an appropriate scale to complement purpose built facilities and are subject to appropriate safeguards.

### 5.3.3 Children's Playgrounds

The South Dublin County Development Plan 2016-2022 outlines the requirements for children's play areas. The Design Standards for New Apartments - Guidelines for Planning Authorities (2018) also emphasise that the recreational needs of children must be considered as part of communal amenity space within apartment schemes. Any future planning proposals should make provision for these standards and refer to South Dublin County Development Plan 2016-2022, and any as superseded by any future plans and guidelines as relevant.

### 5.3.4 Healthcare

*It is policy of the plan to support and encourage the expansion of healthcare services at Tallaght Hospital, liaise with the Health Service Executive (HSE) to ensure that the scope of services provided are adequate to meet identified local service gaps and to support the provision of healthcare services in Tallaght Town Centre to cater for the future needs of the projected population in the area.*

The Tallaght Town Centre area provides a wide range of healthcare services to residents of Tallaght, and beyond. Tallaght Hospital is the primary healthcare facility in the Town Centre. There is evidence that the Tallaght Cross area is benefitting from close proximity to Tallaght Hospital and developing as a medical quarter, with a primary care centre present in addition to the Beacon Medical Group operating a satellite renal unit there. South Dublin County Council will continue to encourage the expansion of services at Tallaght Hospital and the development of synergies between related uses in the Plan lands.



*It is the policy of the Council to support the Health Service Executive (HSE) and other statutory and voluntary agencies in the provision of appropriate healthcare facilities, including the system of hospital care and the provision of community based primary care facilities.*

### 5.3.5 Recreational Facilities

*It is policy of the Council to support and facilitate the expansion of Tallaght Stadium and encourage a wide range of uses and events including the development of all-weather playing facilities and expansion of recreational facilities in Tallaght Town Centre.*

There is a range of recreational facilities within and adjoining Tallaght Town Centre including:

- Tallaght Leisure Centre;
- Playing pitches at Jobstown, Kilnamanagh, Bancroft, Killinarden and Brady's Field;
- Tallaght stadium;
- Sean Walsh Park; and
- Bancroft Park.

Playing pitches constitute a major proportion of the facilities available. However, increased levels of rainfall and

future predicted rainfall means that grass based pitches are unusable for an increasing amount of time each year. This situation has affected Tallaght, where many pitches have been unplayable for almost 6 months at a time. The development of all-weather facilities with floodlighting for year round and night time use would be a valuable addition to the amenities available in the area. The location of such facilities should take into account the impact of floodlighting on wildlife and residential amenities.

### 5.3.6 Social Inclusion

*It is policy of the Council to deliver improved quality of life and social inclusion in Tallaght by providing sustainable neighbourhoods, supported by a range of services and connected by good public transport and green infrastructure. It is also policy to develop engaged and active communities in the promotion of social inclusion and healthy living.*

Tallaght is strengthened by its people and the communities they create therefore it is important that South Dublin County Council continues to work towards improving the quality of





life of communities and residents and to encompass social inclusion, integration and multi-culturism in all of its current and future plans.

*It is policy of the Council to support and sustain community and voluntary activity and to assist people to fully take part in all aspects of life in South Dublin County.*

Support shall be given to the established Age Friendly community facilities, and in particular, to ensure that the needs of the elderly are appropriately considered in relation to the continued development of Tallaght.

In addition, support shall be given to maintaining the existing concentration of a shared community space/creative venues in Tallaght Town Centre. It is important for young people to progress the development of youth arts and assist in the addressing any issues of social integration. The provision for small galleries and flexible studio spaces in the area may be investigated.

*It is an objective of the Council to allow for 2 no. community service centres within the Tallaght LAP lands in order to satisfy population increases and changing*

*demographics over the long term. The location of such future community services should be provided relative to the location of target user groups and their level of accessibility, insofar as practical to address current dissatisfaction with locations*

### 5.3.7 Social Infrastructure Audit

As part of the plan-making process a Social Infrastructure Audit (SIA) was carried out to inform the LAP and examined the availability and capacity of existing social infrastructure facilities in Tallaght, determined future requirements and to makes recommendations based on anticipated population growth. 'Social Infrastructure' relates to the provision of services and facilities which are essential for health, wellbeing and social development of a town/place and includes for example, schools, health services, surgeries and community specific services, as well as areas which can offer active sports and passive recreational facilities.

The audit was structured and carried out in the following manner:

- **Assessing the Existing Situation.**
  - A social and demographic profile of the community who live in Tallaght.





CHORTLEUSTERS

Tan

Tan

Belgard Cleaners

MANLEY

- The identification of existing community infrastructure features (including where relevant, their capacity) under a number of predefined themes including Education/Training, 'Childcare', 'Health', 'Sports & Recreation', Social/Community Services', Arts & Culture', 'Faith', and other features.
- **Future Demand Analysis**
  - Considered the existing infrastructure provision relative to the existing/planned population and best practice provision.
- **Social Infrastructure Recommendations**
  - Recommendations for future social infrastructure provision have been taken into consideration in the preparation of the LAP.

Appendix 3 provides a breakdown of the requirements under relevant themes which provide for the future needs of the projected population.

Applicants for significant developments (100+ units) will be required to submit a statement of compliance with the social infrastructure assessment to include an implementation and phasing programme, which demonstrates the facilities

available/required to adequately service their development.

In accordance with the provisions of Section 49 of the Planning and Development Act 2000 (as amended), a Supplementary Development Contribution Scheme shall be investigated for the Plan area to provide for the delivery of strategic public infrastructure including principal route connections, strategic open space and associated pedestrian and cyclist infrastructure, which could support the delivery of the required infrastructure outlined in LAP. Where an applicant cannot comply with the social infrastructure assessment, the applicant may be subject to a Supplementary Development Contribution Scheme.

A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.

*It is the policy of the Council to ensure the recommendation of the Social Infrastructural Audit (SIA) are implemented.*



*A range of community facilities and infrastructure will be essential to support the emergence of sustainable neighbourhoods and communities in Tallaght.*

