

Figure 1.1 Stillorgon Location Map

1.1 Vision

The emphasis of the Plan will be to establish a “sense of place and community” within Stillorgon, enhancing its vitality and viability as a District Centre. The Plan strategy is to consolidate and intensify development to address the issue of population decline, whilst achieving major improvements in the quality of the public realm and quality of services and amenities.

The Plan will guide the future development of Stillorgon in such a way that will provide a robust urban framework and essential infrastructure to facilitate the optimisation of the area’s development potential. The Plan will aim to provide for a mix of uses of good quality design, enhancing activity and sustainability in conjunction with the improvement of public transport, pedestrian freedom and the ease and safe movement of cyclists. From the date of adoption by the Council, the Plan will be valid for a period of 5 years or until such time that any provision of the Local Area Plan conflicts with the County Development Plan 2004-2010 as a result of a variation or new County Development Plan.

1.2 The Purpose of the Plan

The Plan is prepared in accordance with the requirements of Sections 18,19 and 20 of the Planning and Development Act 2000-2006. The Local Area Plan will provide a statutory framework for the proper planning and sustainable development of the area. The proposed Stillorgon Local Area Plan complies with the objectives of the Dun Laoghaire-Rathdown County Development Plan 2004-2010. Furthermore it takes due cognisance of the Stillorgon Land Use and Transportation Study (LUTS), Draft Final Report, Faber Maunsell, April 2007, and their report prepared in response to the Pre Draft Development Options Study (See Appendice C).

The Plan identifies development principles and strategic objectives with regard to the future development of places, spaces and streets and their permeation by pedestrians, cyclists and transport. At the same time, the Plan aims to enhance the character of the area with particular emphasis on prominent sites and nodes, recognising the importance of good urban design in the process. The Plan includes a series of drawings in each chapter to visualize the principles and strategic objectives. These drawings are conceptual only and are indicative as to how these principles and strategic objectives can be realised.

1.3 Demographic Profile

The County Development Plan highlights that the population of the County was 189,999 in 1996 and grew by only 1,793 persons to 191,972 in the six years to 2002. The results from the 2006 Census of Population Report (CSO), illustrate that population growth has continued to slow down as Dun Laoghaire-Rathdown County grew by just 2,246 persons to 194,038 (1.2%) in the four years to 2006 (Figure 1.3).

This is the slowest rate of growth within the Greater Dublin Area (GDA) (Figure 1.2). In 2002, Dun Laoghaire Rathdown County accounted for 4.9% (191,792) of the total population of the state and 12.5% of the total population of the GDA. The results from the 2006 Census illustrate that Dun Laoghaire Rathdown County now accounts for just 4.57% of the State (194,038) and 16.3% of the total population of the GDA.

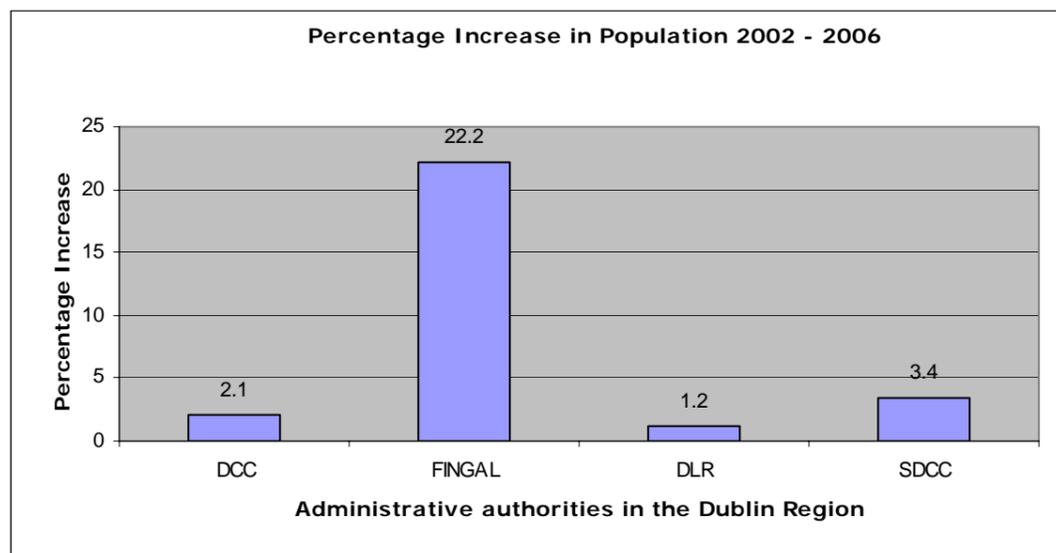


Figure 1.2

Source: Principal Demographic Results Census 2006 (CSO)

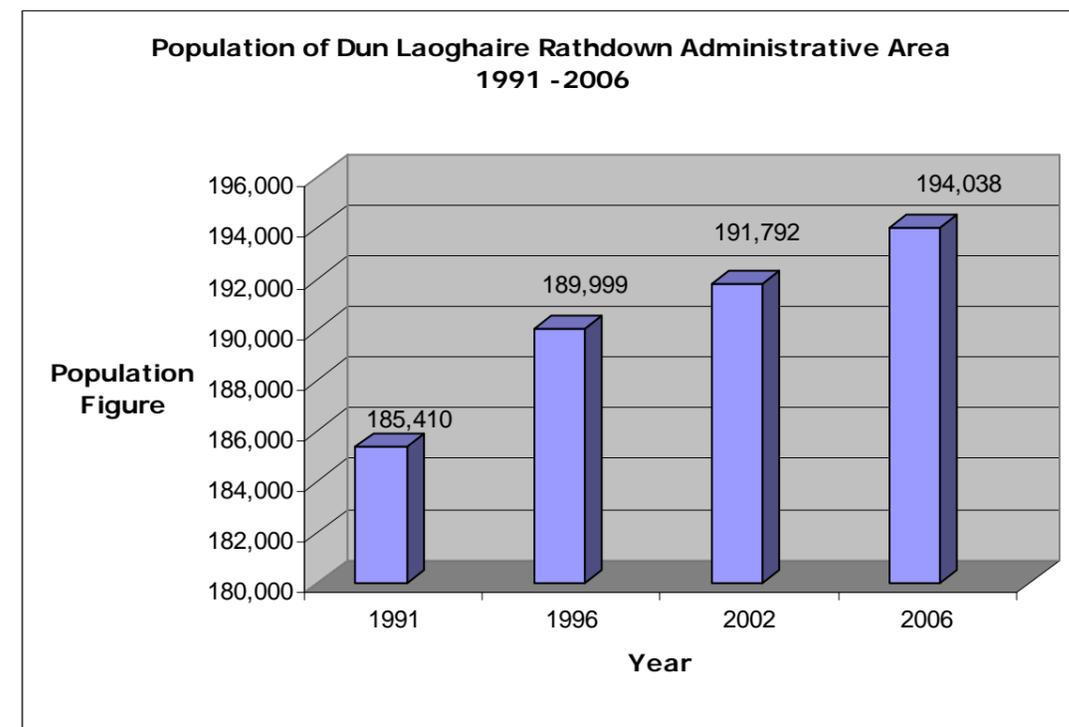


Figure 1.3

Source: Principal Demographic Results Census 2006 (CSO)

Chapter 1 Introduction and Context

Figure 1.4 illustrates the population of the each of the Electoral Districts within Stillorgon and clearly identifies the population decline in all but one of the Electoral Districts (Stillorgan – Merville). These electoral districts can be identified on Figure 1.5.

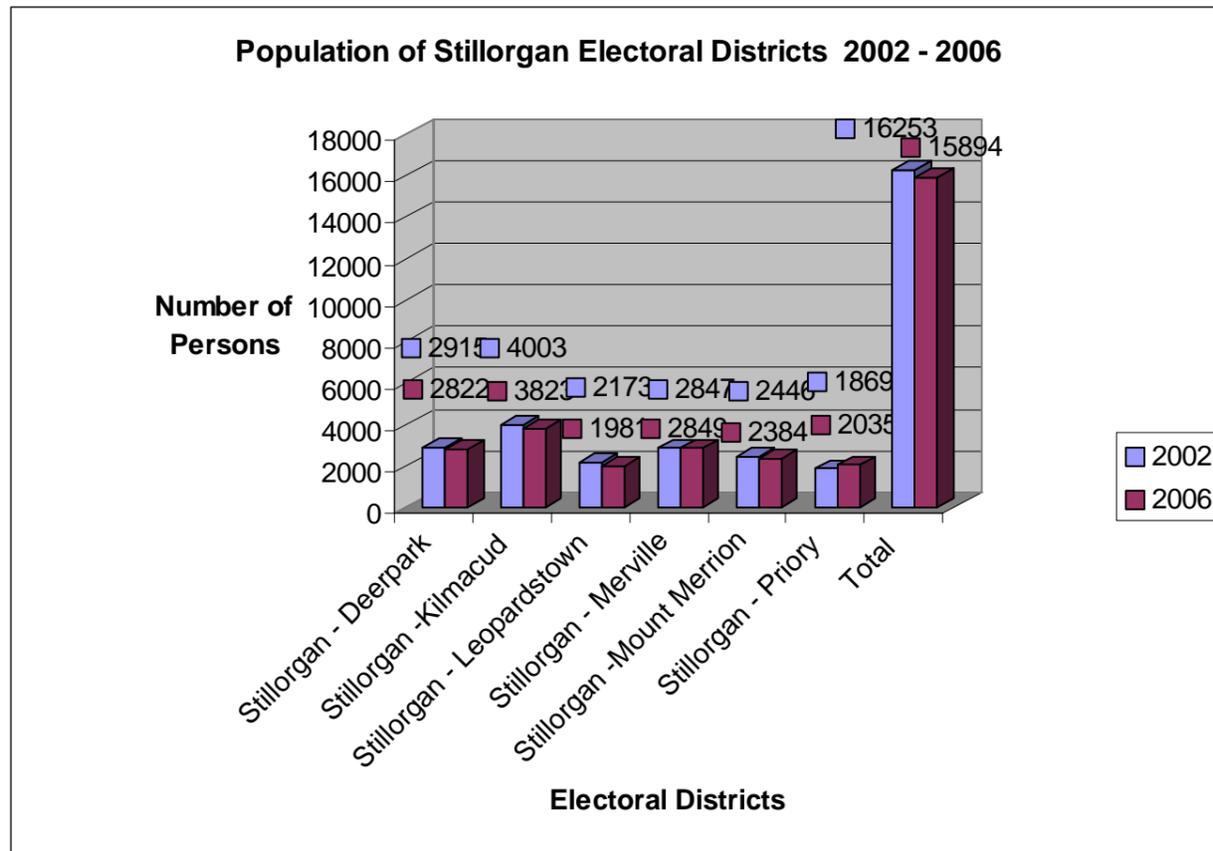


Figure 1.4

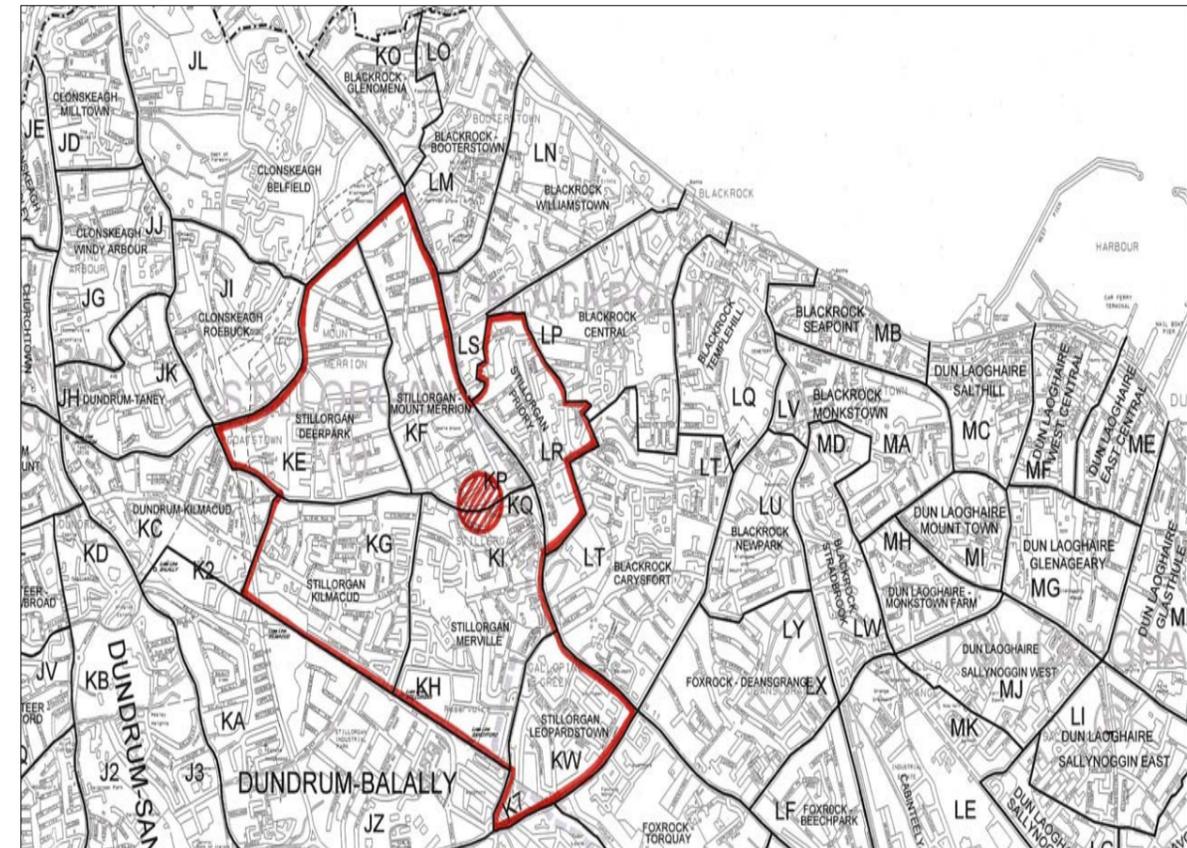


Figure 1.5 Stillorgon Electoral Districts

The results from the 2006 Census of Population illustrate that Dun Laoghaire Rathdown County is continuing to experience net outward migration with 2,485 in the four years from 2002 to 2006. The County is also experiencing a relatively low natural increase in population.

The factors responsible for these trends are the relatively low level of new housing and an ageing population. It is important to note that while the population of the County grew by only 2,246 in the four years to 2006 the number of houses constructed in the same period was much lower. This has resulted in an ageing population with a decreasing household size¹ and residents from within the County purchasing homes outside of the County. These facts are coupled with the fact that demand for new housing in Dun Laoghaire Rathdown County has consistently outstripped supply.

¹ Decline in household size from 3.6 persons per household in 1986 to 2.9 persons per household in 2002 (preliminary results from the 2006 CSO does not provide information in this regard).

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Stillorgan serves a catchment area that has experienced a decline in population during the last 24 years. As illustrated in Figure 1.6, the results from the 2006 Census of Population shows a decline of gross population in the area from 17,540 in 1986 to 15,894 in 2006, a net population loss of 1,646 persons (9.4%). As a consequence, Stillorgan now has a population density of just 33.2 persons per hectare.

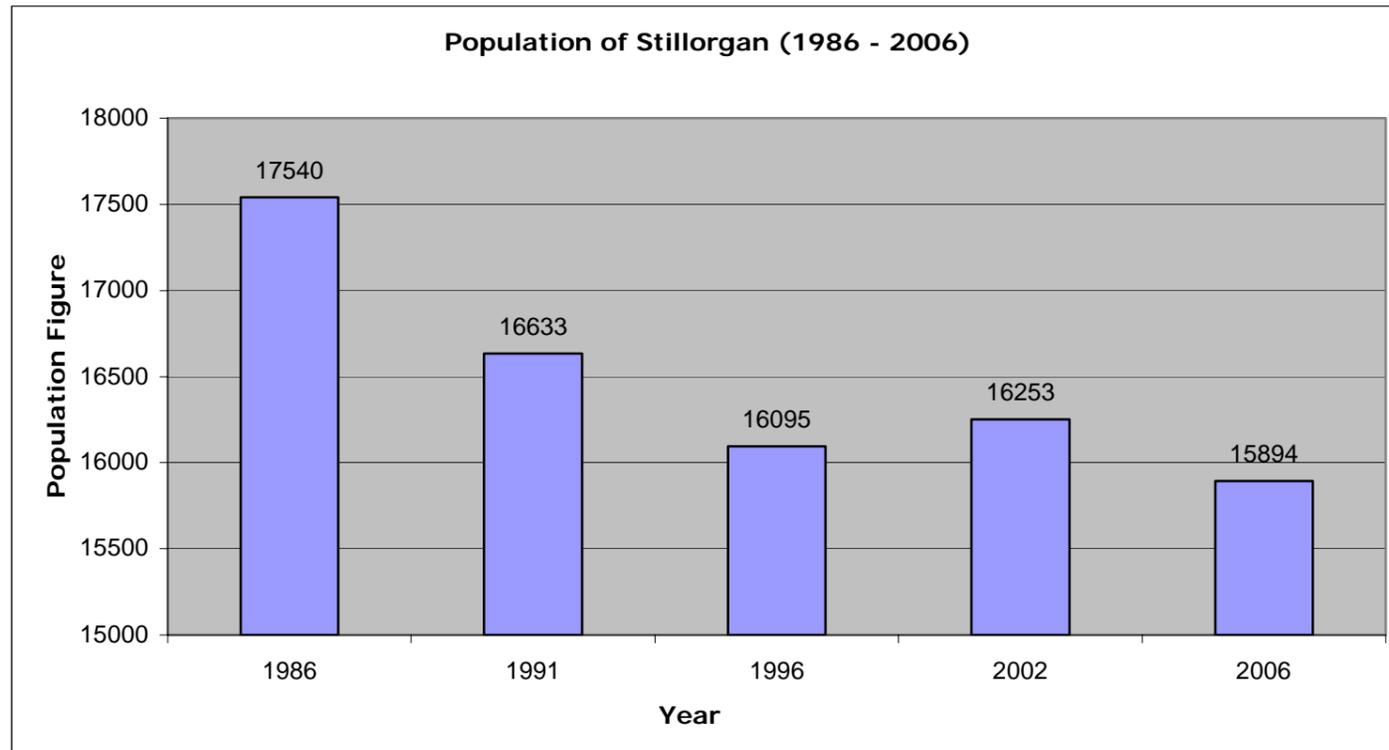


Figure 1.6

In 2002, 47% of households in Stillorgan consisted of one or two persons. Although, the results from the 2006 Census does not provide information relating to the breakdown of households, it is likely that this percentage figure will increase given the continued decline in household size.

However, 90% of the household stock consists of houses that have five or more habitable rooms. The provision of substantial residential development within the District Centre will offer opportunities for down sizing. Stillorgan both fails to deliver a critical mass of population necessary to sustain its urban function and fails to address the population decline of the catchment area.

1.4 County Development Plan 2004 - 2010

Section 19 (2) of the Local Government (Planning and Development Act) 2000, as amended states that " A local area plan shall be consistent with the objectives of the development plan". The Proposed Stillorgan Local Area Plan has been prepared in accordance with this requirement. Furthermore, development within the Local Area Plan boundary shall have regard to the objectives and policies of the County Development Plan 2004-2010, the following objectives and policies are of particular relevance to the future development of Stillorgan.

County Development Plan Land Use Objectives

The County Development Plan indicates zoning objectives, whereby the majority of the lands central to Stillorgan are zoned "DC" 'To protect, provide for and/or improve District Centre facilities', "NC" 'To protect, provide for and/or improve Neighbourhood Centre facilities', "A" 'To protect and/or improve residential amenity', and "F" 'To preserve and/or provide for open space and residential amenities' (Map 2, County Development Plan 2004-2010).

County Development Plan Specific Local Objectives

The County Development Plan, specific Local Objective No.9, Map 2, states that;

A Local Area Plan for Stillorgan shall be prepared within a year of the Development Plan, to guide future development within the lifetime of the plan, concentrating on improvements of the public domain, encompassing a variety of zonings and sites. Good quality residential development shall be encouraged and preferably incorporated into future schemes, such as the overflow carpark, Leisureplex, Blakes and Hamiltons Yard.

Chapter 6 Section 6.2.2, identifies specific objectives for the Stillorgan District Centre as follows:

- ❑ Net retail sales space in Stillorgan District Centre is capped at 25,000sq m in the period 2004 – 2010.
- ❑ The regeneration and redevelopment of Stillorgan District Centre will create an urban context in respect to its scale, design and layout.
- ❑ The creation of civic spaces will be integral to any proposed layout.
- ❑ Moderate to large scale planning applications must include detailed traffic management plans, which should form part of an integrated traffic management plan for Stillorgan and its environs. The scope and requirement of these plans shall be agreed during the preparation of the Local Area Plan.
- ❑ That the residential amenity of householders in the immediate area is protected and, where possible, enhanced.
- ❑ Indoor active recreational facilities for the youth will be provided in the Stillorgan District Centre.
- ❑ That priority movement for pedestrians, cyclists and public transport is ensured.

Other objectives

(See County Development Plan Figure 2.2)

- ❑ Proposed Quality Bus Corridor/Bus Priority route objective along Kilmacud Road Lower/Kilmacud Road Upper to connect with the Stillorgan LUAS stop.
- ❑ Proposed Cycle Route along Kilmacud Road Lower.
- ❑ To protect and preserve trees and woodlands. There are five groups of trees and woodlands proposed for protection and preservation under this objective within or on the Local Area Plan boundary.

County Development Plan Policies

REG1 Building Height and Scale

It is the Councils policy to balance the strategic planning need to make the most efficient use of each site with the visual impact of the proposal and its effect on existing amenities. It is crucial that the most efficient use be made of building land, particularly on sites close to good public transport links. The object being that the proposed development is either capable of being absorbed into its physical context, or alternatively, is clearly demonstrated to be of such a high quality of architectural merit and design that it makes a positive visual contribution to the existing environment.

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REG2: Phased Development

No development shall be permitted unless it can be demonstrated that adequate provisions for specified infrastructural requirements, including: roads; sewers; water mains; community; recreational and sporting facilities (indoor and outdoor); public transport, first and second level schools and shops are available at completion to support development.

RES4 Residential Density

Section 5.1.4 of the County Development Plan, details the Council's policy position concerning residential density and notes that,

It is Council policy to promote higher residential density provided that additional development respects and is not injurious to the existing built form, scale, character, heritage and residential amenity of the area concerned...

Where a site is located within approximately a 1km pedestrian catchment of a rail station or LUAS line, or approximately within a 500m pedestrian catchment of a Quality Bus Route, or is within approximately 1km pedestrian catchment of a Town or District Centre, higher densities will be sought and residential development control standards may be relaxed, when it is demonstrated that the proposed scheme incorporates the design qualities outlined in the development control guidance in relation to density."

The general rule is to ensure minimum density of 35 units per hectare. However, it is the Council's policy to promote higher density development with the relaxation of the Development Plan standards, in cases where a development meets the set of criteria identified in Section 5.5.2 of the County Development Plan 2004, in accordance with planning legislation and government policy. In essence such development shall be of a high architectural standard providing a high quality of layout, design and living environment and shall be well connected with the public transport network. There are limitations to this, including those developments within an Architectural Conservation Area, involving a Protected Structure, and those that interfere with views and prospects.

RET3: Neighbourhood Centres

It is Council policy to encourage the provision of an appropriate range and type of retail uses and services in neighbourhood centres (NC zones), subject to the protection of the residential amenities of the surrounding area.

RET9: Blackrock and Stillorgan

It is Council policy to maintain two District Centres at Blackrock and Stillorgan.

RES13: Planning for Communities

It is Council Policy to plan for communities. In all Local Area Plans, it is policy to make appropriate provision for community facilities and seek their provision concurrent with the development.

Section 48 Development Contribution Scheme

Section 48 of the Planning and Development Act 2000, as amended, enables a Planning Authority, when granting permission, to include conditions requiring the payment of a contribution in respect of infrastructure and facilities benefiting development in the area of the Planning Authority, that is provided or is intended to be provided by or on behalf of the Planning Authority.

Section 49 Development Contributions

An area within the western part of the Local Plan Area boundary area is subject to the Section 49 Supplementary Development Contribution Scheme, namely the LUAS levy.

Section 3.5 Town and Village Improvement

It is an objective of the Council to carry out environmental improvement schemes and streetscape plans in towns and villages where appropriate and as resources permit of which Stillorgan is identified as such.

ET7 Energy Policy

The Council will encourage more sustainable development through energy end use efficiency, increasing the use of renewable energy, and improved energy performance of all new building developments throughout the County. This policy objective will be achieved by:

1. Encouraging responsible environmental management in construction;
2. Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification;
3. Ensuring high standards of energy efficiency in all housing developments and encouraging developers, owners and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy;
4. Through the introduction of a performance based CO₂ emissions target for all new building developments greater than 10 dwellings or greater than 1,000 sq m floor area for non residential and mixed developments;

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5. In meeting the CO₂ performance target, the development shall achieve a collective average reduction of at least 40% in energy consumption for space heating, cooling, water heating and lighting within the development, relative to the baseline of existing regulatory and design practice and using the methodology outlined above.

The specific approach is to set a target, accompanied by a menu of design and technology options, including renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically and economically feasible manner on a case by case basis.

The CO₂ emissions target shall require a collective reduction of at least 40% in CO₂ emissions deriving from energy use for space heating, cooling, water heating and lighting within the development, relative to a baseline of prevailing norms. The initial baseline of comparison is the DoEHLG *Technical Guidance Document L (Conservation of Fuel and Energy - May 2006 Edition)*.

Furthermore at least 20% of space and water heating shall be from a renewable energy source.

Before construction starts for new developments greater than 10 dwellings or greater than 1,000 sqm, including apartment blocks, due consideration shall be given to the technical, environmental and economic feasibility of using alternative energy systems. The preferred methodology for assessing the feasibility of such sustainable energy systems shall be the Sustainable Energy Ireland (SEI) software tool or other acceptable methodology.

In pursuit of these targets, a menu of superior design and specification options will include the following:

- Site layout and associated bio-climatic/passive solar design measures
- Enhanced levels of insulation in walls, floors, glazing and doors
- Reduced uncontrolled air infiltration losses
- Use of healthy and controllable ventilation systems
- Heat recovery systems
- Use of daylight
- Water conservation measures
- More sustainable building materials
- Improved heat generation appliance efficiency, e.g. condensing boilers
- Intelligent heating system configuration and time/temperature/zone/function controls
- Efficient provision of domestic hot water
- Fuel switching to low or zero CO₂ emitting fuels
- Energy efficient lighting systems
- Incorporation of renewable energy systems e.g. active solar, heat pumps, biomass
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings additional options include:

- Heating, ventilation and air conditioning systems
- Electrical energy use including motive power
- Efficient lighting systems and controls
- Building Energy Management Systems
- Occupancy Controls
- Monitoring and Targeting Systems
- Combined Heat and Power (CHP).

Other measures that can contribute to the energy efficiency and renewable energy targets can also be considered.

1.5 Strategic Objectives

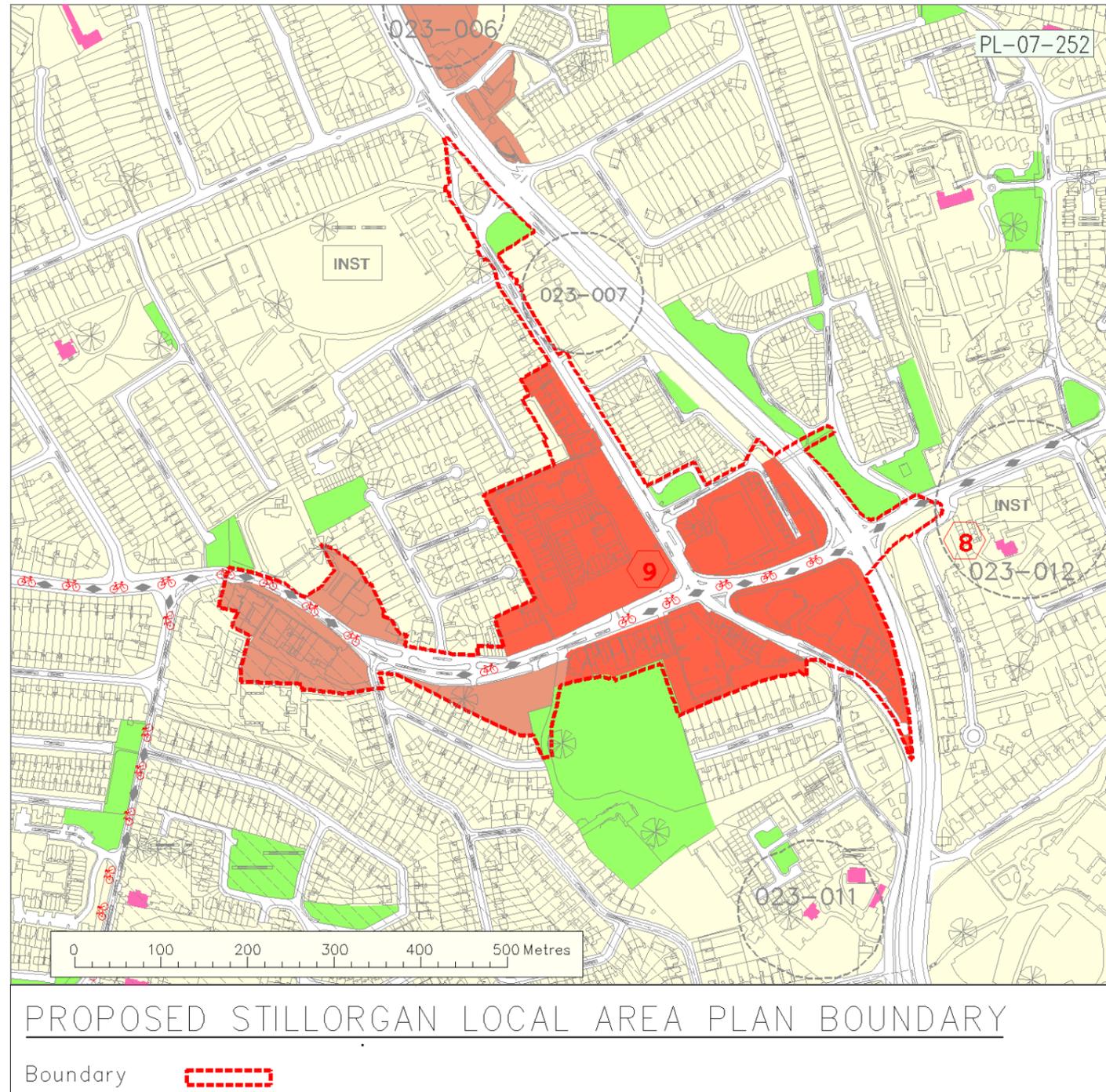


Figure 1.7

Land Use

- ❑ Encourage a rich mix of uses to create vitality.
- ❑ Encourage specific uses at appropriate locations which respect their context.
- ❑ Encourage the redevelopment of the area in such a way that it is able to realise its full potential.

Accessibility

- ❑ Enhance the pedestrian and cycle environment and enjoyment within the District Centre.
- ❑ Improve accessibility to the District Centre, in particular by promoting the use of public transport, walking and cycling.
- ❑ Remove the dominance of the car in the core areas.

Community and People

- ❑ Improve and enhance the existing community facilities.
- ❑ Improve the range and quality of community and recreational amenities.
- ❑ Create public and civic spaces which are useable by all.
- ❑ Create a sense of identity and local character.

Urban Design

- ❑ Improve public realm through the promotion of high quality architecture, urban design and an open, pedestrian friendly environment.
- ❑ Provide a mix of public spaces with high quality landscaping and street furniture.
- ❑ Promote design of buildings that respect and have regard to their context and neighbouring amenity.