

# Stillorgan

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Draft Local Area Plan 2018 - 2024



# 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 Draft 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 Draft 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 Draft Stillorgan LAP (2017) (known hereafter as "the Draft LAP") 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 2017 Draft Local Area Plan?

In the main, the broad strategic approach of the Draft LAP remains consistent with the 2007 Plan. The Draft 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 Draft LAP also makes proposals for comprehensive improvements to the public realm of Stillorgan.

The main differences between the original 2007 LAP and the 2017 Draft 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 Draft LAP, (including the main Draft LAP Maps) and the detailed report is included as a separate Appendix to the Draft 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 Draft 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:

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

### 1.4 Pre-Draft Public Consultation

A 'Pre-Draft Consultation Process' for this Draft 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

When the Draft Local Area Plan is published it must be placed on display for a minimum 6 weeks during which submissions and observations are 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 is presented to the Elected Members not later than 12 weeks after publication of the notice in the national newspaper.

The Elected Members have 6 weeks to consider the report and adopt, amend or reject the Draft Local Area Plan. Should any Material Alterations to the Draft Local Area Plan be proposed, these must go on public display for a further period of not less than 4 weeks.