

## Planning Context

### Regional Planning Guidelines for the Greater Dublin Area, 2004-2016 (RPG'S)

These guidelines provide a strategic planning framework for the physical, economic and social development of the region up to 2016. In the preparation review of development plans, Planning Authorities must conform to the objectives of the Guidelines. Stillorgan is located within the Metropolitan Area of the Greater Dublin Area. The objective of the RPG's is to ensure that development plans within the Metropolitan Area seek to consolidate development. This can be achieved through the promotion of higher residential densities for development that are within close proximity to public transportation corridors.

### Residential Densities: Guidelines for Planning Authorities, 1999

The guidelines published by the Department of Environment and Local Government (DoELG) promote increased residential densities in appropriate locations that have brownfield sites close to public transport and existing infrastructure. The guidelines state,

*“in the case of residential development on serviced lands in towns and villages, located in existing or planned quality public transport corridors, particularly those which have spare capacity in existing facilities, such as schools, shops, libraries, health centres, child care etc..., increased densities would be appropriate in order to maximise such social and infrastructural investment”.*

The emphasis of the guidelines is on high quality design and layout and to achieve higher densities. Stillorgan can be seen as a prime example of an “appropriate location”, given the availability of sites ripe for re-development and its location close to the LUAS and the Quality Bus Corridors (QBC's). The Department of Environment, Heritage and Local Government are currently reviewing these guidelines.

### Retail Planning – Guidelines for Planning Authorities, 2000

The guidelines provide a framework to guide the preparation of plans and to assess Planning applications for retail development. An objective of the framework is to support the continued development of Town and District Centres.

The Guidelines identify the role of District Centres, whereby they provide an important retail function, usually anchored by a large food store and contain a variety of retail and non retail service outlets, for the community living within a 15-20 minute drive. The guidelines do not identify a clear size threshold for District Centres, although depending on the density of population within the catchment area and the location, the guidelines consider that such centres are likely to be between 10,000 and 20,000 square metres.

### The Greater Dublin Area Retail Planning Strategy 2001

The Strategy has been designed to encourage a sufficiency in retail floor space that accords with population and expenditure growth and that retail is appropriately located, informed by the principles of the Retail Planning Guidelines, the Strategic Planning Guidelines and the Dublin Transportation Office's strategy, “A Platform for Change”.

The Strategy identifies that outside of Dublin, those counties within the Metropolitan Area have been the focus of large shopping developments, which should be preserved and strengthened to provide shopping opportunities for both the local residents and surrounding hinterland counties.

With particular reference to Dun Laoghaire-Rathdown, the Strategy identifies that the county experiences low levels of inflow expenditure in comparison with the other two Metropolitan Counties. In order to address this issue, it is necessary to encourage additional comparison floor space and to also evenly distribute additional convenience retailing in accordance with demand.

In accordance with the retail hierarchy set by the Strategy, District Centres shall provide low order comparison goods, superstores and supermarkets. In order that the retail hierarchy is effective, each Centre shall perform its allocated role successfully.

It is therefore, considered that Stillorgan, performing as a District Centre, with the capacity to increase comparison and convenience floor space, is consistent with the objectives of the Retail Planning Strategy.

## **A Platform for Change, Strategy 2000-2016**

This strategy was published by the Dublin Transport Office to promote public transport, road network improvement, traffic and parking management, cycle and pedestrian networks.

The Strategy identifies that land use patterns should encourage:

- Neighbourhood centres to be located within good access to public transport.
- Detailed layouts and design of development which reflects the importance of walking and cycling as transportation modes by providing safe and direct access to local services and public transport nodes.
- Increased densities close to public transport.
- Mixed-use development.

Stillorgan is located within 500 metres of the N11 QBC and is approximately 1.8km from the Stillorgan stop of the LUAS line. Furthermore, the County Development Plan proposes a QBC and cycle route along the Kilmacud Road Lower, through the heart of the Centre.

## **Sustainable Urban Housing: Design Standards for Apartments (Consultation Draft Guidelines for Planning Authorities)**

These guidelines were issued as a consultative draft by the DoEHLG under Section 28 of the Planning and Development Act 2000. Pending finalisation of the guidelines, planning authorities are required to have regard to the recommended standards for new apartment schemes when preparing or varying development plans and local area plans. The guidelines aim to promote sustainable urban housing by ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types and sizes. The guidelines provide recommended minimum standards for: floor areas for different types of apartments, storage spaces, sizes for apartment balconies/patios, and room dimensions for certain rooms – see Table B In addition, developers of proposed apartment schemes are required to submit data relating to the number and size of apartment units (for each building) with planning applications. The information required relates to the total number of proposed apartments and the floor/storage area data and should be presented in a format similar to the following table:

The guidelines advise that not more than 10%-15% of units in any apartment scheme should be of the one bedroom type (except in cases such as student accommodation). It is considered that any proposal for apartments within the Stillorgan LAP should have regard to;

## Appendix B

- the development plan housing strategy
- the desirability of the provision of a range of dwelling types / sizes within the LAP boundary
- the character of the area
- the capacity of existing services and facilities in the area

It is considered that any future planning applications submitted to Dun Laoghaire-Rathdown Council, which would comprise of apartments should have regard to the minimum floor areas and standards as set out in the Table below.

Unit Type (No. of Bedrooms/bed spaces)	Proposed no. of units	Floor area of each unit	Storage area provided with each unit.
1- Bedroom / 2 persons	5	45 sq m	3.5 sq m
2 Bedroom/ 4 persons	20	76 sq m	8 sq m

Table A: Recommended minimum floor areas and standards for apartments (Note: Figures shown are illustrative only)

APARTMENT TYPE	MINIMUM OVERALL FLOOR AREA	MINIMUM WIDTH OF LIVING/DINING AREA	MINIMUM AGGREGATE FLOOR AREA OF LIVING/DINING/KITCHEN AREA	MINIMUM BEDROOM WIDTH	MINIMUM BEDROOM FLOOR AREA	MINIMUM AGGREGATE BEDROOM FLOOR AREA	MINIMUM STORAGE SPACE REQUIREMENTS	FLOOR AREA FOR MAIN APARTMENT BALCONIES AREA
One bed	45 sq m	3.3m	23 sq m	2.1m	7.1 sq m	11.4 sq m	3 sq m	5 sq m
Two bed / 3 persons	63 sq m	3.6m	28 sq m	2.8m	11.4 sq m (twin bedroom) = 13 sq m	11.4 + 7.1 = 18.5 sq m	5 sq m	7 sq m
Two bed / 4 persons	73 sq m	3.6m	30 sq m	2.8m	As above	11.4 + 13 = 24.4 sq m	7 sq m	7 sq m
Three bed / 5 persons	86 sqm	3.8m	34 sq m	2.8m	As above	11.4+13+7.1 = 31.5 sq m	9 sq m	9 sq m

Table B (Recommended minimum floor areas)

Source: Sustainable Urban Housing: Design Standards for Apartments Public Consultation Draft for Guidelines for Planning Authorities (DoEHLG, Jan 2007).