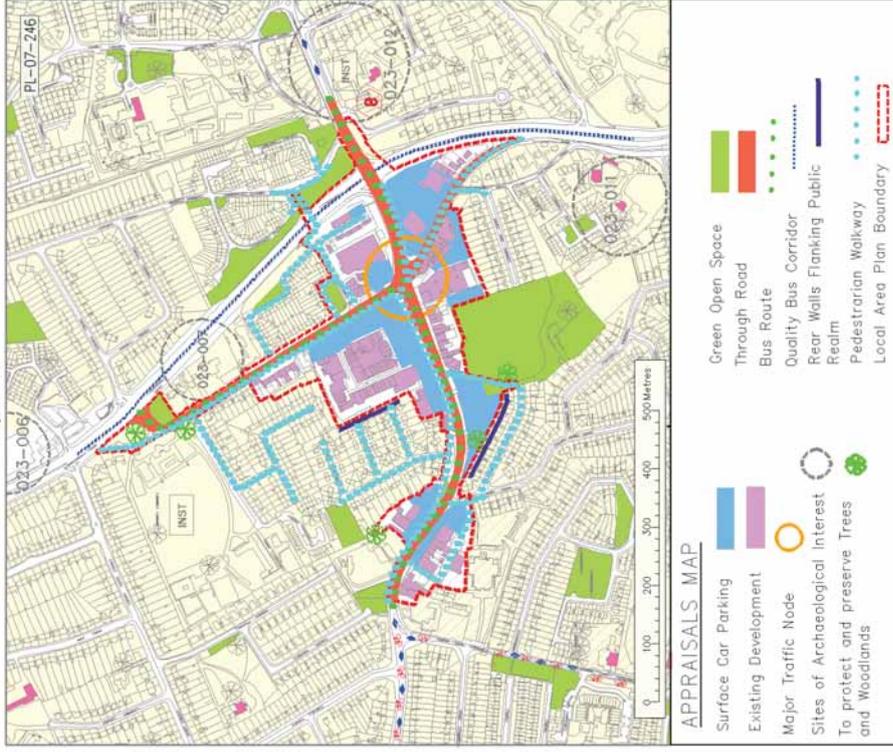


Chapter 2 Land Use

2.1 Existing Character

Figure 2.1



The Plan area is bounded to the east by the N11, to the North by the residential developments of St. Laurence's Park, Woodlands and Beaufield. To the South, the Plan area is bounded by the residential developments of Glenalbyn, Linden Lea Park and Allen Park and to the West by the Kilmacud Road Upper and the residential area of Cherry Garth. The existing layout and features within Stillorgan are illustrated on Figure 2.1. Appraisals Map.

At present Stillorgan fails to make efficient use of urban building land. The existing uses fail to generate vitality, life and interaction within the public realm, particularly at night. The existing urban structure is highly fragmented, lacks a sense of coherence and fails to provide any sense of enclosure or protection of the public realm.

Chapter 2 Land Use

Development Sites

Development Potential

There are sites within the centre of Stillorgan that are considered to have significant development potential. These sites are commonly known as; the Shopping Centre and the overflow car park, Blakes, Leisureplex, Esmonde Motors and the Millhouse site (Photo 2.1.) The sites have optimum potential for redevelopment, as they would facilitate the following County Development Plan objectives:

- Achieve high-density development along public transport corridors.
- At least retain the natural increase (excess of births over deaths) of the County's population in the County and not to have net migration from the County.
- Retain existing population levels in existing built up areas and to increase them where feasible.
- Construct sufficient affordable residential units in the County to accommodate the natural increase in the County's population by zoning sufficient land to accomplish this and by encouraging appropriate 'infill' development.
- Limit the encroachment of the urban area into the rural area as much as possible through infill and recycling of Brownfield sites.



Photo 2.1 Locations of Strategic Development Sites

Chapter 2 Land Use

Stillorgan Shopping Centre



Photo 2.2

The site is approximately 2.9 hectares, and identified principally as the Stillorgan Shopping Centre, and adjoining Baumann's Yard. The site is zoned "DC" to protect, provide for and or improve District Centre facilities'. The site holds a pivotal position at this prominent corner location in the centre of Stillorgan. The site is bounded by the Old Dublin Road to the east, the Kilmacud Road Lower to the south; the Lenehan's 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 on the site is popular and widely used. It serves extensive residential areas within its environs, as well as a wider population. The vast majority of shoppers drive to the Centre.

The Shopping Centre is built with two main malls, meeting at a central open square, consisting of 7,119sq m of net retail floorspace. For the most part, it operates at ground floor level, with second storey retail users including Tesco (toys), Dunne's Stores, and Coffee Kitchen (formerly Bewleys).

The Shopping Centre itself is small given the population it serves, leading to frequent congestion and conflict between pedestrians and cars. It is generally accepted that the car parking provision and arrangements are deficient, despite some recent upgrades. The Shopping Centre was built in 1966 and is an early example of purpose built shopping centres in Ireland. However, the existing structures are considered to have no architectural value.

Investment and development at the Centre has not kept pace with the changing physical, social and economic conditions of the surrounding area. The size and layout of the existing Centre fails to meet modern retailing requirements, and the overall quality of the Centre's retailing environment no longer meets the expectations of an increasingly affluent catchment population.

Current Planning Permission

Permission was granted by An Bord Pleanála in August 2006 which permits the redevelopment of the entire Shopping Centre (see Photo 2.3), including the demolition of 6,961sq m of floorspace, the refurbishment of 9,278sq m of floorspace and the development of an additional 32,113sq m gross floorspace. The total scheme is to provide a mix of retail, crèche, gym, management suite, car parking and ancillary uses with a total gross floor area of 41,391sq m, with 18,046sq m gross retail area and 895 car parking spaces. The proposed design ranges from one to four storeys on Old Dublin Road and three to four storeys on Lower Kilmacud Road, with rooftop parking arranged around a semi-covered L-shaped mall with pedestrian access from Old Dublin Road and Kilmacud Road Lower. The proposed development includes the provision of new footpaths and shared open spaces along the site boundaries with Old Dublin Road and Kilmacud Road Lower. The proposed development also includes the relocation of vehicular (customer and service), and pedestrian (including disabled) access. On Lower Kilmacud Road, the proposal provides for a new vehicular access to the rear and a surface level service yard combined with a new ramped access/egress to the roof car park. On the Old Dublin Road, the proposal provides for an egress from the rear, surface level, service yard, an access/egress to/from the proposed enclosed service yard and an access/egress to/from the rooftop car park.



Photo 2.3

Chapter 2 Land Use

Leisureplex site

The site is approximately 1.59 hectares and boasts 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 the District Centre. The site is currently host to the Leisureplex, social housing and the existing Council Library. The site is elevated with levels falling, towards the N11. In the Dun Laoghaire Rathdown County Development Plan 2004 – 2010, the site is zoned 'DC' - 'To protect, provide for and/ or improve District Centre facilities'. Development here would benefit from its proximity to transport links and its gateway position to Stillorgan (Photo 2.4).

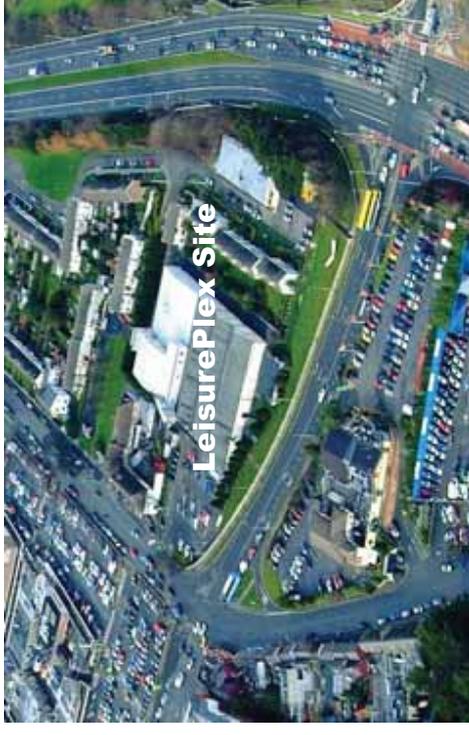


Photo 2.4

Blakes site



Photo 2.5

The site is located at the intersection of the N11 and the Kilmacud Road Lower, and currently consists of the former Blakes restaurant complex (Bondi Club), together with a small strip of land abutting the N11, to both the east and west side of the dual carriageway, to provide for a pedestrian bridge across the N11 (Photo 2.5). Again, the site is zoned DC 'To protect, provide for and /or improve District Centre'. The site comprises approximately 0.76 hectares. The site is elevated with general ground levels falling to the east and the southeast.

The building currently on site is a one and two storey complex, housing the Bondi Club and surface car parking. To the south of the site lies Esmonde Motors, with the Leisureplex site to the north, on the far side of the Kilmacud Road Lower. West of the site, on The Hill, are single and two storey artisan 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 cul-de-sacs. This site also benefits from its proximity to transport links and its gateway position to Stillorgan.

Chapter 2 Land Use

Current Planning Permission

Permission granted by An Bord Pleanála on 15th December 2005, for a mixed use development of 23,167 sq m approximately (over a double basement of 13,338 sq m) on a 0.76 ha site approximately. The development will consist of the demolition of all existing structures on site the construction of a pedestrian bridge over the N11 (Stillorgan By-pass) and the provision of a building that varies in height from six to twelve storeys over a two-storey split level basement. The development will consist of residential accommodation (18,151 sq m) including 215 no. Units, 2 no. Restaurants (396 sq m and 316 sq m. respectively); 2 no. retail units (256 sq m. and 194 sq m respectively); a public house (903 sq m; creche (352 sq m) and gymnasium (2,142 sq m). The development will also consist of vehicular access from The Old Stillorgan Road and 381 no. basement car parking spaces of 5958 sq m.

Overflow Car Park Site



Photo 2.6 Overflow Car Park, Kilmacud Road, Lower

The overflow car park for the Stillorgan Shopping Centre is situated along the southern boundary of the Plan area. It is triangular in shape and has an area of approximately 0.6 hectares (Photo 2.6). It is principally 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.

In the 2004-2010 County Development Plan, the site is zoned "NC", with a stated objective 'to protect, provide for and/or improve Neighbourhood Centre facilities'. Under this zoning residential, local and neighbourhood shops are permitted in principle.

The Millhouse Site

The site covers 0.24 hectares and is zoned "NC", with a stated objective 'to protect, provide for and/or improve Neighbourhood Centre facilities', in the 2004-2010 County Development Plan. The site lies on the corner junction of Allen Park Road and Kilmacud Road Lower, at the south west of the Stillorgan Plan area, in a prominent position visible for the full length of the Kilmacud Road Lower. The site is currently occupied by a public house and restaurant (Photo 2.7).

Redevelopment of this site provides an opportunity to improve the existing public domain and architectural interest within this area through a high quality development that respects and enhances the character and streetscape of the area.

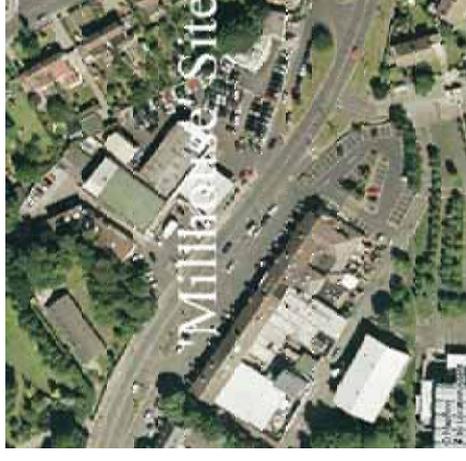


Photo 2.7. The Millhouse Site

Chapter 2 Land Use

Esmonde Motors Site

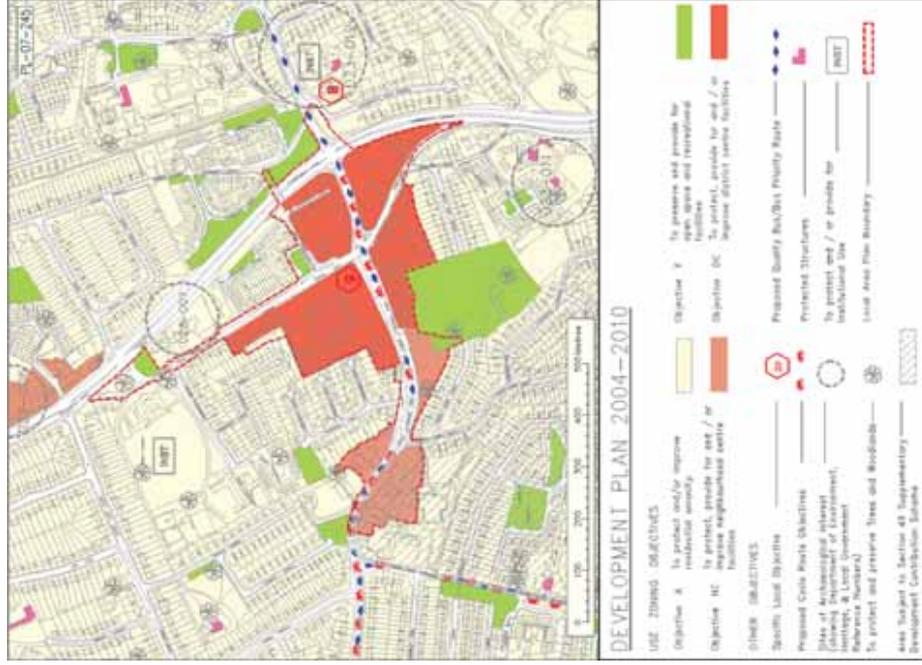


The site is zoned "DC" 'to protect, provide for and/or improve District Centre facilities'. Currently on the site there is a car showroom, two commercial buildings, and an unused service station. The site is at an important location, towards the edge of the District Centre zoning, on the approach to Stillorgan along The Hill, from the south, abutting and therefore, highly visible from the N11 (Photo 2.8).

The site is immediately to the south of the Blakes site and opposite the Orchard Cafe and Bar, in a pronounced position along the N11. There are no current permissions for the redevelopment of this site.

Chapter 2 Land Use

2.2 Land Use Strategy



Vision

The main aim of the Plan is to encourage a mix of uses within Stillorgan, to achieve a sustainable and people friendly environment in accordance with the land use zonings and objectives identified in the County Development Plan 2004-2010.

The proposed Local Area Plan is largely based on the existing zonings of the area, as adopted in the 2004-2010 County Development Plan. The lands within the proposed Local Area Plan are zoned "DC" - 'To protect, provide for and/or improve District Centre facilities', "NC" - 'To protect, provide for and/or improve Neighbourhood Centre facilities', with a number of small pockets of land zoned "A", "To protect and/or improve residential amenity", and "F" 'To preserve and provide for open space and recreational amenities' (Figure 2.2 Development Plan 2004 -2010).

The majority of the lands within the Stillorgan Local Area Plan boundary are zoned for District Centre use. Within the District Centre zoning, wide ranges of uses are both permissible and open for consideration (Appendix A: Land Use Zoning Objectives CDP 2004 -2010).

Figure 2.2

Chapter 2 Land Use

The Land Use Strategy

The Land Use Strategy identifies a vision for the redevelopment of the area having regard to the Land Use and Transportation Study Draft Final Report April 2007 (LUTS), the proximity of development to transport infrastructure and to the local environmental conditions. Regard is also given to land ownership, the strategy therefore takes advantage of the lands in single ownership.

As such the Land Use Strategy identifies areas that are considered to be most suited to the types of development as illustrated in Figure 2.3: Land Use Strategy.



Figure 2.3

The Retail Core allows for higher density retail and residential development located along the N11 transport corridor and Quality Bus Corridor (QBC) establishing a core retail area that is well positioned in terms of access and local context.

Medium Density Mixed Uses seeks to establish a core of diverse retail, residential and employment development, which will assist in the formulation of a vibrant District Centre adjacent to the Retail Core, but allowing a transition to the existing and proposed residential areas.

Low Density Mixed Uses are mainly identified on lands zoned "NC" " To protect, provide for and/or improve Neighbourhood Centres", formulating a transitional zone between the existing residential areas to the west and south and the retail and commercial areas at the District Centre, in order to protect existing residential amenity.

Residential Uses are to be located between the medium density mixed uses and the established low density (two storey) residential estates to the west and north west of the Local Area Plan boundary, in order to protect residential amenity.

Chapter 2 Land Use

Retail Strategy



Figure 2.4

Vision

It is an objective of the County Development Plan 2004 – 2010 (CDP) to protect the hierarchy of retail centres and the amenity of their surrounding area while facilitating future development. Stillorgnan has been placed as a District Centre in the (CDP) Retail Hierarchy.

The CDP identifies the importance of existing District Centres as providing a sense of place and community identity. Such Centres shall provide an important mix of services and leisure activities.

The CDP addresses the issues identified in the Greater Dublin Area Retail Planning Strategy 2001, in defining the role of retail centres. As such, the Local Area Plan aims to promote Stillorgnan in such a way that it will perform an important retail function for local communities. Within this area, regeneration and redevelopment will help to create an urban context. This regional retail strategy is now under review.

The CDP also identifies part of Stillorgnan as a Neighbourhood Centre. It is Council policy to support the development and redevelopment of Stillorgnan as a Neighbourhood Centre, by encouraging an appropriate range and type of retail uses and services, in particular which allows the smaller shop to thrive.

The Stillorgnan Local Area Plan aims to create a central retail core which will also incorporate a rich mix of uses as appropriate under the 'DC' zoning, surrounded by a further diverse mix of uses (Fig. 2.4).

Strategic Objectives

- Net retail sales space in Stillorgnan District Centre shall be capped at 25,000sq m for the period 2004 – 2010.
- Retail and commercial developments shall make a positive contribution to the physical environment and the public realm, providing a high quality of design and layout with integral useable public open spaces, which form a relationship with neighbouring developments and create uniformity throughout Stillorgnan.
- Planning applications submitted for retail development shall be accompanied by a retail impact statement where considered appropriate by the Planning Authority, to ensure that the nature and scale of the use complies with the objectives of the County Development Plan 2004-2010 and the Retail Planning Guidelines.

Chapter 2 Land Use

Residential

Vision

Stillorgan is an established residential area and it is envisaged that residential development within the Plan area could be by way of infill, redevelopment of brownfield sites and mixed use developments of residential, retail and commercial. The aim is to provide a diverse range of residential accommodation to meet demand and to create sustainable communities.

Strategic Objectives

- To protect the amenity of existing and outlying residential properties and ensure that any new development does not adversely affect this amenity.
- Any development shall accord with Policy 5.1.4 of the County Development Plan 2004-2010, which states that:
 - It is the 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.*
- Any high density residential development shall accord with the objectives and criteria set out in Section 5.5.2: Residential Density, of the County Development Plan 2004-2010.
- Developments shall create visually appealing, socially integrated places with a sense of place within Stillorgan.
- It is Council policy to promote high quality design and layout in new residential development. Public open space is considered to be a key element in defining the quality of the residential environment. Residential developments shall provide private and or semi-private open space that provides security and privacy to the user in accordance with the standards set out in Section 5.5.4 and 5.5.7: Residential Open Space, of the County Development Plan 2004-2010.
- Development standards shall accord with the standards and guidance specified in Chapter 5: Residential Development, of the County Development Plan 2004-2010.
- Given the existing maturity of this residential suburb, and the desire of many 'empty nesters' to trade down, it is considered that development shall provide a greater number of three bedroom or two bedroom plus study apartments to cater for this demand.
- It is Council policy to encourage a wide variety of housing types in new residential developments. (Section 5.2.1: Policy RES7: Housing Mix, County Development Plan 2004). The Planning and Development Act, 2000-2006 requires Development Plans to take into account the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households. Any developments shall accord with this 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.

Housing for the Community



Photo 2.9. Private/Affordable/Social Housing Scheme, Dundrum.

Vision

As part of sustaining communities, a diverse social mix is required. It is the aim of the Plan to create such a social mix by facilitating the provision of a range of accommodation types to provide for a heterogeneous community.

Strategic Objectives

□ Social and Affordable Housing Provision

It is a planning objective of this Local Area Plan that, in accordance with Dun Laoghaire-Rathdown County Council's Housing Strategy 2004-2010, 20% of all dwelling units to be developed as part of new developments shall be provided as social and/or affordable units.

The mix of social housing units as identified by the Housing Needs Assessment comprises the following breakdown of house type: one-bedroom (25%), two bedrooms (50%) and three-bedrooms (25%). The actual unit sizes must comply with the requirements of the Social Housing Guidelines.

Affordable housing being provided by agreement under Part V of the Planning and Development Act 2000-2006, should comprise the following percentage breakdown: one-bedroom (25%), two bedrooms (50%) and three plus bedrooms (25%).

It is however acknowledged that developers can comply with the requirements of Part V of the Planning and Development Act 2000-2006 in a number of ways. These include: Completed units on site; 20% of the land; serviced sites; units or land at an alternative site; financial contribution; or any combination of the afore-mentioned.

It is the objective of the Council to ensure that all Council owned lands or lands exchanged for Council owned lands in the Local Area Plan are used for the provision of community facilities (including social and affordable housing)

□ Housing for the Elderly

Housing for the Elderly shall be provided where appropriate and necessary in safe, secure and attractive locations. In developing proposals regard shall be had for the accommodation needs of those elderly persons who require carers.

Employment

Vision

To maximise the employment generation capacity of this Plan area given its proximity to high capacity public transport and strategic national road infrastructure.

Chapter 2 Land Use

The main employment opportunity within the Plan area is retail. The Plan therefore, identifies prime development sites (see Section 2.1) and opportunities to enhance this type of employment together with facilitating the provision for alternative employment in other commercial sectors that are complementary to its District Centre zoning.

Strategic Objectives

- To encourage office based development within the District Centre in association with other uses to fully serve the catchment area. This shall be assessed on the capacity of the District Centre to absorb the development.
- To encourage the location of service sector industries within the District Centre in conjunction with a mix of uses.

Conservation and Archaeological Heritage

Sites of archaeological/historical/architectural interest

Within its bounds, there are no sites of archaeological, historical or architectural interest. However, just outside of the Plan area, there is an Ecclesiastical remains site (Monastery site) located off the Old Dublin Road to the northeast of the Plan boundary (Record of National Monuments No. DU023-007). This is identified as a site of archaeological interest in the County Development Plan 2004 - 2010. Furthermore, there is a dwelling site off Stillorgan Park, to the east of the Plan area (Record of National Monuments No. DU023/012) (Fig. 2.5). Any development within the vicinity of these sites shall respect their status.

Architectural Heritage

Given the type of redevelopment in Stillorgan that has occurred over past years, it is considered that there are no buildings worthy of preservation and that the future redevelopment of the area will only enhance and give rise to a form of identity within the area. All proposals for the development along the west side of "The Hill" shall have regard to the character of the terraced cottages.

Trees and Hedgerows

There are five groups of trees within or on the bounds of the Plan area, to the north, northwest and southwest, identified in the County Development Plan 2004-2010 under the objective "To protect and preserve trees and woodlands". Any future development within close proximity to these trees shall respect the objective.



Figure 2.5

Chapter 2 Land Use

2.3 Possible Future Phasing of Development

Phasing of development in accordance with the proposed Land Use Strategy has been considered. To achieve the optimum development potential and the least disruption to the existing District Centre during construction periods, a scenario for phasing of development has been put forward as set out below.

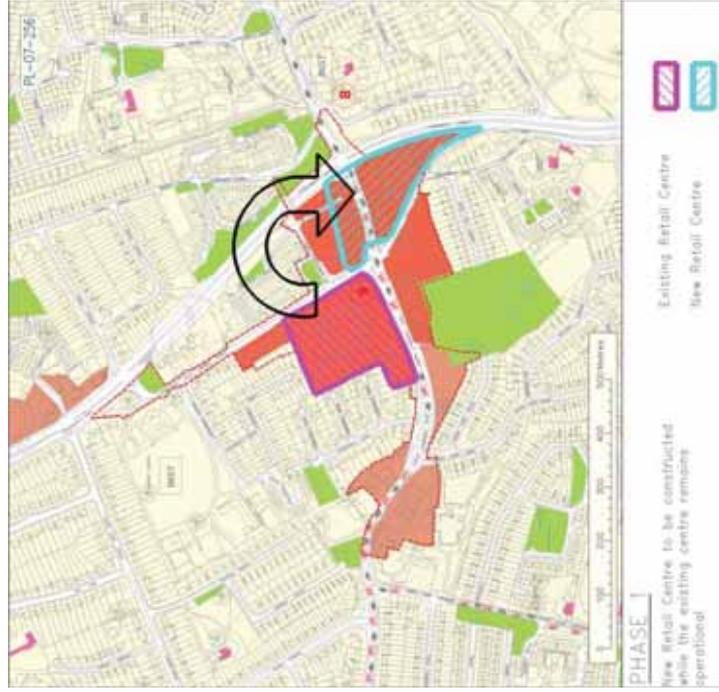


Figure 2.6

Phase 1 New Retail Core and Shopping Centre could be constructed while the existing Shopping Centre remains operational, with possible road and junction improvements along Kilmacud Road lower and N11 where deemed necessary and appropriate.

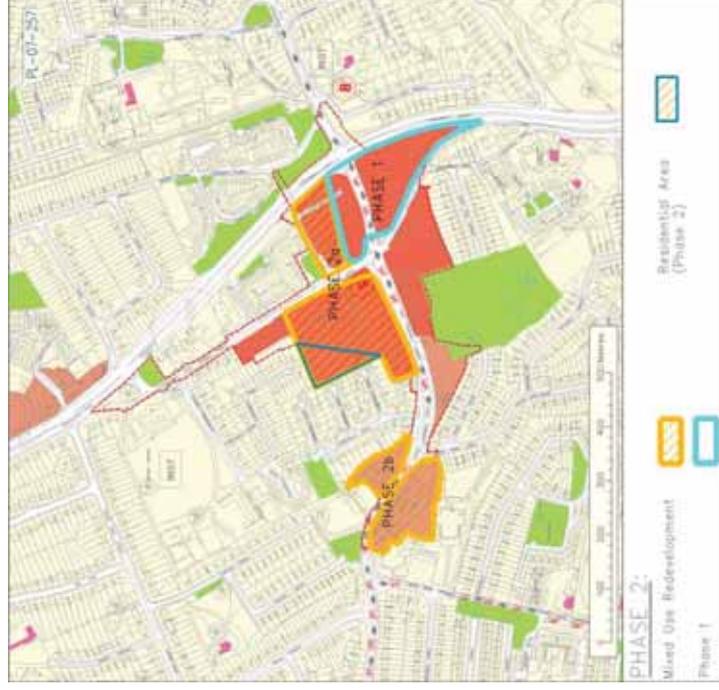
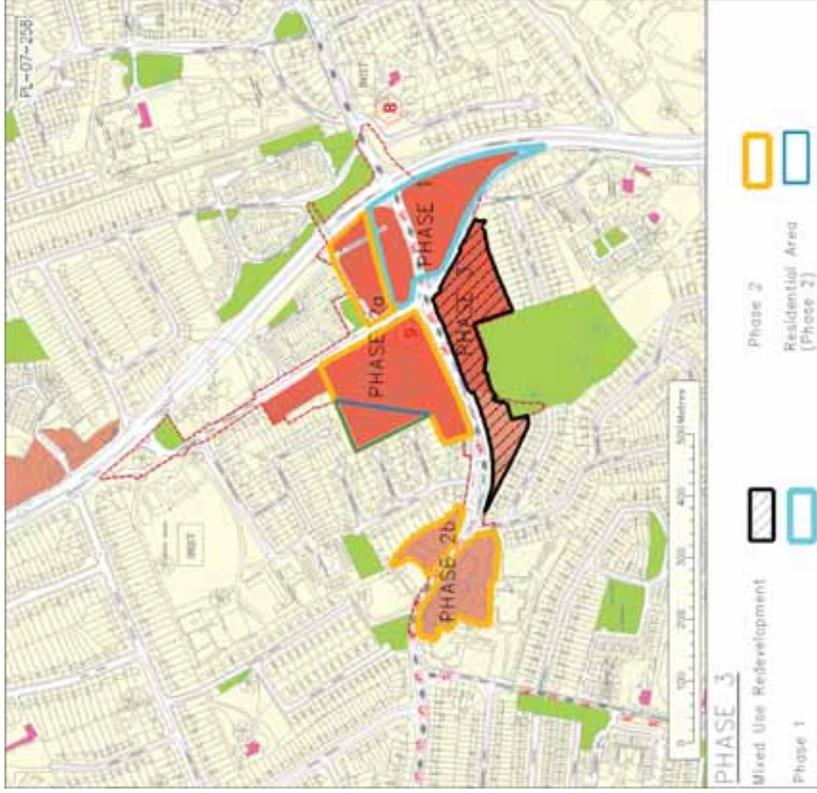


Figure 2.7

Phase 2A Mixed-use medium density development could be constructed on completion of new retail core under phase 1.

Phase 2B Redevelopment of the Neighbourhood Centre – Lower density mixed use development providing a range of neighbourhood shops.

Chapter 2 Land Use



Phase 3 Mixed use development could be constructed on completion of main retail and residential core.

Figure 2.8