

South Dublin County Council's Integrated Area Plans in Tallaght and Clondalkin have to date accomplished the following

- ***Over €0.7 billion worth of development projects are either under construction or completed in the designated areas,***
- ***The IAP's have provided the mechanism to deliver the agreed vision of the town centre areas i.e. new streets, people intensive uses, new public realm and a strong residential presence in the town centres,***
- ***The Urban Renewal Scheme will generate over €13million that will be expended in the disadvantaged neighbourhoods on Community Infrastructure and Community Projects,***
- ***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 Integrated Area Plans (IAP's) for both Tallaght and Clondalkin. Both plans were produced in the context of addressing the physical, economic, social and environmental regeneration of the town centres and in the adjoining disadvantaged residential areas.

The aims of the plans are to attract private investment into the areas 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 these Integrated Area Plans a significant range of tax incentives for qualifying developments on 37 specific sites was approved by the Minister for Housing and Urban Renewal under the Urban Renewal Scheme 1999. The Government has extended the scheme to July 2006.

Progress on the implementation of the Plans is detailed in the Annual Reports for the IAP's published by South Dublin County Council.

The **Tallaght IAP** provides the mechanism to achieve the vision for the town centre as set out in the County Council's Tallaght Town Centre 2000 Plan published in 1995. It involves the creation of a new urban streetscape, lively commercial uses, a significant residential population (approx 4,000 people) and the creation of a number of new public

spaces linked by a high quality pedestrian network. Eighty five percent of the schemes in the Tallaght IAP are now under construction or are due to start shortly.

**Tallaght Estimated**

Cost

Total

Floor

Area

Sq.m.

Residential

Units

Town Centre €690,423,000 445,500 2683

Neighbourhood €78,220,000 38,448 495

**TOTAL €768,643,000 483,948 3178**

### **Integrated Area Plans (IAP's) / Urban Renewal Scheme 1999-2006**

The aim of the **Clondalkin IAP** is to encourage development on sites within Clondalkin Village and in the disadvantaged neighbourhoods of North and South-West Clondalkin.

While the number of sites for development in the Clondalkin area is less than in Tallaght, all but three of these sites are under construction or in the planning process.

**Clondalkin Estimated**

Cost

Total

Floor

Area

Sq.m.

Residential

Units

Town Centre €20,800,000 4,390 186

Neighbourhood €85,418,000 75,839 620

**TOTAL €106,218,000 80,229 806**

Both **the Tallaght and the Clondalkin Local Employment Service Networks** are successfully engaging developers in order to maximise employment and training opportunities in the IAP areas. Using the Local Training and Employment Strategy guideline as adopted by the Monitoring Committee, the Local Employment Service Networks establish contact with developers and investors before development projects move on site. The Local Employment Service Networks are currently working with developers on twelve IAP sites and training and employment is taking place with participation from the residents of the socially disadvantaged areas.

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 and in North and South-west Clondalkin in accordance with the vision detailed in the IAP and the RAPID Plan for the areas.

The **County Council's Fund**, which has originated from the sale of Council owned designated sites, is likely to reach €9m. 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. Provision was made in the Tallaght and Clondalkin IAP's to utilise the IAP Funding Package to ensure final funding for these now completed projects .

Clondalkin Quarryvale

Community Centre

Bawnogue

Community &

Enterprise Centre

€398,406

€1,822,453

Tallaght Fettercairn

Community Centre

Killinarden

Community Centre

Killinarden

Enterprise Centre

€292,318

€687,188

€2,791,267

**TOTAL €5,991,632**

One of the innovative aspects of the IAP's and a key element of the tax incentive qualifying criteria was 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 Certification to developers.

CLC:

Paid To Date

CLC: Schemes

Completed

or Under

Construction

Clondalkin €176,775 €573,575

Tallaght €1,088,930 €3,484,701

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 Monitoring Committees have 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)

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 has advertised for and received applications for **the Community Linkage Grant Fund** and have announced the recipients of almost €600,000 in grants in September 2004. This grant scheme will run annually while funding allows.

The Monitoring Committees of the IAP'S and the Council have also agreed to set aside 20% of the Community Linkage Fund as the base for a **South Dublin Community Endowment Trust** that will serve South Dublin into the future. The detail of the scheme is being examined at present.

**Conclusion:** The Tallaght and Clondalkin IAP's have 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 in 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. Information on the IAP Urban Renewal Scheme or on the IAP update may be obtained from:-

Dara Larkin  
 IAP Project Manager  
 Planning Department  
 South Dublin County Council  
 Tel: (01) 4149000  
 email: dlarkin@sdblincoco.ie