

TALLAGHT INTEGRATED AREA PLAN

URBAN RENEWAL SCHEME 1999 - 2008



Tallaght Cross / Luas Terminus

Library Square - Tallaght Cross



Stables - Fettercairn



Farmers market - High Street



Belgard Square

Integrated Area Plan (IAP) / Urban Renewal Scheme 1999-2008

Aim : The main aim of the IAP was to ensure that the Urban Renewal Scheme would address the physical, economic, social and environmental regeneration of Tallaght Town Centre (Category A) and the disadvantaged West Tallaght residential neighbourhoods (Category B).

SOUTH DUBLIN COUNTY COUNCIL'S Integrated Area Plan in Tallaght has to date achieved the following :

- Over €0.7 billion worth of development projects are either under construction or completed in the designated areas,
- The IAP has provided the mechanism to deliver the agreed vision of the town centre area i.e. new streets, people intensive uses, new public realm and a strong residential presence in the town centre,
- The Urban Renewal Scheme will generate over €11.5 million that will be expended in the disadvantaged neighbourhoods on Community Infrastructure and Community Projects, in addition to the €9 million new Arts Centre in Tallaght Town Centre
- The process has engendered strong links between site developers and the Local Employment Service Network

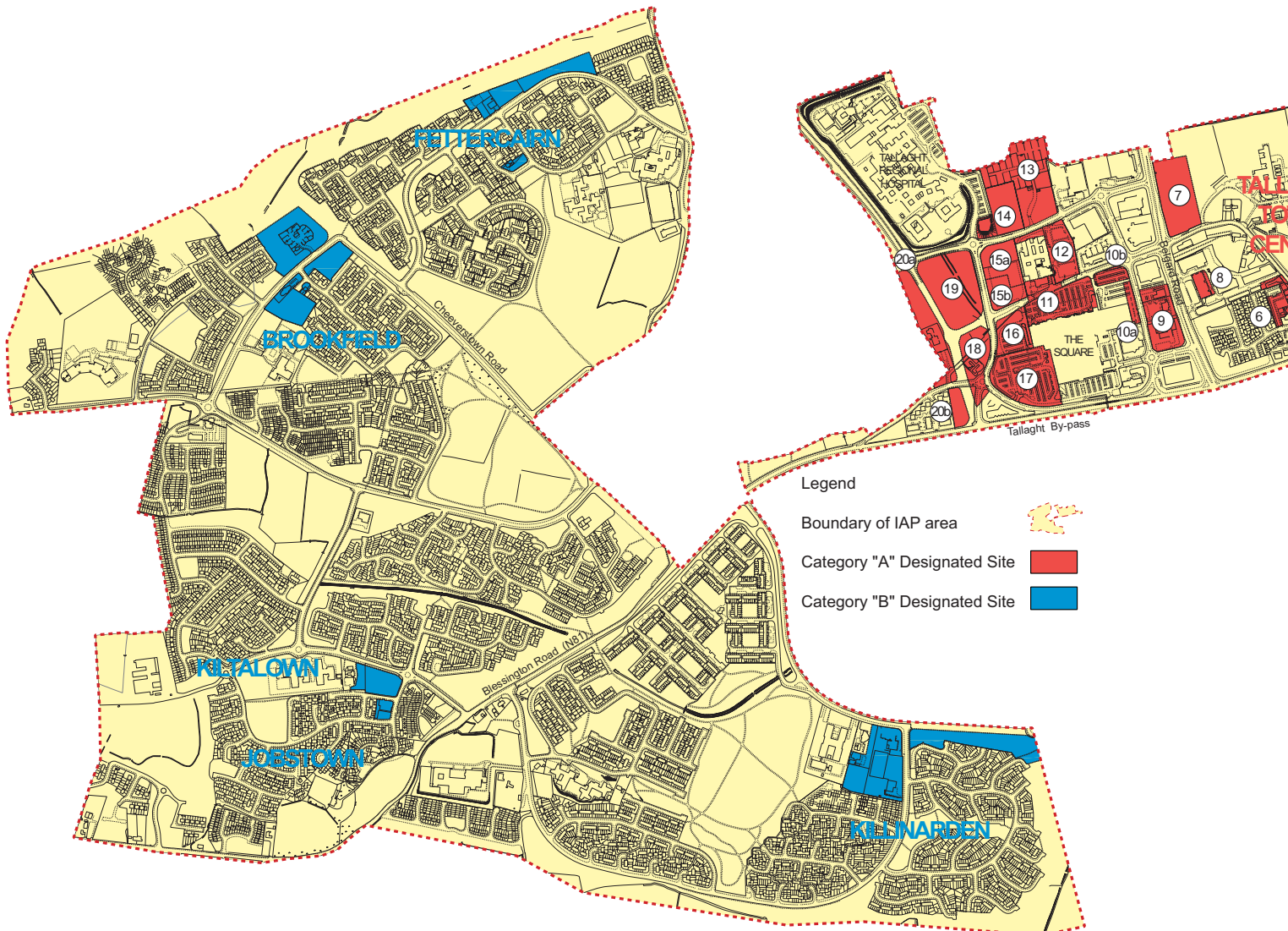
Background : In 1999 the Council, in partnership with a number of local development groups produced an Integrated Area Plan (IAP) for Tallaght. The plan was produced in the context of addressing the physical, economic, social and environmental regeneration of the town centre and in the adjoining disadvantaged residential areas.

The aim of the plan was to attract private investment into the area by means of tax incentives and also to utilise the Council's IAP Fund and the "Community Linkage Contributions" (see below) from the town centre sites to invest in much needed community infrastructure in the disadvantaged areas. As a result of the Integrated Area Plan a significant range of tax incentives for qualifying developments on 24 specific sites was approved by the Minister for Housing and Urban Renewal under the Urban Renewal Scheme 1999. The scheme runs to July 2008 but has largely come to a close in Tallaght.

The **Tallaght IAP** provided the mechanism to achieve the vision for the town centre as set out in the urban Design Framework attached to the Plan. It involved the creation of a new urban streetscape, lively commercial uses,



High



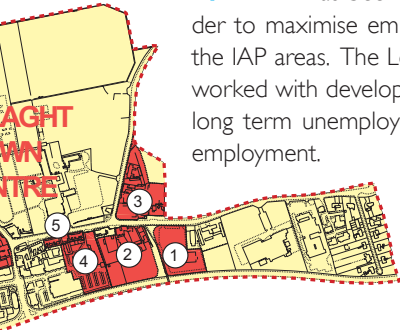


Street

a significant residential population (approx 5,000 people) and the creation of a number of new public spaces linked by a high quality pedestrian network, e.g. High Street, the Library Square and the Zip pedestrian walk. The IAP has also delivered on a comprehensive regeneration of two of the neighbourhoods in the disadvantaged West Tallaght area, i.e. Kiltalown and Killinarden.

Eighty eight percent of the schemes granted permission in the Tallaght IAP are now built or under construction. Five of the twenty four designated sites did not attract development despite designation. The scheme has had the effect of encouraging development on the non-designated surrounding sites.

Tallaght (All Schemes)	Estimated Cost	Total Floor Area Sq.m.	Residential Units
Town Centre	€651,916,641	285,170	2079
Neighbourhood	€ 71,950,000	35,449	452
TOTAL	€723,866,641	320,669	2531



The Tallaght Local Employment Service Network has been successfully engaging developers in order to maximise employment and training opportunities in the IAP areas. The Local Employment Service Network has worked with developers on sixteen IAP sites providing their long term unemployed and youth clients with training and employment.

Two sources of funding have been established in the IAP, the **County Council's Financial Package** and the **Community Linkage Contribution**. It is intended that the resources from both funds will be utilised in disadvantaged neighbourhoods in West Tallaght in accordance with the vision detailed in the IAP and the RAPID Plan for the area.



Tallaght Town Centre pre-IAP (1996)



Kiltalown Neighbourhood Centre (before and after)

The County Council's Fund is based on the sale of Council owned designated sites and the future receipts from the **first 5 years of rates** on the Town Centre development sites. The sale of the Council land has generated over €5 million. While the income from rates has just commenced, the final fund will be significant due to the extent of commercial development underway. A considerable amount of this fund has already been expended on infrastructural projects in the disadvantaged communities, as in 1999 South Dublin County Council agreed to underwrite a number of the South Dublin URBAN Initiative projects that had significant shortfalls in funding - see table below. Provision was made in the Tallaght IAP to utilise the IAP Funding Package to ensure final funding for these now completed projects.

Fettercairn Community Centre	€ 292,318
Fettercairn Youth Horse Project	€ 34,970
Jobstown Playground	€ 12,619
Killinarden Community Centre	€ 687,188
Killinarden Enterprise Centre	€ 2,791,267
TOTAL	€ 3,818,362

Funding of €502,037 has also been allocated to 17 small infrastructural/environmental projects in Tallaght.

Tallaght Town Centre (2007)



One of the innovative aspects of the IAP and a key element of the tax incentive qualifying criteria, is the inclusion of the **Community Linkage Contribution**, the second mechanism to transfer some of the benefits from the successful Town Centre sites to the disadvantaged residential neighbourhoods. The Community Linkage Contribution which is set at €2.54 (£ 2) /sq. ft of development is paid into a fund immediately prior to the issue of Final Tax Certification to developers.

CLC: Paid To Date	CLC: Potential from additional Schemes under Construction
€ 3,629,430	€ 3,000,000 (Approx)

The purpose of the fund is to assist the social, educational and environmental development of communities by projects and programmes that will address local community needs and improve the quality of life for the residents of the areas.



The Arena

The Community Linkage Fund offers an opportunity for the local government, local development, statutory and social partner sectors to indirectly avail of the benefits of the tax incentive scheme and thus help address local community needs and improve the quality of life for residents of these areas. The Council distributed €975,312 to a total of 34 projects in Tallaght under the first two allocations in 2004 and 2006. This grant scheme will run annually/biannually while funding allows.

The Monitoring Committee has agreed funding categories and the criteria that are applied to all funding applications. The funding categories are

- Youth and Youth work (e.g. Developing already existing community resources/premises to ensure their relevance to young people)
- Community (e.g. building civic education and awareness. Supporting, strengthening and building community capacity to manage projects and programmes) and
- Community/Personal Safety (e.g. supporting environmental projects which have as their focus personal and community safety)

Conclusion: The Tallaght IAP has given South Dublin County Council and its partners in the local development, business, statutory and community sectors the opportunity to realise their vision for the areas and to do so in an innovative manner.

The main benefits of the initiatives are not alone to attract significant private sector funding into areas for commercial and residential development but also to operate in an environment of social inclusion by promoting equality, community development, civic awareness and social partnership at a local level.

Urban Design Framework Map

