

## 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

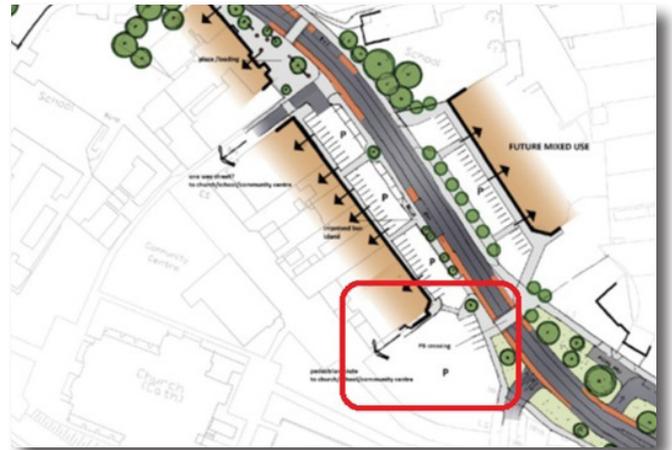


Figure 10: MillHouse Long Term Proposal

#### 4.5.5.2 Millhouse Site – Site Development Framework

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

## 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 800m<sup>2</sup> 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 .

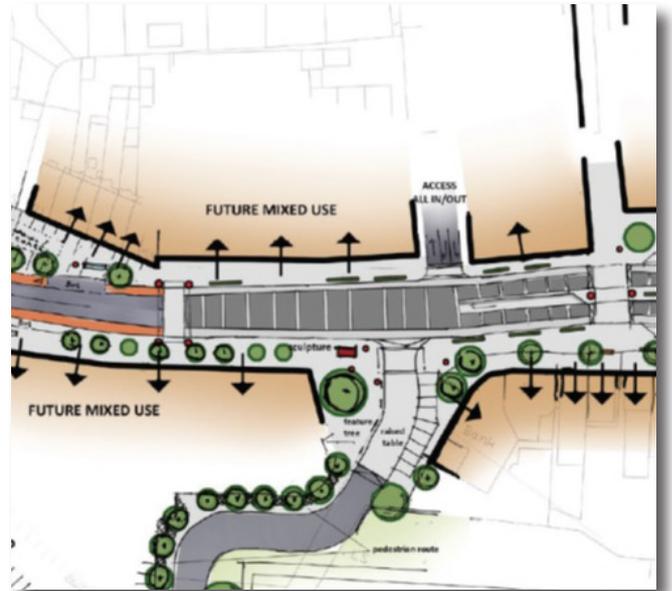


Figure 11: Stillorgan Mall Long Term Proposal



Map 23: Stillorgan Mall

#### 4.5.6.2 Stillorgan Mall - Site Development Framework

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

## 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. Dún 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 E18: 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 Draft 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"> <li>The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DEHLG / OPW, 2009), as may be revised and/or updated.</li> <li>The prevailing Dún Laoghaire-Rathdown County Development Plan.</li> <li>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).</li> <li>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.</li> </ul>
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 Enclosure. 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.

## 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.

#### 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.

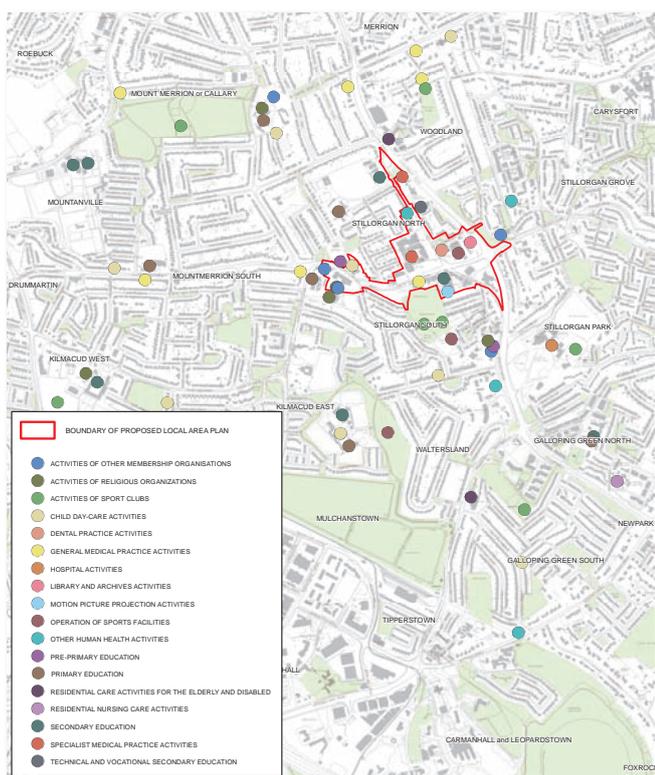
Mount Merrion Community Centre, located approximately 500 metres northwest of the LAP boundary, is a large multi-purpose facility comprising of a main hall, function room, children’s room, smaller meeting rooms and coffee dock. There is also an outdoor play area. Glenabyn Sports Centre and Kilmacud Crokes 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 Draft Stillorgan Local Area 2017-2023, advise 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.
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### 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 say 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).

#### 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.

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.

#### 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'.

#### 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.

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.

## 4.9 Implementation

### 4.9.1 Implementation of the Plan

The Vision of the Draft 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.