

MASTERPLAN DOCUMENT

RESIDENTIAL DEVELOPMENT

The Former Gallaher site, Airton Road, Tallaght, Dublin 24



FEBRUARY
2020

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1.0 INTRODUCTION

This Masterplan forms part of a planning submission for a proposed new residential development at the Former Gallaher site, Airton Road, Tallaght, Dublin 24.

The purpose of this Masterplan document is to outline the clear vision for the comprehensive and sustainable development of the lands at Airton Road.

In describing the wider urban context, the characteristics of the site itself and the design of the built environment, it is hoped to demonstrate how the scheme integrates into and contributes to the local area.

The proposed development is located at the junction of Airton Road and Greenhills Road on a site approx 3.82 ha (9.53acres) in area. It is proposed to provide apartments and associated communal facilities.

The site is well serviced with public transport including the Luas and bus links, is immediately adjacent to the Technological University Dublin and Westpark Fitness and it is a walking distance of the Tallaght Town Centre with its commercial hub - The Square and the Civic Theatre.



MASTERPLAN 3D VIEW

01 INTRODUCTION

URBAN CONTEXT



SITE LOCATION - DUBLIN



02 PLANNING CONTEXT

PLANNING AND NATIONAL POLICY

The Town of Tallaght is designated as Metropolitan Consolidation Town in the RPGs Settlement Hierarchy. It is described as a ‘strong urban place within the Metropolitan Area with strong transport links’ in the Table 1.1. of the Plan and the description further states that it is one of the towns that ‘should be developed at a relatively large scale as part of the consolidation of the Metropolitan Area and to ensure that they support key public transport corridors connecting them to the City.’

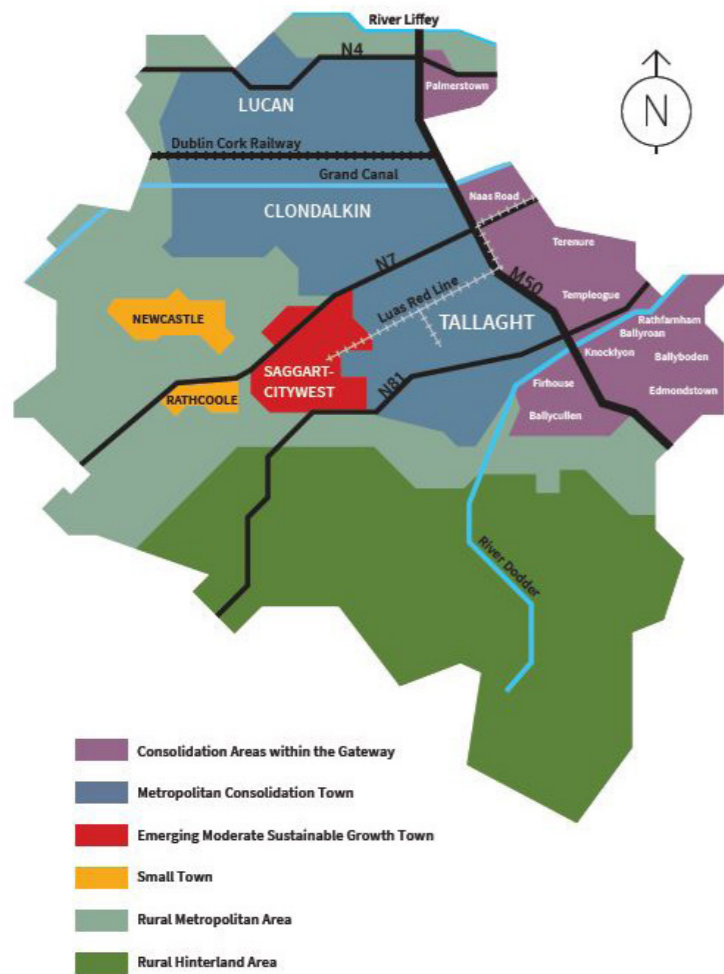


FIG. 1.1: SOUTH DUBLIN COUNTY CORE STRATEGY MAP (THE PLAN)

Metropolitan Consolidation Towns

“These towns are located close to Dublin City and function as part of the Gateway.

These towns should continue to be developed at a relatively large scale as part of the consolidation of the metropolitan area, and to continue to support key public transport corridors connecting these locations to the city, each other and the large growth towns in the Hinterland.

As key destination (and interchange) points on public transport corridors and important locations for services, retail and economic activity, these towns are important foci within the metropolitan area.

They present opportunities for intensive development and activity and to focus growth around dynamic urban quarters within the fabric of the Gateway and for opportunities for employment and services proximate to high population densities.

These towns should assess, specify and plan for the long term growth of these centres - up to 100,000 population, to take place over a series of Development plans, so that the planning of new infrastructure fully takes into account the long term growth role of these Centres; ensuring for the future the coordinated integration of all new services to serve future expansion.”

This document gives a projected growth for South Dublin between 2016 and 2022 of 22 575 with a housing target of 27,610 units.

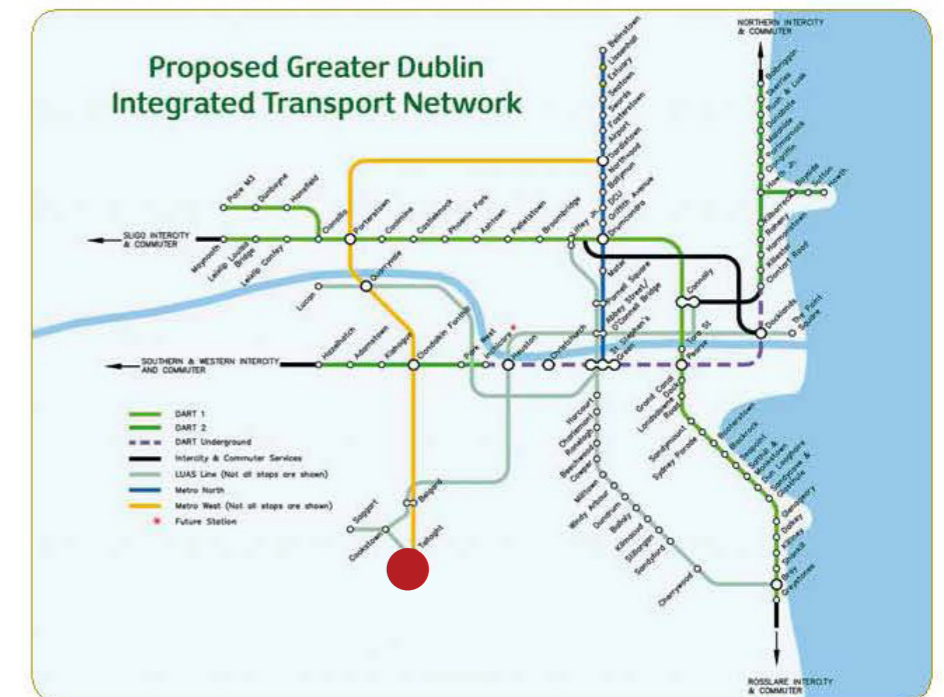
Ireland 2040

The project Ireland 2040 sets out the Governments long term overarching strategy.

The National Strategic Outcome 1 focuses on Housing and Sustainable Urban Development with an aim for compact growth

“This outcome aims to secure the sustainable growth of more compact urban and rural settlements supported by jobs, houses, services and amenities rather than continued sprawl “

“Creating critical mass and scale in urban areas with enabling infrastructure”



PROPOSED GREATER DUBLIN INTEGRATED TRANSPORT NETWORK SOURCE DEPARTMENT OF TRANSPORT

02 PLANNING CONTEXT

TRANSPORT AND HOUSING CAPACITY

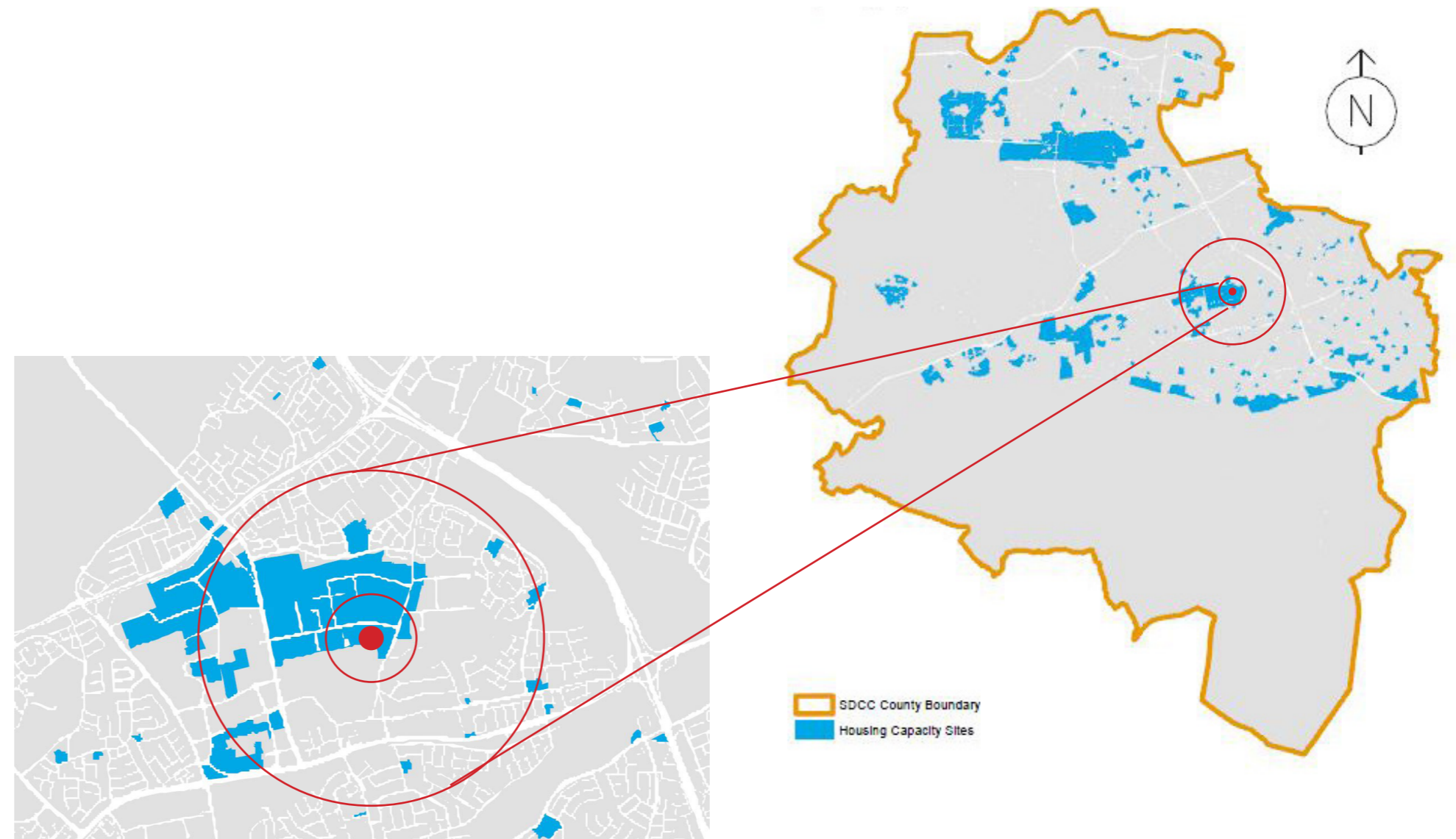
The site is well serviced with public transport, with a direct Luas connection and bus links to Dublin City.

Also, as part of the BusConnects Project Ireland 2040, Greenhills to City Centre Core Bus Corridor, the emerging preferred route no. 9 is proposed to incorporate a section of Greenhills Road.

The subject site has been identified as a 'Housing Capacity Site' on Map 1.3: Capacity Sites in the Plan. The Total Capacity is described in the Table 1.10 of the Plan as follows: 'No water supply constraints. Dodder Valley Sewage Scheme would support future expansion in the south of the County. Proposed high capacity transport projects would increase capacity of zoned lands.'



EXTRACT FROM BUSCONNECT BUS CONNECTS LOCAL AREA MAP SHOWING THE SITE ALONG THE PROPOSED D SPINE ROUTE CONNECTING TALLAGHT TOWN CENTRE WITH DUBLIN CITY CENTRE



MAP 1.3: CAPACITY SITES (THE PLAN)

02 PLANNING CONTEXT

LAND USE ZONING

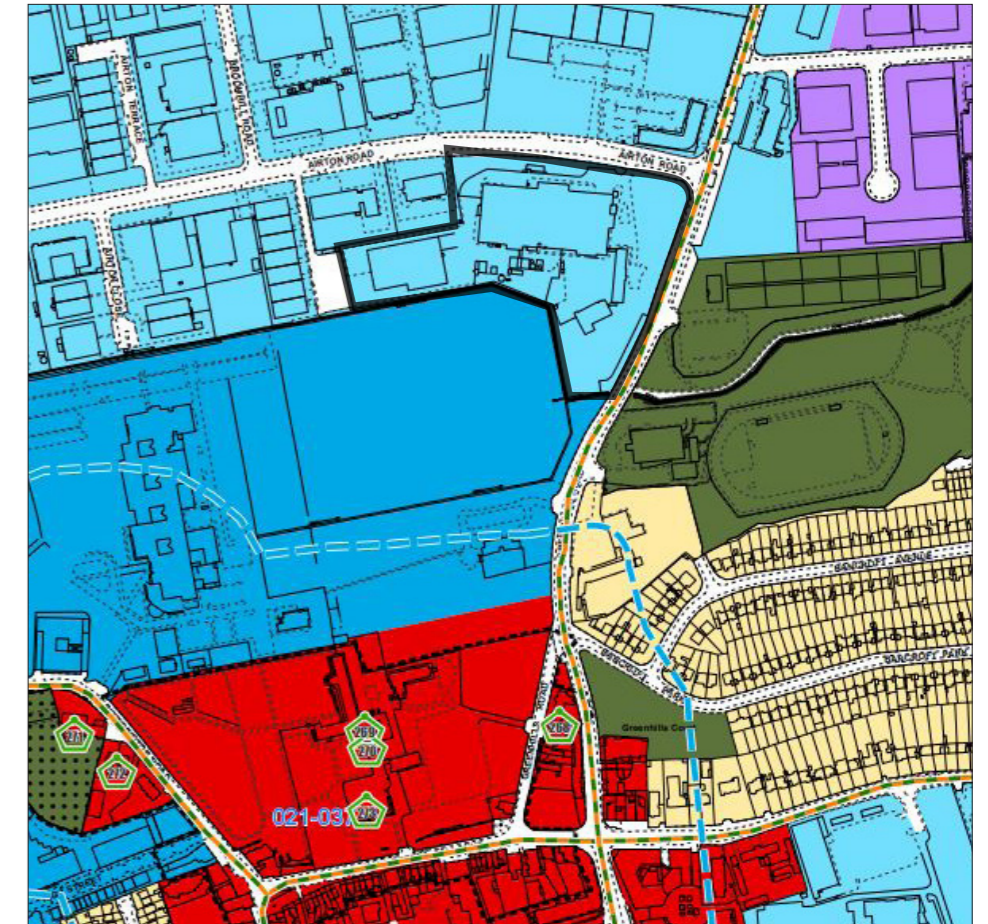
The site is located on the junction of Airton Road and Greenhills Road in Tallaght, Dublin 24. The south and south west boundaries are adjacent to the Technological University Dublin Tallaght Campus. The western boundary is adjacent to a commercial/office buildings.

The South Dublin County Council Development Plan 2016-2022 (the Plan) shows the site zoned as 'Regeneration - 'REGEN' - with an objective to 'facilitate enterprise and/ or residential-led regeneration'.

Core Strategy CS2 Objective 4 of the Plan states that it is an objective of the Council 'to promote and support the regeneration of underutilised industrial areas within areas designated with Zoning Objective Regeneration 'REGEN' (to facilitate enterprise and/or residential led regeneration).'



AERIAL VIEW



SOUTH COUNTY DUBLIN ZONING MAP

URBAN DESIGN AND IMPLEMENTATION

The South County Dublin Development Plan suggests that masterplans are prepared for strategic sites and should address access and movement, open space and landscape, land use, density, built form and phasing.

There is a Draft Tallaght Town Centre Local Area Plan 2020 - 2026 which is relevant to the Airton Road site.

	Objective RES-N	To provide for new residential communities in accordance with approved area plans
	Objective SDZ	To provide for strategic development in accordance with approved planning schemes
	Objective REGEN	To facilitate enterprise and/or residential-led regeneration
	Objective TC	To protect, improve and provide for the future development of Town Centres
	Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
	Objective DC	To protect, improve and provide for the future development of District Centres
	Objective VC	To protect, improve and provide for the future development of Village Centres
	Objective LC	To protect, improve and provide for the future development of Local Centres
	Objective RW	To provide for and consolidate retail warehousing
	Objective EE	To provide for enterprise and employment related uses
	Objective OS	To preserve and provide for open space and recreational amenities

ZONING OBJECTIVES

03 CONTEXT

SITE LOCATION

Existing Site

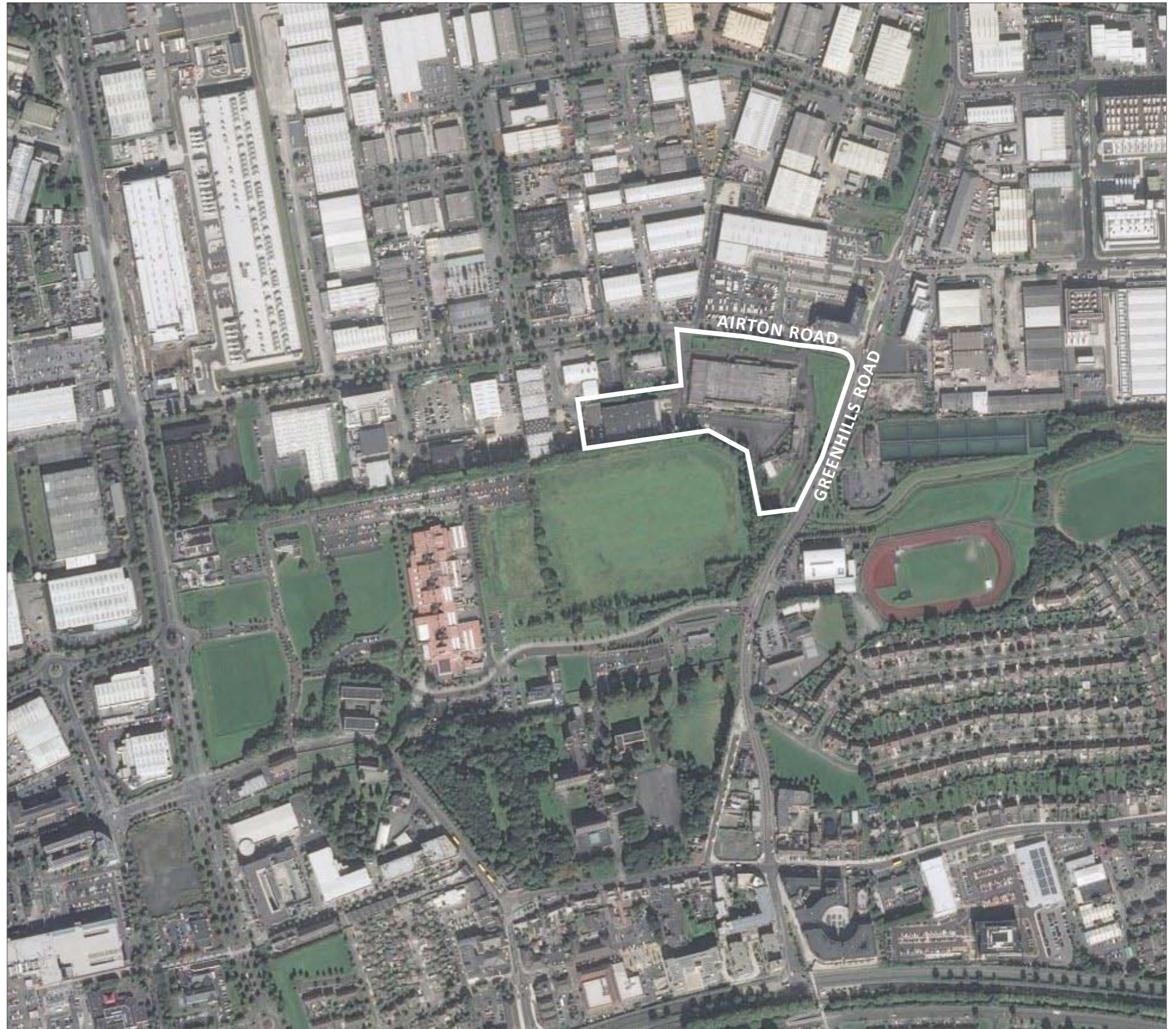
The existing site is located at the junction of Airton Road and Greenhills Road in Tallaght, Dublin 24. It is approx a 16-minute walk to the Tallaght Luas stop and the Square Shopping Centre. The M50 motorway is a 4-minute drive to the east.

The site is irregular in shape, measuring approximately 3.8ha (9.53acres) in area. It is currently accessed off the Airton Road.

There are a number of low-rise manufacturing, administration and storage buildings and car parking on the site which in the past have been occupied by a cigarette manufacturing plant.

The frontage boundaries run along Airton Road to the north and Greenhills Road to the east. A metal fence and gate bound the site to the north and a stone wall with hedge and tree planting bound the site to the east.

Retail warehousing, manufacturing, industry, warehousing and distribution are the main land-uses to the north and west of the site. To the east there is a public park and leisure facilities. The south and south west boundaries are adjacent to the Technological University Dublin Tallaght Campus. Southernmost corner features mature trees. Fencing and mature tree planting form the west, south and south west edges.



SITE LOCATION - DUBLIN

03 CONTEXT

TRANSPORT AND LOCAL SERVICES

The proposed new residential development is located on a corner site at Airton Road and Greenhills Road junction, Tallaght, Dublin 24.

Tallaght is situated 12 kilometres from Dublin City and is located on the N7 economic corridor. Tallaght is a significant settlement in regional terms and includes major shopping facilities, civic offices and associated commercial, financial, cultural and community facilities, Technological University Dublin, a Regional Hospital and employment areas.

The site is well serviced with public transport, with a direct Luas connection and bus links to Dublin City. Also, as part of the BusConnects Project Ireland 2040, Greenhills to City Centre Core Bus Corridor, the emerging preferred route no. 9 is proposed to incorporate a section of Greenhills Road.



03 CONTEXT

SITE PHOTOGRAPHS - STREET VIEWS



VIEW FROM CORNER OF GREENHILLS ROAD AND AIRTON ROAD LOOKING SOUTH



VIEW FROM GREENHILLS ROAD LOOKING NORTH AT SOUTH-EAST CORNER OF THE SITE



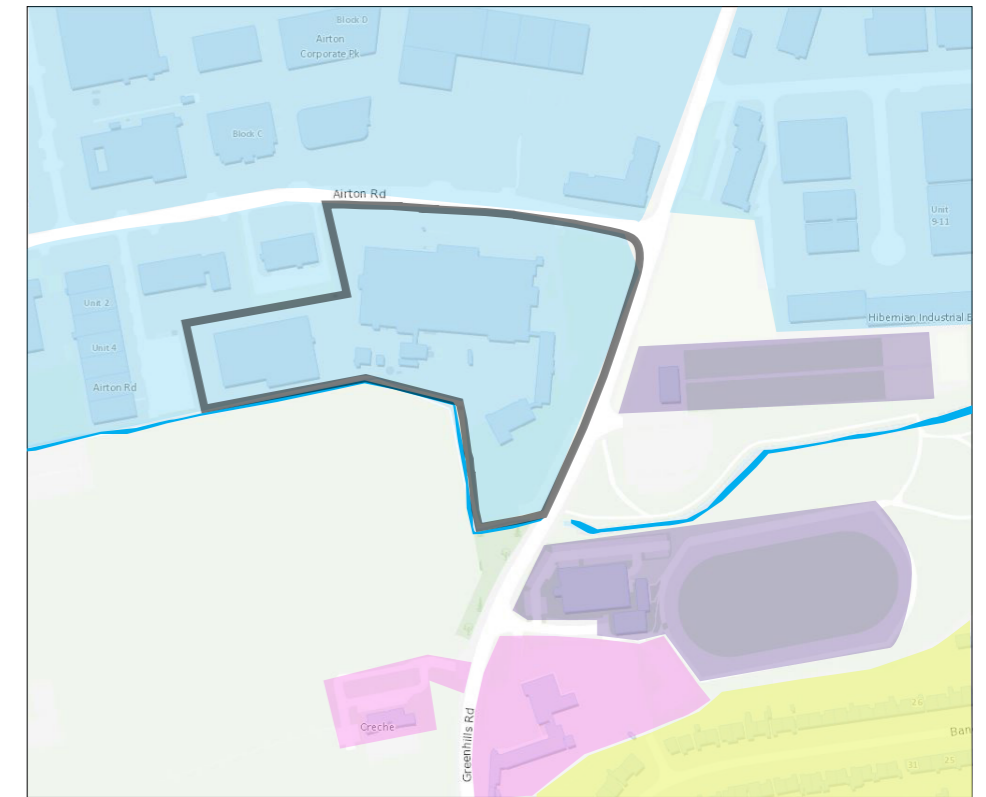
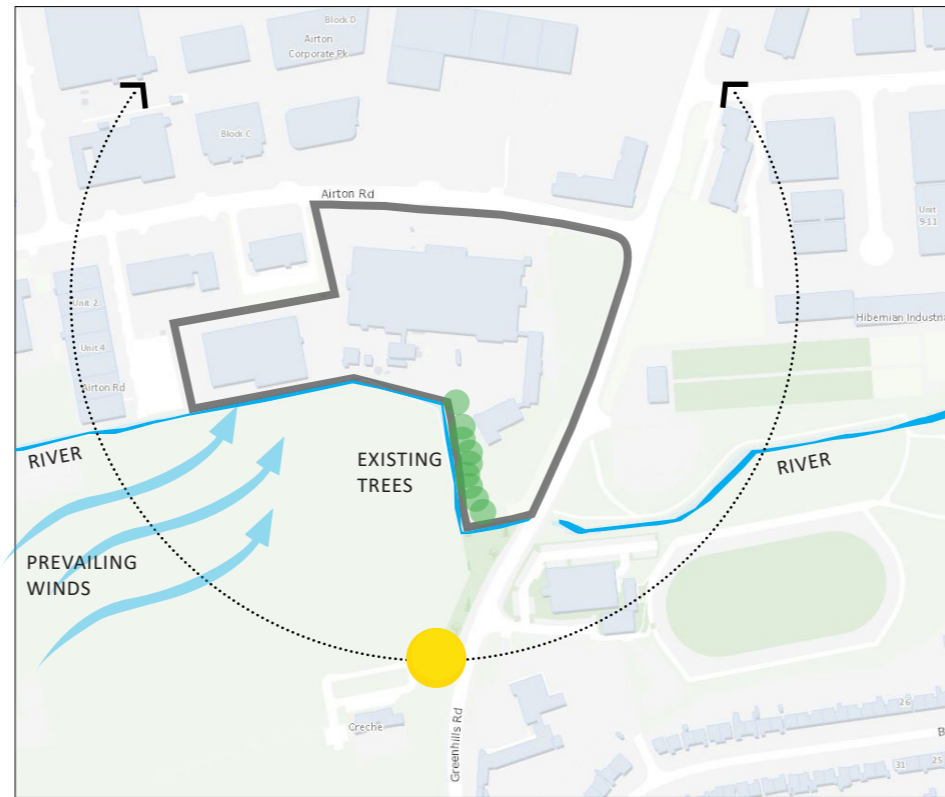
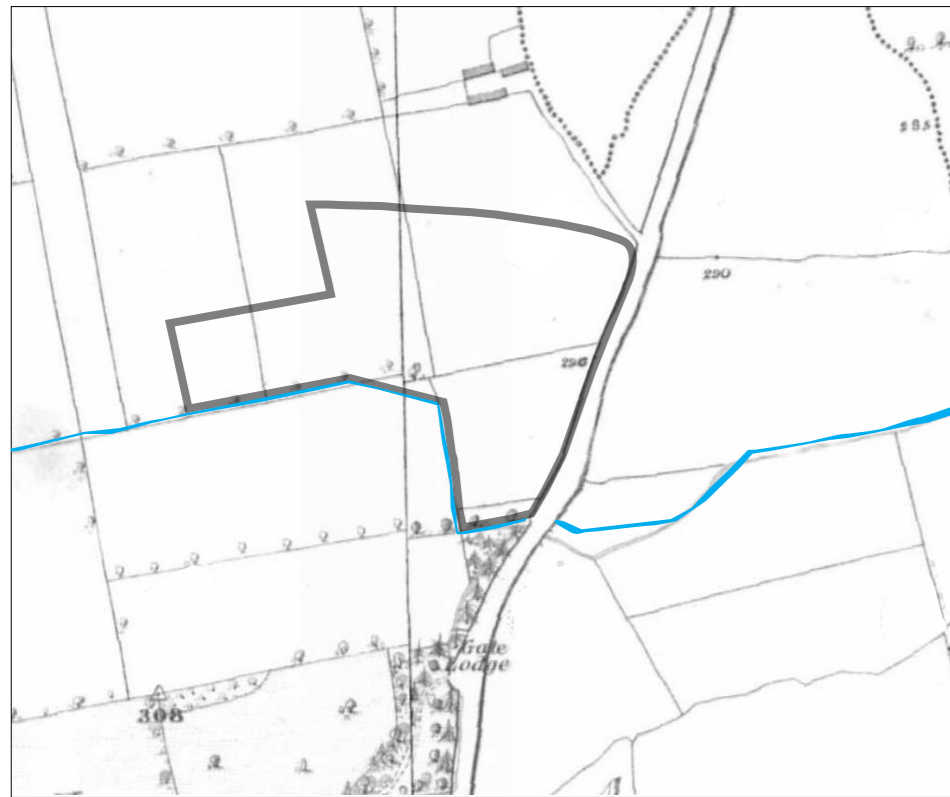
SITE ACCESS OFF AIRTON ROAD



VIEW FROM AIRTON ROAD LOOKING EAST TOWARDS INTERSECTION WITH GREENHILLS ROAD

03 CONTEXT

SITE ANALYSIS



HISTORICAL CHARACTER



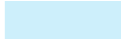

For centuries the site was simply green pasture land with the site being served by the Greenhills Road. Later development of infrastructure brought the development of the Airton Road to the north edge of the site.

ASPECT & ORIENTATION

The site forms a substantial land parcel in the area. The significant frontages onto Airton and Greenhills Roads allows for a comprehensive response to the site development that will maximise the southerly orientation and benefit from the aspect towards the mountains to the south.

LAND USE

The current land uses on and around the site are indicated on the above map.

- RESIDENTIAL AREAS 
- EDUCATION & CHILDCARE 
- INDUSTRIAL 
- LEISURE 

EXISTING LANDSCAPE & TOPOGRAPHY

The existing landscape is not of a high quality on the interior of the site due to the industrial developed that has occurred. There is a line of existing trees along the south western boundary. Tymon River forms the south and south western boundary. The site was levelled to function as an industrial compound.

03 CONTEXT

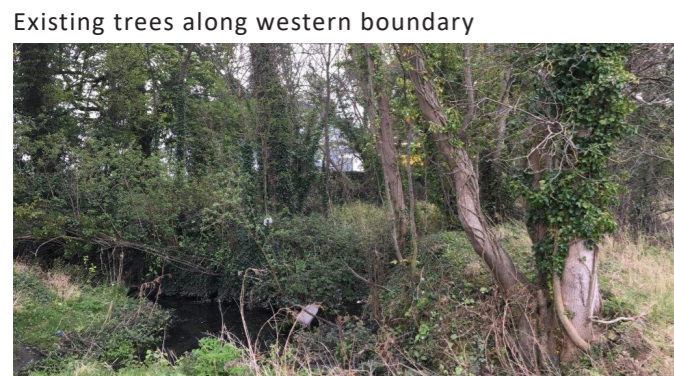
BOUNDARY CONDITIONS



Existing northern boundary



Existing factory building



Tymon River



Kilnamanagh Tymon Primary Care Centre



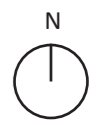
Existing stone wall along eastern boundary



Existing trees along south-western boundary

03 CONTEXT

LANDSCAPE OPEN SPACE NETWORK



04 DESIGN

MASTERPLAN WITH DRAFT LAP MAP FOR BROOMHILL



PROPOSED STRATEGIC AMENITY ROUTE



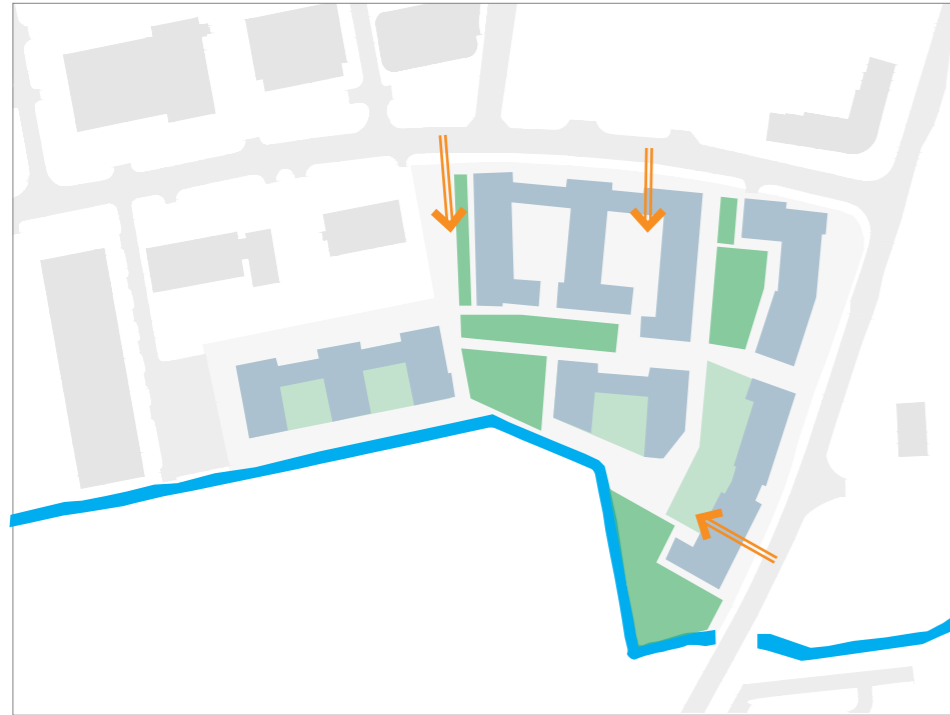
LAP BOUNDARY	EXISTING/IMPROVED ARTERIAL ROUTE	EXISTING BUILDING	6-7 STOREYS RESIDENTIAL OR 5-6 STOREYS COMMERCIAL
PLACE BOUNDARY	EXISTING/IMPROVED PRIMARY ROUTE	INSTITUTIONAL	4-6 STOREYS RESIDENTIAL OR 3-5 STOREYS COMMERCIAL
LANDMARK/CIVIC BUILDING	EXISTING/IMPROVED SECONDARY ROUTE	EXISTING OPEN SPACE/AMENITY	3-4 STOREYS - COMMERCIAL OR RESIDENTIAL
LUAS	PROPOSED SECONDARY ROUTE	NEW URBAN SQUARE	POTENTIAL FOR HIGHER BUILDINGS (ADDITIONAL 4 STOREYS RESIDENTIAL OR 3 STOREYS COMMERCIAL)
REMOVED PEDESTRIAN BRIDGE	EXISTING/IMPROVED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	LOCAL POCKET PARK	URBAN GRAIN
SIGNAL JUNCTION	PROPOSED TERTIARY ROUTE / LOCAL ROUTE / HOMEZONE	URBAN SPACE	
PEDESTRIAN/CYCLE CROSSING	EXISTING/IMPROVED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED LANDSCAPE	
TRANSPORT INTERCHANGE	PROPOSED STRATEGIC AMENITY ROUTE	EXISTING/IMPROVED WATER COURSE	
	NEW/IMPROVED PEDESTRIAN ROUTE	EXISTING/IMPROVED WATER BODY	

- Main Site Entrance
- Proposed Buildings
- Public Open Space
- Communal Open Space
- 10m Riparian Strip
- Proposed Pedestrian Links
- Proposed Vehicular Access

OVERALL URBAN STRUCTURE (BROOMHILL)

04 DESIGN

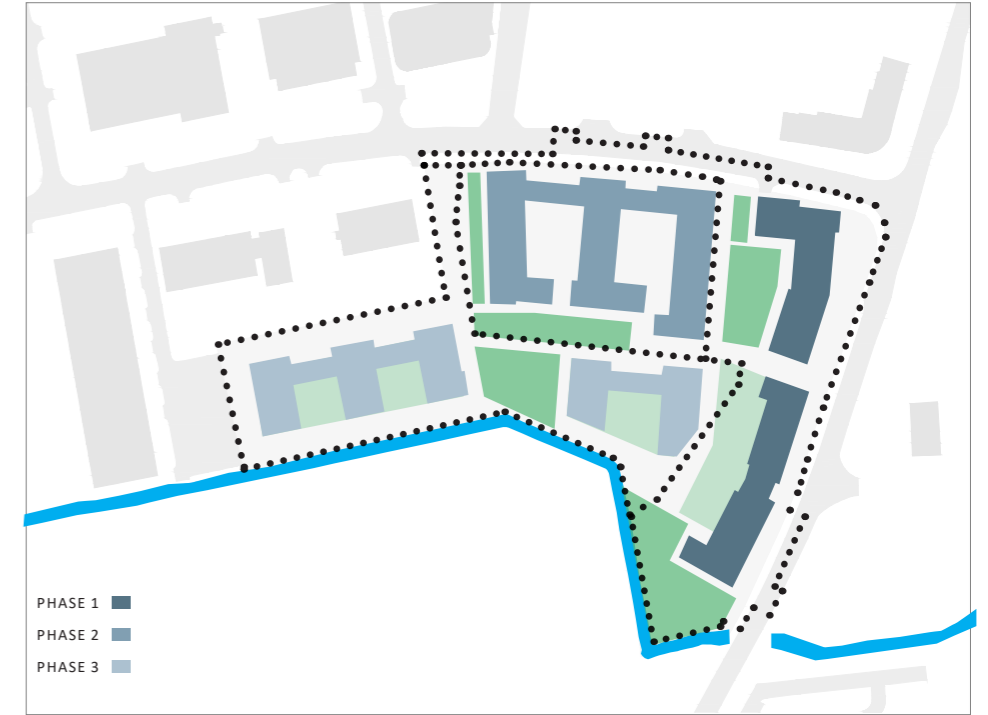
FIRST PRINCIPLES



1. VEHICULAR ACCESS



2. ACTIVATING THE SITE



3. PHASING



4. SOUTH FACING DEVELOPMENTS AND GREEN NETWORKS



5. ACTIVE FRONTAGE



6. SPACES AND HEIGHTS



04 DESIGN

CONCEPT DESIGN STRATEGIES



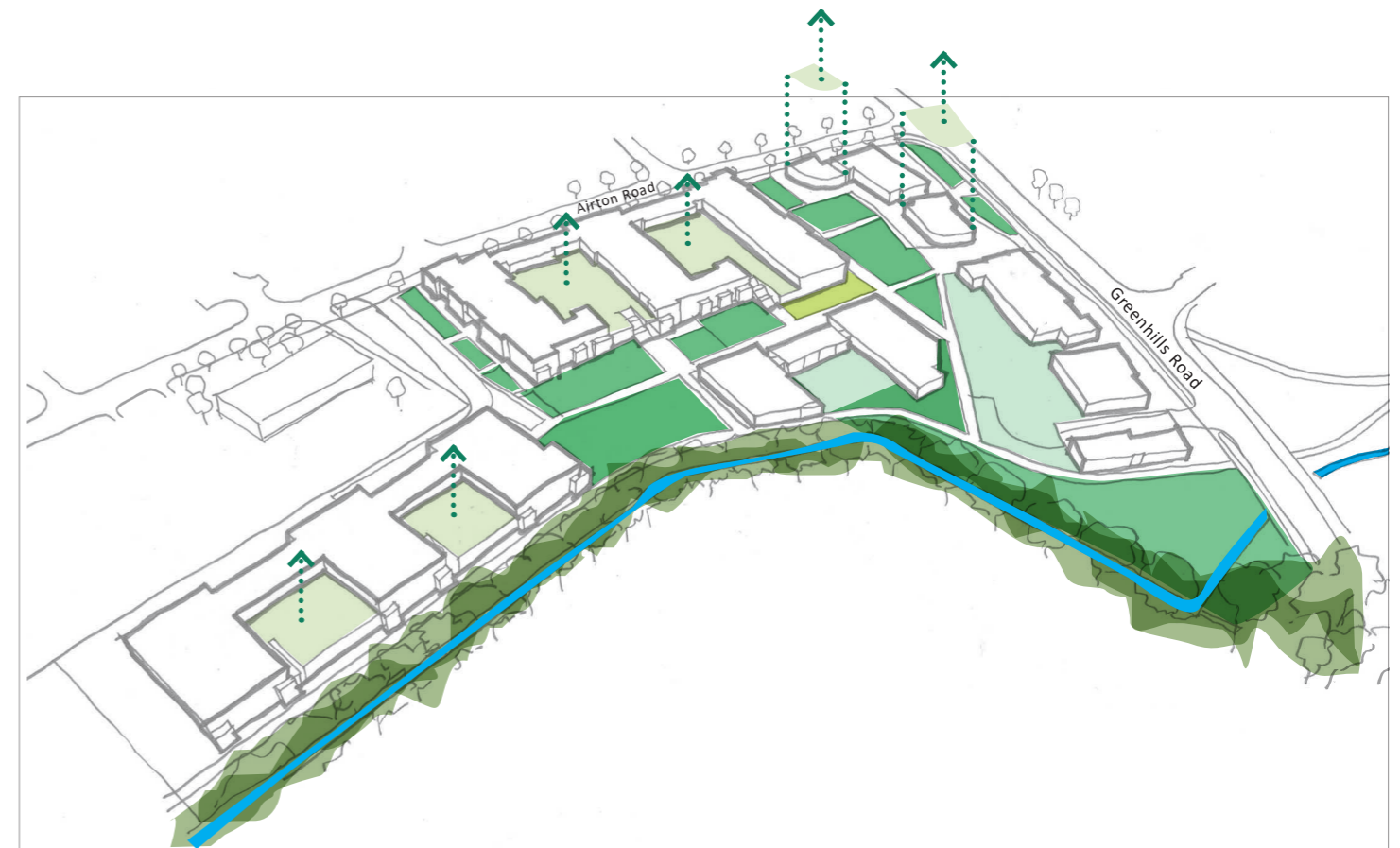
GREEN FINGERS

The proposed layout is arranged as series of North South buildings to allow maximum East/West frontage for the proposed apartments.

The green fingers with open ended Southern edges maximize sunlight and day-light penetration into the open spaces.

Linear Green spaces between the blocks create South facing vistas towards the stream and playing fields with the Dublin mountain beyond.

The visual links will with the adjoining lands under the applicant's ownership become physical links to join up pedestrian and cycle routes along the green spine.



GREEN HIERARCHY

Three pockets of public open space are distributed through the site.

The public spaces are at ground level to allow for vegetation to mature and maximise accessibility from public streets.

These spaces are linked internally on site through pedestrian / cycle green routes.

Communal open spaces are provided as semi-private and secure areas these spaces are located at ground level, podium and as roof terraces.

04 DESIGN

CONCEPT DESIGN STRATEGIES



ROBUST EDGES

- Important corners have been designed to create a focal points and sense of scale at the junction of the main routes.
- Primary frontages to Greenhills Road and Airton Road form active frontages with appropriate landscape buffers to the busy streets.
- Provide public open space with frontage onto the main roads - Greenhills Road and Airton Road.
- Proposed blocks arranged in order to generate open spaces (public and communal) with southern aspect.
- Scale of blocks 4-6 storeys. Blocks spaced to avoid overshadowing and overlooking while maximising solar gains.
- Scale of blocks 6-7 storeys with 8 storeys at key points to articulate the elevations.
- Blocks spaced to avoid overshadowing and overlooking while maximising solar gains.
- Generally continuous frontage to perimeter blocks addressing the Greenhills Road and Airton Road.

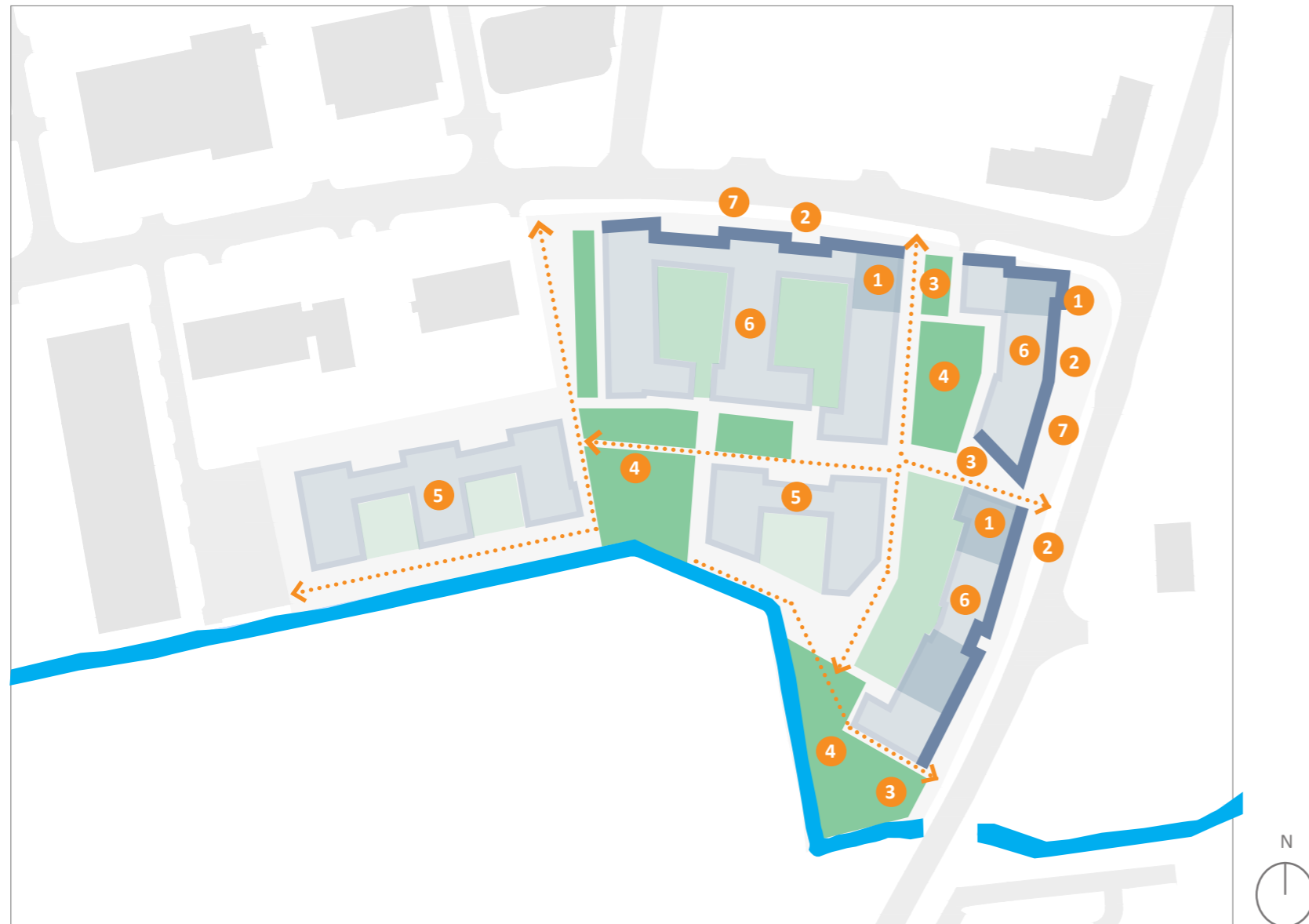


COMMUNITIES

We proposed to create communities by breaking up the larger site into smaller self-sustaining elements with shared communal.

04 DESIGN

MASTERPLAN FRAMEWORK



MASTERPLAN FRAMEWORK

- 1 Important corners shall be designed to create a focal point and sense of scale at junction of the main routes.
- 2 Primary frontages to Greenhills Road and Airton Road shall be designed to form active frontages with appropriate landscape buffers to the busy streets.
- 3 Provide public open space with frontage onto the main roads - Greenhills Road and Airton Road.
- 4 Proposed blocks arranged in order to generate open spaces (public and communal) with southern aspect.
- 5 Scale of blocks 4-6 storeys. Blocks spaced to avoid overshadowing and overlooking while maximising solar gains.
- 6 Scale of blocks 6-7 storeys with 8 storeys at key points to articulate the elevations. Blocks spaced to avoid overshadowing and overlooking while maximising solar gains.
- 7 Generally continuous frontage to perimeter blocks addressing the Greenhills Road and Airton Road.

04 DESIGN

MASTERPLAN - 3D VIEW



04 DESIGN

MASTERPLAN DEVELOPMENT



Project Data

Phase 1 & 2 / Blk A-F

Site Area	= 2.48 ha
Total number of residential Units	= 502
Density	= 202 per Hectare
Plot ratio	= 1.8

Phase 3 / Blk G-L

Site Area	= 1.34 ha
Total number of residential Units	= 221
Density	= 164 per Hectare
Plot ratio	= 1.49

Completed Development / Phase 1, 2 & 3 / Blk A-L

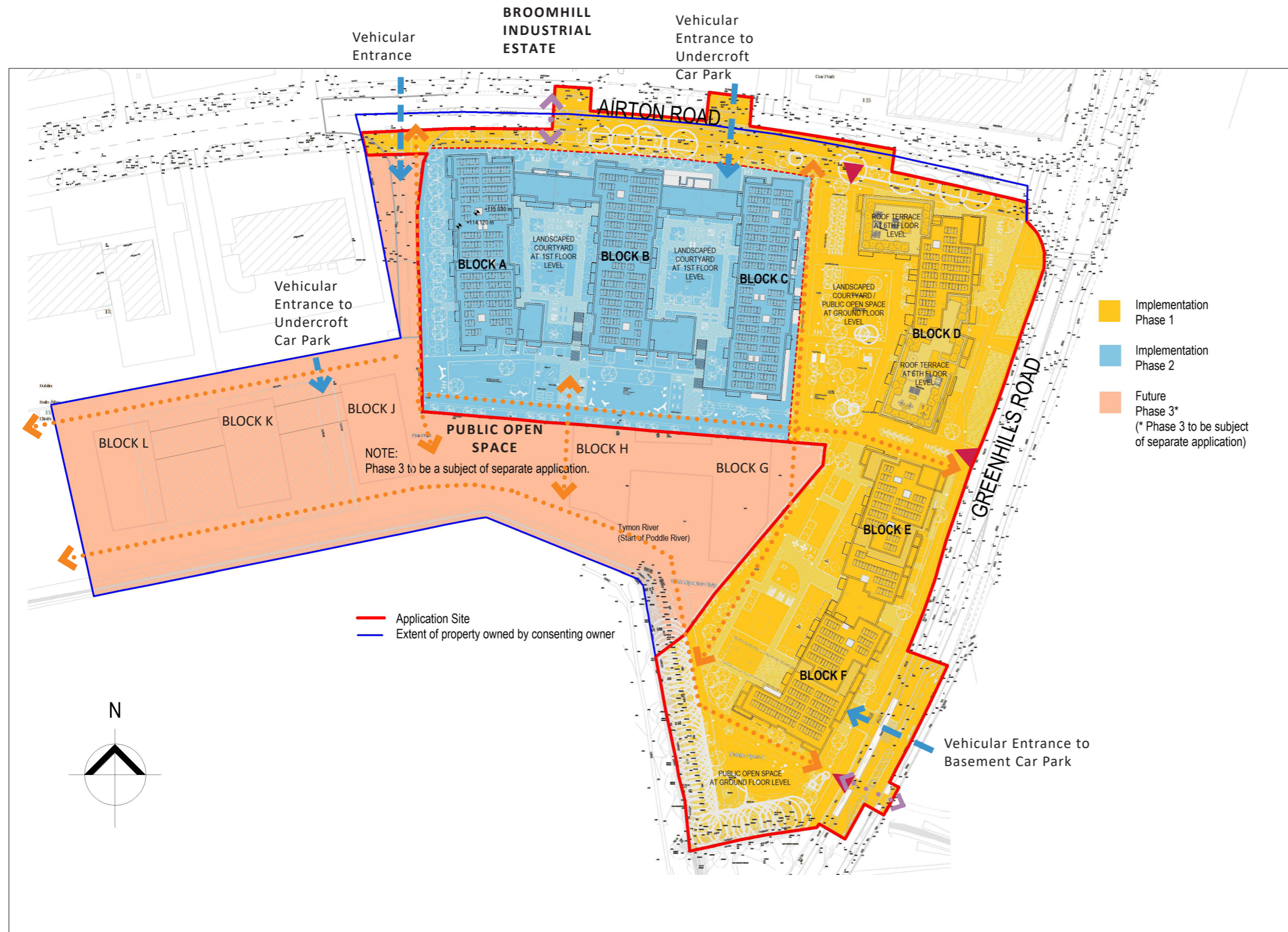
Site Area	= 3.82 ha
Total number of residential Units	= 723
Density	= 188 per Hectare
Plot ratio	= 1.7

- ▶ Main Site Entrance
- Phase 1 Buildings D-E-F
- Phase 2 Buildings A-B-C
- Phase 3 Buildings G-H-J-K-L
- Public Open Space
- Communal Open Space
- 10m Riparian Strip
- ⋯ Proposed Pedestrian Links
- ← Proposed Vehicular Access
- Lands Within Clients Ownership
- Tymon River



04 DESIGN

PHASING & IMPLEMENTATION



Phasing & Implementation Plan

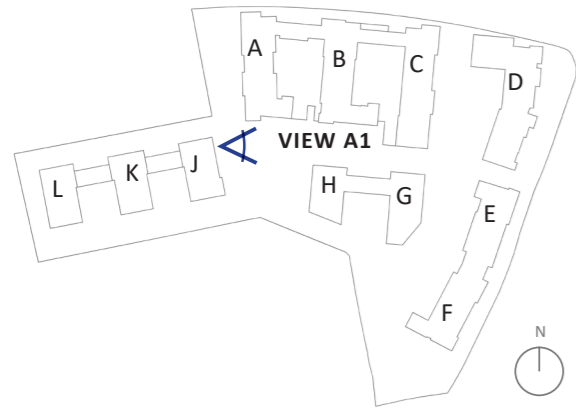
The proposal is to deliver the development in 3 separate phases as illustrated in the adjoining diagram.

Phase 1 will deliver the main public amenities including the landscaped central open space at the heart of the proposal, the pocket park to the south along with all the proposed crossings to Airton Road and Greenhills Road. Phase 2 will include the proposed open space to the south of Block A, B & C which will further enhance the connectivity through the site.

Phase 3 will comprise of a river fronted landscaped open space extending the open space in Phase 2 to the Tymon River.

04 DESIGN

PHOTOMONTAGES



MASTERPLAN KEY PLAN



COURTYARD VIEW - APPLICATION SITE - VIEW A1



COURTYARD VIEW - MASTERPLAN - VIEW A1

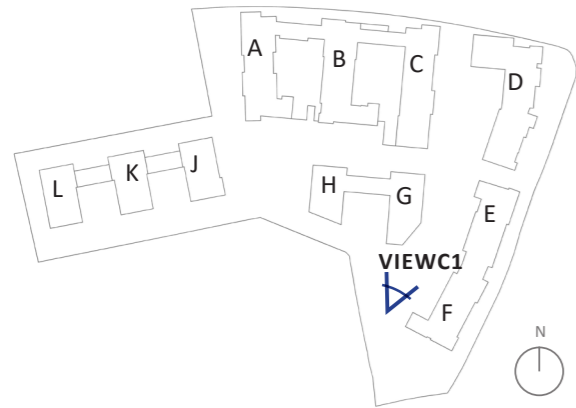
Building H @ 6 Storeys forms internal street with Duplex units at Ground Floor providing active frontage.

Proposed boundary as part of current application to be removed.

Public open space to be extended to the south forming a large central public park facing onto the River Tymon/ Poddle.

04 DESIGN

PHOTOMONTAGES



MASTERPLAN KEY PLAN



PEDESTRIAN LINK VIEW - APPLICATION SITE - VIEW C1

Block G @ 6 storeys forms internal courtyard with public link through

Proposed boundary as part of current application to be removed

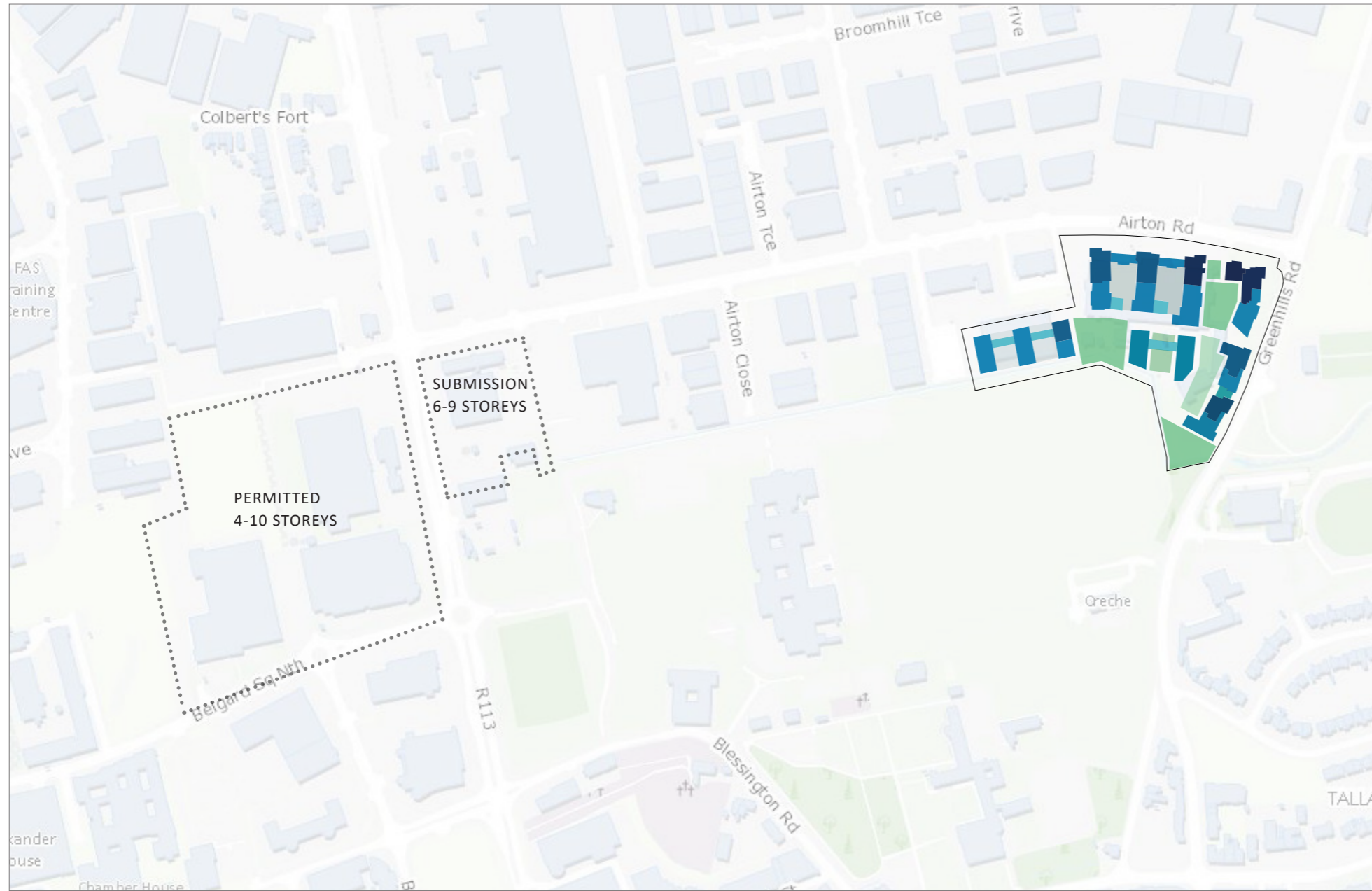
Pedestrian link with active frontage between Public open space to the south and central open spaces to the north.



PEDESTRIAN LINK VIEW - MASTERPLAN - VIEW C1

04 DESIGN

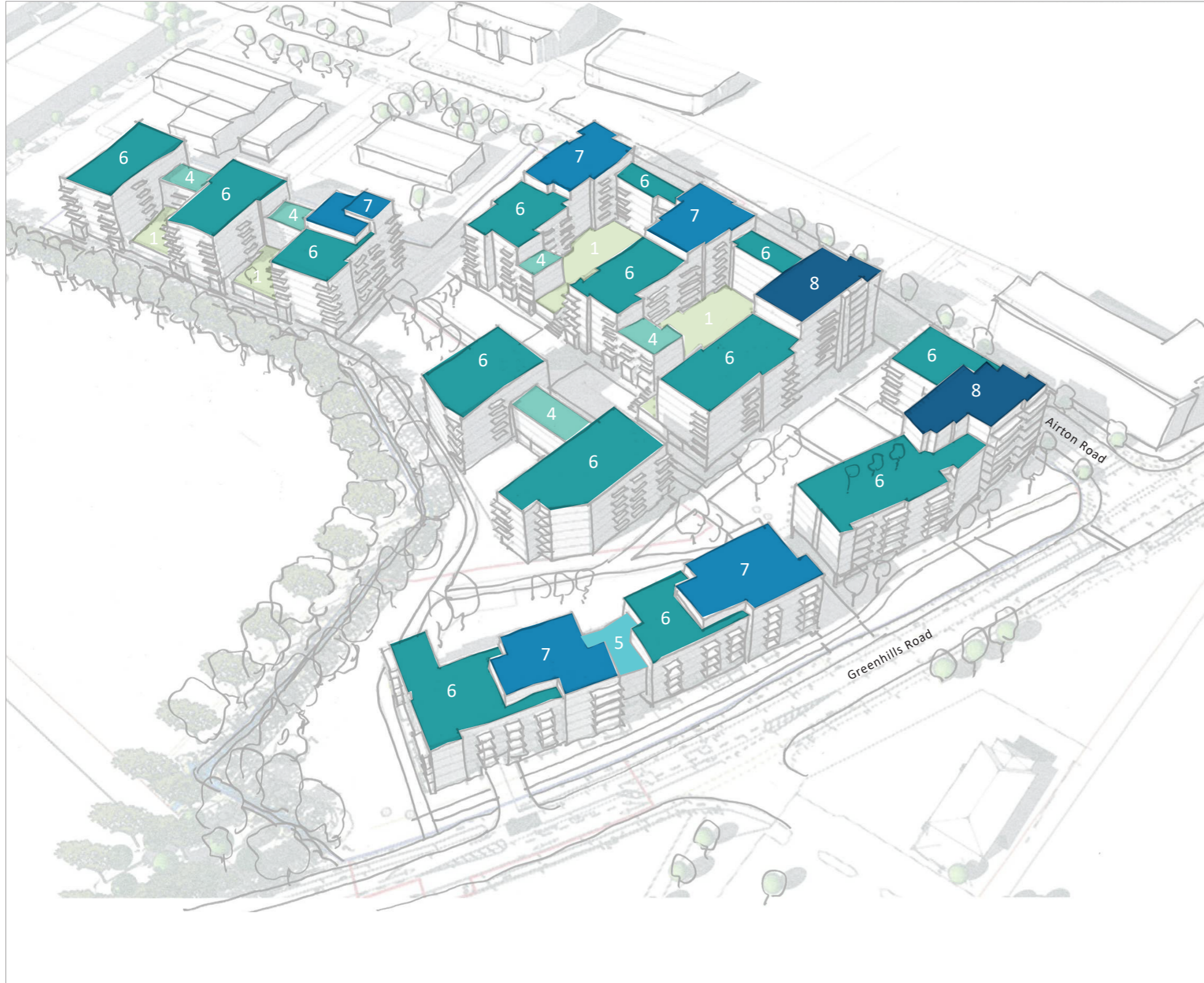
BUILDING HEIGHTS SITE CONTEXT



- 1 STOREYS
- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 5 STOREYS
- 6 STOREYS
- 7 STOREYS
- 8 STOREYS

04 DESIGN

BUILDING HEIGHTS



The height strategy for the development is to maintain the majority of the development at 6-4 storeys, with additional heights to the northern end of the proposed buildings to punctuate corners and at node points to the key access points to the site.

This helps break up the massing of the proposed buildings, modulating the elevations and creating visual interest.



04 DESIGN

GROUND FLOOR ACTIVITY



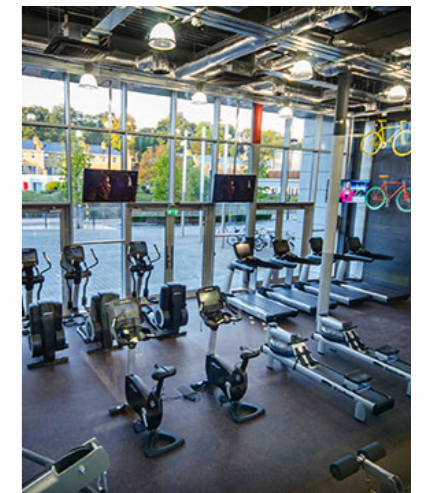
Own Door Apartments



Bicycle stands



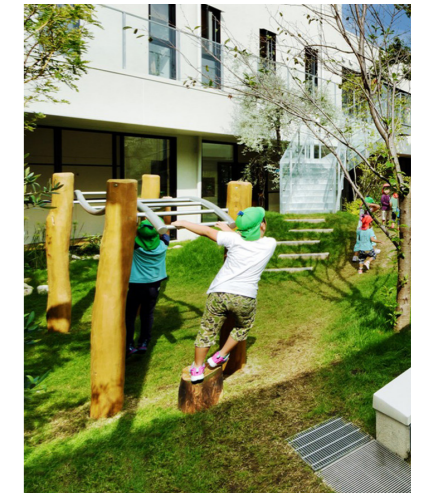
Resident's Workspace



Resident's Gym



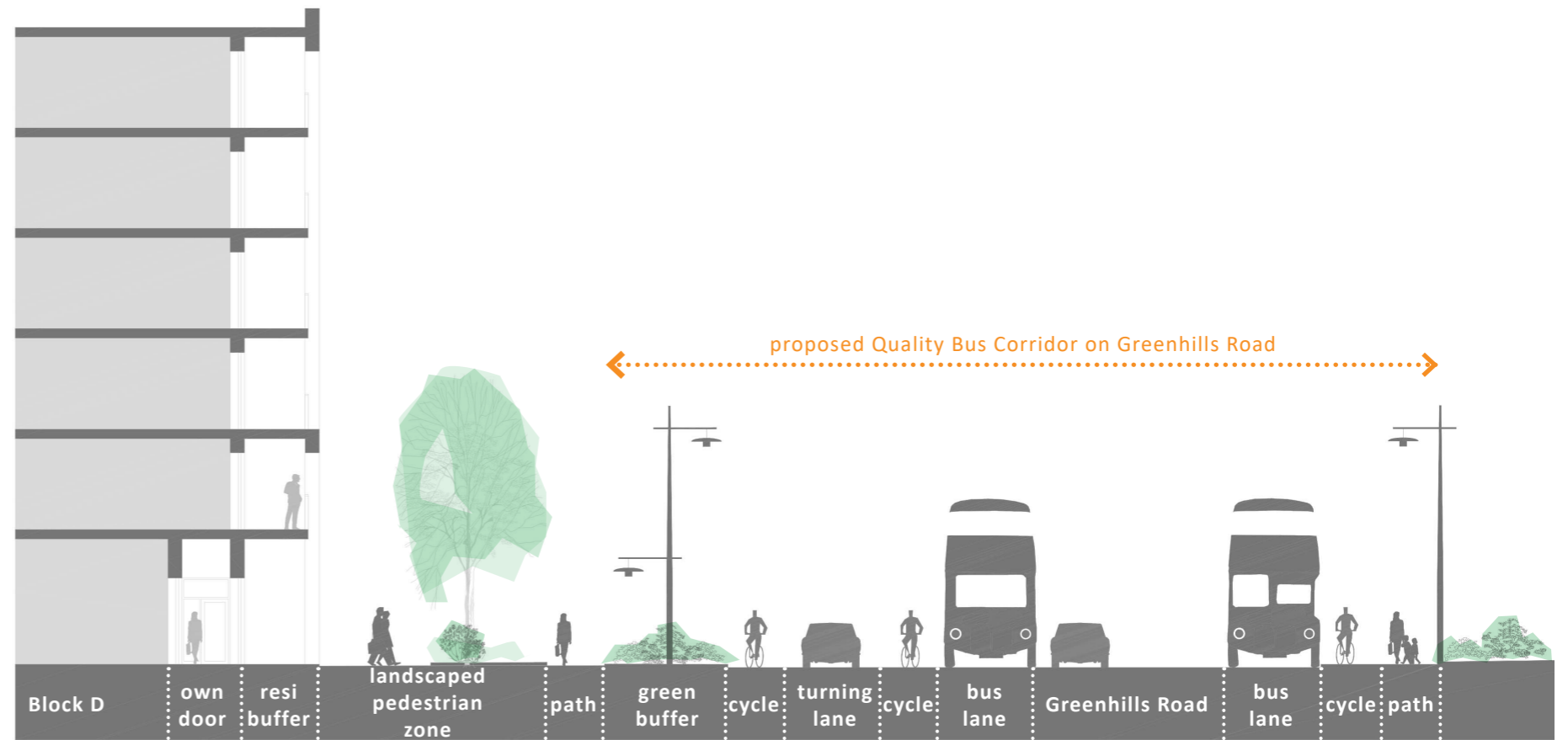
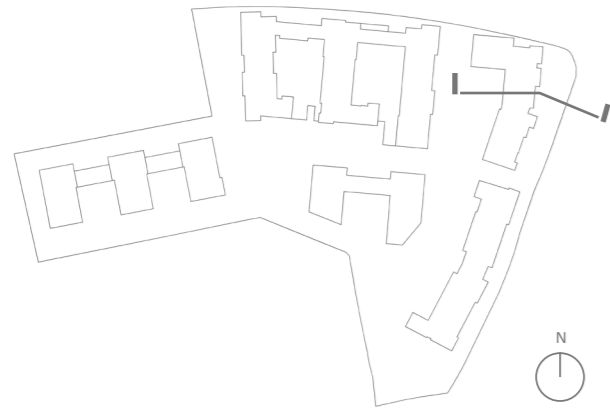
Resident's Lounge



Crèche

04 DESIGN

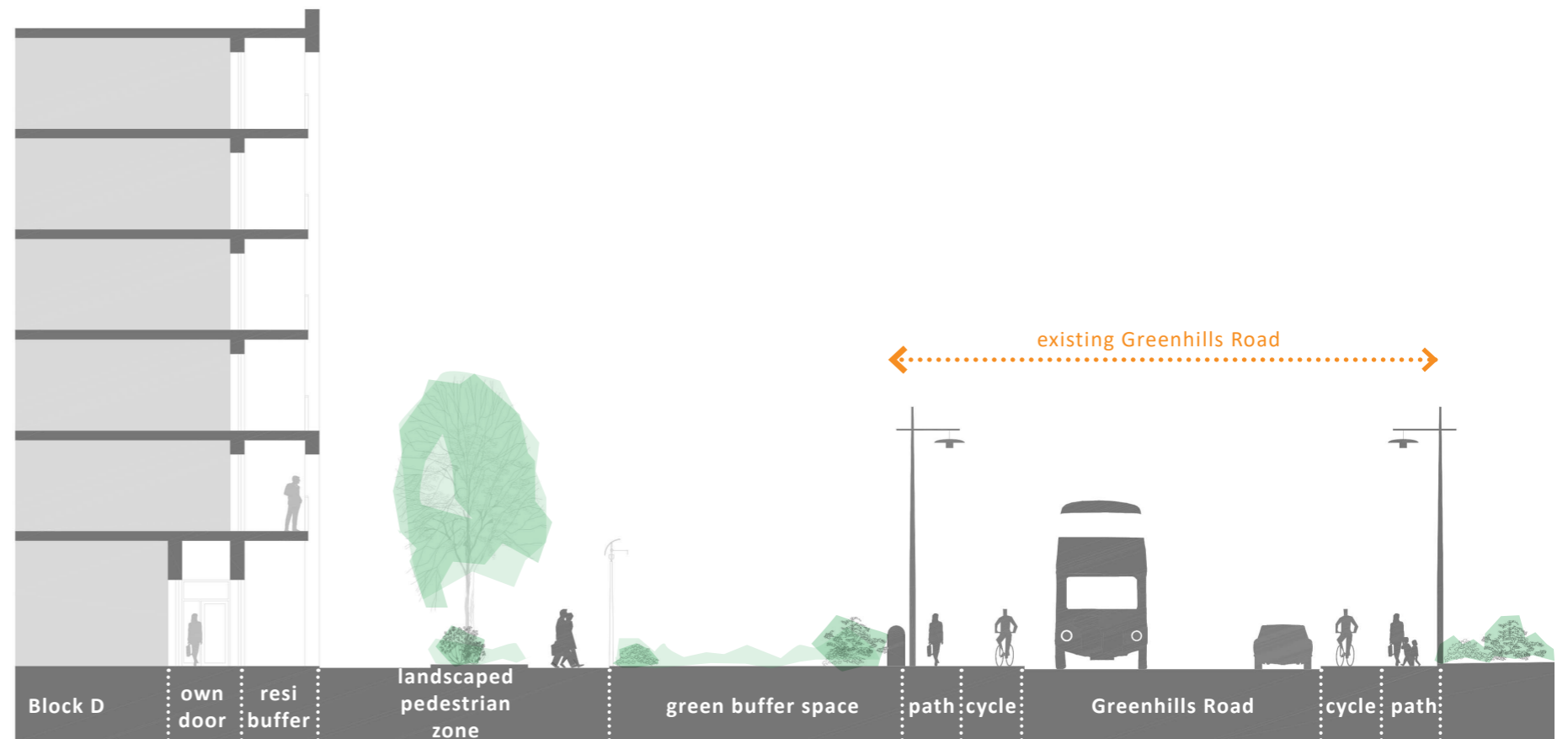
CHARACTER AREAS



Section showing proposed Quality Bus Corridor on Greenhills Road



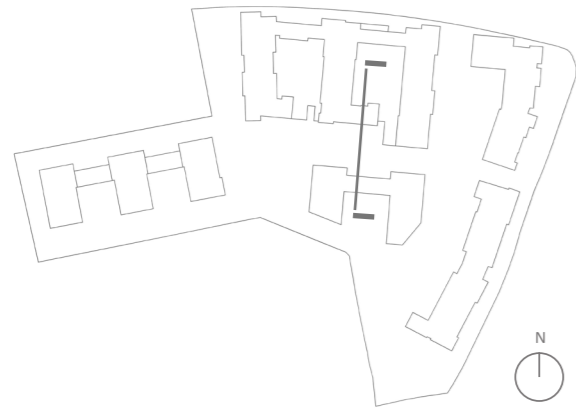
Own Door Apartments



Section showing Greenhills Road

04 DESIGN

CHARACTER AREAS



← PHASE 2 →

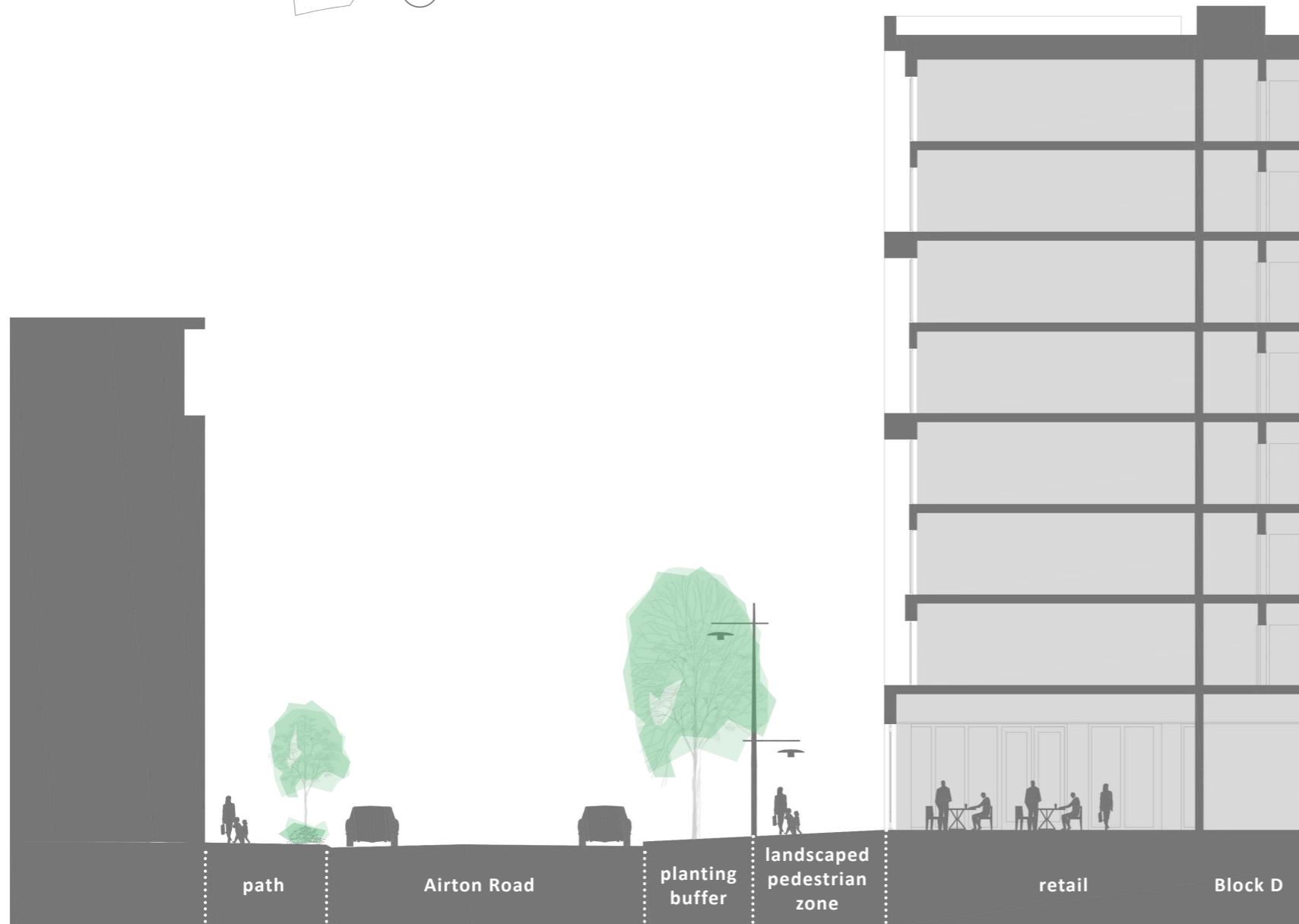
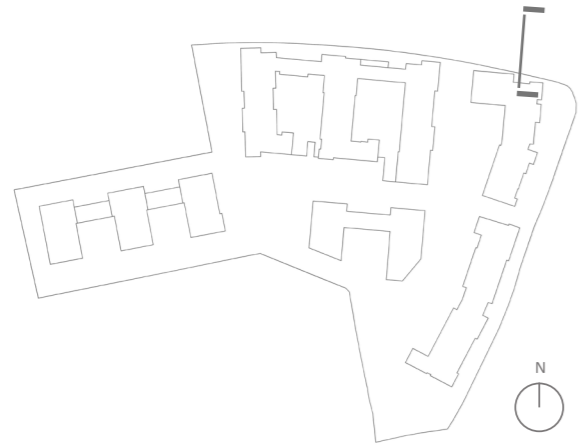
← PHASE 3 →



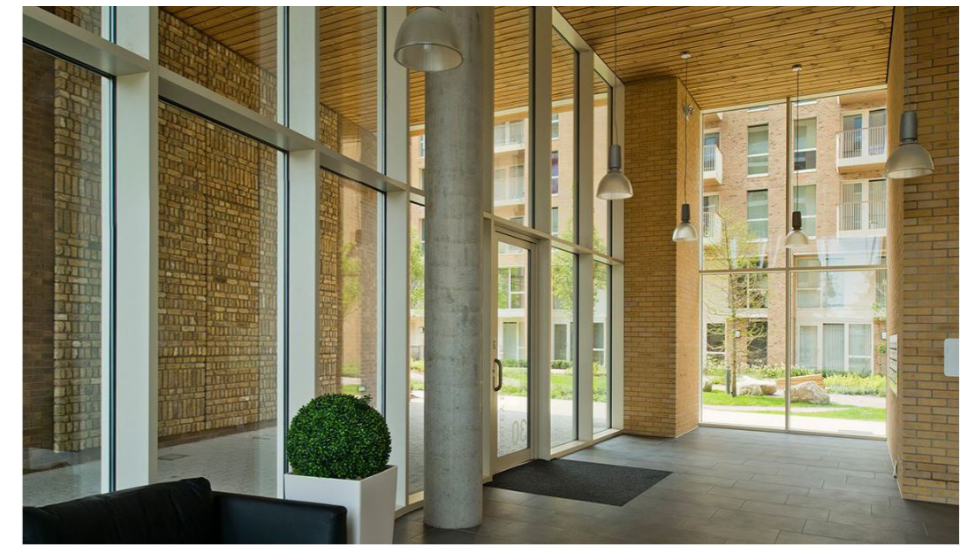
Section showing green boulevard

04 DESIGN

CHARACTER AREAS

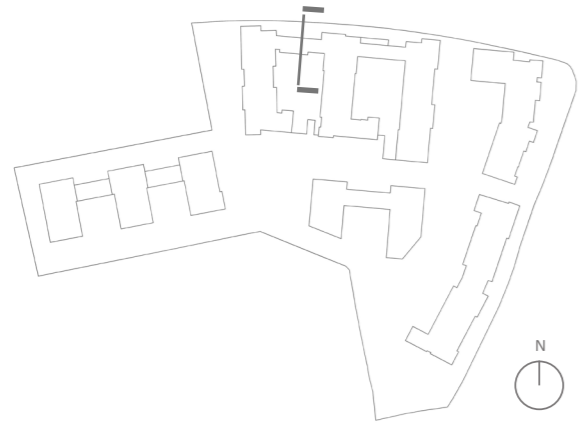


Section showing Airton Road



04 DESIGN

CHARACTER AREAS

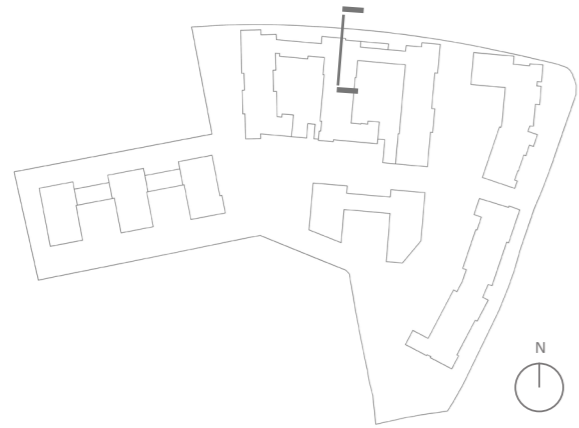


Section showing Airton Road



04 DESIGN

CHARACTER AREAS



Section showing Airton Road

