

## **Tallaght Community Council's Response to the Proposed Variations to the County Development Plan 2022-2028**

The County Development Plan 2022 to 2028 is now at a crucial stage 3 in the process, Proposed Material Changes to the Plan. The full council will get a final report on the public feedback and the SDCC CEO's recommendations in the coming weeks. If passed, the new plan will then come into effect over the peak summer months.

Tallaght Community Council (TCC) have been through several County Development Plan (CDP) cycles and are aware of how big changes can be added in this final stage of the plan's creation. It is therefore vital to remain vigilant and be aware of these material changes being proposed.

*"Good planning is one cornerstone of every vibrant community. TCC are active in voicing a community view for Tallaght in developing policy to shape our future in Tallaght. We have learned to our cost in recent years, if you are not up to speed on the finer detail of all local area plans, the community can be placed at a disadvantage when it comes to large planning applications. We try, as best we can as volunteers, to flag up any weaknesses in local plans from a community point of view."*  
Liz Kennedy, voluntary Chair, TCC 2022/23.

TCC reviewed the suite of proposed variations on the sections on, Core Settlement, Sustainable Movement, Community & Open Space and Economic Development & Employment and submitted their views in April.

TCC was supportive of 15 proposed variations, raised queries on 7 queries and rejected 8 proposed variations.

Some proposed changes appear small copy changes but could have very significant strategic impacts on Tallaght if passed. These generated the need for clarity. The TCC queries included,

### **Core Settlement**

The draft CDP now cites the population growth target for Tallaght as 5.1K in 6 years. The TTCLAP 2020 cites growth targets for Tallaght of **38K people, over a "number of plans"**.

The national plan ("Ireland 2040") calls for a 23% population increase, the draft County Development Plan calls for a 18% increase, the **TTCLAP outlines a 455% population increase**. This is a huge disparity in a fundamental driver for change and development in Tallaght. TCC has concerns re: the population targets outlined for Tallaght. The local plans at council level simply don't match the national targets set out in Ireland 2040 for our area.

TCC believe these differences need to be clearly aligned. And when the population growth target isn't clear, there is a real risk of failing to have quality services and homes in place for this growing population.

### **Community & Open Space**

**Amend COS9 Objective 4** To read: To promote and facilitate the development of Tallaght as a centre for learning, education.. ( dropping "employment").

Tallaght is the County Town, a place for business, employment and job creation, in parallel with the significant apartment development ? Why is “employment” being dropped ?

The **8 rejected proposed variations** include requests to rezone employment lands to REGEN and rural to residential.

**Amend Map (rezone) No. 9** - ‘To protect and improve rural amenity and to provide for the development of agriculture’, to Objective RES ‘To protect and/or improve residential amenity’.

This ad hoc rezoning on the Kiltipper Road does not make sense when the lands to the rear of it are being rezoned to rural. (Amend 2.14). The Kiltipper Road is a very narrow road, with no footpaths in many places, making pedestrian movement extremely difficult. Public transport is limited to a low frequency bus that accesses Kiltipper Way.

The Kiltipper road has already seen significant new residential building beside the all-weather pitch, which will bring more daily traffic onto the rural road once occupied. Therefore, rezoning more land for residential, that will use this narrow road in the near term is not wise and will not contribute to sustainable movement.

On the key topic of housing, TCC rejected the proposed change in Housing, **H1 Objective 13** that requires 30% of new developments to have 3 bedrooms.

The proposed amendment seriously dilutes the intent to deliver a truly diverse mix of unit sizes - family homes are needed in apartment blocks. The developers have shown they will continue to drive towards a high percentage of 1 beds and studios unless there is a strong objective in the governing plan. Additionally, the notion that this standard would not apply to the council itself seriously undermines the spirit and the principle of this objective.

*“We are asking our views to be given serious consideration in this vital stage of the plan’s development, particularly those we are querying and rejecting.”* Liz Kennedy.

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