

Executive Summary

Stillorgan is a residential suburban district of Dublin, approximately 7 Kilometres south of the city centre, within the heart of Dun Laoghaire Rathdown County (see figure 1.7). At its core, Stillorgan has a long established shopping district, servicing the surrounding residential areas. It is this District Centre that forms the Local Area Plan (See Fig. A).

The District Centre is well connected by public transport to the city along the N11 Quality Bus Corridor and by the LUAS, and with easy access to the M50 motorway. However, the area is affected by severe traffic congestion and poor pedestrian linkages, particularly within the vicinity of the shopping centre, which is criss-crossed by the Upper and Lower Kilmacud Roads, the Stillorgan Road and the Old Dublin Road (See Photo. A) which link with the N11, parts of Sandyford and the M50. Given the advantages of Stillorgans proximity to existing public transport links, the Local Area Plan aims to promote the further use of public transport, walking and cycling by facilitating the development of a pedestrian and cycle friendly area to address the problems created by the existing dominance of the car.

Stillorgan is host to a range of existing services and facilities including the Stillorgan Shopping Centre, a 1960's two storey structure which dominates the heart of Stillorgan. However, the existing urban form and development provides little cohesion or sense of place. It is the aim of the Plan to create a strong urban form with a strong sense of community and identity, through the promotion of high quality architecture and urban design, including the provision of quality public spaces useable by all and improved public realm with an emphasis on pedestrian safety. Stillorgan has experienced a decline in population in the last 24 years and has a low number of persons per household level. The catchment area is dominated by large detached and semi detached dwellings, however the area does not provide for those "empty nesters" who wish to trade down. The aim is therefore, to sustain the catchment population by reviving the heart of Stillorgan and by enhancing the diversity of housing to cater for all needs and to create a thriving and diverse community.

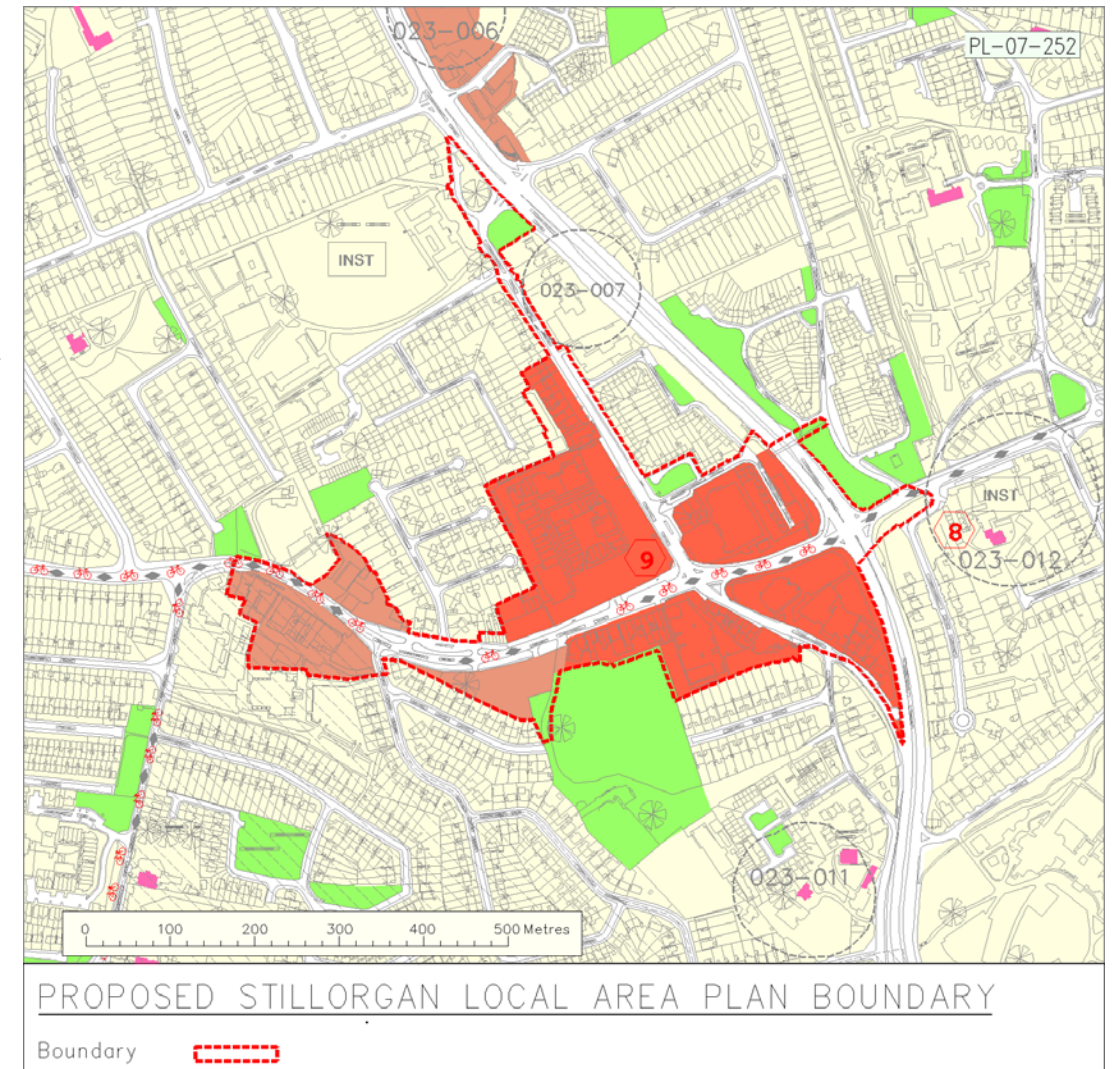


Figure A

Furthermore, the Land Use Strategy detailed within the Plan, identifies a vision for the redevelopment of the area, which supports the continued development of Stillorgan as a District Centre and Neighbourhood Centre. The aim is to promote vitality and viability, improve the amenity of the surrounding environment, encourage an appropriate range of quality retail development and protect, where possible, the survival of small and specialists shops.

Strategic development sites which are ripe for redevelopment have been identified, including the existing Shopping Centre, and the Leisureplex and Blakes sites. These sites are zoned in the County Development Plan 2004 – 2010 (CDP) for either District Centre or Neighbourhood Centre uses. The Land Use Strategy is devised to take full advantage of the opportunities that exist due to many of the sites being in single ownership and will assist in realising these sites full developmental potential.



Photo A