



Stillorgan

Local Area Plan 2018 - 2024



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October 2018

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1. Introduction and Context

1.1 Preamble

A Local Area Plan (LAP) for Stillorgan was first adopted by Dún Laoghaire-Rathdown County Council in October 2007. This LAP was extended for a further five year period and expired in October 2017. The adoption of the LAP in 2007 unfortunately coincided with the dramatic downturn in the national economy and the collapse in the property market. These factors combined to create a situation where very few of the primary development objectives of the original Stillorgan Local Area Plan (2007) have been realised to date.

At the time of drafting of the LAP in 2006/2007, a number of key sites in Stillorgan were being proposed for redevelopment and renewal and the LAP sought to establish framework strategies to help guide their redevelopment. Although planning permission was eventually granted for the redevelopment of a number of these sites, no substantial redevelopment has taken place on foot of these permissions to date. With the subsequent recovery in the national economy in recent years, the re-emergence of significant planning and development activity is again evident in Stillorgan.

Dún Laoghaire-Rathdown County Council now proposes to prepare a new Local Area Plan for Stillorgan. The new LAP process affords the opportunity to review the policies and objectives of the original 2007 LAP, some ten years after the initial publication.

The Local Area Plan process in 2007 involved an extensive public consultation exercise with Stillorgan residents and stakeholders. An issue of significant concern, expressed in many submissions, was the poor quality of the public realm in Stillorgan. The dominance of the car, the lack of facilities for pedestrians and cyclists and the poor 'sense of place' were referred to. On foot of these concerns, an output of the 2007 LAP was the preparation of a 'Village Area Movement Framework Plan', which sets out detailed proposals for improvements to the public realm in Stillorgan. This Framework Plan is included as an Appendix document to the LAP. The preparation of a new Local Area Plan for Stillorgan offers the opportunity to incorporate and subsume this piece of work into the new LAP to guarantee it a statutory footing and to ensure that all new development proposals must accord with its objectives.

The 2007 LAP also requires substantial updating in respect to references to outdated County Development Plan (2004) policies and Specific Local Objectives (SLOs). In addition, the new LAP requires to be amended and refreshed to have regard to national guidance and legislation that has emerged since 2007 – most notably the provisions in relation to Core Strategy, Appropriate Assessment and Flood Risk Assessment.

The Stillorgan LAP (2017) includes a Strategic Environmental Assessment Screening, an Appropriate Assessment Screening and a Flood Risk Assessment.



Map 1: Site Location

1.2 What's New in the 2018 Local Area Plan?

In the main, the broad strategic approach of the LAP remains consistent with the 2007 Plan. The LAP seeks to consolidate Stillorgan's position in the retail hierarchy as an important 'District Centre' in the County and to provide a framework for the redevelopment and renewal of key sites in Stillorgan. The LAP also makes proposals for comprehensive improvements to the public realm of Stillorgan.

The main differences between the original 2007 LAP and the 2018 LAP can be summarised as follows:

- A key objective of the 2007 Local Area Plan was for the preparation of a 'Village Area Movement Framework Plan' to set out transformative proposals for the public realm of Stillorgan. Preparation began on this Framework Plan in 2015 in conjunction with the National Transport Authority and underwent a process of public consultation. This Framework Plan has been integrated into the LAP, (including the main LAP Maps) and the detailed report is included as a separate Appendix to the LAP (Appendix I).
- The Village Area Movement Framework Plan includes detailed proposals for fairly fundamental changes and recalibrations to the road layout/public realm, including reduced cross-sections, wider pavements, facilities for cyclists and other 'Age Friendly' enhancements for the area.
- Framework Strategies are provided for six key sites that

may be promoted for redevelopment during the lifetime of the Plan including the 'Blakes Site', Leisureplex and the Shopping Centre site.

- New Environmental Assessment Screenings of the Plan – 'Strategic Environmental Assessment Screening' (SEA) and Appropriate Assessment Screening (AA) (Appendices II and III).
- General updates to the Written Statement to reflect both new County Development Plan policies and changes in national planning/environmental legislation.
- Flood risk mapping for Stillorgan was published by the OPW as part of the national 'CFRAMS' (Catchment Flood Risk Assessment and Management) project commenced in 2014 and completed in 2016. Certain areas in Stillorgan were identified as being at risk of flooding. This mapping has informed a 'Strategic Flood Risk Assessment' for Stillorgan, published as a separate Appendix to the LAP (Appendix IV).
- Objectives for the provision of a new Library as part of a wider redevelopment of the Council-owned lands are included.
- Objectives relating to improvements to the Stillorgan QBC under the NTA's new 'BusConnects' project are incorporated.
- Supplementary objectives for 'pocket parks' at Lower Kilmacud Road and The Hill are also included.

1.3 Structure of the Document

A Local Area Plan (LAP) is a statutory document prepared by the Planning Authority in accordance with the requirements of Sections 18 – 20 of the Planning and Development Act 2000 (as amended). The Act states:

19. (2) A local area plan shall be consistent with the objectives of the development plan, its core strategy, and any regional spatial and economic strategy that apply to the area of the plan and shall consist of a written statement and a plan or plans which may include:

(a) objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

(b) such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including the objective of development of land on a phased basis and detail on community facilities and amenities and on standards for the design of developments and structures'.

A Local Area Plan must include a Strategic Environmental Assessment (SEA), an Appropriate Assessment (AA) and a Strategic Flood Risk Assessment (SFRA) and undergo a statutory consultation process. Once adopted by the Elected Members of Dún Laoghaire-Rathdown County Council, the Planning Authority must have regard to the provisions of the Stillorgan Local Area Plan when determining any planning applications for sites located within the Plan Area.

The LAP consists of a Written Statement and Maps. The Written Statement contains policies and objectives relating to the following topics:

- Land use zoning and density.
- Population and Housing/Accommodation.
- Economic Development and Employment.
- Public open space and streets.
- Sustainable transportation, movement and linkages.
- Provision of infrastructure, including transport, energy, water supply.
- Flood Risk and Assessment.
- Conservation and protection of the environment, landscape and structures of architectural, historical, archeological, artistic, cultural, scientific, social or technical interest.
- Sustainability, Green Infrastructure and Biodiversity.

Also accompanying the Written Statement are the following Appendices documents:

- i. Stillorgan Village Area Movement Framework Plan.
- ii. Strategic Environmental Assessment Screening report
- iii. Appropriate Assessment Screening Report
- iv. Strategic Flood Risk Assessment

1.4 Pre-Draft Public Consultation

A 'Pre-Draft Consultation Process' for this LAP ran for a period of 3 weeks from May 26th to the 16th June 2017. A total of 45 no. submissions were received from the public. These submissions have been considered in the drafting of the LAP.

The submissions covered a wide range of issues, from broad strategic themes to some very site-specific issues. A summary of some of the main issues raised by the public and other stakeholders is set out below, under thematic headings.

Public realm

- 'Village feel' of Stillorgan should be retained, with moderate building heights. Design of infill sites should harmonise with existing development. Transitional zones should be retained
- Stillorgan has a 'jaded' run-down visual appearance

Pedestrian & Cyclist Facilities

- Improvements should be made for cyclists in the area, including segregated lanes on main roads
- Proposals for a 30km speed limit in the area
- Improve permeability and linkages throughout the area – open a pedestrian linkage between Oaktree Road and Ellesmere and other cul-de-sacs

- Improved provision of pedestrian crossings/lights
- Proposals to reduce the width of the carriageways, which are excessive
- Illegal parking that creates difficulties for pedestrians
- Stillorgan Village Movement Framework Plan should be incorporated into the new LAP

Social/Community Facilities

- Glenalbyn Pool refurbishment/replacement should be expedited
- Amenity of Kilmacud Crokes should be protected
- The needs of older persons should be a key consideration in the new Plan
- Improved play areas/playgrounds for children
- A new library should be provided

General Development Issues

- Opposition expressed to additional retail/apartment/office development
- Oatlands/Kilmacud Crokes should be included in the LAP area to 'protect them' from development

Miscellaneous

- The LAP boundary should be extended to include additional residential areas.
- Inconsiderate parking at Oatlands School and other areas causing difficulty
- Redevelopment of major sites in the area should seek to protect existing residential amenities
- Submission from Blakes/Esmonde site owners promoting a redevelopment proposal including student accommodation, conventional residential development and some small scale retail and services.

These submissions have been taken into account in the drafting of the Local Area Plan document. It should be noted that the recent 'Stillorgan Village Area Movement Framework Plan' also previously underwent a process of comprehensive public consultation.

1.5 Timescale for the Draft Plan

The Draft Local Area Plan was on display for 6 weeks from the 12th January 2018 to the 23rd February 2018 during which submissions and observations were invited from the public and interested parties. Following this period of public consultation, a report summarising the issues raised and the Chief Executive's recommendation was presented to the Elected Members 12 weeks after publication of the initial notice in the national newspaper.

The Elected Members had 6 weeks to consider the report and opted to amend the Draft Local Area Plan. These 'Material Alterations to the Draft Local Area Plan' went on public display for a further period of 4 weeks. The Local Area Plan was adopted on the 10th September 2018.

Stillorgan

Local Area Plan 2018 - 2024



2. Plan Area Context

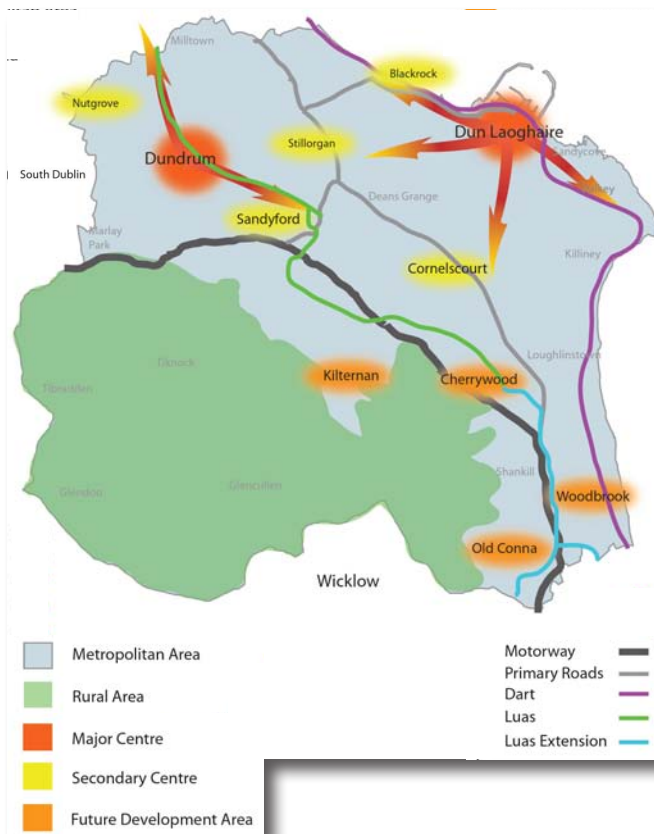
2.1 Planning Context

2.1.1 National Context

There have been a number of changes in the national planning legislative and regulatory framework since the adoption of the original LAP in 2007. The most significant is the introduction of the 'Core Strategy'.

The Planning and Development (Amendment) Act 2010 introduced the requirement for an evidence-based Core Strategy to be incorporated as an integral and component part of County Development Plans. The purpose of the Core Strategy is to articulate a medium-to- longer term quantitatively-based strategy for the spatial development of the area of the Planning Authority and, in so doing, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional development objectives set out in the National Spatial Strategy 2002- 2022 (NSS) and Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPGs).

The Core Strategy seeks to ensure a level of equilibrium between residential land supply in the County and forecast household growth. The LAP lands, which are predominantly zoned 'District Centre', and therefore have a mixed-use focus as opposed to a purely residential one, form a part of the Council's medium-to-long term residential land supply and are highlighted in the Core Strategy as such.



Map 2: Core Strategy Map

A number of other important national planning and transportation policy guidance documents have been published since the adoption of the original LAP in 2007 and have been considered in the Drafting of the new LAP. These include:

- Smarter Travel – A Sustainable Transport Future (2009)
- Social Housing Strategy 2020 - Support, Supply and Reform
- Irish Water Proposed Capital Investment Plan 2017-2021
- Rebuilding Ireland - Action Plan for Housing and Homelessness, 2016
- Regional Planning Guidelines for the Greater Dublin Area 2010-2022
- Greater Dublin Area Transport Strategy 2016 – 2035

Possibly the most important recent publication has been the Draft National Planning Framework (NPF) 'Ireland 2040 – Our Plan' which was on public display in November 2017. The Plan forms the "spatial expression of Government policy" and will provide a National Planning Framework to guide national, regional and local planning and investment decisions for the years ahead, building on and co-ordinating the existing regional and local authority planning processes. The Framework is a strategic high level Plan and the practical implications of the policy will be implemented through the finer grained 'Regional Spatial and Economic Strategies' – yet to be published.

Regional Spatial and Economic Strategies (RSESs) will be prepared by the Regional Assemblies and must be in accordance with the NPF. In addition, the preparation of Metropolitan Area Strategic Plans (MASPs) for the five cities, including Dublin - in the form of 12 year planning frameworks crossing administrative boundaries - will be a key feature of the RSESs.

2.1.2 County Development Plan

The County Development Plan 2016-2022 provides the overarching planning framework for the County and sets out the zoning 'hierarchy' for the County. For towns and villages, the settlement hierarchy runs from the largest – 'Major Town Centres' (Dun Laoghaire and Dundrum) to the next order of scale 'District Centres' – (of which Stillorgan is one) to 'Neighbourhood Centres', which comprise local centres with a limited range of supporting shops and retail services which meet more local day-to-day needs of surrounding residents.

District Centres are defined in the County Development Plan as places where a "good range of comparison shopping would be expected (though no large department store) some leisure activities and a range of cafés and restaurants and other mixed uses. They should contain at least one supermarket and ancillary foodstores alongside financial and other retail services. District Centres should generally range in size from 10-25,000 sq.m. net retail sales area catering for a population of between 10,000-40,000" (P.87).

The County Development Plan states as an objective in relation to District Centres to "Support the viability of existing District

Centres and allow for the redevelopment and rejuvenation of ageing centres, to facilitate changing retail patterns and needs and to move away from single use sites by integrating retail provision at district level with other services, offices and residential to create vibrant centres serving the surrounding housing districts.” (P.85). This is particularly relevant to Stillorgan, in the context of the redevelopment potential of some of the primary retail sites in the LAP area.

The policy on the retail hierarchy of the County is to “Encourage potential redevelopment as higher density, urban mixed-use centre in accordance with general provisions of the adopted Local Area Plan. Limited expansion of convenience and comparison retail floorspace.” (P.86).



Map 3: County Development Plan Map

When it comes to specific retailing policies for Stillorgan, The County Development Plan states the following:

(i) Stillorgan District Centre

- To promote the future redevelopment of Stillorgan as a multi-faceted, mixed-use sustainable District Centre having regard to the broad objectives of the adopted Stillorgan Local Area Plan.
- The regeneration and redevelopment of Stillorgan District Centre should create an urban context in respect of scale, design and layout.
- Good quality residential development shall be encouraged to ensure vitality and animation both day and night.
- The creation of quality spaces and enhanced public realm will be a prerequisite.
- Priority movement for pedestrians, cyclists and public transport should be ensured. The influence and impact

of the private car on the environs of the District Centre to be moderated.

- The residential amenity of established residential areas on the fringes of the District Centre to be protected and, where possible, enhanced.
- Net retail sales area in Stillorgan District Centre zoned lands to be capped at 25,000 sq.m. (P.92).

A number of Specific Local Objectives relating to Stillorgan are also included in the 2016-2022 County Development Plan:

SLO 12: To implement and develop the lands at Stillorgan in accordance with the Stillorgan LAP.

SLO 151: To support and facilitate the provision of a swimming pool and leisure facility within the Stillorgan area.

2.2 Historical Development

The history of Stillorgan is in many ways typical of the suburbs on Dublin’s Southside. A rural area with country houses set in large grounds up to the 18th century, its population grew with the arrival of the railway in the mid-19th century. The Harcourt Street railway line closed in the late 1950s and Stillorgan underwent significant development in the 1960s – very much reoriented towards the car, with ubiquitous low density housing estates and the first purpose-built shopping centre to be opened in Ireland. The Stillorgan Shopping Centre opened in 1966 and the construction of the shopping centre, neighbouring bowling alley and N11 bypass road fundamentally altered the character of Stillorgan’s historic village centre.



Photo 1: Aerial view of Stillorgan Shopping Centre, 1968

The OSI’s 6 inch map, surveyed around 1837 (Map 4), shows development in Stillorgan focussed on Lower Kilmacrod Road and the Dublin Road, with a Police Station located in a prominent position on the corner of these roads. Some of the large houses are identified - Beaufield, Grove House, Jane Ville with Stillorgan House and Stillorgan Priory occupying a prominent position to the East of the village.

The OSI's 25 inch map, surveyed in 1907 shows a number of (renamed) large houses Tigh Lorcaín Hall, Glen Albyn and some new features such as St Lawrence's Church (RC). The status of Thornhill, Oatlands and Mount Merrion Houses, to the north, remained largely unchanged from the earlier 6 inch map.

The Cassini map, surveyed c.1930's shows the emergence of some of the earliest 'mainstream' housing developments in the area, including Sycamore Road and Trees Road in Mount Merrion to the north of the Plan area.

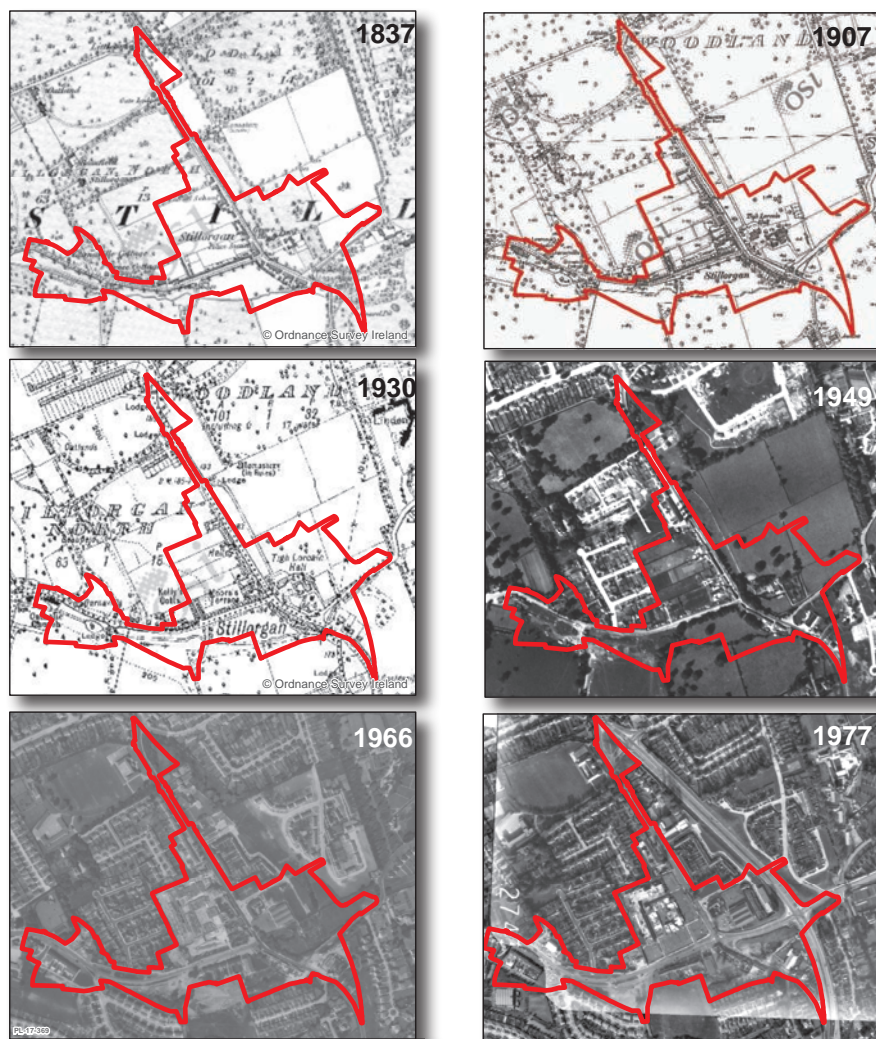
The orthophotography image from 1949 shows the completed Beaufield Park development with Woodlands Avenue, Woodlands Drive and Priory Grove under construction. The parade of shops at the Old Dublin Road is also a new addition.

The orthophotography image from 1966 shows a dramatic change over the intervening seventeen year period. A wave of new housing development was completed during this period including Allen Park, Linden Lea Park and Cherry Garth. The Shopping Centre and Bowling Alley have been recently completed and the roads have been widened. The road reservation for the Bypass of Stillorgan is clearly visible to the east of the village, with the layout of St Laurence's Park and Patrician Villas setback to provide for the dual carriageway.

The orthophotography image from 1977 shows the completed N11 bypass road. Present day Stillorgan remains largely unchanged from this period, aside from a few infill developments that were completed in the intervening years – Westbury, Woodthorpe and Treesdale residential schemes and the Stillorgan Mall retail development.

The six images and maps show the evolution of Stillorgan over almost 200 years. The most dramatic transformation in the built form of the area occurred in the 1960's and 1970's coinciding with the era of mass motoring the construction of the dual carriageway Bypass of the village and the predominantly car-based shopping centre.

The construction of the Bypass created an issue for Stillorgan that has, arguably, never been successfully resolved. The lands between the village core and the N11 were developed in a manner that allowed the village to 'bleed' into the N11 without a coherent sense of enclosure or entry point to Stillorgan. It will be an Objective of the LAP to address this issue.



Map 4: Historic and Ortho Maps

2.3 Demographic Profile

The Local Area Plan has a relatively limited spatial area and is confined predominantly to the commercial/retail centre of Stillorgan. As a consequence, the actual residential population within the LAP boundary is very limited, being confined to approximately a dozen properties in St. Laurences Park.

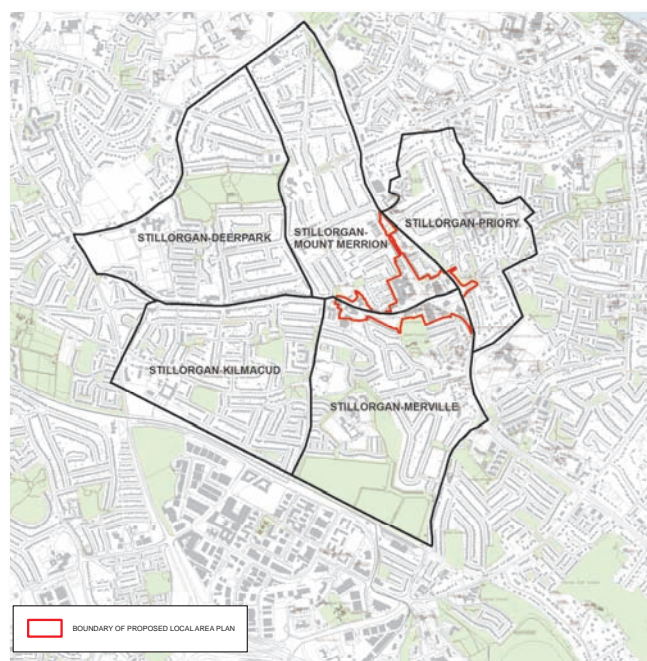
In order to gain a more considered perspective on demographic trends in the wider Stillorgan area over time, it is necessary to examine a wider area. There are six 'Stillorgan' Electoral Divisions, as defined by the Census ¹.

Examining this wider contextual area, Map 5 shows a population of nearly 17,300 persons (Census 2016). Historically, the area has consistently been losing population over a considerable period of time, only having been reversed with some growth in the last 10 years. The population of the area in 1981 was c.18,000 and fell as low as c.16,000 in 2006 - representing an overall decline of 11%.

The long term 1981 to 2016 population trend for the area records a decline of 4% which contrasts markedly with a period when the population of Dublin grew by 34% and the population of the State grew by 38%.

As can be seen in Figures 2 and 3, the population trendline for Stillorgan is quite unlike the long term trend for either Dún Laoghaire-Rathdown, the wider Dublin area or the State as a whole. The population of the Stillorgan area was in decline from the late 1970's until the mid-2000's, only showing a recovery from the 2006 Census on. This population increase was focussed largely on the various infill apartment schemes developed along the N11 corridor.

The demographic profile of the area would tend toward an older population, with the proportion of retired families roughly twice the State average. There are a significantly lower proportion of families with pre-school and school-going age children.



Map 5: Stillorgan Electoral Divisions Map

This demographic trend is explained by the 'suburban lifecycle'. New housing estates in Stillorgan were settled by young households in the 1960's and 1970's (young couples and young families, perhaps some mature families). As the families grew and matured, household size increased. After the initial rapid development, most households "age in place", with slowly shifting demand for services, facilities and dwelling types.

As households age further and children begin to leave home, the average household size decreases, resulting in more empty nester (two person) households, often still living in large family dwellings. The overall result is a sustained decline in population for some time in the cycle.

While this 'suburban lifecycle' is a common feature of Dublin suburbs developed in this era, there can be negative consequences to this sustained trend of population decline, as evidenced in the Stillorgan area over the 30-35 years between 1970 and 2005. Research carried out by the Planning Department in Dún Laoghaire-Rathdown suggests that population decline in the County has contributed to localised problems, including reduced school enrolments, depressed public transport patronage and reduced demand for social and community infrastructure.

The implications of the ageing demographic of Stillorgan are addressed in a number of policy areas in the LAP. In relation to residential development, there is a requirement to consider the housing mix in the area which may not suit all current housing needs – the provision of apartments or smaller houses to provide greater choice or opportunities for older people wanting to stay in the area but downsize, for example, as an addition to the 3-bedroom semi-detached house is a policy response addressed in Section 4.5.3 Residential Development.

Also the LAP (Section 4.8.1) addresses the provisions of the County's 'Age Friendly Strategy' 2016-2020 in relation to the public realm, specifically through the implementation of the Stillorgan Village Area Movement Framework Plan, in order to provide pleasant, accessible and safe walking routes and age friendly spaces within the Plan area, in accordance with the 'Goal for Outdoor Spaces' as set out in the Strategy.



Photo 2: View to Beaufield Park, Stillorgan

¹ Stillorgan-Deerpark, Stillorgan-Kilmacud, Stillorgan-Leopardstown, Stillorgan-Merville, Stillorgan-Mount Merrion, Stillorgan-Priory

Family Cycle ² (no. of families)	Stillorgan	(%)	Dun Laghaire-Rathdown	(%)	State	(%)
Pre-family	409	10	6726	13	131877	11
Pre-School	328	8	5630	11	141320	12
Early School	371	9	4938	9	133003	11
Pre-Adolescent	373	9	4906	9	131263	11
Adolescent	444	11	5542	10	135218	11
Adult	1263	30	14341	27	293462	25
Empty Nest	400	9	4949	9	118939	10
Retired	637	15	6375	12	94128	8
Total	4225		53409		1179210	

Figure 1: Families by Life cycle

² Pre-family = Family nucleus of husband and wife or cohabiting couple where wife is under 45 years;
 Empty-nest = Family nucleus of husband and wife or cohabiting couple where wife is aged between 45 and 64 years;
 Retired = Family nucleus of husband and wife or cohabiting couple where wife is aged 65 years and over;
 Pre-school = Family nucleus where oldest child is aged 0-4 years;
 Early-school = Family nucleus where oldest child is aged 5-9 years;
 Pre-adolescent = Family nucleus where oldest child is aged 10-14 years;
 Adolescent = Family nucleus where oldest child is aged 15-19 years;
 Adult = Family nucleus where oldest child is aged 20 years and over

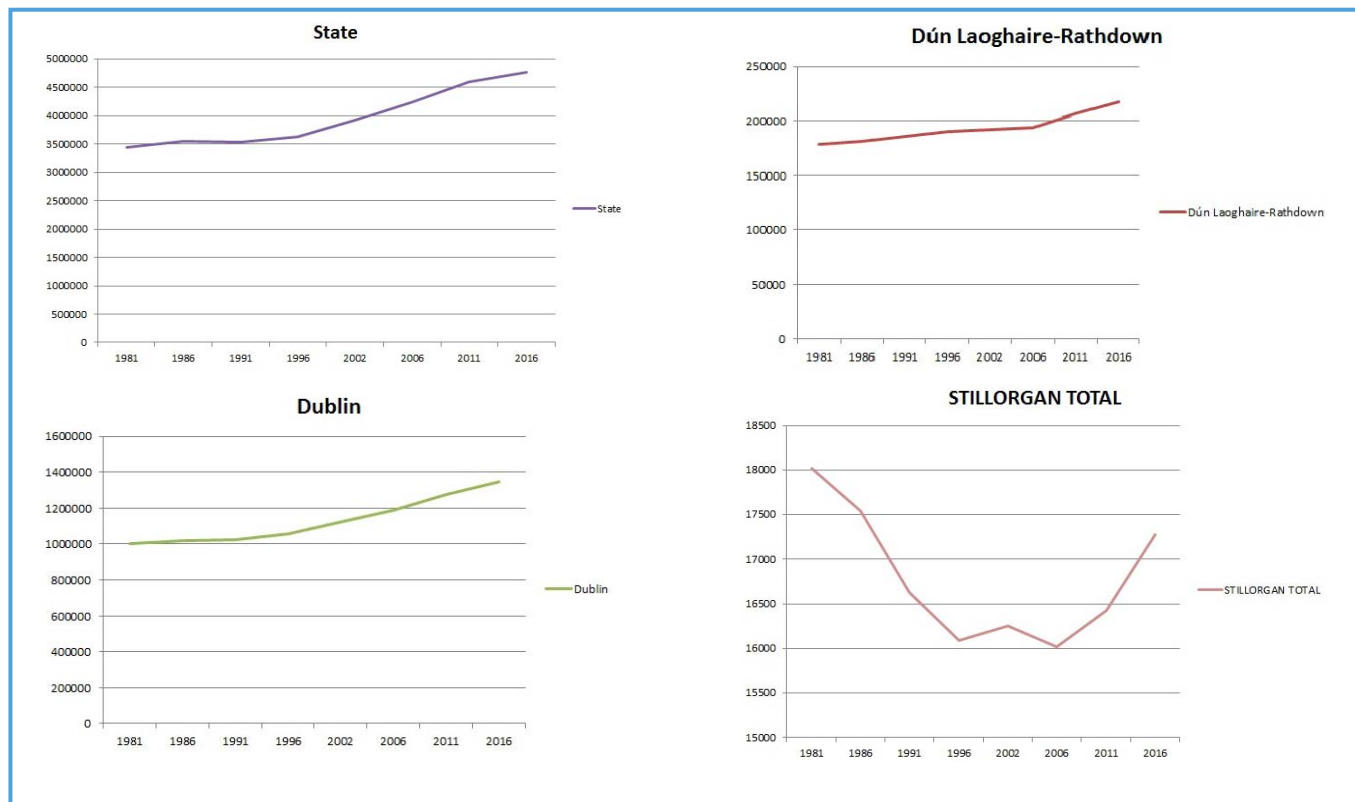
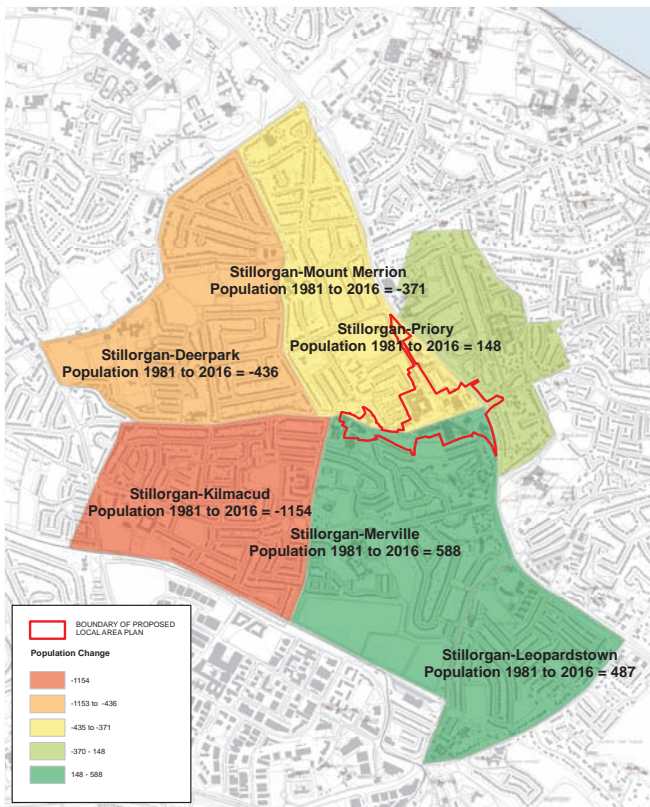


Figure 2: Population trends - Stillorgan in context

Population Change

The map and charts below show the long-range demographic and population trends for the wider Stillorgan area. The increase in population in the area which occurred between 2006 and 2016 was focussed predominantly on a relatively small number of infill apartment schemes. Map 12 shows the census 'Small Areas' with the largest concentrations of apartment schemes in the area. It is these infill apartment schemes, mostly delivered in the last 10 years which have led to a re-emerging pattern of population growth in parts of the wider Stillorgan area- including The Grange on Brewery Road, Churchview on St. Brigid's Drive, Beechwood and St Raphaela's. This infill development, and the resulting population increase is a manifestation of the policy of successive County Development Plans which sought to positively promote infill residential development and to support new housing growth along key public transport corridors throughout the County.



Map 6: Population Trends by Electoral Division Map

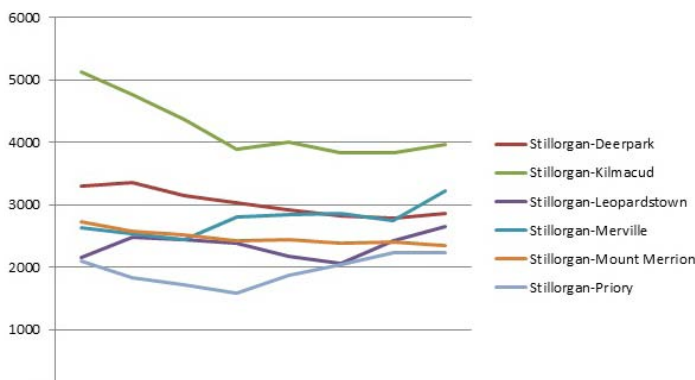


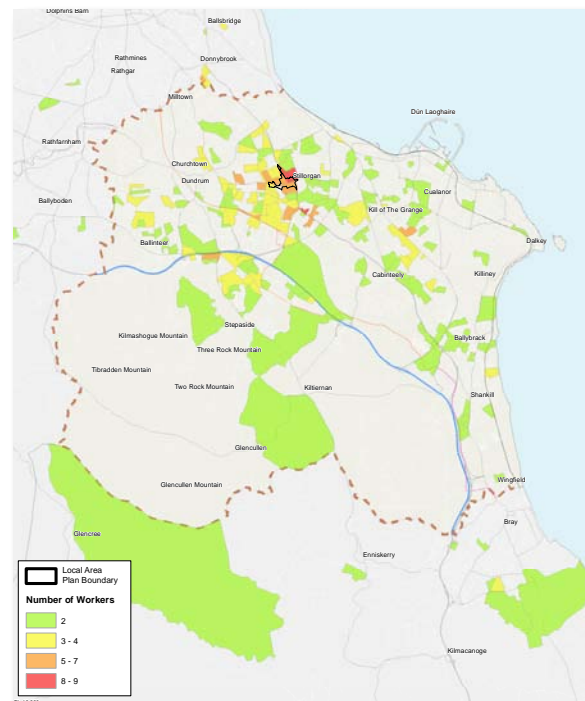
Figure 3: Population trends by Electoral Division 1981 - 2016

2.4 Employment Profile

2.4.1 Employment in Stillorgan

A total of 1,119 people work within the Stillorgan Local Area Plan area. Since 2006, the CSO have been publishing information, as part of the Census, on the location of employment. It is now possible to map both where jobs are located and the commuting 'footprint' of a given area, to display where the workers in a place like Stillorgan reside. Map 7 shows the point of origin for workers in Stillorgan – the location where these workers reside. The map is colour-coded to show higher concentrations as a red colour. As can be seen from the map, a high proportion of people who work in Stillorgan live in close proximity to the centre of Stillorgan, or are based along the N11 corridor.

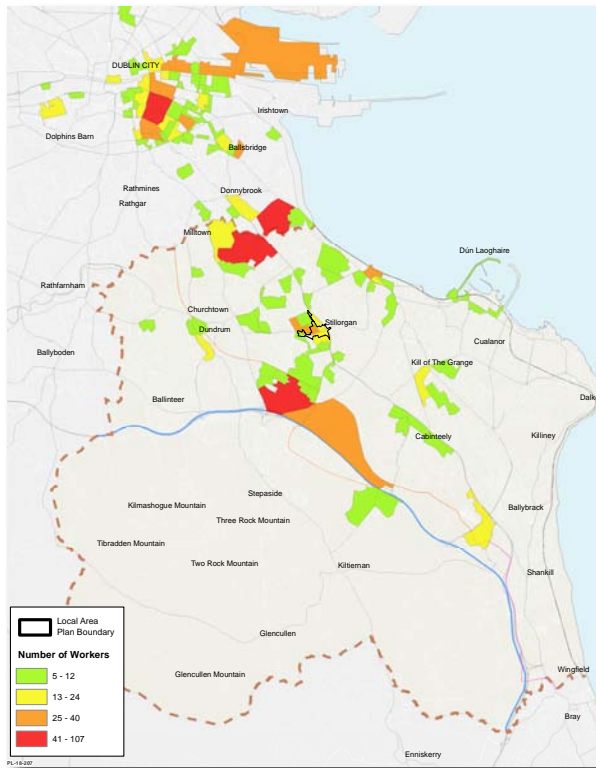
It is also possible to map the location of employment for residents of Stillorgan. Map 8 shows the location of jobs for residents of Stillorgan, with the greatest proportion of jobs being located in the City Centre, UCD/South City area and Sandyford.



Map 7: People who work in Stillorgan – where do they live?



Photo 3: View of commercial buildings at Stillorgan Village



Map 8: People who live in Stillorgan – where do they work?

2.4.2 Commercial Profile

While the majority of employment in Stillorgan is retail/retail services based, there is also a commercial office presence. In terms of the commercial floorspace profile of Stillorgan (excluding retail), data from the Valuation Office (which records commercial office floor area) shows that there are 47 no. commercial office units in Stillorgan, comprising only 5,000 sq.m in total. The largest office unit is just over 600 sq.m, with an average office unit size of c. 100 sq.m. This is smaller than the County average size of commercial unit – 350sq.m. The larger commercial office occupiers are involved in financial services and software development and support.

At only 5,000sq.m in total, the scale of commercial office activity in Stillorgan is clearly less significant than other District Centres in the County – for example, Blackrock District Centre comprises c.35,000sq.m in commercial office floorspace. In this regard, Stillorgan is more similar to the predominantly retailing function of District Centres such as Cornelscourt and Nutgrove.



Photo 4: View from The Hill, Stillorgan

Stillorgan

Local Area Plan 2018 - 2024



3. Vision Statement

The emphasis of the Plan is to enhance the sense of place and community within Stillorgan, improving its vitality and viability as a District Centre. The Plan strategy is to seek a transformative improvement in the quality of the public realm where priority movement for pedestrians, cyclists and public transport will be ensured and the creation of a high quality age friendly environment will be a prerequisite. The influence and impact of the private car on the environs of the District Centre will be moderated.

The high-quality regeneration and redevelopment of key sites in Stillorgan District Centre will be encouraged, in tandem with a radically improved public realm, to provide a coherent and balanced urban environment in respect of scale, design and layout. Stillorgan will successfully perform its role as a high-quality, accessible retail and commercial centre serving the needs of the wider community.

New residential development in Stillorgan will assist in improving the diversity of the housing mix in the area and reversing the long-term trends of population decline in the area. The residential amenity of established residential areas on the fringes of the District Centre is to be protected and, where possible, enhanced through the successful integration of future developments with the existing built fabric of Stillorgan.



Photo 5: Old Dublin Road Potential (Middle Section)

Stillorgan

Local Area Plan 2018 - 2024



4. Local Area Plan Strategy

4.1 Introduction

The strategy for the Local Area Plan focusses on a number of key objectives, which have been framed having regard to the overarching County Development Plan Policy for the area, an objective analysis of Stillorgan's strengths and weaknesses and by the recent process of public engagement and feedback.

There has been extensive engagement with the residents and stakeholders in Stillorgan over recent years, during various public consultation exercises relating to Stillorgan in recent years. The making of the Local Area Plan in 2007, the subsequent County Development Plans in 2010 and 2016 and the Pre-Draft Public consultation for this Local Area Plan have all seen a number of issues emerge strongly.

The key objectives which will inform the overall planning framework for the area are:

- To seek a comprehensive improvement in the public realm and the pedestrian/cycle environment supporting an Age Friendly Village environment.
- To encourage high quality redevelopment in the area through Site Framework Strategies for key sites in Stillorgan.
- To reinforce and enhance the commercial and retail vitality of Stillorgan, reflecting its position in the planning hierarchy as a 'District Centre'.
- To improve and enhance community facilities in the area.
- To improve accessibility to Stillorgan in particular by promoting the use of public transport, walking and cycling.

These Strategic Objectives are further developed in the following Chapters of the LAP. The Objectives will be secured through the phased implementation of the Stillorgan Village Area Movement Framework Plan, through the implementation



Map 9: Strategy Map

of the Site Framework Strategies for the Key Development Sites and through the implementation of policies aimed at upgrading the provision of Community Facilities (outlined in Section 4.8).

The Strategy Map (Map 9) shows the overarching planning framework for Stillorgan. The LAP lands have 'mixed-use' zonings and therefore, a variety of uses will be encouraged throughout the Village, in order to facilitate a vibrant District Centre where residents can live, work, and play.

As part of developing a planning strategy for a mixed-use 'District Centre', it is necessary to map out the 'Core' areas of retail activity and to promote these areas as the central focus for retail/retail services-type activity. Supporting, 'Secondary Areas' are also identified.

The 'Retail Core' is identified as comprising both the Shopping Centre site and the lands focussed broadly around the main crossroads of the Lower Kilmacud Road/Old Dublin Road/The Hill. This area will be the focus for the higher order retail/retail service development and, through the implementation of Objectives in the Stillorgan Village Area Movement Framework Plan, will create a civic core to Stillorgan, traffic calmed with substantially improved pedestrian facilities and a high quality public space.

The 'Secondary Retail Area' comprises the 'Neighbourhood Centre' zoned lands, including the Overflow Car Park, the MillHouse Site and environs and the shopping area at the Old Dublin Road.

The Strategy Map is schematic in nature and shows the indicative location of proposed primary land uses in Stillorgan. The Map shows the N11 Corridor boundary to the LAP as a focus, primarily, for new residential development. The Strategy also includes a number of key objectives, such as the designation of areas for taller buildings, at the Gateway sites of LeisurePlex and Environs and the former Blakes development. The Strategy also includes a number of site specific objectives including one for the comprehensive redevelopment of the Library site and enhancement of 'pocket parks' at Lower Kilmacud Road and The Hill to support an age friendly village environment..

The Local Area Plan Strategy is elaborated upon in this Section of the document and specific Objectives are provided in relation to:

- The Public Realm/Urban form
- Movement and Transportation
- Public Transport
- Retail
- Regeneration Sites
 - Shopping Centre
 - LeisurePlex, Library and Environs
 - Blakes/Esmonde Motors
 - Overflow Carpark
 - Millhouse
 - Stillorgan Mall
- Sustainable Infrastructure

- Built Heritage
- Community facilities

4.2 Public Realm/Movement

4.2.1 Introduction

An issue that has arisen repeatedly in public consultations in Stillorgan over the last decade has been that, while residents appreciate and value the village 'feel' of Stillorgan, the dominance of the car in the public realm is a serious problem. There are a number of elements, characteristic of 1960's-style road engineering, that combine to create this problematic public realm, namely;

- the excessive widths of the carriageways, running to five lanes in some places
- the number of car lanes including turning and slip lanes
- the limited number of pedestrian crossings
- extensive surface car parking
- disconnected village sections
- inadequate cycle facilities

All of these factors combine to create an area that is difficult, and sometimes unpleasant, to navigate as a pedestrian. More vulnerable road users, such as children, the elderly and people with disabilities are particularly disadvantaged in this car-dominated environment.

4.2.2 Public Realm Issues

4.2.2.1 Overriding Impression of Car Priority

The road network passing through Stillorgan Village features multi-lane carriageways with surplus to requirement widths, oversized junctions and limited pedestrian and cycle facilities. Pedestrian footpaths are, for the most part, poorly maintained. No cycle lanes are provided through the core village area. There are high levels of congestion through Stillorgan Village. There is also a high parking provision, with no access or turn restrictions on car parking access points, encouraging vehicles to make erratic manoeuvres to travel the shortest route to their preferred destination. This further reinforces the village's impression of car priority and creates an intimidating environment for both cyclists and pedestrians to navigate.

4.2.2.2 Wide Traffic Lanes

Wide traffic lanes are a prominent feature of the Stillorgan Village core area. The carriageway layout on the section of Lower Kilmacud Road, between the N11 and its junction with Old Dublin Road/ The Hill comprises between four and five traffic lanes.

4.2.2.3 Inadequate Cycle Facilities

There are no cycle lanes provided in the study area, with the exception of a short section on the east approach to the junction of Lower Kilmacud Road, South Avenue and the R826.

4.2.2.4 Unattractive Public Realm

The Plan area is dominated by expansive areas of concrete/ hard surfacing with little planting or aesthetically pleasing features such as street furniture, water features, high quality paving (e.g. granite paving), etc. through the village core. Such features often act as a signal to drivers that they are driving through a high pedestrian activity zone. This, in turn, improves safety by encouraging lower speeds through the area.

4.2.3 Public Realm Objectives

The 'Stillorgan Village Area Movement Framework Plan', which accompanies this LAP as an Appendix, seeks to positively influence the improvement of the public realm. While many of the proposed interventions in the Framework Plan are road-engineering focussed, the overall Framework has positive 'Placemaking' at the centre of its objectives.

The purpose of this study was to create an environment that will promote and sustain a rich and vibrant village where people living and working in Stillorgan can walk, cycle and access public transport via a network of safe, pleasant and well-connected streets, civic spaces, green links and benefit from a much enhanced environment around the village core.

The 'Stillorgan Village Area Movement Framework Plan' provides a suite of proposed interventions, which will have a transformative effect on the public realm in Stillorgan including:

- New public 'plazas' and civic spaces at Lower Kilmacud Road/Old Dublin Road/The Hill junction
- Significantly improved and wider footpaths, pedestrian crossings, pedestrian 'refuges' and central verges
- Significantly reduced and narrowed road cross-sections
- Extensive tree planting
- Public art and sculpture
- Public seating
- High quality paving materials and street lights

Public Realm Objectives	
PR1	It is an objective of the Council to implement the 'Stillorgan Village Area Movement Framework Plan'.
PR2	It is an objective of the Council to ensure that pedestrian, cycle, public transport, car and delivery vehicle networks are designed to maximise connectivity, permeability and ease of movement for soft modes.
PR3	It is an objective of the Council to create multi-functional streets that balance 'movement' and 'place' and safety for all users, within a traffic calmed environment.
PR4	It is an objective of the Council to promote high quality urban design with particular reference to the '12 Criteria' outlined in the 'Urban Design Manual - A best practice guide' (2009)

4.2.4 Movement

Since the original LAP was published in 2007, the wider strategic transport planning policy context nationally has changed considerably with the emergence of a series of higher level policy and guidance documents, as well as new State agency structures and responsibilities, including the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII). The key policy documents emerging since 2006 include, inter alia:

- Government's Smarter Travel - A Sustainable Transport Future', (2009) and
- 'National Cycle Policy Framework 2009-2020';
- NTA's 'Greater Dublin Cycle Network Plan' (2013).
- 'Transport Strategy for the Greater Dublin Area 2016-2035' (NTA) and the
- Accompanying 'Integrated Implementation Plan 2013-2018'.



Photo 6: Lower Kilmacud Road Potential (Looking West)

Although the overarching transport objectives of the previous LAP remain robust and valid in terms of promoting sustainable transport patterns predicated on (i) the proximity of the Stillorgan QBC and the Luas Green Line and (ii) walking and cycling as sustainable modes of transport. The development of the 'Stillorgan Village Area Movement Framework Plan' now sets a more cohesive and considered context for the delivery of many of these Objectives.

The Stillorgan Village Area Movement Framework Plan was informed by a detailed analysis and assessment of the existing urban structure, public space, and movement patterns, in combination with a detailed analysis of the planned and likely future land use and movement requirements within and surrounding the Study Area

A number of surveys were conducted to obtain relevant data to inform the study including Topographical Surveys, Land Use and Planning Surveys, Origin Destination Surveys, Traffic Surveys, Public/ User Attitudes Surveys and Parking Surveys. Accident data was also collated as part of this comprehensive data collection process.

4.2.5 Pedestrian/Cyclist Facilities

Stillorgan today remains a legacy of late 20th century planning and development, and continues to manifest itself as a car-centric suburban retail and residential centre. It was designed for high levels of vehicular access with scant regard for pedestrian and cycle infrastructure. Despite increased awareness and uptake of walking, cycling and public transport, Stillorgan retains its vehicle dominant character which continues to undermine any potential 'sense of place'.

The 'Stillorgan Village Area Movement Framework Plan', which should be read in conjunction with this LAP, offers a detailed design specification for the redesign of Stillorgans roads and streets, with a particular focus on:

- Incorporation of cycle tracks throughout the centre of Stillorgan
- New pedestrian crossings
- Reductions in road widths and cross sections, to single carriageway in key locations
- The establishment of a strong pedestrian link along an upgraded streetscape from the Shopping Centre eastwards directly to QBC bus stop on N11.
- Re-location of southbound N11 bus stop northwards to be opposite the northbound bus stop, and incorporating an at-grade pedestrian crossing as an alternative to the underpass.
- Removal of slip lanes onto Upper Kilmacud Road to minimise cyclist / vehicular conflict.

The 'Stillorgan Village Area Movement Framework Plan' provides overarching guidance on the redesign of the public realm in Stillorgan. As the Framework moves toward implementation, there may be some necessary variation or flexibility applied to the detailed implementation of the Plan – however any detailed design approach must accord with the overall objectives of the Framework, as specified above.

As part of the development management process, proposals for any new development in the Plan Area must demonstrate how the proposal will positively contribute to the network of pedestrian and cycle linkages within the Plan Area.

4.2.6 Public Transport

4.2.6.1 Bus

The LAP Area is presently well-served by bus infrastructure with a significant number of Dublin Bus Routes providing access to both the City Centre and Dún Laoghaire Town Centre. The N11 QBC is the premier bus corridor in the Dublin Metropolitan Area with the 46A operating the highest frequency service on the overall Dublin Bus Network with 8-minute headways during daytime. This service offers a journey time from Stillorgan to Stephens Green of approximately 25 minutes.

The National Transport Authority (NTA) plans to redesign Dublin's bus system with continuous bus corridors, a redesign of the network of buses, cashless fare payments and a redesign of the bus livery. This project, 'BusConnects', will

have implications for the Stillorgan QBC, which has been designated for improvement.

'BusConnects' aims to overhaul the current bus system in the Dublin region by:

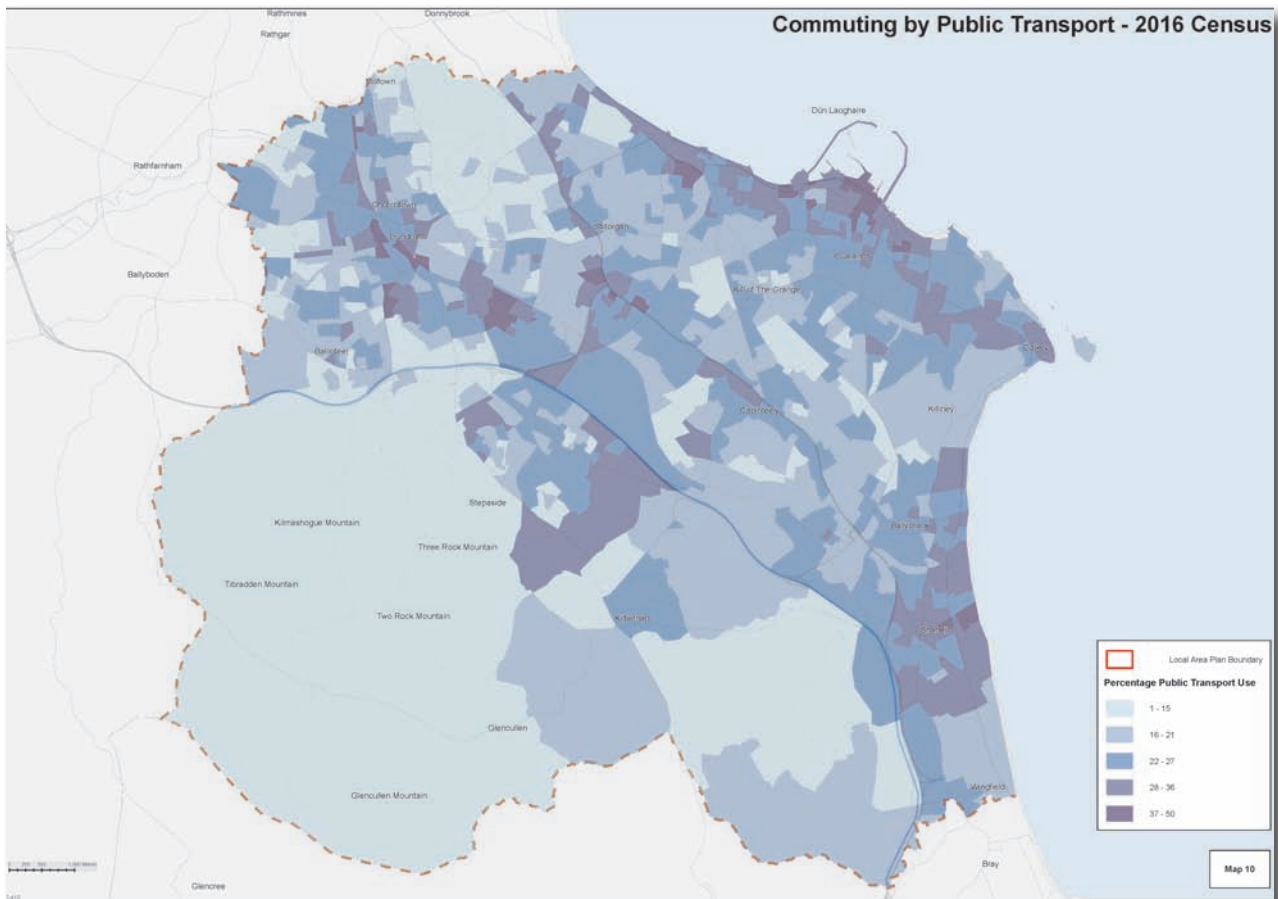
- Building a network of "next generation" bus corridors on the busiest bus routes to make bus journeys faster, more predictable and reliable.
- Introducing Bus Rapid Transit, a higher quality of bus system, on three of the busiest corridors.
- Completely redesigning the network of bus routes to provide a more efficient network, connecting more places and carrying more passengers.
- Developing a state-of-the-art ticketing system using credit and debit cards and/or mobile phones to link with payment accounts and making payment much more convenient.
- Implementing a cashless payment system to vastly speed up passenger boarding times.
- Revamping the fare system to provide a simpler fare structure, allowing seamless movement between different transport services without financial penalty.
- Implementing a new bus livery providing a modern look and feel to the new bus system.
- Rolling out new bus stops with better signage and information and increasing the provision of additional bus shelters.
- Transitioning to a new bus fleet using low-emission vehicle technologies.

At the heart of the BusConnects project is the proposal to develop continuous bus lanes, as far as is practicable, along the busiest bus corridors. The Transport Strategy sets out a network of bus corridors forming the "Core Bus Network" for the Dublin Region. There are eleven radial bus corridors planned in addition to the Bus Rapid Transit routes, as well as three orbital bus corridors. The Stillorgan QBC is one of the eleven corridors identified.

The Council will continue to work with and support the NTA in planning and implementing improvements on the Stillorgan QBC, specifically as it moves toward rolling out new bus stops with better signage, information and ticketing facilities.



Photo 7: Lower Kilmacud Road Potential (Looking East)



Map 10: Commuting by Public Transport

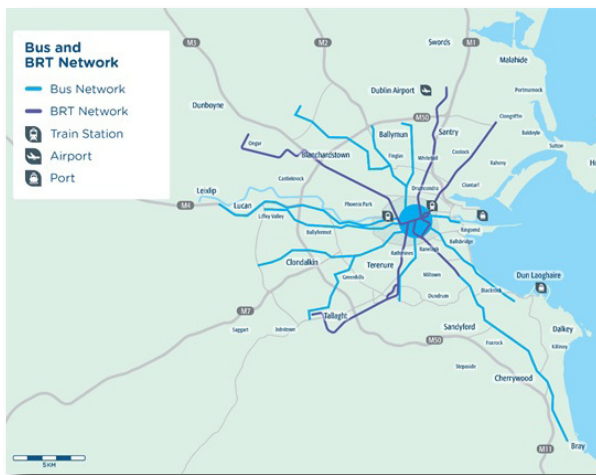
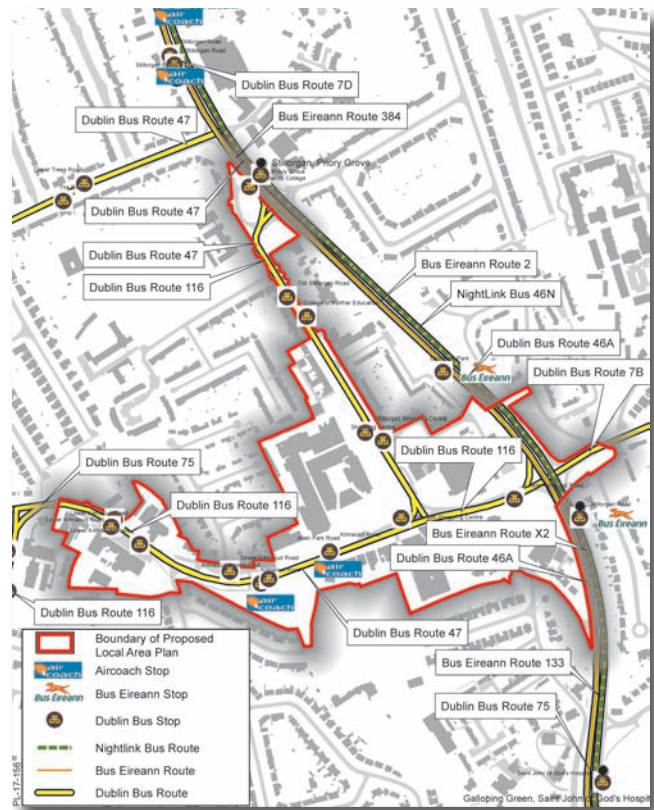


Figure 4: NTA BusConnects Project



Map 11: Public Transport Facilities

4.2.6.2 Luas

The Luas Green Line is within walking distance to Stillorgan, with the Stillorgan Station at St Raphaela's Road a 20 minute walk from the centre of Stillorgan (1.6km). While this falls beyond the five to 10 minute walkband usually associated with good accessibility, it still presents an option, with a Park and Ride facility also available. The Luas journey time from Stillorgan to Stephen's Green is 19 minutes. Significant improvements in the Green Line are in the process of being delivered. The Luas Green Line Capacity Enhancement Project will shortly see an additional 8 no. trams being added to the fleet and the lengthening of the existing 26 no. Green Line trams.

The new trams will have capacity for 60 additional passengers to be carried per tram - a total of 369 people per tram. This is a follow-on project from the Luas Cross-City project, which opened in December 2017. The Luas Green Line has been extended to Broombridge station in Cabra. It has added 13 new stops, with eight of these in core city centre area. This extension significantly improves the connectivity of Stillorgan, offering a light rail linkage to and from the north of the City Centre, for the first time.

4.2.6.3 Road Network

The NTA's Transport Strategy 2016-2035 addresses the road network in the Greater Dublin Area in the context of a series of principles for road development which include, inter alia:

- That there will be no significant increase in road capacity for private vehicles on radial roads inside the M50 motorway.
- That any proposed road scheme is consistent with the NTA Strategy and Government policies related to transport.
- That the travel demand and development needs giving rise to any road proposal are in accordance with Regional and National policies related to land-use and development planning.

Dún Laoghaire-Rathdown Council will co-operate and liaise with both the NTA and TII in relation to securing appropriate improvements to the road network within the Plan Area in accordance with the Stillorgan Village Area Movement Framework Plan, the County Development Plan and the detailed provisions of the Design Manual for Urban Roads & Streets (DMURS) (2013).



Photo 8: View to N11 Junction at Stillorgan

Movement Objectives	
MV1	Dún Laoghaire-Rathdown Council will co-operate and liaise with the NTA and TII in relation to securing appropriate improvements to the road network within the Plan Area in accordance with the Stillorgan Village Area Movement Framework Plan. These improvements will be brought to the Dundrum Area Committee for consultation.
MV2	It is an objective of the Council to promote sustainable transport forms such as walking, cycling and public transport as set out in the Government's 'Smarter Travel, A Sustainable transport Future 2009- 2020'.
MV3	It is an objective of the Council to provide for high quality pedestrian and cycle network within the LAP Area with high levels of permeability, passive surveillance and supervision where feasible and to ensure that this network will provide attractive, legible and direct links to the District Centre, Bus Stops, Stillorgan Luas Stop and the wider area outside the Plan Boundary.
MV4	It is an objective of the Council to provide for safe and secure cycle parking at appropriate locations within the LAP Area and in particular close to recreational or community facilities, residential units, transport nodes, shops and services.
MV5	It is an objective of the Council to ensure that all proposals for new roads, streets and residential layouts comply with the 'Design Manual for Urban Roads and Streets' (DMURS, 2013) which focuses on the needs of pedestrians, cyclists and public transport users.
MV6	It is an objective of the Council to ensure that all new cycling infrastructure be provided in accordance with the standards set out in the National Cycle Manual (2012) published by the NTA, where practicable, recognising the challenges in retrofitting infrastructure within the existing road network.
MV7	It is an objective of the Plan that the Planning Authority will encourage the NTA, as the responsible statutory body, to increase the frequency of Bus services on the Old Dublin road, serving the Stillorgan Shopping Centre, in order to cater for those with mobility issues and senior citizens living in the wider Kilmacud / Stillorgan area.
MV8	It is an objective of the Stillorgan Local Area Plan to conduct a comprehensive Parking Audit of the Stillorgan Local Area Plan area within 1 year of the adoption of the Stillorgan Local Area Plan.

4.3 Retail/Commercial

4.3.1 Introduction

Stillorgan's primary commercial function has been and continues to be retail and leisure. There are approximately 150 no. retail units in Stillorgan, ranging from large supermarkets/department stores (Lidl, Tesco and Dunnes at the 1000 to 2000sq.m range) to a wide range of smaller units.

There have been continued improvements and upgrades to the Stillorgan Shopping Centre in recent years, refurbishment and extensions of the Centre and the introduction of 'niche' new tenants which have increased the overall footfall in the Centre. The Shopping Centre contains approximately half of all of the retail units in Stillorgan and clearly has a crucial and ongoing role in ensuring the overall retail vitality of Stillorgan. There are a growing number of restaurants and coffee shops reflecting a national trend toward combining retail with leisure and dining activity.

The Valuation Office carried out a revaluation of all commercial and retail properties in Dún Laoghaire-Rathdown in 2012. As part of this project, data was provided on gross retail floor areas of all retail/retail services property in Dún Laoghaire-Rathdown in mapped format and it is now possible to more forensically analyse spatial retail floor area trends.

The c.150 retail units (including retail services, restaurants etc) in Stillorgan comprise a cumulative 20,000sq.m of gross floor area. A subset of this gross floor area – the net retail sales area– is used for the calculation of the District Centre cap of 25,000 sq.m.in Stillorgan. The variation between gross floor area and net retail sales area can vary quite considerably from one retail unit to another, but a general rule of thumb is that the net retail sales area comprises approximately 2/3 of the gross floor area.

4.3.2 Policy Context

The overarching policy framework for retail development within Stillorgan, and the County generally, is established nationally by 'The Retail Planning Guidelines for Planning Authorities' (2012), the 'Retail Strategy for the Greater Dublin Area 2008-2016' and the relevant elements of the current County Development Plan. The Local Area Plan must be consistent with these higher-tier policy frameworks.

4.3.2.1 Retail Planning Guidelines for Planning Authorities (2012)

The National 2012 Retail Planning Guidelines seek to ensure that the planning system supports competitiveness and choice in the retail sector commensurate with promoting the vitality and viability of city and town centres. The Guidelines (and the 'Best Practice' Retail Design Manual that accompanies them) advocate that retail development should also positively contribute to a higher standard of urban design and the greater use of public transport. The Retail Design Manual identifies ten principles of urban design as follows:

- Design Quality
- Site and Location
- Context and Character
- Vitality and Viability
- Access and Connectivity
- Density and Mixed Use
- Public Realm
- Built Form
- Environmental Responsibility
- Sustainable Construction

4.3.2.2 Retail Strategy for the Greater Dublin Area 2008-2016

The Retail Strategy for the Greater Dublin Area places Stillorgan in the Retail Hierarchy as a 'Level 3 Town and District Centre' and goes on to recommend that Stillorgan District Centre be reinvented and revitalised to bring it back in line with modern retailing needs. Policies in the Strategy support the viability of existing District Centres and to allow for the redevelopment and rejuvenation of ageing centres, to facilitate changing retail patterns and needs and to move away from single use sites by integrating retail provision at district level with other services, offices and residential to create vibrant centres serving the surrounding housing districts. The Strategy states in respect of Stillorgan:

"Centres such as the Blackrock, Stillorgan, Nutgrove and Ballymun areas have shopping redevelopment potential, which is desirable in terms of being a reinvention and enhancement of existing stock, to bring it in line with modern retailing needs."

4.3.2.3 County Development Plan Retail Policy

The County Development Plan 2016- 2022 sets out a Retail Hierarchy for the County. At the top level of the Hierarchy are the two Major Town Centres of Dún Laoghaire and Dundrum. The second tier in the hierarchy includes six District Centres – of which Stillorgan is one. The strategy for Stillorgan, as stated in the Retail Hierarchy is to 'Encourage potential redevelopment as higher density, urban mixed-use centre in accordance with general provisions of the adopted Local Area Plan. Limited expansion of convenience and comparison retail floorspace.' The net retail sales area for the entire Stillorgan District Centre is capped by the County Development Plan at 25,000 square metres.

This net retail sales area cap includes 'retail services' which are defined in the Retail Strategy for the GDA 2008-2016 as non-retail uses such as beauticians/banks/coffee shops occupying retail units).

Applications for new retail development, or for amendments to existing retail development, in the Stillorgan District Centre will require to clearly identify and quantify the net retail sales area on any plans submitted with the planning application. This will help facilitate continued monitoring of the cumulative retail 'cap'.

4.3.3 Commercial Office

As noted in Section 2.4.2, in terms of the commercial office floorspace, at only 5,000sq.m in total, the scale of commercial office activity in Stillorgan is clearly less significant than other District Centres in the County. Blackrock, for example, comprises over 35,000sq.m in commercial office floorspace.

While the primacy of the retailing/retail services/leisure function of the District Centre is not proposed to change, larger-scale commercial office development is 'Open for Consideration' within the District Centre zoned lands. It is considered that, having regard to the high levels of public transport accessibility to Stillorgan, and the benefits of maintaining a mix of development types, some commercial office development may be acceptable as part of the redevelopment of the larger regeneration sites in Stillorgan.

The Site Framework Strategies include Objectives in this regard.

4.3.4 Commercial Leisure

'Commercial Leisure' is defined in the County Development Plan 2016-2022 as " facilities run on a profit basis ..to include cinemas, family entertainment centres such as bowling, indoor children's play centres, fitness centres, gyms, swimming pools etc." P.82.

'Commercial Leisure' has clearly played a significant role in Stillorgán's history, with the presence of a cinema in the Village since the 1950's and the establishment of Ireland's first bowling alley in the 1960's – both still important features in the Village.

A key policy of the Regional Strategy is to promote forms of development which are easily accessible, particularly by public transport and in a location which encourages multi-purpose shopping, business and leisure trips on the same journey.

Policy in the County Development Plan seeks to ensure that all major commercial leisure developments are located in accordance with a sequential test approach. In this respect, Stillorgán, as a District Centre is well-positioned to accommodate a higher-order scale of commercial leisure development and it is an Objective of the LAP to facilitate commercial leisure development proposals, at an appropriate scale.

Retail/Commercial Objectives	
R1	It is an objective of the Council to strengthen the role of Stillorgán as a District Centre as identified in the Retail Strategy for the GDA 2008-2016 and the County Development Plan 2010-2016, at a scale appropriate to this designation and to promote it as the primary retail location in the wider Stillorgán area.
R2	It is an objective of the Council to limit the net retail sales area within Stillorgán District Centre to 25,000 square metres in accordance with the Dún Laoghaire-Rathdown County Development Plan.
R3	It is an objective of the Council to encourage a broad mix of uses within Stillorgán that contribute to the creation of a sustainable and vibrant District Centre that is the focus for social and business interaction. New development shall be required to demonstrate how it complements or enhances the existing mix of uses
R4	It is an objective of the Council to require that all new retail development is designed in accordance with the best practice principles set out in the Retail Design Manual - companion document to the Retail Planning Guidelines 2012.
R5	It is an objective of the Council to require a high quality of design and finish for new shopfronts and signage in Stillorgán that enhances the local streetscape and public realm

R6	It is an objective of the Council to facilitate the development of commercial leisure, entertainment and cultural facilities in Stillorgán and any redevelopment of the LeisurePlex site will be encouraged to include a commercial leisure use element
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Photo 9: View to Stillorgán Decor

4.4 Key Development Sites

There is a strong likelihood that a number of Key Development Sites in Stillorgán will undergo significant redevelopment and renewal in the coming years. The built form of Stillorgán has remained relatively unchanged for a considerable period of time. The cumulative effect of many of the largest sites in the area undergoing comprehensive redevelopment could result in a profound change for the Village. An important element of the LAP involves putting in place key objectives for these sites, in order to guide their redevelopment. This Section first provides general policy guidance in relation to development across all of the Key Development Sites and then goes on to provide a 'Site Development Framework for each of the six sites:

- Stillorgán Shopping Centre
- Blakes/Esmonde Motors
- LeisurePlex, Library and Environs
- Overflow Carpark
- Millhouse
- Stillorgán Mall



Photo 10: New sign at Stillorgán Shopping Centre

While there are certain site-specific issues that pertain to these individual sites, there are also a number of overarching objectives that apply to all of the sites. These issues are discussed separately below:

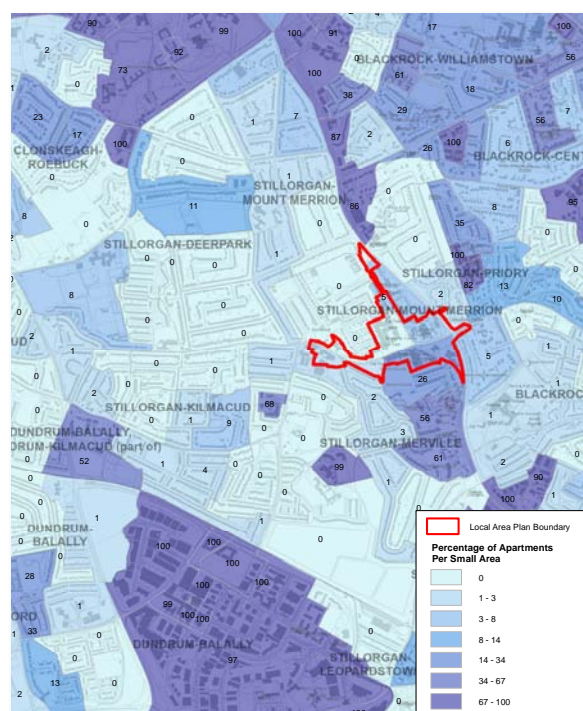
- Cooperation between landowners/developers
- Residential Development
- Building Height
- Plot Ratio

4.4.1 Cooperation Between Landowners/ Developers

Given the multiplicity of landownerships across a number of the Key Development Sites in Stillorgan, it would be of significant benefit to achieve a cooperative approach to redevelopment activity. The Draft National Planning Framework (2017) places a specific emphasis on the increasing importance of ‘landholder commitment to co-operation’ in relation to the delivery of coherent, well-planned development.

The NPF correctly identifies cooperation between landowners as being a vital element of ensuring optimal land management outcomes. It is an Objective of the LAP to encourage and facilitate cooperation between the various landowners of the key regeneration sites in Stillorgan, to ensure the best possible outcomes in the event of redevelopment and renewal.

Key Development Sites will be required through the Development Management System to provide Construction Management Plan prior to construction commencing on site. These Plans shall have regard to the cumulative impacts that would occur if a number of key sites were to commence development around the same time and the Plans are to propose how impacts would be ameliorated. Construction Management Plans are to include a requirement to liaise with the adjoining property owners during construction.



Map 12: Housing Mix – Apartment Provision

Key Development Sites Objectives	
KDS1	It is an objective of the Council to encourage a rich mix of uses to create vitality.
KDS2	It is an objective of the Council to encourage specific uses at appropriate locations which respect their context.
KDS3	It is an objective of the Council to encourage the cooperation between adjoining landowner/ developers in such a way that sites can realise their full potential and support the overall strategic objectives for the area.
KDS4	It is an objective of the Council to improve public realm through the promotion of high quality architecture, urban design and an open, pedestrian friendly environment.
KDS5	It is an objective of the Council to provide a mix of public spaces with high quality landscaping and street furniture.
KDS6	It is an objective of the Council to promote design of buildings that respect and have regard to their context and neighbouring amenity.
KDS7	It is an objective of the Council that, when considering the cumulative redevelopment potential of District Centre lands, that net retail sales area in Stillorgan District Centre zoned lands continue to be capped at 25,000 sq.m
KDS8	It is an objective of the Council to consider the cumulative effects of the provision of parking in relation to the key development sites within the Stillorgan LAP boundary and its future effects on traffic flows within Stillorgan.

4.4.2 Residential Development

While the primary function of Stillorgan will continue to be as a retail and commercial centre, it is an Objective of the Plan that redevelopment proposals for certain key sites in Stillorgan will incorporate a residential element. The ‘gateway’ sites located at either side of the Lower Kilmacud Road at the junction with the N11 are particularly appropriate for an element of infill residential development, by virtue of their location proximate to public transport and the site characteristics .

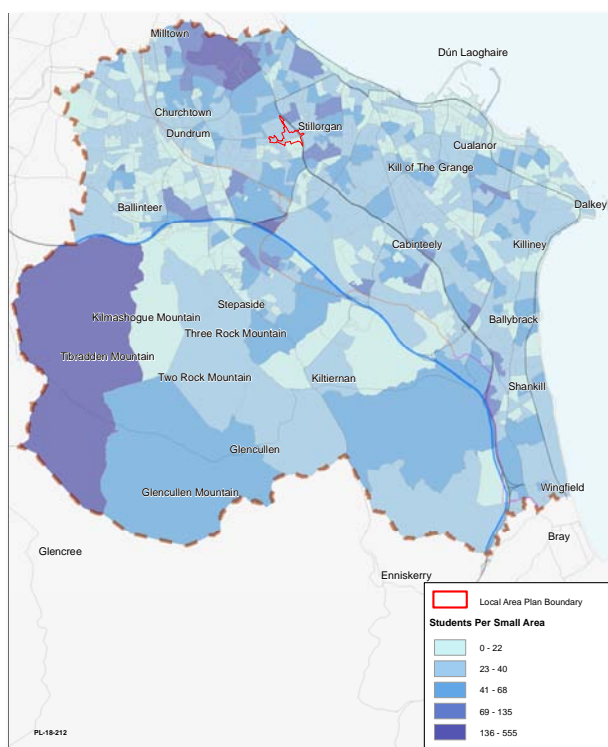
It is proposed that residential schemes in these sites should include housing types, particularly apartments, that will complement those that already exist in the Plan area environs with the objective of creating a more varied housing mix in the area.

The map below illustrates a perspective on the housing mix in the environs of Stillorgan, specifically the percentage of apartments in each Census ‘Small Area’. In many of the Small Areas around Stillorgan, the percentage is zero, a reflection of the homogeneity of the building stock – essentially 100% 3-bed semis - while some areas with much higher percentages are located along the N11 corridor and in nearby Sandyford and UCD.

The changing demographics and the ageing of the County’s population profile poses a challenge for the development of a housing policy that is responsive to people’s needs. While the majority of older people own their own homes, some may find that their accommodation is not entirely suitable to their needs. For those who wish to continue to live independently, it is important that the opportunity exists to trade down or downsize in the area in which they live to a smaller dwelling or apartment.

In promoting apartment development in these key sites, there is an opportunity to respond to some of the strategic policy objectives of the County Development Plan and the “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” (2018) aimed at densifying and intensifying land use within the County and also promoting opportunities for older householders to avail of the option of ‘downsizing’ within their community.

In particular, there is an opportunity to promote a varied housing mix to respond to the needs locally, including housing choice for older people who may want to downsize and remain in the area which is well served by public transport and local services and amenities. Opportunities to develop Lifetime Homes and environments using universal design principles will also be considered to support an Age Friendly environment into the future.



Map 13: Third Level Students

4.4.2.1 Student Accommodation

It is County Development Plan policy to “facilitate student accommodation on student campuses or in locations which have convenient access to Third Level colleges (particularly by foot, bicycle and high quality and convenient public transport) in a manner compatible with surrounding residential amenities.” P.43

By virtue of its close proximity to UCD (just 2km from Belfield campus), Stillorgnan is well located for the provision of purpose-built student accommodation, as part of the overall mix of residential development in the area.

According to Census 2016, there are c.25,500 students in total resident in the County. Of the 25,500 students in the County, 17,500 (or almost 70% of them) live within a 5km distance of UCD – of which approximately 2000 live on campus in UCD. There are c.2000 students resident within the wider Stillorgnan area, that is, within the six Stillorgnan Electoral divisions. Many students live in shared rental

accommodation, in houses and apartments that may not be entirely suitable for their housing needs, being more suited to family requirements. The provision of purpose-built accommodation, both on campus and proximate to campus, may have a wider benefit in freeing up some of the mainstream rental stock for other households.

In assessing student accommodation proposals in Stillorgnan, the Planning Authority will have regard to the pattern and distribution of student accommodation in the locality, and will resist the overconcentration of such schemes in any one area, in the interests of achieving a sustainable mix of development, whilst also providing for successful urban regeneration, good public transport/cycling/ walking connectivity, and the protection of residential amenity.

Residential Objectives

RS1	To promote high quality homes and quality residential choices for a range of household needs including housing choice for older people who may want to downsize.
RS2	To promote sustainable higher densities and quality innovative housing designs.
RS3	It is an objective of the Council that sites with opportunity for new residential development identified in Chapter 4 shall be designed and developed in accordance with the principles of the Site Framework Strategies.
RS4	The Planning Authority will promote the development of purpose built student accommodation as part of the overall mix of residential development in the Plan area, having regard to the pattern and distribution of student accommodation in the locality, and will resist the overconcentration of such schemes in any one area.
RS5	The Planning Authority will promote the provision of ‘Lifetime Homes’, applying universal design guidelines to provide a more seamless and appropriate continuum of housing choice and options for older people.

4.4.3 Building Height

The Site Framework Strategies for each of the Key Regeneration Sites provides recommended benchmark building heights. The Building Heights Strategy, included as an Appendix document to the Dún Laoghaire-Rathdown County Development Plan 2016-2022 sets out the policy at a County-wide level for building height. The Strategy acknowledges that “the appropriate vehicle for identifying the specific sites within these centres that have potential for accommodating building height are statutory (and non-statutory) local plans – be they Local Area Plans, Framework Plans or SDZ’s.” P.23

In relation to Stillorgnan and the provision of taller buildings along the N11 corridor, the Strategy states that “the N11, owing to its width, strategic importance, and public transport facilities, has the potential to become an attractive urban corridor enclosed by taller buildings of high quality, at locations which are also proximate to social and community infrastructure” P.18

The Building Heights Strategy states that there are situations where a modification up or down in height could be considered. The factors that may allow for this are known as 'Upward or Downward Modifiers'.

Examples of Upward Modifiers are given as when:

- (i) a development would enclose a main street or mark a major cross-roads and/or transport interchange to the benefit of its legibility, appearance, or
- (ii) if the development would contribute to the promotion of higher densities in areas with exceptional public transport accessibility.

Another consideration is the size of a site – for example a site size of 0.5ha or more could set its own context for development and may have potential for greater building height away from boundaries with existing residential development.

Both of these criteria are relevant to Stillorgan, in that a number of the key sites are both proximate to high quality public transport provision and also of significant scale.

The Building Heights Strategy states in relation to Landmark Buildings that *"a landmark building is a single outstanding building which is either taller or of a more notable design than its neighbours. Generally, landmark buildings are higher than their surroundings but they may be created through means other than height, such as quality building or public space design. The identification of sites for landmark buildings will only be conducted through the Local Area Plan/Strategic Development Zone/Urban Framework Plan/Development Plan Variation process."*

The Building Heights Strategy goes on to state that *"the main determining factor in setting heights will not be the heights established in recent and proposed developments. Rather it will be the need to create a good piece of urban development with attractive streets that knits successfully with the surrounding area. The important factors which determine height will be the impact on adjacent residential amenities, the proportions of the building in relation to the street space, the creation of a good sense of enclosure, the provision of active ground floor street frontages and a legible, permeable and sustainable layout."*

The Site Framework Strategies for some sites envisage a greater level of building height than has previously been developed in Stillorgan. The recently published Draft National Planning Framework (NPF)(2017) gives an indication of the policy progression from Central Government on the issue of determining building height in the planning system. The Draft NPF states that:

"general restrictions on building height or universal standards for car parking or garden size may not be applicable in all circumstances in urban areas and should be replaced by performance based criteria appropriate to general location e.g. city/town centre, public transport hub, inner suburban, public transport corridor, outer suburban, town, village etc." P.51

4.4.3.1 Building Height Criteria

In the context of this evolving policy guidance, the benchmark and landmark heights proposed for Stillorgan have been based on an assessment of the 'receiving environment' of and 'performance based' criteria relevant to the various sites. The criteria-based assessments of height policy for the regeneration sites have been based on the following:

- Land use zoning
 - Specifically, the 'District Centre' zoning for Stillorgan places it second only to the Major Town Centres of Dun Laoghaire and Dundrum in the settlement hierarchy, and suitable for a higher density of development due to its proximity to amenities and services.
- Site Location Characteristics
 - With particular reference to accessibility to high demand areas – Sandyford, UCD, City Centre
- Site size
- Adjacent Road widths
 - Specifically, the expansive width of the N11 corridor, up to 40m in some places
 - Also, the width of the Lower Kilmacud Road close to the N11 Junction, up to 23m adjacent to a number of the redevelopment sites
- Relationship with adjoining/adjacent buildings
- Physical site characteristics (i.e. site depth and width), and site location (i.e. corner or mid-block sites)



Map 14: Building Heights along the N11 corridor

- Topography – see topography map (Map 15).
- Contextual Development trends – specifically trends in building heights along the N11 corridor in the last 10-15 years, with some schemes of 8-9 storeys (Map 14).
- 3D modelling/shadow analysis

An analysis of these criteria for each of the six Key Development Sites has led to a recommended benchmark height for each site. The analysis also included an assessment of the capacity of the key N11/Lower Kilmacud Road junction sites.

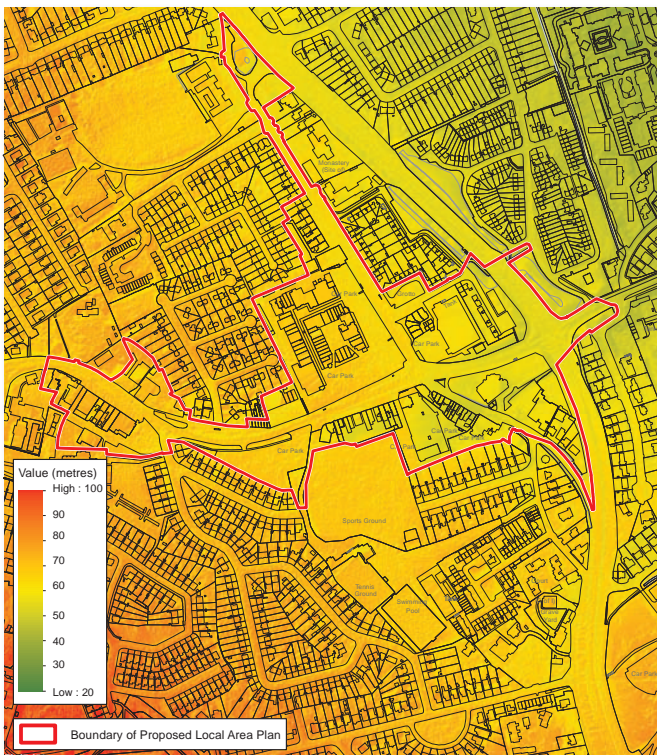
The N11 corridor, as set out in the following Section, has seen increased building height along its edge in recent years. As this area of the LAP has the most likely potential for taller buildings, particular attention was paid to an analysis of various height scenarios for these sites.

As referred to earlier in the document, in Section 2.2, the construction of the N1 Bypass created a situation where the lands between the village core and the N11 were developed in a manner that allowed the village to ‘bleed’ into the N11 without a coherent sense of enclosure or entry point to Stillorgan. A more coherent approach to the development of these key sites will be an Objective of the LAP.

The following Section sets the context for the building height objectives that are outlined for each Key Development Site.

4.4.3.2 Building Height Context

The trend toward taller buildings along the N11 Corridor in Dún Laoghaire-Rathdown over the last 10-15 years reflected, in wider terms, the change over time in National policy, driven by the Residential Density Guidelines (1999) and the subsequent Sustainable Residential Development in Urban Areas (2008) which required local authorities to promote higher residential densities proximate to public transport



Map 15: Topography Map – 10m Contours

corridors.

The width of the corridor, at over 40 metres in some places, provided a particular opportunity for taller buildings to enclose this space.

As can be seen from Map 14, there are now apartment schemes, ranging in height from 4 to 9 storeys located at the key junctions of the N11, adjacent to Stillorgan, with the notable exception of the Stillorgan junction itself. The LAP, through the Site Framework Strategies set out in Section 4.5, establishes building height guidelines for these key N11 junction sites.

4.4.3.3 Topography and Building Height

One of the ‘Upward Modifiers’ identified in the Building Heights Strategy relates to the topography of the site, specifically, if the site is located *“in a dip or hollow, behind a rise, or near a large tree screen, where the impact of a higher building would have little or no additional impact on its surroundings.”*

The topography map below shows the change in levels from the centre of Stillorgan Village, falling away toward the N11 Corridor. Taller buildings set against the backdrop of a rising, sloping landscape can have a lesser visual impact than buildings located at a more prominent location that break the skyline

There is a level differential of 8 to 10 metres and for this reason, the topography of Stillorgan is an important factor to be considered in determining the appropriate location for taller buildings.

4.4.3.4 Building Height Modelling

As part of the assessment of appropriate building heights for Stillorgan, a building height modelling exercise was carried out examining a number of building height scenarios for the key sites in the Village Centre. The images below show a number of height scenarios for some of the key redevelopment sites in Stillorgan, specifically, the Shopping Centre, Leisureplex / library site and Blakes/Esmonde Motors.

A 3D computer model showing the broad outline of the existing building stock in Dún Laoghaire-Rathdown was used (dark green blocks), draped over an accurate terrain model. Building ‘blocks’ were inserted into this model (transparent green blocks) representing the possible built form of the redevelopment sites, with various different heights/massing/setback scenarios explored. Shadow analysis was also carried out to examine sunlight/daylight impacts.

The analysis indicated a capacity for increased building height at the N11/Lower Kilmacud Road junction, in particular, and the recommended building heights for these sites are set out in Section 4.5.

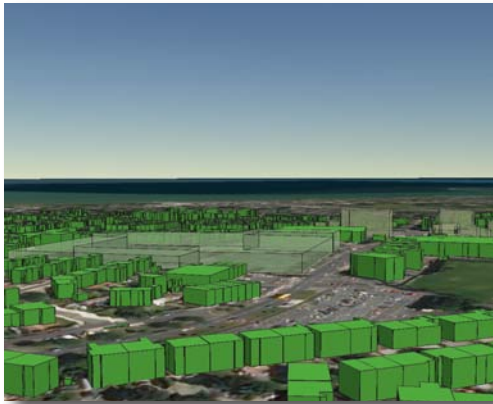


Figure 5 (a) - Building Height Modelling



Figure 5 (e) - Building Height Modelling



Figure 5 (b) - Building Height Modelling



Figure 5 (c) - Building Height Modelling



Figure 5 (d) - Building Height Modelling

Building Height Objectives

BH1	<p>It is an objective of the Council promote higher densities and allow for increased building heights around public transport nodes and centres of activity. Guidelines for appropriate building heights will be set out in the 'Site Framework Strategies' for the Key Development Sites. To aid assessment, a design statement will be required for applications for taller buildings (any development where building heights exceed six storeys) in the Plan area. The design statement shall address development context, development objectives, urban design principles, scale and massing, density, materials, details, lighting (day and night time) existing and proposed land and building uses, ground floor uses, treatment of roof top/crown, ground floor treatment and public realm strategy.</p>
BH2	<p>An impact assessment study will also be required to illustrate the impact on the context, especially on residential amenities and significant views. This should be done through accurate visual modelling of proposals – photomontages or three-dimensional computer models (buildings fully rendered) – from relevant assessment points defined by the Council. Proposals should be shown in daylight and nightlight conditions. The micro-climate impact of the development on the surrounding environment (streets, public spaces and existing development) should also be tested in regards to wind funnelling, overshadowing and sun-reflection. Daylight, sunlight and overshadowing analysis will also be a requirement.</p>
BH3	<p>Consideration will be given to the application of upward or downward modifiers in relation to building heights, with reference to site characteristics and the protection of residential amenity</p>

4.4.4 Plot Ratio

Plot ratio is a tool to help control the bulk and mass of buildings. It expresses the amount of floorspace in relation (proportionally) to the site area, and is determined by the gross floor area of the building(s) divided by the site area.

Plot ratios can determine the maximum building floorspace area or volume on a given site, but on their own cannot determine built form. The same area or volume can be distributed on a site in different ways to generate very different environments.

As a Local Area Plan tool, Plot ratio is particularly useful as a measure of 'density' for commercial and mixed use areas. For purely residential developments, 'units per hectare' would generally be a more appropriate measure of development intensity. However, in cases where a mixed-use development is proposed – including, for example, retail, commercial and residential all on the same site – plot ratio can be a useful tool for guiding the overall bulk and mass of the development.

Plot ratios will be used to guide development on the larger 'District Centre' zoned sites, where a mixed-use redevelopment is likely. Existing plot ratios on the key redevelopment sites in Stillorgan are relatively low, by virtue of the relatively low site coverage usually associated with expansive areas of car parking. For example, the existing plot ratio for the Shopping Centre is 1:0.4 and for the LeisurePlex site, also 1:0.4.

Proposals for plot ratio for each site will be based on assumptions regarding site coverage, building heights and development constraints. The plot ratios suggested for each site are indicative and it is not intended that planning permission be refused for reason of plot ratio alone. What is more important is that development proposals should seek to create urban edges and strong corner features to better define and enclose some of the streets in Stillorgan – it is an Objective of the Plan to create streets that have a sense of place to be realised through local distinctiveness and sensitivity in design.

4.5 Key Development Sites – Site Development Frameworks

In order to realise the Local Area Plan 'Vision' which seeks the "high-quality regeneration and redevelopment of key sites in Stillorgan District Centre ..in tandem with a radically improved public realm", it is proposed to set out development guidance for the main development sites, identified in the map below.

The high quality redevelopment and regeneration of these sites, in combination with significantly upgraded public realm, forms the central Objective of the LAP. The redevelopment of these sites has the potential to reinforce and renew Stillorgan's function as a District Centre, serving the retail/leisure needs of the wider catchment and also has the potential to deliver new residential development along with social, community and cultural facilities.

Broad development objectives for each site are outlined, with more specific proposals in relation to land use, design guidance, building height, public realm and signage. Possible constraints impacting on the development of each site are also outlined.

Key Development Sites	
•	Stillorgan Shopping Centre
•	LeisurePlex, Library and Environs
•	Blakes/Esmonde Motors
•	Overflow Carpark
•	Millhouse
•	Stillorgan Mall



Map 16: Site Development Frameworks

4.5.1 Stillorgán Shopping Centre

4.5.1.1 Site Description and Characteristics

Modern Stillorgán is in many ways defined by the shopping centre development which first opened in 1966. Dublin's first custom-built out-of-town shopping centre, it provided a model for a new form of car-based retailing with extensive carparking arranged around semi-enclosed malls.

The site is approximately 2.9 hectares in area and is zoned "Objective DC" 'to protect, provide for and or improve District Centre facilities'. The site is located within the 'Retail Core' of Stillorgán and holds a pivotal position at the centre of Stillorgán. The site is bounded by the Old Dublin Road to the east, the Kilmacud Road Lower to the south; the Lenehan's



Map 17: Stillorgán Shopping Centre

Buildings, Nos. 10 and 11 Beaufield Park, Nos. 26 and 27 Beaufield Park to the west, and an unnamed right-of-way (south of No. 37 and 50 Woodlands Drive), a commercial property, and a laneway to the north.

The existing Shopping Centre is popular and widely used. It serves extensive residential areas within its immediate environs, as well as a wider catchment population. The Shopping Centre is built with two main malls, meeting at a central open square, consisting of c.8,000sq m of net retail floorspace. The Shopping Centre itself has a relatively small floor area given the wider population it serves.

There is an extensive planning history on the Shopping Centre site. There have been numerous proposals to extensively redevelop the shopping centre site in the last 20 years, none have which have been realised. From the mid -90's various applications were submitted for a comprehensive redevelopment of the lands, with some proposals for a very significant scale of development – an application in 1997 for almost 75,000sqm . Finally, an application in 2005 for a redevelopment comprising c.40,000sq.m was permitted by An Bord Pleanála, but never implemented and has now expired.

The earlier attempts to redevelop the site were refused permission generally on grounds of overdevelopment of the site. The largest proposal would have seen a gross floor area of almost 75,000 sq.m and a plot ratio of almost 1:3. The issue of large quantum of higher-order comparison retailing, inappropriate for a District Centre location, was also a key element of concern in many of the early proposals. The

publication of the Retail Strategy for the Greater Dublin Area in 2008 and the subsequent retail policies of the County Development Plan have provided clearer policy guidance on the scale of retailing that is appropriate in Stillorgán. The Site Development Framework, developed for this LAP, has been informed by this policy framework in terms of intensity of development, building heights, plot ratios.

Subsequent to these comprehensive redevelopment proposals not proceeding, a number of planning applications were granted for a series of more minor, incremental extensions to the retail floor area of the centre (D15A/0392 and D16A/0293) along with refurbishment and a relatively minor reordering of the layout of the shopping centre.

There have been piecemeal incremental improvements in the Centre in recent years, rather than the comprehensive redevelopment that had been previously mooted for many years. Recent development has created a greater presence to the street and improved pedestrian access in and around the centre. The Local Area Plan must provide guidance on the possibility of a comprehensive redevelopment of the site, while acknowledging that this outcome is uncertain over the lifetime of the Plan. The Stillorgán Village Area Movement Framework Plan presents both a medium and long term proposal for the village core, which effectively offers guidance on access/public realm issues in the scenario were a comprehensive redevelopment to occur in the longer term but also in a more incremental, medium-term scenario.

The long term vision for Stillorgán is to facilitate the creation of an active and animated village centre, based around a vibrant street network, with buildings that animate the street with a radically improved pedestrian environment. The continued operation of the main shopping centre in the village as an enclosed mall surrounded by a vast surface car park obviously presents a challenge in realising this vision, in the medium term.

The guidance in relation to the Shopping Centre site is provided on the basis that a substantial redevelopment may or may not be advanced during the lifetime of the Local Area Plan. The County Development Plan states as an objective in relation to Stillorgán to "encourage potential redevelopment as higher density, urban mixed-use centre in accordance with general provisions of the adopted Local Area Plan." P.86. Any further incremental developments on site, in the absence of a comprehensive redevelopment being advanced should also adhere to the principles set out below.



Figure 6: Stillorgán Shopping Centre – Long Term Proposal

4.5.1.2 Stillorgan Shopping Centre – Site Development Framework

Zoning	<ul style="list-style-type: none"> Zoning Objective 'DC' 'To protect, provide for and/or improve mixed-use district centre facilities'.
Development Objectives	<ul style="list-style-type: none"> Redevelopment should include a mix of uses - predominantly retail, retail services, leisure and commercial office. Some residential development, ancillary to the core commercial function, may be considered. In the longer term, to create a building line that enhances a vital street frontage onto the Lower Kilmacud Road and the Old Dublin road Rationalise and relocate vehicular accesses to the site, in accordance with the Village Area Movement Framework Plan In the longer term, restricted access to the site from the Old Dublin Road
Retail Uses	<ul style="list-style-type: none"> Substantial redevelopment proposals to include a Retail Impact Assessment, in accordance with requirements of Retail Strategy for the GDA (2008). Retail figures to be expressed in terms of lettable retail floorspace. Floor plan drawings should clearly distinguish between gross retail floor area and net retail sales area. Retail service units to be clearly identified on floor plans.
Design Guidance	<ul style="list-style-type: none"> High quality architecture – Design to be high quality, distinctive, legible and robust. Layout should be legible and permeable. Creation of a new building line with attractive streetscape along the Lower Kilmacud Road/Old Dublin Road. Removal of surface level car parking in front of the centre Avoid the development of blank frontages.
Building Height/ Plot Ratio	<ul style="list-style-type: none"> Building Height: Benchmark of 5 storeys – graduated in height from the boundary of adjacent housing estates at Beaufield and Woodlands with maximum 3 storey along the boundary with Woodlands and Beaufield Park. Indicative Plot Ratio of 1:2
Public Realm	<ul style="list-style-type: none"> Public Realm Strategy to be submitted as part of any redevelopment proposal. Provision of high quality public space/plaza at Lower Kilmacud Road/Old Dublin Road junction Tree planting to be provided along the both Lower Kilmacud Road and Old Dublin Road in accordance with the Village Area Movement Framework Plan High quality public lighting to be provided Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Signage	<ul style="list-style-type: none"> High quality of design and finish for new shopfronts and signage that enhances the local streetscape and public realm.
Constraints	<ul style="list-style-type: none"> Adjacent two-storey residences require to be considered in the context of building heights. Proximity of the site to Recorded Monument 023-007 (Ecclesiastical Site) may require archaeological testing as part of any redevelopment. Any redevelopment proposal must have regard to the overall 25,000sq.m net retail sales area cap for Stillorgan and the necessity to accommodate additional retail/retail services development, not just at the Shopping Centre, but also on the other District Centre lands.

4.5.2 LeisurePlex, Library and Environs

4.5.2.1 Site Description and Characteristics

The site is approximately 1.5 hectares and is located at a prominent position on the corner of the N11 and the Kilmacud Road Lower and at the junction of the Kilmacud Road Lower and Old Dublin Road at the heart of Stillorgan. The lands comprise the 'Leisureplex', Council housing, some private housing, a number of smaller retail units and the Council Library, housed in an aging prefabricated building. The site is elevated with levels falling, eastward towards the N11. The site is zoned 'Objective 'DC' - 'To protect, provide for and/or improve mixed-use district centre facilities'.

The LeisurePlex site, previously the 'Stillorgan Bowl' has been in operation as a leisure facility for a considerable period of time, opening as Ireland's first bowling alley in 1963. The building is predominantly single storey, comprising approximately 3500sq.m of floorspace, with approximately half of the site area devoted to surface level car parking. It is likely that the site will be redeveloped in time, having been the subject of a number of redevelopment proposals in the past. A redevelopment presents an opportunity to create a new streetscape to the Old Dublin Road, in particular, and to improve the public realm in the form of a public space/plaza at the corner of the Old Dublin Road/Lower Kilmacud Road. An opportunity also exists to improve permeability through the site from this corner public space to the N11 bus stop and the pedestrian underpass – both key pedestrian destinations.

The Council-owned lands to the east of Leisureplex comprise Stillorgan library, a single storey prefab building and grounds and a number of maisonette units. The Council proposes to redevelop the site to provide a modern library facility and housing scheme and to enhance permeability and accessibility to the new Library site.

As the lands are in separate ownership, the overall redevelopment of the site may proceed in an incremental manner. The Council intend to progress the redevelopment of the Council-owned lands to provide a modern library facility and an apartment scheme for Council housing. The redevelopment of the site offers the opportunity to provide both a modern state-of-the-art library and cultural facility for Stillorgan, but also to substantially increase the provision of Council housing on the site.

The remainder of the lands are in private ownership and are located within the 'Retail Core' of Stillorgan. The redevelopment of these lands will be promoted for a mixed-use development, to provide a new, vibrant streetscape to the Old Dublin Road, with retail and leisure facilities. The Stillorgan Village Area Movement Framework Plan also provides for a public plaza/civic space at the corner of the site at the Lower Kilmacud Road/Old Dublin Road junction and the rationalisation of access to the site from St Laurence's Park, with a potential 'left-in/left-out' access from Lower Kilmacud Road.

The site has been identified in the LAP as being suitable for a landmark building of up to nine storeys in height. Key considerations in the redevelopment of the site will be the protection of residential amenities of adjacent dwellings at St Laurence's Park and also the preservation, where

possible, of the tree-belt at the N11 boundary to the site. The redevelopment of the site provides the opportunity to create a strong urban edge to enclose the streets that bound the site and a landmark corner feature. The facilitation of pedestrian permeability through the site is also particularly important, given the pedestrian 'desire line' to the N11 underpass which is located adjacent to the library at St. Laurence's Park.



Map 18: LeisurePlex, Library and Environs

The Leisureplex site was the subject of a major planning application in 2004 comprising 40,000sq.m of development including c. 300 residential units, retail offices and leisure. This application was refused planning permission by for a number of reasons including excessive height and scale.

The Site Development Framework below has sought to provide a level of guidance on the redevelopment potential of the site, in terms of proposed building heights and plot ratio, which will facilitate an appropriately scaled development on the LeisurePlex site. The location for a taller building on the site is identified in Figure 7 (grey star). The LAP provides for two locations for taller buildings – up to nine storeys – at opposite sides of Lower Kilmacud Road at the junction with the N11. As these two buildings will form an important 'gateway' feature to Stillorgan, it is crucial that the relationship between the two buildings is carefully considered. The design statement that will be prepared for each landmark building will assess the coherence of approach in terms of its massing, bulk and form with any permitted or completed taller building opposite and both design approaches will consider the wider 'set piece' created by the increased building height at this important entrance to Stillorgan.

Also, due to the visual prominence of a taller building at this location, the use of high quality, robust materials will be of critical importance.

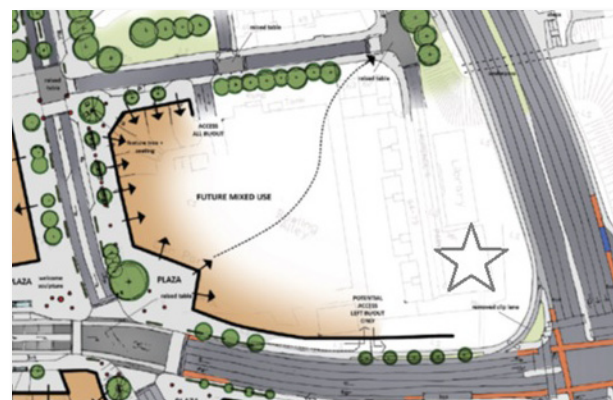


Figure 7: Leisureplex, library and Environs Long Term Proposal – Landmark building location identified

4.5.2.2 Leisure Plex, Library and Environs - Site Development Framework

Zoning	<ul style="list-style-type: none"> • Zoning Objective 'DC' 'To protect, provide for and/or improve mixed-use district centre facilities'.
Development Objectives	<ul style="list-style-type: none"> • Redevelopment should include a mix of uses – commercial, retail, community, cultural and residential • Council housing to be provided • Redevelopment of a public library on site • On the Council's lands, an appropriate mix of social and affordable should be provided • Create a building line that enhances a vital street frontage onto the Old Dublin Road and also Lower Kilmacud Road • Facilitate pedestrian permeability through the site and improved accessibility to the N11 pedestrian underpass. Improved pedestrian permeability can be facilitated in a number of ways and it will be up to the owner/developer of the site to offer positive proposals to improve permeability. • To restrict access directly from the Old Dublin Road to the LeisurePlex site and to provide residential-only access via St Laurence's Park, with a 'left in/left out' at Lower Kilmacud Road for all other uses.
Retail/Leisure Uses	<ul style="list-style-type: none"> • The site falls within the retail core of Stillorgan. As such, redevelopment proposals shall incorporate a mix of uses, including evening uses, which enhance the vitality and viability of the area. • Retail Impact Assessment to be submitted. • Retail figures to be expressed in terms of lettable retail floorspace. • Floor plan drawings should clearly distinguish between gross retail floor area and net retail sales area. • The Planning Authority will carefully consider the potential negative impacts of any proposals for Fast Food Outlets/Takeaways along the northern boundary with St Laurence's Park, having regard to potential noise, hours of operation and nuisance effects on local residents
Design Guidance	<ul style="list-style-type: none"> • High quality architecture – Design to be high quality, distinctive, legible and robust. • Use of high quality, robust materials, which is particularly important of the more prominent taller buildings where maintenance and weathering must be considered. • Layout should be legible and permeable. • Creation of a new building line with attractive streetscape along the Old Dublin Road. • Design and layout should respect and protect residential amenity of neighbouring properties at St. Laurence's Park.
Building Height/ Plot Ratio	<ul style="list-style-type: none"> • Benchmark height of five storeys across the site, with a landmark building of up to nine storeys at the corner of the N11/Lower Kilmacud Road junction • The transition between the landmark height (9 storeys) and the benchmark height (5 storeys) must be designed to ensure that excessive massing or bulk in the overall design does not detract from the 'landmark' nature of the nine storey element. • Height should graduate downward at mutual boundaries with adjoining two-storey properties with a maximum 3 storeys directly facing dwellings at St Laurence's Park • Indicative Plot Ratio of 1:2.5
Public Realm	<ul style="list-style-type: none"> • Provide for pedestrian/cycle permeability through the site • Provides a high quality public plaza/civic space at the corner of Old Dublin Road/Lower Kilmacud Road • Re-align Lower Kilmacud Road/ Old Dublin Road junction to tighten corners and increase pavement/ public space • Establish strong pedestrian link along upgraded streetscape from shopping centre eastwards directly to QBC bus stop on N11. • Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Signage	<ul style="list-style-type: none"> • Any redevelopment proposals shall include a coherent and cohesive signage strategy. • New shopfronts should make a positive contribution to the creation of an attractive streetscape. • No flashing neon signs will be permitted on shopfronts
Constraints	<ul style="list-style-type: none"> • Have regard to the tree-belt at the N11 boundary. Any application for redevelopment must include a tree survey indicating trees to be protected. • Careful consideration of potential impacts on residential amenity of adjacent residences in St Laurence's Park. • Fragmented landownership

4.5.3 Blakes/Esmonde Motors

4.5.3.1 Site Description and Characteristics

The lands are bounded by the N11, Lower Kilmacud Road and the Hill, and currently consist of the former Blakes restaurant complex, the former Esmonde Motors site, a small parcel of Council-owned land and a number of private dwellings. The lands are zoned Objective 'DC' - 'To protect, provide for and/or improve mixed-use district centre facilities'. The lands comprise approximately 1.3 hectares. The site is sloping with general ground levels falling to the east and the southeast.

West of the site, on The Hill, are single and two storey cottage type buildings which house a series of small shops, and the Orchard Café and Bar. East of the site, across the N11, is a predominantly residential area of low rise, low density estates and culs-de-sac.

An area of the site is identified in the Eastern CFRAMS flood maps as being in Flood Zone 'A' and 'B' and is therefore at risk of flooding. This issue is addressed in detail in the Strategic Flood Risk Assessment that accompanies this LAP. Any application for development on the site will require to submit a site-specific flood risk assessment.

As part of the lands are located within the 'Retail Core' of Stillorgan, specifically the area fronting the corner of the Lower Kilmacud Road/The Hill, any redevelopment proposals should provide an active street frontage at this location with retail/retail services/leisure uses to ensure animation of the streetscape.

Outside of the Retail Core area, the site is suitable for residential development and has been identified in the LAP as being suitable for a landmark building of up to nine storeys in height.

Redevelopment proposals for the site will have to pay particular consideration to the provisions of the Stillorgan Village Area Movement Framework Plan, specifically, the proposal to remove the left hand slip lane from the Lower Kilmacud Road to The Hill and the provision of a public space/plaza at this location. The objective to improve pedestrian permeability through the site is also considered a key element of the Movement Framework Plan and consideration should be given to enhancing community/residential amenity and supporting an age friendly environment.

The Blakes/Esmonde Motors site has been the subject of a number of redevelopment proposals over the last 10-15 years, none implemented to date. A large-scale application in was granted planning permission in 2004 on the Blakes site for a mixed use development of c. 200 apartments, retail and leisure up to 12 storeys in height.

Separately, the Esmonde Motors site was the subject of a large-scale application in 2006 for a mixed use development, comprising commercial, retail and apartments, which was refused planning permission. The two sites have recently been the subject of a joint application, a 'Strategic Housing Development' (SHD) pre-planning application for a mixed-use scheme comprising a purpose-built student accommodation block and an apartment scheme.

The Site Framework Strategy for the site sets out building

height and plot ratio guidance. The subsequent identification of a large area of the site as being at risk of flooding (see Map 20 below) is a key factor in this determining its capacity and layout.

As referred to in the previous Section, it is crucial that the relationship between the two taller buildings proposed for both the Blakes and Leisureplex/Library sites is carefully considered, as these two buildings will form an important 'gateway' feature to Stillorgan. The design statement that will be prepared for each landmark building will assess the coherence of approach in terms of its massing, bulk and form with any permitted or completed taller building opposite and both design approaches will consider the wider 'set piece' created by the increased building height at this important entrance to Stillorgan.



Map 19: Blakes/Esmonde Motors



Map 20: Eastern CFRAMS Flood Zones A and B



Figure 8: Blakes Esmonde Motors Long Term Proposal (location for taller building identified)

4.5.3.2 Blakes/Esmonde Motors - Site Development Framework

Zoning	<ul style="list-style-type: none"> Zoning Objective 'DC' 'To protect, provide for and/or improve mixed-use district centre facilities'.
Development Objectives	<ul style="list-style-type: none"> Redevelopment should include a mix of uses – commercial, retail and community at the 'Retail core' and predominantly residential on the balance of the site. Create a building line that enhances a vital street frontage onto The Hill/Lower Kilmacud Road. Facilitate pedestrian permeability through the site. Any application for redevelopment to submit a Flood Risk Management Plan . Provide a publicly accessible community room .
Design Guidance	<ul style="list-style-type: none"> Create a building line that enhances a vital street frontage onto The Hill/Lower Kilmacud Road. Provide for pedestrian/cycle permeability through the site. High quality design/placemaking. Protect residential amenity of adjacent residents at The Hill. Use of high quality, robust materials, which is particularly important of the more prominent taller buildings where maintenance and weathering must be considered.
Building Height/ Plot Ratio	<ul style="list-style-type: none"> Benchmark height of five storeys across the site, with a landmark building of up to nine storeys at the corner of the N11/Lower Kilmacud Road junction. The transition between the landmark height (9 storeys) and the benchmark height (5 storeys) must be designed to ensure that excessive massing or bulk in the overall design does not detract from the 'landmark' nature of the nine storey element. Indicative Plot Ratio of 1:2.5
Public Realm	<ul style="list-style-type: none"> Provides a high quality public plaza/civic space at the corner of The Hill/Lower Kilmacud Road. High quality design/placemaking. Tree planting at Lower Kilmacud Road. Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Movement	<ul style="list-style-type: none"> Remove the left-hand slip from Lower Kilmacud Road to The Hill . Rationalisation of road cross-sections at both Lower Kilmacud Road and the Hill adjacent to the site. Provision of cycle tracks on Lower Kilmacud Road adjacent to site.
Constraints	<ul style="list-style-type: none"> Flood Zones 'A' and 'B' are indicated on the lands. Wayleaves relating to underground services exist at the north-eastern corner of the site.

4.5.4 Overflow Car Park

4.5.4.1 Site Description and Characteristics

The overflow car park for the Stillorgon Shopping Centre is situated along the southern boundary of the Plan area. It is triangular in shape and extends to an area of approximately 0.6 hectares. It is bounded by the Kilmacud Road Lower to the north, the rear of the houses at Allen Park Drive to the south and Glenabyn Sports Centre and Kilmacud Crokes to the east.

Unlike the sites located at the core of Stillorgon, the Overflow Car Park site is zoned 'Neighbourhood Centre' and is, therefore, at a lower order of priority in terms of the scale of development which can be permitted. It is appropriate, therefore, that the scale of any redevelopment proposal respects this zoning in terms of uses, scale and height. Redevelopment proposals will have to sensitively address the relationship between the site and the adjacent residences at Allen Park Drive.

The site presently provides a carparking facility for the Shopping Centre. Any redevelopment proposals for the Overflow Car Park will have to carefully consider the overall

carparking requirements of the Shopping Centre and the Overflow Car Park itself. The long-term proposal outlined in the Stillorgon Village Area Movement Framework Plan envisages the creation of a new building line to the Lower Kilmacud Road with the provision of a small public space at the entrance to the carpark and a feature tree/sculpture to provide a focus. Redevelopment proposals would also have to seek to protect the treebelt at the Allen Park Drive boundary, which provides an important buffer to the residential area. Public realm enhancements will also provide opportunities for creating an 'Age Friendly' environment.

In terms of the planning history on the lands, an application was submitted in 2005 for a mixed-use three storey retail and residential building, which was subsequently withdrawn.

The relative lack of planning activity on the site over the years may be as a result of possible development constraints related to underground services, specifically wayleaves associated with number of surface water drains (both a 1200mm and a 750mm drain) in the vicinity of the site. Any future redevelopment proposals will have to address this issue.



Map 21: Overflow Carpark

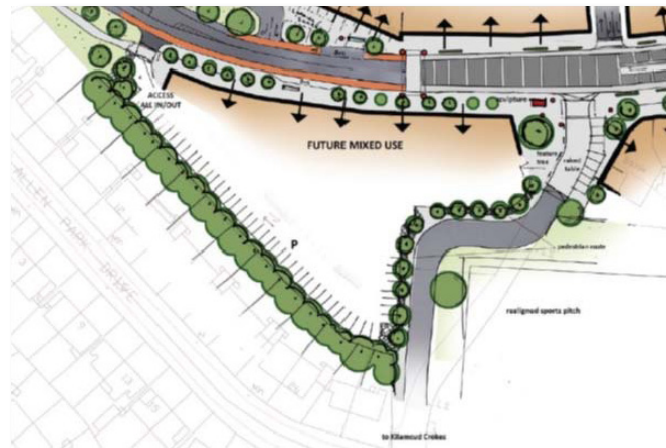


Figure 9: Overflow Car Park Long Term Proposal

4.5.4.2 Overflow Car Park - Site Development Framework

Zoning	<ul style="list-style-type: none"> Zoning Objective 'NC' 'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Development Objectives	<ul style="list-style-type: none"> Redevelopment should include a mix of uses – commercial, retail and residential. Create a building line that enhances a vital street frontage onto Lower Kilmacud Road. Wider car parking requirements of the Shopping Centre site to be considered in any redevelopment.
Mix of Uses	<ul style="list-style-type: none"> Redevelopment should include a mix of uses – commercial, retail and residential, in accordance with the 'lower order' neighbourhood centre zoning of the site.
Design Guidance	<ul style="list-style-type: none"> High quality architecture – Design to be high quality, distinctive, legible and robust. Creation of a new building line with active street frontage along the Lower Kilmacud Road. Location of any surface car parking to the rear of the site.
Building Height	<ul style="list-style-type: none"> Guideline height of between two and four storeys. Height should graduate to a maximum of two- storeys along mutual boundaries with adjoining two-storey properties. The maximum height limits shall only be considered at the building line adjoining Lower Kilmacud Road.
Movement	<ul style="list-style-type: none"> Southern side of street developed as stronger footpath / urban space to encourage greater east-west pedestrian movement, with the introduction of a new pedestrian crossing point that corresponds to established desire lines. Incorporation of pavement facility along re-aligned access to Kilmacud Crokes.
Public Realm	<ul style="list-style-type: none"> Pedestrian crossing adjacent to the site on Lower Kilmacud Road to be upgraded to toucan crossing. Tree planting to be provided along the Lower Kilmacud Road boundary. High quality public lighting to be provided. High quality attractive paving materials. Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Signage	<ul style="list-style-type: none"> Any redevelopment proposals shall include a coherent and cohesive signage strategy. New shopfronts should make a positive contribution to the creation of an attractive streetscape.
Constraints	<ul style="list-style-type: none"> Wayleaves relating to a number of surface water drains (both a 1200mm and a 750mm drain) may affect the site. There are two separate County Development Plan Objectives to "To protect and preserve Trees and Woodlands" along the boundaries of the site. Any redevelopment will have to incorporate proposals for the wider car parking requirements of the Shopping Centre site

4.5.5 Mill House Site

4.5.5.1 Site Description and Characteristics

The site lies on the corner junction of Allen Park Road and Lower Kilmacud Road, at the south west of the Stillorgan Plan area, in a prominent position visible for the full length of the Lower Kilmacud Road. The site is currently occupied by a public house and restaurant, with an extensive area of surface car parking comprising roughly half of the site.

There have been a number of planning applications over the years seeking to comprehensively redevelop the site, which have been refused planning permission. More recently, a number of more minor change of use applications were granted planning permission.

The LAP must provide guidance on the possible future redevelopment of the site. Due to its prominent location, the redevelopment of this site provides an opportunity to improve the existing public realm and architectural interest within this area through a high quality development that respects and enhances the character and streetscape of the area.

Unlike the sites located at the core of Stillorgan, the Millhouse site is zoned 'Neighbourhood Centre' and is therefore at a lower order of priority in terms of the scale of development which can be permitted. It is appropriate, therefore, that the scale of any redevelopment proposal respects this zoning in terms of uses, scale and height.

There have been a number of planning applications over the years to comprehensively redevelop the site, none of which were granted planning permission.

Generally, previous development proposals on the site were refused planning permission on grounds of over development. The Site Development Framework below sets out development parameters more appropriate to the 'Neighbourhood Centre' zoning of the site.



Map 22: MillHouse Site

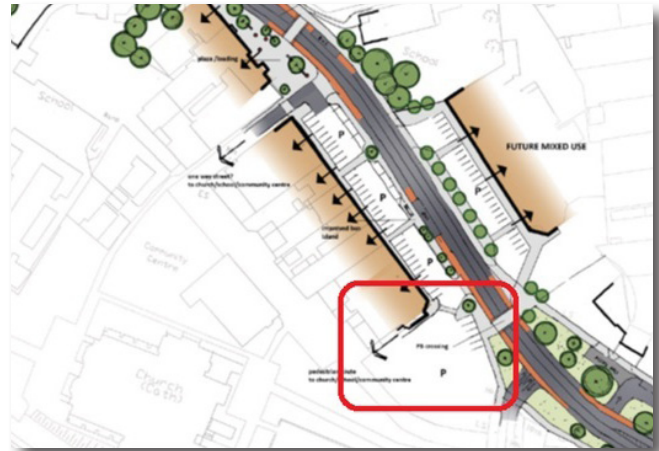


Figure 10: MillHouse Long Term Proposal

4.5.5.2 Millhouse Site – Site Development Framework

Zoning	<ul style="list-style-type: none"> Zoning Objective 'NC' 'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Development Objectives	<ul style="list-style-type: none"> Any redevelopment proposals should provide active retail or retail services at ground floor level, with commercial/residential uses above ground floor level.
Mix of Uses	<ul style="list-style-type: none"> Active retail or retail services at ground floor level, with commercial/residential uses above ground floor level.
Design Guidance	<ul style="list-style-type: none"> High quality architecture – Design to be high quality, distinctive, legible and robust. Creation of a new building line with attractive streetscape along the Lower Kilmacud Road. Design and layout should respect and protect residential amenity of neighbouring properties. Avoid the development of blank frontages.
Building Height/ Plot Ratio	<ul style="list-style-type: none"> Guideline height of between two and four storeys. Height should graduate to a maximum of two- storeys along mutual boundaries with adjacent two-storey properties. Indicative Plot Ratio of 1:1.5
Public Realm	<ul style="list-style-type: none"> Pedestrian crossing adjacent to the site on Lower Kilmacud Road to be upgraded to Toucan crossing. Tree planting to be provided along the Lower Kilmacud Road boundary. High quality public lighting to be provided. High quality attractive paving materials. Re-configuration of retail frontage and parking area at local centre to include legible pedestrian routes through parking area. Hard and soft landscaping proposals to be included. High quality street furniture to include outdoor seating. Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Signage	<ul style="list-style-type: none"> Any redevelopment proposals shall include a coherent and cohesive signage strategy. New shopfronts should make a positive contribution to the creation of an attractive streetscape.
Constraints	<ul style="list-style-type: none"> Any redevelopment proposals should have regard to the existing scale and built form of the adjoining terrace of commercial buildings on Lower Kilmacud Road Preservation of pedestrian permeability through the site to the church/community centre/school.

4.5.6 Stillorgan Mall

4.5.6.1 Site Description and Characteristics

Stillorgan Mall is a retail development comprising a large furnishings retailer (Stillorgan Décor approximately 800m² in area) and three adjoining smaller units. There is a large area of surface car parking to the front of the retail units (0.1ha in area) accommodating approximately 30 car parking spaces. The majority area of the site comprises surface car parking. The presence of large areas of surface car parking militates against the creation of an active street frontage and represents an underutilisation of zoned lands within the retail core of the District Centre.

An aspect of the long-term vision for the site which is set out in the accompanying Stillorgan Village Area Movement Framework Plan is for future redevelopment to provide a new building line with an active street frontage to Lower Kilmacud Road.

The site, like the adjacent Shopping Centre is zoned Objective 'DC' 'To protect, provide for and/or improve mixed-use district centre facilities' and as such, can be considered for a higher-order mix of uses. The site is bounded on two sides, to the west by smaller scale two-storey commercial units and to the north by two-storey residential dwellings. Any redevelopment of the site will have to sensitively address these site boundaries .



Figure 11: Stillorgan Mall Long Term Proposal



Map 23: Stillorgan Mall

4.5.6.2 Stillorgan Mall - Site Development Framework	
Zoning	<ul style="list-style-type: none"> Zoning Objective 'DC' 'To protect, provide for and/or improve mixed-use district centre facilities'.
Development Objectives	<ul style="list-style-type: none"> Redevelopment should include a mix of uses – predominantly retail/retail services and commercial with some potential for residential. Create a building line that enhances a vital street frontage onto Lower Kilmacud Road.
Design Guidance	<ul style="list-style-type: none"> High quality architecture – Design to be high quality, distinctive, legible and robust. Layout should be legible and permeable. Removal of surface car parking in front of the Mall. Creation of attractive and active street frontage.
Building Height/ Plot Ratio	<ul style="list-style-type: none"> Guideline height of between two and five storeys. Height should graduate to a maximum of three - storeys along mutual boundaries with adjacent two-storey properties at both Lower Kilmacud Road and Beaufield Park. The maximum height limits shall only be considered at the area of the site that bounds the Shopping Centre site. Indicative Plot Ratio of 1:2
Public Realm	<ul style="list-style-type: none"> Tree planting to be provided along the Lower Kilmacud Road boundary. High quality public lighting to be provided. High quality attractive paving materials. Hard and soft landscaping proposals to be included. Pedestrian crossing adjacent to the site on Lower Kilmacud Road to be upgraded to toucan crossing. Consideration should be given to how any new development supports the achievement of an 'Age Friendly' environment providing safe, accessible and walkable spaces
Signage	<ul style="list-style-type: none"> Any redevelopment proposals shall include a coherent and cohesive signage strategy. New shopfronts should make a positive contribution to the creation of an attractive streetscape.
Constraints	<ul style="list-style-type: none"> Site is bounded by two-storey residential dwellings. Design and layout should respect and protect residential amenity of neighbouring properties.

4.6 Sustainable Infrastructure

4.6.1 Introduction

Sustainable Infrastructure incorporates Environmental Infrastructure and Management – including Water Supply and Drainage, Waste Management, Flood Management and Energy Efficiency.

4.6.2 Water and Drainage

4.6.2.1 Water Supply

Irish Water is responsible for the operation of public water services including management of national water assets, maintenance of the water system, investment planning, managing capital projects and customer care and billing. Dun Laoghaire-Rathdown County Council is committed to working with Irish Water to ensure that the provision of water services will not be a limiting factor in terms of allowing growth within the Stillorgan Local Plan area. Existing and future populations within the Plan area should continue to have access to adequate high quality clean drinking water. The existing water network is generally adequate for current demand and forecast infill growth. Network improvements may be required to address deficiencies identified by Irish Water as part of the development management assessment process of regeneration schemes.

4.6.2.2 Surface Water

The aim of the Water Framework Directive (WFD) promotes sustainable water management with a key focus on the management of surface run-off. Sustainable Drainage Systems (or SuDS), involves slowing down and reducing the quantity of surface water runoff from a developed area to manage downstream flood risk and reducing the risk of that runoff causing pollution. SuDS can also have a positive impact on biodiversity and amenity. Policy EI8: Sustainable Drainage Systems in the County Development Plan 2016-2022 requires all new developments to incorporate SuDS measures. This Plan likewise requires SuDS measures as a method of managing surface and ground water regimes sustainably both within future development sites and the public realm. In this regard, the choice and location of SuDS measures within the public realm shall have due consideration for the constraints imposed by the necessity to protect habitats and existing tree root structures. The Strategic Flood Risk Assessment set out as an Appendix to the LAP provides detailed SuDS measures that are to be used within the Plan Area. SuDS proposals should be discussed and agreed at pre-planning stage.

Future development within the Plan Area shall accord with the County's Green Roofs Guidance Document (Appendix 16 of the County Development Plan 2016-2022). Green Roofs create an environment suitable for vegetation to grow and are an important mechanism in attenuating stormwater run-off.

4.6.2.3 Foul Drainage

The existing foul and surface water drainage networks are generally adequate to satisfy current demand and infill growth. More detailed investigations would, however, have to be carried out on the capacity of the network for any proposal which would have a significant impact on the drainage

network. Any network improvements required to address deficiencies identified by these investigations require to be advanced by Irish Water.

4.6.2.4 Flood Risk

Areas of Stillorgan have been identified as being at risk of flooding, through the OPW's CFRAMS flood modelling project. The issue of flood risk is explored in depth in the Strategic Flood Risk Assessment document, which accompanies the LAP as Appendix IV.

4.6.3 Services

Services Policy EI22: 'Overhead Cables' (Section 13.5.2) of the County Development Plan states *'it is Council policy to seek the undergrounding of all electricity, telephone and television cables wherever possible, in the interests of visual amenity and public health'*. The Local Area Plan will be consistent with this policy and will encourage the undergrounding of cables where appropriate and feasible.

Sustainable Infrastructure Objectives	
S11	It is Council Policy to facilitate the provision of appropriate environmental infrastructure to cater for the existing and future needs of Stillorgan.
S12	It is an objective of the Council to support Irish Water in the provision of adequate water and waste water treatment infrastructure to serve the needs of the existing and future population of the Plan area and ensuring that such infrastructure is provided prior to, or in tandem with, new development.
S13	It is an objective of the Council to facilitate Irish Water in ensuring that all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner, having regard to the standards and requirements set out in EU and national legislation and guidance.
S14	It is an objective of the Council to facilitate compliance with the requirements of the EU Water Framework Directive and any relevant legislation. In this regard, the Council will facilitate compliance with the relevant objectives and measures for individual water bodies set out in the Eastern River Basin Management Plan and associated Programme of Measures, where relevant.
S15	It is an objective of the Council to ensure the implementation of the surface water legislation Environmental Objectives (Surface Waters) Regulations 2009 S.I. No 272 of 2009 and the EPA report Water Quality in Ireland 2007-2009 in order to ensure that development permitted would not have an unacceptable impact on water quality including surface waters, ground water, river corridors, estuarine waters, bathing waters, coastal and transitional waters.

SI6	It is an objective of the Council to ensure that Sustainable Drainage Systems (SuDS) is applied to any development in Stillorgan and that site specific solutions to surface water drainage systems are developed which meet the requirements of the Water Framework Directive and associated River Basin Management Plans. SuDS measures may include green roofs, permeable paving, detention basins, water butts, infiltration etc.
SI7	It is an objective of the Council to ensure the protection of groundwater resources within the Stillorgan Local Area Plan boundary and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the Stillorgan Local Area Plan boundary shall have regard to the likely impacts the proposed development may have on groundwater resources.
SI8	It is an objective of the Council that all proposed flood protection or alleviation works will comply with the requirements of Article 6 of the EU Habitats Directive to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 sites and that the requirements of Article 6 of the EU Habitats Directive are met.
SI9	To require all proposed developments to carry out a Site-Specific Flood Risk Assessment (SSFRA) that shall demonstrate compliance with: <ul style="list-style-type: none"> • The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG / OPW, 2009), as may be revised and/or updated. • The prevailing Dún Laoghaire-Rathdown County Development Plan. • Any SSFRA shall not be required to carry out a Plan-Making Justification Test, given that this exercise was already carried out at County Development Plan-level. A review of this process was also undertaken as part of the preparation of this Local Area Plan (LAP). • The SSFRA shall pay particular emphasis to site-specific mitigation measures and any necessary management measures, as per Appendix B4 of the above 2009 National Guidelines.
SI10	It is an objective of the Council that all plans or projects within the Local Area Plan that are likely to give rise to significant effects on the Natura 2000 Sites will be subject to Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive.
SI11	It is an objective of the Council that best practice sediment control measures will be used for all developments.

4.7 Built Heritage

4.7.1 Built Heritage

The social and architectural history of the built heritage within the Plan area is informed by two important developments during the twentieth century;

(i) Stillorgan Village Shopping Centre, the first purpose-built shopping centre built in Ireland and still the largest landholding within the Plan area today, and

(ii) the N11, the first dual carriageway constructed in Ireland, connecting north County Wicklow and Dublin city centre.

There are no Protected Structures, Architectural Conservation Areas or Recorded Monuments located within the Plan area. A Recorded Monument in the form of an Ecclesiastical Site is located just outside the Plan area to the north at Tyne Villa on the Old Dublin Road, which is now a private residential dwelling. There is also a Recorded Monument located just outside the Plan area to east in the form of a 16th/17th Century House at Park House in Stillorgan Park, which is now the New Horizons Resource Centre. Park House is also a Protected Structure.

To the south of the Plan area are Recorded Monuments in the form of a Church Site, Graveyard and Ecclesiastical Enclousure. Saint Brigid's Church, the Rectory and the Old Schoolhouse, which is now home to Saint Brigid's Parish Playschool, are also Protected Structures. All of these designated Recorded Monuments lie within zones of archaeological potential.

It is the aim of this Plan to enhance the character of the built environment within the Plan area by guiding and managing the future redevelopment of Stillorgan.

In the event of the redevelopment of cottages on Stillorgan Hill, including proposals for signage, the applicant will be required to carry out an assessment of the heritage value of the streetscape character of the existing cottages, and should ensure that the proposal makes a positive contribution to the character of the area.

4.8 Community Facilities, Open Space & Green Infrastructure

4.8.1 Community Facilities

In accordance with the 'Local Area Plan Guidelines for Planning Authorities' (2013) local area plans must act as vehicles for the delivery of social and community infrastructure provision by containing policies, objectives and measures which:

- implement the joint Department of Environment, Community and Local Government/Department of Education and Skills Code of Practice on Schools Planning;
- support the initiatives of the Department of Arts, Heritage and the Gaeltacht under the ACCESS programmes;
- implement the Planning Guidelines on Childcare;
- propose schemes which may be suitable for funding under Section 48 and 49 of the Planning and Development Act 2000-2012 to fund community and sports facilities; and;

- promote joined-up approaches in the delivery of schools, libraries, community facilities on shared campuses in suitable locations.

This section of the Plan sets out detail on community facilities and amenities in accordance with the objectives for Local Area Plans as outlined in Section 19 (2) of the Planning and Development Act 2000, as amended.

An Audit of the existing community facilities in the Plan area and wider catchment was carried out during the Plan-making process. In addition to the Plan area, cognisance was also taken of the immediate areas of influence – i.e. Kilmacud, Mount Merrion and parts of Blackrock and Leopardstown.

Community facilities incorporate a range of uses which are open to all members of the community and which generally seek to enhance the overall quality of life within a given area. In addition to educational facilities, community facilities also normally include such uses as childcare facilities, libraries, community centres and sports and recreational facilities. The provision of a proportionate level of community and social infrastructure is a prerequisite to the promotion and development of any sustainable community.

It is the policy of the Council to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County.

It is an objective of the Council under the Local Economic and Community Plan 2016-2021 to develop a supportive environment and promote healthy lifestyle choices so that everyone, regardless of ability, education or income has the opportunity for better physical and mental health and wellbeing, through access to community services, amenities, sports, recreation and a high quality public realm.

It is also an objective of the Council to support an age-friendly County through the implementation of its Age Friendly Strategy 2016-2020. The Strategy covers nine specific areas for action including outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information. Community support and health with overarching goals in each area.

This Plan will seek to facilitate the delivery of the goals identified in the Council’s Local Economic and Community Plan 2016-2021 and Age Friendly Strategy 2016-2020.

It is also an objective of this Plan, through the implementation of the Stillorgan Village Area Movement Framework Plan, to provide pleasant, clean, accessible and safe walking routes and age friendly spaces within the Plan area, in accordance with the Goal for Outdoor Spaces as set out in the Age Friendly Strategy 2016-2020.

Community Facilities Objectives	
CF1	It is an objective of the Council to encourage the provision of new community and social infrastructure within the Plan area, in particular in areas identified as key ‘Key Development Sites’.

CF2	It is an objective of the Council, through the implementation of the Stillorgan Village Area Movement Framework Plan, to provide pleasant, clean, accessible and safe walking routes and age friendly spaces within the Plan area, in accordance with the Goal for Outdoor Spaces as set out in the Age Friendly Strategy 2016-2020.
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4.8.2 Community Centres

The Community Audit identified five community/parish centres within, and immediately adjacent to, the Plan area. According to the Age Friendly Strategy 2016-2020, active retirement groups and parish centres play a key role in facilitating community support. Located within the Plan area, at the northwestern end of the District Centre, is St Laurence’s Parish Centre on Lower Kilmacud Road. This mixed-use facility plays a vital role in the local community and is a constant hub of activity. The centre comprises of a large multi-purpose hall and coffee dock. The building is also home to a Montessori School and the Stillorgan Citizen Information Centre. The facility is co-located with St Laurence’s Church to the south and St Laurence’s Boys National School to the west.

The Patrician Community Centre is located on the eastern side of the N11 at Patrician Villas. This community facility is in close proximity to the Plan area and is operated by the Council. The Patrician Centre provides a range of classes and activities for all age groups as well as training sessions and private events. The centre also caters for more informal meetings, coffee mornings and talks. St Brigid’s Parish Centre, located less than 200 metres south of the LAP boundary, comprises of a large hall and stage and is used regularly for parish-related activities. There is also a strong tradition of acting associated with this parish centre which is used by The Stillorgan Players and the Bradley Theatre School.

Mount Merrion Community Centre, located approximately 500 metres northwest of the LAP boundary, is a large multi-purpose facility comprising of a main hall, function room, children’s room, smaller meeting rooms and coffee dock. There is also an outdoor play area. Glenabyn Sports Centre and Kilmacud Crokes GAA Club, located immediately adjacent to Plan area to the south, also have a large conference room and other meeting rooms for hire which are used regularly by sporting and community groups. The total quantum of community meeting space identified in the Audit study area is approximately 1,800 sq. metres. This equates to approximately 122 square metres per 1000 population within the five main DEDs included in the study area.

Overall, the level of community meeting space available and accessible to the community within this catchment area is adequate to meet the needs of the current population, the redevelopment of the Key Development Sites within the Plan area provide opportunities for new community and social provisions as part of mixed-use schemes, particularly with a large residential component.

Many of the primary and secondary schools located within the study area have facilities such as sports halls and general purpose areas which could also augment the level of community meeting space available in the Stillorgan area.

It is an objective of this Plan to promote the use of school facilities within the Stillorgan area by the wider community outside of school hours and during school holidays.

Community Centres Objectives	
CC1	It is an objective of the Council to encourage community and social provisions as part of any large scale, mixed-use developments within the Plan area.
CC2	It is an objective of the Council to promote the use of school facilities within the Stillorgan area by the wider community outside of school hours and during school holidays, having regard to the residential amenities of adjacent residential areas.



Map 24: Community Audit

4.8.3 Education

The educational requirements of school-goers in the Plan area are well serviced by the ten primary and secondary schools located in the wider community, as identified in the Community Audit. Within a 1.5 kilometres radius of the Plan area, there are five primary schools and five secondary schools, including both fee paying and non-fee paying. Four of the schools in the area are located on dualschool campuses, for boys and girls or junior and seniors. Two of the secondary schools are Irish speaking – Coláiste Eoin and Coláiste Íosagáin – while at primary level there is one Irish-speaking provider; Scoil San Treasa in Mount Merrion. The Dublin School of Grinds in the Stillorgan Plaza is due to open as a full-time school for 5th year, 6th year and Repeat Leaving Certificate students in September 2018.

Under the Department of Education and Skills' 5 Year Programme for School Building (2012-2016), two new schools were provided at Beechpark in Stillorgan – the Setanta School (Secondary) and Ballyowen Meadows School (Primary) – both of which are special schools for children

with Autistic Spectrum Disorders (ASD).

There are no other major school building projects, including school extensions, proposed within the Stillorgan area under the 5 Year Programme for School Building (2012-2016).

There are no significant existing or anticipated capacity issues in respect of educational facilities at both primary and secondary levels within the Stillorgan area. The Planning and Building Unit of the Department of Education and Skills, in their pre-draft submission to the Council with respect to the LAP, advised that the demographics for the Stillorgan area will be monitored by the Department on an ongoing basis in order to identify any additional education requirements which may arise over the lifetime of the Plan.

In terms of Further and Higher Level Institutions, located within the Plan area is the Stillorgan College of Further Information which provides a range of full-time and evening courses including Post Leaving Certificate courses, Further Education and Adult Education programmes. In addition, University College Dublin, Ireland's largest university, is less than 1 kilometre north of the LAP boundary.

With regards to the role of informal education (i.e programmes that do not lead to a formal qualification) it is acknowledged that these programmes and classes provide not just a learning outcome but also serve a social need and will, additionally, be supported and promoted where possible.

It is an objective of the Council to promote and facilitate lifelong learning through the optimum use of educational buildings in the Stillorgan area in the evenings and during school holidays.

Education Objectives	
E1	It is an objective of the Council to promote and facilitate lifelong learning through the optimum use of educational buildings in the Stillorgan area in the evenings and during school holidays.

4.8.4 Childcare Facilities

The Stillorgan area is currently well served by a range of established childcare and pre-school facilities. The Community Audit identified 15 childcare facilities within the Plan area and immediate environs providing a range of services, including full-time, sessional and after-school. Two of the childcare providers are co-located with other community facilities – Wise Little Owls Montessori at St Laurence's Parish Centre and Glenalbyn Montessori at Glenalbyn Sports Centre – and four of the providers are on/immediately adjacent to school campuses: St Brigid's Parish Playschool, Oatlands Before and After School and Montessori, Koener's Kids at St Raphaela's National School and Mount Anville Montessori Junior School. No Irish-speaking childcare facilities were identified within the study area.

It is an objective of this Plan to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments, particularly with respect to the Key 'Regeneration Sites' identified in the Plan, in order to encourage local economic development and to assist in addressing disadvantage, as

per Policy SIC11 'Childcare' of the County Development Plan 2016-2022

It is also an objective of this Plan to continue to support and facilitate the co-location of childcare provision with schools and other community facilities in the Stillorgan area, in accordance with the provisions set out in Section 7.1.3.3 'Schools' of the County Development Plan 2016-2022.

Childcare Objectives	
C1	It is an objective of the Council that all planning applications for larger residential developments shall be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units unless it can be satisfactorily demonstrated that there is already adequate childcare provision in the area. The provision of childcare facilities within the Plan area shall be carried out in accordance with the provisions set out in Section 8.2.4.11 'Childcare Facilities – Parking/Access' and Section 8.2.12.1 'Childcare' of the County Development Plan 2016-2022 and the provisions of the DoEHLG 'Childcare Facilities Guidelines for Planning Authorities' (2001).
C2	It is an objective of the Council to continue to support and facilitate the co-location of childcare provision with schools and other community facilities in the Stillorgan area.

4.8.5 Healthcare

Healthcare services in the area include the Stillorgan Health Centre (HSE) and a number of private GP and dental practices, including Slievemore General Practice on the Old Dublin Road, the Kilmacud Medical Centre on Lower Kilmacud Road and Merrion Dentistry in the Stillorgan Village Shopping Centre. Also within the Plan area is the Blood Donation Clinic, the only permanent blood donation clinic in Dublin outside the city centre.

Located to the northeast of the Plan Area on the Stillorgan Road is St John of Gods Hospital, an acute psychiatric teaching hospital that provides mental health treatment and care. The hospital is set within extensive grounds with playing fields and basketball and tennis courts. Overall, there is considered to be a good provision of medical and healthcare facilities within, and immediately adjacent to, the Plan area.

Areas for improvement as identified in the Age Friendly Strategy 2016-2020 primarily relate to better coordination and management of the health services, to be led by the HSE. Access to healthcare services was also identified and as a result it is an objective of this Plan to support, facilitate and raise awareness of the provision of healthcare facilities in appropriate and accessible locations, including community-based primary healthcare facilities, within the Plan area.

It is an objective of this Plan to support and facilitate the provision of healthcare facilities, including community-based primary care facilities, within the Plan area.

Healthcare Objectives	
HC1	It is an objective of the Council to support and facilitate the provision of healthcare facilities in appropriate locations - including the provision of community-based primary care facilities.

4.8.6. Care of Older Persons

The Stillorgan area has a larger proportion of older and retired people than the County or indeed State average. The needs of older people is a key consideration of this plan, and the aim is to promote the development of a more age friendly environment with pleasant, accessible, safe, walkable communities and spaces. In addition, opportunities to downsize to smaller homes and enable people to stay living locally will be important.

The County's ageing demographic will almost certainly result in increased demand for a greater housing mix for older persons, including nursing homes and independent living options. There is one private nursing home located in close proximity to the Plan area which is Belmont House Nursing Home on the Stillorgan Road. There are also two independent living providers within the wider area – Home Care Plus at Priory Office Park and Home Instead Senior Care on Brewery Road. Policy RES9 'Housing for All' of the 2016-2022 County Development indicates that it is Council policy to support the provision of specific purpose-built accommodation, or adaptation of existing properties, and will promote opportunities for older householders to avail of the option of 'downsizing' within their community.

Proposals for accommodation for the older persons should be located in existing residential areas well served by social infrastructure and amenities such as footpath networks, local shops and public transport in order not to isolate residents and allow for better care in the community, independence and access. This preference and presumption towards convenient locations applies to any scheme whether provided by communal set-ups or similar facilities providing higher levels of care, self-contained units or a mix of these. It is an objective of this Plan to encourage and support the provision of nursing homes and assisted living accommodation within the Plan area that provides for a high quality residential environment with a suitable level of useable and passive public open space.

Care of the the Ageing Population Objectives	
COE1	It is an objective of the Council to encourage and support the provision of nursing homes and assisted living accommodation within the Stillorgan area and to require that such development meet the standards set out in Section 8.2.3.4 (xiii) 'Nursing Homes for the Elderly/Assisted Living Accommodation' of the County Development Plan 2016-2022 and the 'National Standards for Residential Care Settings for Older People in Ireland' (HIQA 2016).
COE2	It is an objective of the plan to work with all local stakeholders who may be involved in the Alzheimer Society of Ireland's 'Dementia Friendly Communities' initiative for Stillorgan.

4.8.7 Sports & Recreational Facilities

There is a strong sporting tradition in Stillorgan, particularly in Gaelic games, swimming, tennis, rugby, football, hockey and pitch and putt. Located within the Plan area and identified in the Plan as a Key Development Site for future redevelopment, currently the LeisurePlex in Stillorgan offers indoors recreational activities such as Tenpin bowling, Quasar, kids play area and pool/snooker. Fitness and dance classes are also provided in its Dance Studio.

Immediately adjacent to the Plan area are Kilmacud Crokes GAA Club and Pairc de Burca, Glenalbyn Sports Centre and Tennis Club, which are well regarded within the local and wider community and attract people from a wide catchment. To the northeast of the Plan area is Deerpark, a 12-hectare public park owned and maintained by the Council. The park is home to Deerpark Tennis Club and is used by Mount Merrion Football Club and Kilmacud Crokes GAA Club.

The grass pitches and all-weather hockey and five-a-side football pitches at St Raphaelas' Secondary School and St Benildus College are used by Stillorgan Hockey Club and Stillorgan Rugby Football Club, respectively. Sports facilities such as these play an important role in augmenting the level of sports and recreation space available within the wider Stillorgan area. Greater access to school grounds after school teaching hours, at weekends and during school holidays could provide a low cost solution to tackling deficiencies in the level of sports and recreation space provision.

The Age Friendly Strategy 2016-2020 also seeks to promote the 'Go for Life' programme which promotes active ageing initiatives.

In December 2013, Glenalbyn Swimming Pool, located adjacent to the Plan area and operated by the Council, closed for public safety reasons. The County Development Plan 2016-2022 has a Specific Local Objective (SLO12) that seeks 'To support and facilitate the provision of a swimming pool and leisure facility within the Stillorgan area'. This Plan will support the implementation of the Specific Local Objective to provide a new swimming pool and leisure facility within the Stillorgan area.

Sports & Recreation Objectives

SR1	It is an objective of the Council to promote and support access to sporting and recreation facilities within school grounds after school teaching hours, at weekends and during school holidays by the wider community in order to augment the level of sporting and recreational facilities available within the Stillorgan area and potentially provide additional revenue to schools.
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4.8.8 Library

Stillorgan public library is located within St Laurence Park, immediately adjacent to the Stillorgan Road (N11) and in close proximity to the pedestrian underpass linking the District Centre and Patrician Villas to the east. This library is a very well used service with 9638 patrons registered as members in 2016. The Nursing Home library service is delivered out of the Stillorgan Library and provides an important link with

older people living in care. The library is housed in a 1970s prefabricated structure, which was extensively renovated in 2010. In order to allow for the delivery of improved library services to meet the needs of the local community, a new library is needed.

The Council proposes to redevelop the site of the existing library and adjoining maisonette units to provide a modern library facility and housing scheme.

Library Objectives

LB1	It is an objective of the Council to support and facilitate the provision of a new library in Stillorgan in order to ensure the delivery of a high quality library service, to meet the needs of the local community in accordance with the 'Dún Laoghaire-Rathdown County Council Library Plan, 2016-2020'.
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4.8.9 Arts & Culture

A good choice of quality cultural facilities makes an area more attractive as a place to live, work and invest in. There is an active artistic and cultural community in Stillorgan, yet there is a lack of support infrastructure for the arts such as a dedicated theatre and exhibition space for artistic events or cultural initiatives.

It is Council policy to facilitate the continued development of arts and cultural facilities throughout Dún Laoghaire-Rathdown in accordance with the County 'Arts Development Plan 2016-2022'.

The Stillorgan Village Shopping Centre, which first opened its doors in 1966, played a defining role in shaping the future of shopping and leisure in Ireland. The Centre, has also become an unlikely hub for arts and culture in Stillorgan. An exhibition of 25 reproductions of paintings by the famous Irish War artist, Sir William Orpen (1878-1931) – a native of Stillorgan – is on permanent display in the first floor Orpen Mall in the Shopping Centre. At the end of 2017, a sculpture dedicated to the life and works of Sir William Orpen will be officially unveiled beside the new Tesco store in the Shopping Centre. The much-loved piece of public art, 'The Fiddler of Dooney' by sculptor Imogen Stuart, located in the main Mall in the Shopping Centre is also testament to Stillorgan's strong links with the arts.

Stillorgan College of Further Education has a key role to play in the future of the arts and media within the Plan area. The college has been to fore in developing innovative courses that meet local, national and international needs, including courses in animation, illustration and design, photography and multimedia production. It is an objective of this Plan to the facilitate and support the development of the Stillorgan College of Further Education and to encourage and foster strong links between education, community and the arts and culture in the Plan area. The Key Development Sites within the LAP area provide opportunities for cultural provisions as part of mixed-use schemes. Sustainable, fit-for-purpose cultural infrastructure that is inclusive of persons at all stages of their lifecycle, including young persons and the older persons will be promoted in the Plan area. Such infrastructure could include exhibition space, public art pieces and rehearsal spaces.

Arts & Culture Objectives	
AC1	It is an objective of the Council to encourage and facilitate the provision of sustainable, fit-for-purpose cultural infrastructure as part of the redevelopment of key regeneration sites identified within the Plan area.
AC2	It is an objective of the Council to promote and facilitate the use, including temporary use, of vacant commercial spaces and sites, for a wide range of uses, including cultural uses.
AC3	It is an objective of a Council to work with voluntary and local community groups to help them to secure sustainable arts and cultural facilities in the area.
AC4	It is an objective of the Council to facilitate and support the development of Stillorgan College of Further Education and to foster strong links between education, community and arts and culture in the area.
AC5	It is the objective of the Council to promote the use of outdoor public spaces within the Plan area for cultural events and markets.

4.8.10 Open Space & Green Infrastructure

It is the policy of the Council to provide a hierarchy of quality parks and public open spaces which vary in size and nature and are designed to serve the needs of all members of the community, including people with mobility impairments, by being readily accessible and at a convenient distance from their home and/ or places of work.

The main areas of public open space within the Plan area are the green area and Grotto beside the entrance to St Laurence's Park and the open space adjacent to the northern entrance to Kilmacud Crokes GAA Club and Glenabyn Sports Centre off Lower Kilmacud Road. Both these spaces are zoned as 'Objective F' to provide for open spaces and recreational amenities in the current County Development Plan. Immediately adjacent to the Plan area to the west are the grounds of St Laurence's Church and Parish Centre, comprising of communal green areas laid out with trees. To the east of Plan area is the green area serving Patrician Villas. To the northeast of the Plan area is the public green area connecting Cherrygarth residential area with Lower Kilmacud Road.

Two new 'pocket parks' are proposed within the Plan area at Lower Kilmacud Road and The Hill as part of the Stillorgan Village Area Movement Framework Plan.

The Key 'Regeneration Sites' within the Plan area also provide opportunities for high quality open space provisions as part of residential and large-scale non-residential developments.

Open Space Objectives	
OS1	It is an objective of the Council to facilitate and support the provision of 'pocket parks' as part of the Stillorgan Village Area Movement Framework Plan.
OS2	It is the objective of the Council to promote the provision of high quality open space residential and large-scale non-residential developments.

Green Infrastructure (GI) is a relatively recent concept in planning and sustainable development. It provides a framework within which the relationships between the network of green spaces, habitats and ecosystems can be considered within a defined geographical area.

The County's Green Infrastructure Strategy 2016-2022 sets out a long-term perspective for Green Infrastructure in Dun Laoghaire-Rathdown based on three main themes:

- Accessibility, recreation, health and well-being;
- Natural and cultural heritage;
- Water management.

The Council's main ability to influence, promote and deliver GI is through both Development Management and Forward Planning processes. The Green Infrastructure Strategy 2016-2022 sets out Policy Recommendations and Objectives under the three main themes. The GI Strategy seeks to protect and enhance existing GI assets within the County while planning and promoting new assets.

The Plan area lies within 'Corridor 3' which runs between the regional Blackrock Park to the east and the Dublin Mountains to the west. This provides residents or visitors with opportunities to connect from the urban area of the County to the coast or to the mountains. It is an objective of the GI Strategy to provide a multifunctional GI corridor connecting the mountain, urban area and the coast. This Plan will seek to facilitate the delivery of the GI Strategy.

In specific response to infrastructural 'blockages' identified within the GI Strategy, it is an objective of this Plan to improve pedestrian and cycle links across the N11 corridor as part of the Stillorgan Village Area Movement Framework Plan. This will improve connections between the Plan area and 'Corridor 1', the coastal ecological corridor to the east.

In order to encourage day-to-day use of parks and green areas, it is an objective of this Plan to improve pedestrian and cycle routes within the Plan area and connections to existing pedestrian and cycle infrastructure outside the LAP boundary. It is also an objective of this Plan that development proposals be required to illustrate potential pedestrian/cycle links to adjoining lands. In terms of water management, the Sustainable Infrastructure Objectives set out in Chapter 4.6 of this Plan apply.

Green Infrastructure Objectives	
GI1	It is an objective of the Council to improve pedestrian and cycle links across the N11 corridor as part of the Stillorgan Village Area Movement Framework Plan. This would provide for improved connections between the Plan area and 'Corridor 1', the coastal ecological corridor to the east.
GI2	It is an objective of the Council to improve pedestrian and cycle routes within the Plan area and connections to existing pedestrian and cycle infrastructure outside the LAP boundary.
GI3	It is an objective of the Council that development proposals be required to illustrate potential pedestrian/cycle links to adjoining lands in order to create new connections to green areas within urban areas.

4.9 Implementation

4.9.1 Implementation of the Plan

The Vision of the LAP is stated as:

"The emphasis of the Plan is to enhance the sense of place and community within Stillorgan, improving its vitality and viability as a District Centre. The Plan strategy is to seek a transformative improvement in the quality of the public realm where priority movement for pedestrians, cyclists and public transport will be ensured and the creation of high quality spaces will be a prerequisite. The influence and impact of the private car on the environs of the District Centre will be moderated.

The high-quality regeneration and redevelopment of key sites in Stillorgan District Centre will be encouraged, in tandem with a radically improved public realm, to provide a coherent and balanced urban environment in respect of scale, design and layout. Stillorgan will successfully perform its role as a high-quality, accessible retail and commercial centre serving the needs of the wider community.

New residential development in Stillorgan will assist in improving the diversity of the housing mix in the area and reversing the long-term trends of population decline in the area. The residential amenity of established residential areas on the fringes of the District Centre is to be protected and, where possible, enhanced through the successful integration of future developments with the existing built fabric of Stillorgan."

Dún Laoghaire-Rathdown Council will play an important role in realising this Vision and delivering key elements of the Plan. The implementation of the first phase of the 'Stillorgan Village Area Movement Framework Plan' has commenced and there is a phasing programme for the scheme in its entirety, included as part of the Framework document – see Appendix I.

The redevelopment of the Council Library site to provide a modern library facility and an apartment scheme for Council housing is a key project for Stillorgan and the redevelopment of the site offers the opportunity to provide both a modern state-of-the-art library and cultural facility for Stillorgan and also the provision of Council housing on the site. In this context, the Council is working closely with the Department of Housing, Planning, Community & Local Government (DHPCLG) to progress this proposal.

Strategic upgrades to the public transport network may be necessary, as to be determined by the objectives of the BusConnects project and the Council will work closely with the NTA in the delivery of these upgrades.

Achieving the Key Site Objectives as set out in the Site Framework Strategies will be largely dependent on the relevant landowners bringing forward their respective sites for development.

The objectives for each site will be delivered primarily through the development management process, on assessment by the Planning Authority and/or An Bord Pleanála with input from the various statutory consultees or prescribed bodies under the Planning and Development Act, 2000 (as amended). Social housing objectives will be delivered under Part V of the Planning and Development Act, 2000 (as amended).

The Council is cognisant of the over-arching imperative to facilitate the positive and successful regeneration and renewal of the main sites in Stillorgan and as such it is not the intention to apply a prohibitively restrictive phasing schedule for the redevelopment of the Key Development Sites.

