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To boundarycommittee@housing.gov.ie

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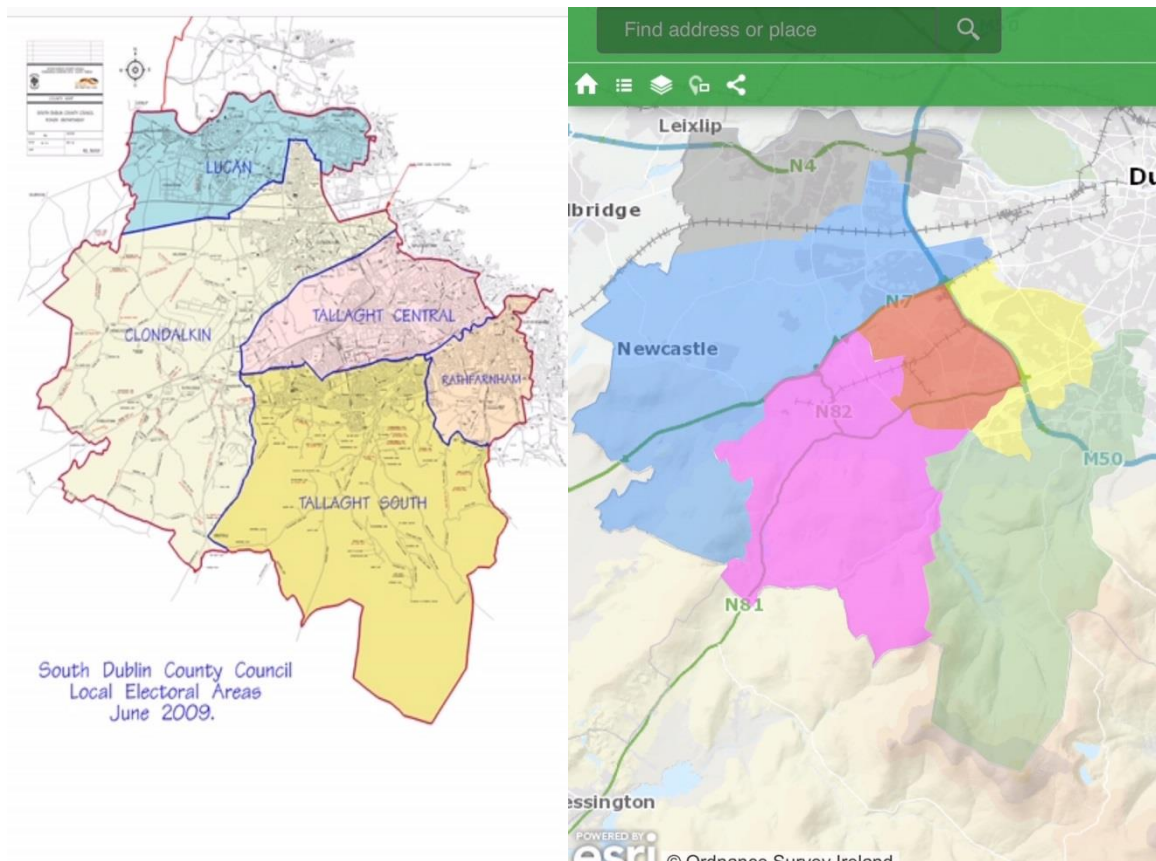
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Strategic Decision making for Tallaght

Tallaght Community Council is a volunteer community group, who have been in existence since the 1970s, striving to ensure balance as Tallaght mushroomed from a tiny rural village to an expansive county town. We are apolitical and motivated to achieve balance development in Tallaght and to retain our rich heritage and develop a strong sense of place and pride of place in Tallaght.

Up to 2013, the 2 local electoral areas of Tallaght (Central and South) were strongly aligned to the actual Civil Parish, the geographic and historical place of Tallaght.

In 2013, it was significantly carved up into 4 Local Election Areas, with each having a committee of cllrs. Both Tallaght Central and South was significantly reduced in geographic area.



1. No consistency in approach for the boundaries

These new areas do not naturally follow natural geography, heritage or longstanding defined postal areas. The boundaries also do not adopt a set of common rational when defining the areas within the wider SDCC region. For example, the recent road of the M50 was used as a blunt boundary to separate Tallaght Central from the newer LEA of Templeogue Terenure – however it then deviated from this boundary to take in a smaller subsection to the West of the M50.

Some of the LEAs use traditional townlands to help inform the boundary – to maintain a historical basis to the LEAs – however, again this is not consistent – for example Kilnamanagh the townland is now split across 2 LEAs.

Over time this will erode people’s sense of place and undermines our heritage and developing a strong and accurate sense of place.

This has led some to believe, that the LEA division was driven by socio-economic reasons and has created greater divisions along social demographic lines. This does not help embed a rounded democracy and help break down social silos by ensuring there is a diverse mix in all LEAs.

2. Failure to Observe Heritage in defining new LEAs

This has split communities with strong connectivity between townlands, the urban-rural areas and also have a socio-economic impact. The lack of consistency in approach when defining LEAs is a concern.

3. Creating Strategic Planning Disconnect in Key Geographical Areas – Splitting Parks and Housing Estates

We strongly oppose the carving-off of the populated rural hinterland of Tallaght – Bohernabreena, Old Court, Ballymanna, Piperstown.

These areas are not only vital elements in the identity of Tallaght and its sense of place, but redefining these in “Rathfarnham” deprives Tallaght, the County Town of the vital natural resources, maintaining it’s heritage and balance to the deepening urbanisation in Tallaght.

The new town of Tallaght was planned for over decades against the balanced planning elements of having town and country within the town. This has now been destabilized as Tallaght is now “defined”, managed and presented as a totally urban place, with no countryside, no greenfields, no farms, no hills and has lost a strong sense of a rounded identity and sense of place. **For anyone living in Tallaght over 15 years, it is hard to fathom how the “waterworks” in Bohernabreena and Friarstown now belong to Rathfarnham. It makes no sense that Glenville – once a dairy farm, a pitch and putt course since the 1970s is too, now identified and managed as part of Rathfarnham. Allenton House - now in ruins - once a fantastic grand house in the rich Tallaght landscape - Now Terenure-Templeogue ? Ballymanna and the rural families who have lived here for generations, proud Tallaght stock – are now told to look towards Rathfarnham for representation etc. They are no longer formally part of the Tallaght area, the Tallaght plan which their nearest neighbour are in.**

And even looking at a modern day amenity – The Old Mill pub and restaurant are now in the Rathfarnham LEA.

This is where the rationale used to define the LEA boundaries is questionable.

If it is just to reach numbers quotas and maintain an equal sized LEA– why was Templeogue / Terenure not limited to East of the M50 and Rathfarnham to begin where it might be more logical West of the M50 – leaving Tallaght South retaining it’s rural hinterland?

Some of the boundaries make no sense geographically either. Why is the Dodder the boundary from the M50 to the Old Bawn Bridge – but then suddenly, this changes and splits Kiltipper in two – Ellensborough is in Rathfarnham but the shops, sports clubs and schools that serve that housing estate are actually in Tallaght South?

This LEA boundary does not align to the parish areas here (St Martins, Bohernabreena and Holy Rosary).

It does not align the Dept. of Education schools catchment areas.

It does not align to the HSE health board areas.

This makes strategic planning for that community overly complex and falling over 2 separate LEAs – whereas before, it was all Tallaght South and a connected and strategic approach to planning, investment, budget allocations and local area planning was supported by the LEA boundary.

Impacting Strategic Planning

The immediate impact of splitting Tallaght up and carving off the Southern section with no strategic regard to the townlands or the communal parklands and natural amenities at the edges of the new LEAs is visible in the Dodder Valley Park. This is now across all 4 LEAs. In the lifetime of the current council, this has seen specifically a considerable disparity in terms of investment and development in Old Bawn / Kilinenny between the South bank of the park – falling into Templeogue Terenure and the North bank falling into Tallaght Central.

Example 1. The park is not getting even & strategic investment or priority.

South Bank of the park now falls into Templeogue – Terenure and Rathfarnham, with Balrothery Weir just in Tallaght South.

2017 / 18 Investment for this one side of the river bank and park...

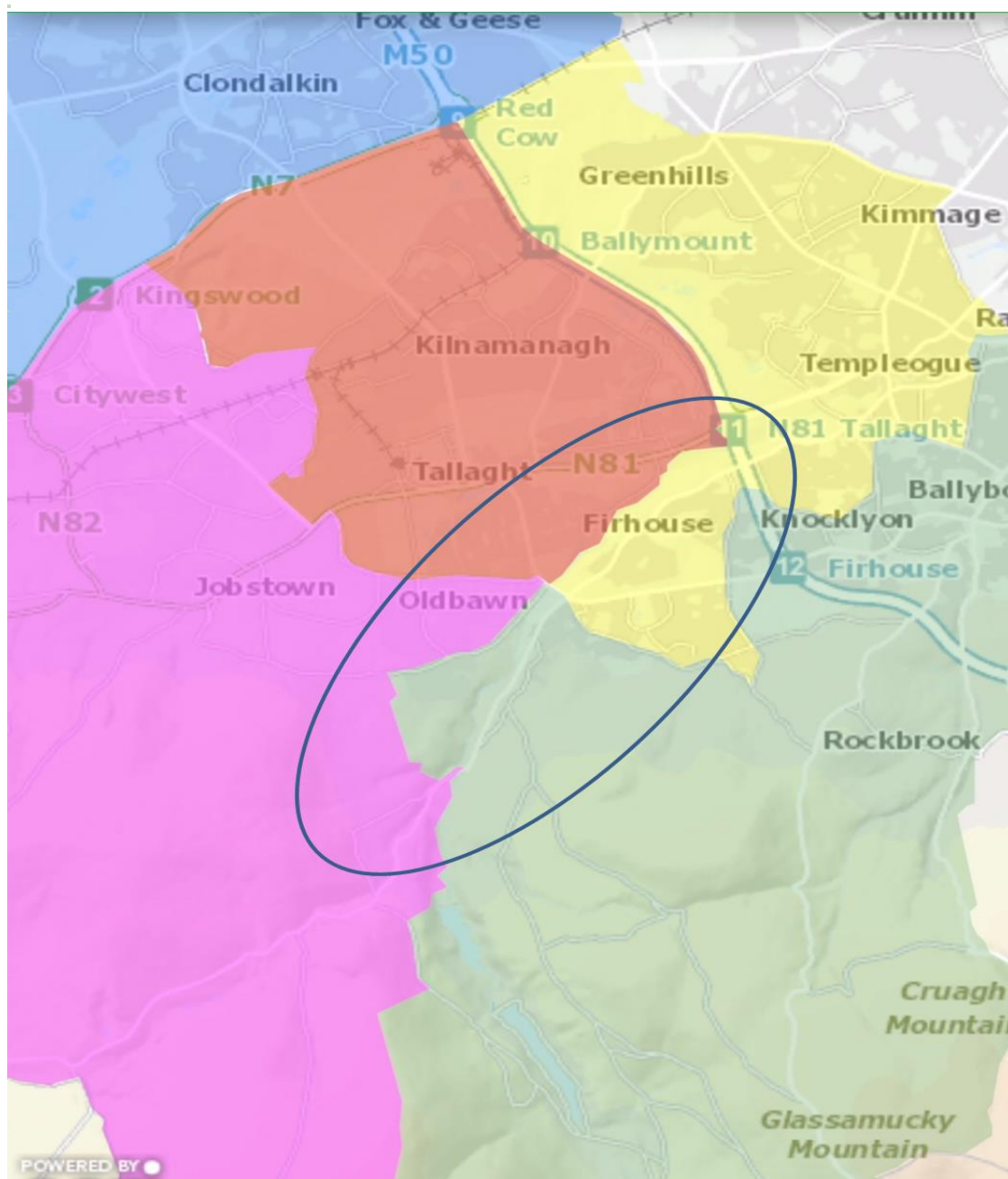
1. Dodder Greenway – most investment & new amenities such as pathways and lighting.
2. New running track
3. New BMX course
4. New playground
5. New Ogham Tree Trail
6. Heritage pocket park
7. New Football club house

North Bank falls into Tallaght Central West of the M50.

1. **Sports Pavillion** designed and granted Sports Capital Funding **in 2009** – Sports capital fund reallocated – 2018 still waiting on funds to go to tender.

Long Term maintenance issues with no budget allocated

2. **Old Bawn bridge waterfall – Took 3 years to get it cleared. (Q2 2017)**
3. **Pathways at riverside are unsafe underfoot (surface & soil encroachment)**
4. **Pitch improvements** required to address drainage issue (decades old)
5. **Existing tennis courts** – now unmaintained.
6. **ESB sub station** – completely overgrown – prune agreed 2 years ago – still waiting.
7. **No formal park boundary or bridge treatments in Avonmore Road, Bolbrook**
8. **Woodland tow path** from Bolbrook to Balrothery Weir is almost impassable and is no longer maintained.

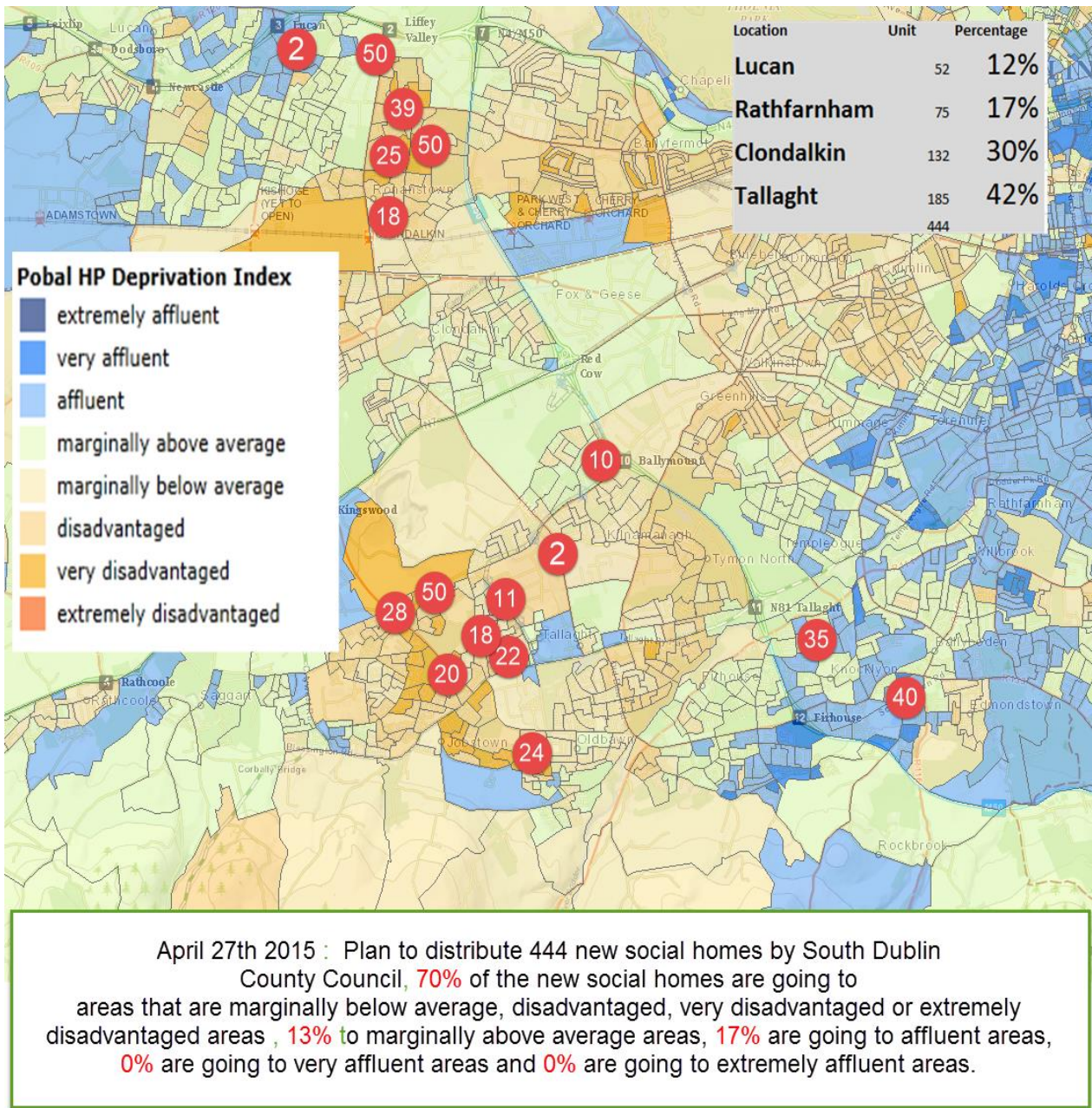


Example 2. Strategic Projects and their actual geographical location do not align

Quality housing projects are always welcomed.

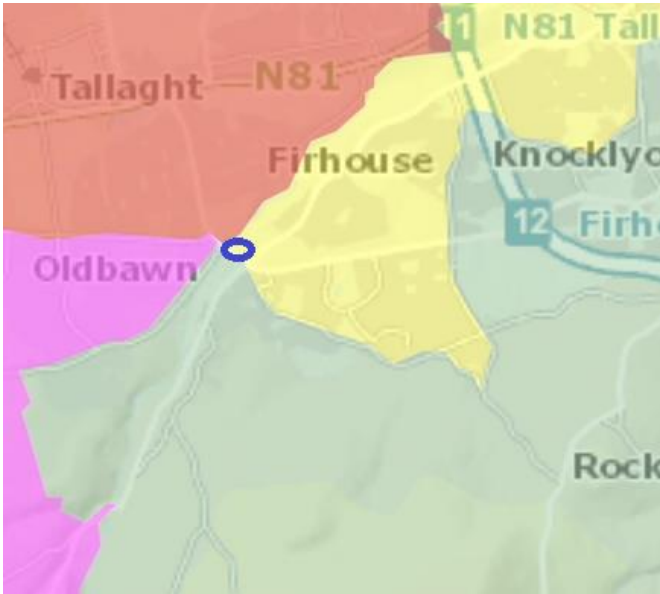
It is worth noting, the Terenure / Templeogue 2018 Rapid Build Social Housing Project is actually located on Kilinenny / Old Bawn / Bohernabreena Road junction, all in Tallaght, Dublin 24 in terms of geography and physical location– see below circle. The council is not

allocating Infill Social Housing is a Sustainable Manner, a more cohesive Targetting of the Tallaght region would not allow such unwise practice.



But they fall within the Terenure / Templeogue LEA – so while this might satisfy a County Development Plan quota of each LEA approving social housing building – the houses this LEA are actually not in Dublin 6 or 16 – they are in fact in Tallaght, Dublin 24.

This mismatch between LEA, the name of the LEA and actual geography is creating a real sense of confusion over ordinary resident’s sense of identity and sense of place and pride of place.



Example 3. SDCC Tourism Strategy – All Tallaght’s actual natural amenities are mislabelled as Rathfarnham.

The strategy launched in 2014/15 came through the newly defined LEA structure. So you now have the rich mountain land in SDCC identified as and clearly marketed as Rathfarnham – despite actually being IN Tallaght! **We urge the commission to reverse this decision.**

This is a live example of the very visible impact of the LEA structure directly shaping the identity of the towns and villages in the SDCC region.

Tallaght was not allowed to be positioned “Gateway To The Mountains” as the County Town, as, Rathfarnham representatives challenged that definition based on the technical LEA structure alone.

Tallaght lost out on a major and positive identity and marketing activity.

The current suite of material clearly labels Corkagh park, Clondalkin, but the Tallaght asset of Bohernabreena Reservoir does not contain its full place name, based on actual geography. It does not include Tallaght, like all the other promoted and highlighted places.

You might ask “What’s in a name ?” We maintain, a great deal.

We are not perusing a case of representing where people “self identify “ with - as this is very often open to influence by a variety of sources - residential developers, political parties and those seeking to increase land values or change post codes.

We seek to restore an authentic, geographical area, with a rich heritage and social diversity back to Tallaght and to repair the divisions made in 2013. These were seen by many as the siphoning off of the few remaining extremities of rural and historical Tallaght and reallocating then to other grandiose neighbours, to make up numbers to justify an even sized suite of local area committees.

We are proposing that Kiltipper, Old Court, Bohernabreena and Friarstown are all re-allocated to a 7 seater Tallaght South LEA. This would go some way to recognising the actual physical geography, community connects and the sense of place Tallaght, the County Town not only needs, but is rightfully entitled to.

The current LEA boundary is counter intuitive from a heritage and geography perspective and is confusing to the ordinary resident in Tallaght. A feeling of disconnect and displacement will not assist in creating a greater sense of engagement in the local democratic system or help produce higher voter numbers.

RECOMMENDATIONS

We urge the commission to reverse these decision described above and to realign Tallaght with its historical areas and mountain hinterland of Bohernabreena and all other areas mentioned. We expect this for the County Town and its hinterland so it can grow culturally, socially and economically.