

Community Audit of Stillorgan, Co. Dublin

In respect of the proposed development at

**Former Blakes and Esmonde Motors Site,
Lower Kilmacud Road and The Hill, Co. Dublin**

Prepared by

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On behalf of

Cairn Homes Ltd.

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1.0 INTRODUCTION

- 1.1 The purpose of this report is to provide an audit of the existing community facilities serving the Stillorgan area. It provides information on the key population changes occurring in the catchment area and the potential demographic changes arising from the redevelopment opportunities within this area. The report contains an audit of the existing social infrastructure in the area relating to:
- open space, sport and recreation;
 - education;
 - health and social services facilities;
 - cultural facilities;
 - religious facilities;
 - meeting and hall facilities;
 - retail provision.
- 1.2 These facilities are assessed to support the proposed development of the subject site for residential use. In particular this assessment will demonstrate that there is sufficient community provision within the catchment, therefore the development of the subject lands will not result in a loss of community related activities.
- 1.3 This report has been prepared on behalf of Cairn Homes Properties Ltd. who propose to develop lands at the former Blakes and Esmonde Motors site. The proposed development consists of the construction of a mixed-use development comprising mixed-use scheme of “Built to Rent” BTR apartments laid out in 6 no. blocks ranging in height from 3-9 storeys comprising 377 no. apartment units (21 no. studio apartments, 189 no. 1 bedroom apartments, 159 no. 2 bedroom apartments, & 8 no. 3 bedroom apartments).
- 1.4 The development also includes: c. 841 sq.m. restaurant / café floorspace (in 5 no. units at ground floor & lower ground floor), a Community Sports Hall (c. 933 sq. m), office space c. 195 sq. m, Residential amenity floorspace (c. 1,016 sq. m) and a creche of c. 215 sq. m on the subject site zoned ‘DC’ (District Centre) under the current Dun Laoghaire-Rathdown County Development Plan.
- 1.5 The strategy for our clients’ lands is to bring about the development of the former Blakes and Esmonde Motors site in conjunction with the Stillorgan Village LAP and Stillorgan Village Area Movement Framework Plan.
- 1.6 The key objectives of the proposal are to:
- Regenerate this key vacant under-utilised brownfield site for an appropriate mix of uses to help rejuvenate and upgrade Stillorgan district centre in accordance with planning policy objectives;
 - Provide additional complementary uses, such as restaurant/café units to strengthen the role of the Stillorgan District Centre, enliven street frontages and reinforce the quality and character of the village centre;
 - Provide much needed residential dwellings (377 no.) within an established District Centre and provide vibrancy and support the associated uses, leisure, and café/restaurant facilities;

- Provide a civic plaza and enhance the public realm of Stillorgan district centre in accordance with the Council's Stillorgan Village Area Movement Framework Plan;
- Improve the connectivity and permeability through the site connecting to the Village Centre and surrounding areas.

1.7 The purpose of the community audit is to determine if the Stillorgan area is well served by community related facilities to support the future residents of the proposed development. The study also forms an important information tool that can be used in the consideration of the redevelopment of other lands in the area.

2.0 INTRODUCTION TO STILLORGAN

2.1 Stillorgan formerly a village in its own right, is now a suburban area of Dublin in Ireland. Stillorgan is located in Dún Laoghaire–Rathdown, and contains a large number of housing estates, shops and other facilities, with the old village centre still present.

2.2 Stillorgan neighbours other southside districts such as Kilmacud, Mount Merrion, Sandyford, Leopardstown, Dundrum, Blackrock, Goatstown and Foxrock.

2.3 Stillorgan is located c. 7km south of Dublin City Centre, 4km west of Blackrock and within close proximity to the N11, which links Dublin to Rosslare.

2.4 The town centre is home to the Stillorgan Village Shopping Centre which offers a wide range of amenities to visitors.

2.5 West of the town centre is served by the R825 to Dundrum and the R826 to the south to Sandyford.

2.6 Due to its proximity to the N11 it has been a much sought-after residential location, the heart of the town centre provides a range of shops, cafes, restaurants etc.

2.7 Deerpark is located to the north east of the town in Mount Merrion which provides a significant amount of open space including playing pitches, children's playground, a dog park and tennis courts. Directly adjacent to the park on Deerpark Road is the Union Café which functions as a public house as well as a restaurant and café.

Figure 2.1 – Subject Lands

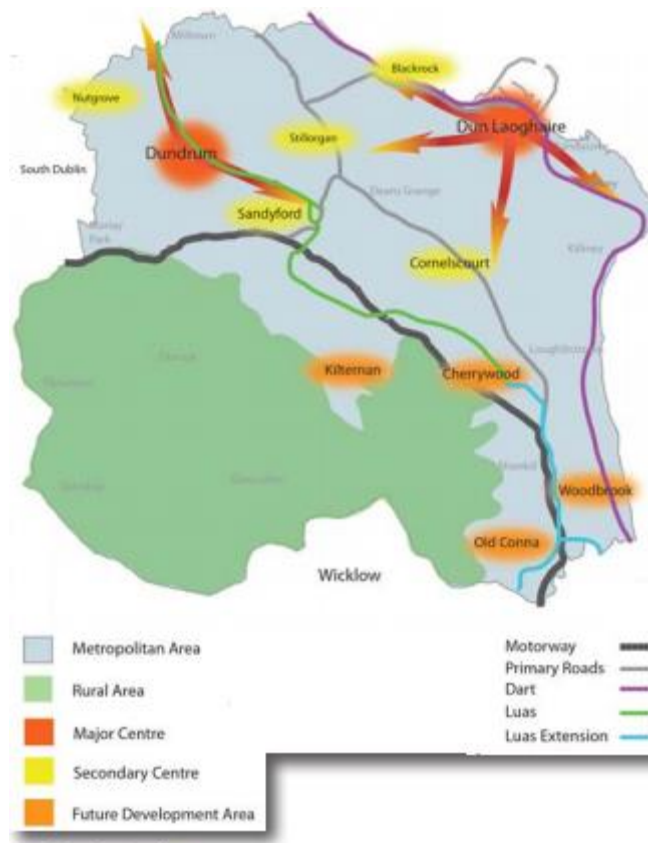


Source: Google

3.0 STILLORGAN AREA CONTEXT

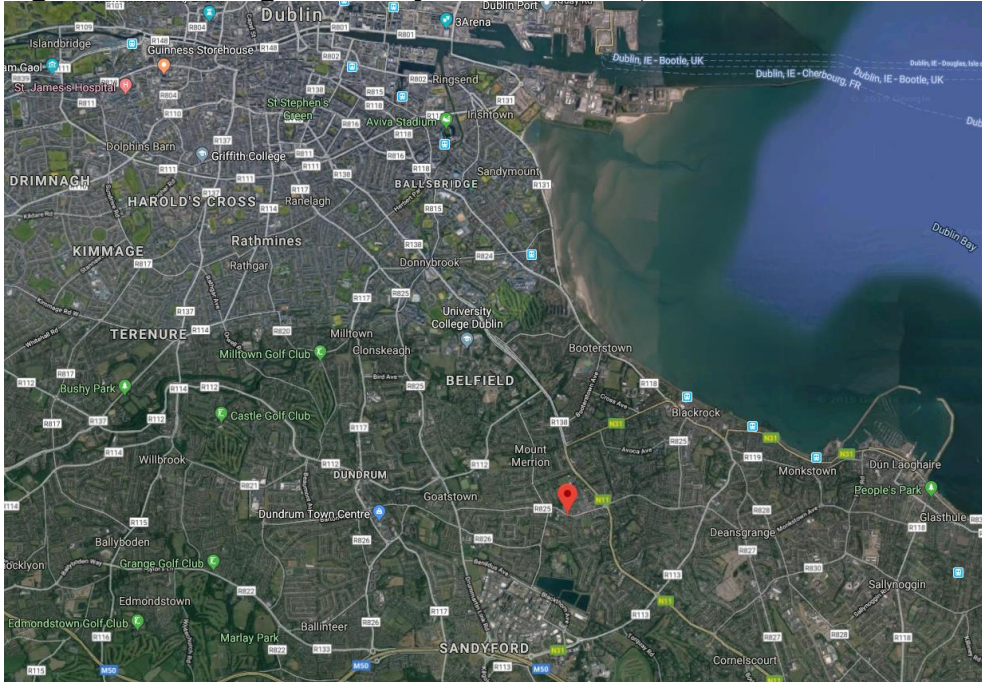
- 3.1 Stillorgan is located in Dún Laoghaire–Rathdown, South County Dublin, being 7 kilometres from the city centre.
- 3.2 The N11 leads out from the city centre, passing through Stillorgan, towards Bray. The N11 hosts the 'Stillorgan Bus Corridor' (QBC) which runs along the N11 in both directions from St. Stephen's Green to Foxrock.
- 3.3 Stillorgan is a major bus interchange and the Stillorgan QBC is the most heavily used in Ireland, featuring two of Dublin's busiest and most frequent bus routes, the 46a to Dún Laoghaire and the 145 to Bray which both provide access from the site into the City Centre.
- 3.4 Stillorgan is bordered by Mount Merrion to the north, Kilmacud to the west, to the south by Sandyford and Blackrock to the east.
- 3.5 Figure 2 shows the subject site in the context of Stillorgan and the County. Figure 3 below shows the locational context of Stillorgan and the city centre.

Figure 3.1 – Map showing context of Stillorgan in relation to the County



Source: Stillorgan LAP.

Figure 3.2 – Stillorgan and city centre context;

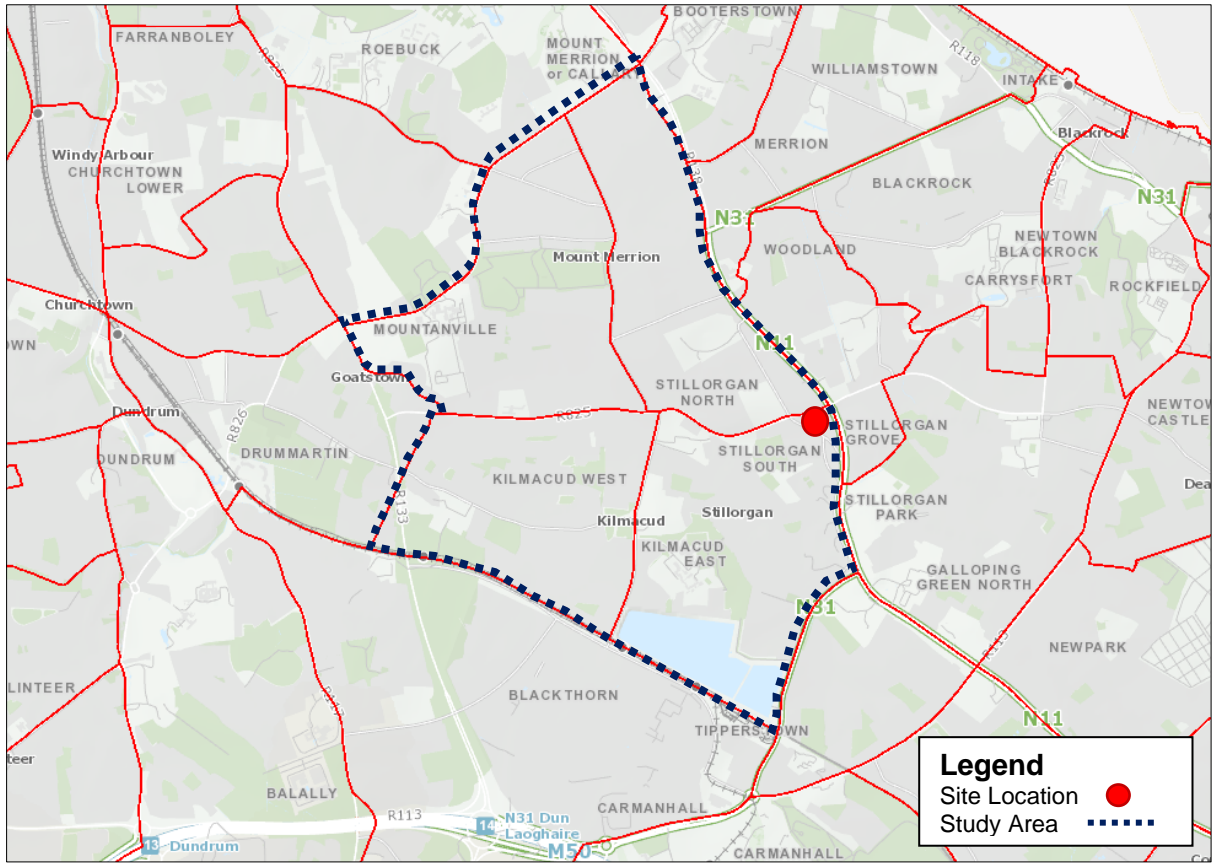


Source: Google Maps.

4.0 DEMOGRAPHICS

- 4.1 In order to determine an appropriate catchment area for the Community Audit, it was decided to combine 4 Electoral Divisions (EDs) Stillorgan – Mount Merrion, Stillorgan – Merville, Stillorgan – Kilmacud and Stillorgan Deerpark as per the CSO SAPMAP for the Study Area, as seen in Figure 3 below. The study area will be referred to as the 'Stillorgan area' for interest of clarity.
- 4.2 The demographic trends for the study area are derived from the 2011 and 2016 Census and relate to the 4 EDs above. The following areas are discussed:
- Population;
 - Age Profile;
 - Social Class and Employment;
 - Educational Attainment.

Figure 4.1 – Study Area Boundary outlined in black; Source: CSO.



4.1 Population

Table 4.1 – Population Trends in Stillorgan, County and the State, 2011-2016

	Stillorgan		State	
Year	Population	% Change	Population	% Change
2011	11,772		4,588,252	
2016	12,528	6.3	4,757,976	3.7

4.3 As can be seen from Table 4.1 above, the population growth in the Stillorgan area is significantly above the growth rate in the State.

4.1.1 Age Profile

Table 4.2 – Age Profile in Stillorgan and the State, 2016; Source: CSO

	Stillorgan		State	
Age Group	2016 Pop.	% of Pop.	2016 Pop.	% of Pop.
0-19	2,806	22.3	1,309,368	27.4

20-39	3,386	27.0	1,322,467	27.7
40-59	3,360	26.8	1,253,607	26.3
60-79	2,239	17.8	727,831	15.2
80+	737	5.5	148,592	3.1
Total	12,528		4,761,865	

4.4 The table above shows the age profile of the Stillorgan area in comparison to the State. The above figure shows that Stillorgan has an older population profile than the State average.

4.1.2 Social Class and Employment

Table 4.3 – Employment Statistics of Stillorgan and the State, 2016; Source: CSO

Principal Economic Status	Stillorgan		State	
	Pop.	%	Pop.	%
At work	5,220	51.1	2,006,641	53.4
Looking for first regular job	48	0.4	31,434	0.8
Unemployed having lost or given up previous job	243	2.3	265,962	7.0
Student	1,661	16.2	427,128	11.3
Looking after home/family	826	8.0	305,556	8.1
Retired	2,042	19.9	545,407	14.5
Unable to work due to permanent sickness or disability	143	1.4	158,348	4.2
Other	28	0.2	14,837	0.3
Total	10,211		3,755,313	

4.5 The table above shows that the Stillorgan area has a below average amount of the population at work, at 51.1% compared to the State average of 53.4%. This is due to a high percentage of the population in retirement at 19.9%, which is significantly above the state average.

Table 4.4 – Social Class of Stillorgan and the State, 2016

Social Class	Stillorgan		State	
	Pop.	%	Pop.	%
Professional workers	2,698	21.5	386,648	8.1
Managerial and technical	5,547	44.2	1,336,896	28
Non-manual	1,857	14.8	837,145	17.5
Skilled manual	647	5.1	671,890	14.1
Semi-skilled	406	3.2	501,103	10.5
Unskilled	58	0.4	170,391	3.5
All others gainfully occupied and unknown	1,315	10.4	857,792	18
Total	12,528		4,761,865	

Source: CSO

4.6 The figures presented in Table 4.4 suggest that the Stillorgan area has a healthy employment trend when compared to the State average. In terms of social class, the above table demonstrates that the Stillorgan area has a high percentage of the population working as Professional workers and Managerial and Technical. For example, 44.2% of the Stillorgan population are employed as Managerial and technical,

as compared to the State average of 28% and only 5.1% of the Stillorgan population are involved in skilled manual work, compared to the State average of 14.1%.

- 4.7 The social class of an area is directly related to educational attainment. The high number of professional workers in the Stillorgan area suggests a strong educational attainment. This will be further discussed below.

4.1.3 Educational Attainment

Table 4.5 – Education Level in Stillorgan and the State, 2016;

Educational Attainment	Stillorgan		State	
	Pop.	%	Pop.	%
No Formal Education	26	0.3	52,214	1.6
Primary Education	227	2.7	334,284	10.7
Lower Secondary	488	5.9	449,766	14.5
Upper Secondary	1,391	17.0	573,643	18.5
Technical or Vocational qualification	440	5.3	271,532	8.7
Advanced Certificate/Completed Apprenticeship	264	3.2	182,318	5.8
Higher Certificate	405	4.9	153,351	4.9
Ordinary Bachelor Degree or National Diploma	877	10.7	237,117	7.6
Honours Bachelor Degree, Professional qualification or both	1,655	20.2	331,293	10.6
Postgraduate Diploma or Degree	1,942	23.7	284,107	9.1
Doctorate (Ph.D) or higher	277	3.3	28,759	0.9
Not stated	188	2.2	198,668	6.4
Total	8,180		3,097,052	

Source: CSO.

- 4.8 As can be seen from Table 4.5 above, the Stillorgan area has an above average level of educational attainment. For example, the percentage of the population with no formal education in Stillorgan (0.3%) is less than the State average (1.6%). Additionally, the percentage of the population in Stillorgan with a Postgraduate Diploma Degree exceeds the State average, with figures of 23.7% and 9.1%, respectively. In all categories ranging from Higher Certificate to Doctorate (Ph.D.) or higher, the educational attainment in Stillorgan exceeds or is equal to the State average.

5.0 FUTURE DEMOGRAPHIC TRENDS

- 5.1 Stillorgan is a well-established suburb of South Dublin and few opportunities for large-scale development still exists within the study area. A review of the current planning applications with Dun Laoghaire-Rathdown and An Bord Pleanála revealed that there are few applications (granted / proposed) for large scale development in the study area.

Table 5.1 – Granted and proposed large scale developments in the study area

Granted Units			
DLR Reg. Ref.	ABP Ref.	Date Granted	No. Units
D15A/0121	PL.060.245755	04/04/16	48
D17A/0240	ABP-300244-17	20/09/18	47

D17A/0951	ABP-301502-17	30/11/18	50
N/A	ABP-300520-17	16/03/18	103 (+179 student)
Proposed Units			
N/A	ABP-303694-19	N/A	232
Total			481 (+179 student)

5.2 Both current and proposed development of the Stillorgan area include the provision of approximately 481 no. residential units (this figure is indicative as some planning application in the area may have been missed). Using an indicative occupancy rate of 2.6 persons per unit, the study area can expect to generate an additional population of approximately 1,250 persons over the forthcoming 10-year period.

5.3 An additional 1,250 persons would represent a population increase on the 2016 levels of 10%. This population is not considered to be significant. It is notable that an increase of 1,250 persons would bring the population to approximately 13,1778 by 2024.

6.0 EXISTING COMMUNITY FACILITIES

6.1 An audit was carried out of the existing social infrastructure in the defined study area under the following headings:

- Open Space, Sport and Recreation;
-
- Education;
- Religious Facilities;
- Meeting and Hall Facilities;
-
- Arts & Cultural Facilities;
- Retail.

6.1 Open Space, Sport & Recreation

6.2 The subject site is an underutilised brown field site which has been outlined in the Stillorgan Local Area Plan 2018 as a site with significant development potential by Dun-Laoghaire-Rathdown County Council. The subject site was never used as public open space, therefore would not result in a loss of open space. The proposed development, however, will provide for new open spaces which will be enjoyed by the future and existing residents, in addition to the civic plaza.

6.3 The purpose of this community audit is to record the existing facilities and amenities in the study area which will hopefully adequately serve the needs of the future residents of the proposed development.

6.4 Recreation and open space are an important part of every community's life. They require pro-active encouragement and enhancement to ensure participation by all within the local community. This section of the audit seeks to identify the type, functions, location and maintenance requirements of open spaces within the wider area and includes:

- an assessment of the quality and condition of facilities and fitness for purpose;

- the levels of use, needs and differing aspirations for open space by the Stillorgan community; and
- an evaluation of the existing provision against the identified needs, such as to identify areas of deficiency or surplus and other issues and opportunities.

6.5 There are a number of open spaces sport facilities in the vicinity of the subject site such as Deer Park, Marsham Court Park, St. Raphaela's Public Park and Westbury Open space.

6.1.1 Deer Park, Mount Merrion

6.6 A popular local amenity in Mount Merrion, Deer Park is a 32-acre public park owned and maintained by Dun-Laoghaire Rathdown County Council. Open 24/7, it provides facilities for dog owners, nature lovers, joggers, children and local sports clubs, and has views over the city and Dublin Bay.



Photo 1: Deerpark, Mount Merrion.

6.1.2 Kilmacud Crokes GAA Club

6.7 Kilmacud Crokes GAA Club is located in Genalbyn House on Glenalbyn Road, Stillorgan.

6.8 The club has circa 4,800 members from the Stillorgan area and surrounding parishes and caters for the GAA codes of Men's and Ladies Football, Hurling and Camogie. The club fields approx 130 teams across all age groups and levels. The club is at the heart of the community and has excellent partnerships in place with all the local schools.

6.9 The club provides for floodlit all-weather facilities, indoor hurling arena and fully equipped modern clubhouse.



Photo 3: Kilmacud Crokes GAA Club.

2 Glenalbyn Tennis Club

- 6.10 Glenalbyn Tennis Club is a section of Glenalbyn Sports Club which is associated with Kilmacud Crokes GAA Club
- 6.11 The tennis club has 6 floodlit courts and has excellent facilities including the indoor and outdoor viewing areas, and the professionally run bar.
- 6.12 Other facilities of the Sports Club include the Village Cafe, Kilmac Bar, a gym, snooker tables as well as meeting rooms and a function room where a wide variety of activities take place.
- 6.13 The tennis club runs a very active programme of tennis and social events for all standards during the year for both adults and juniors.



Photo 4: Glenalbyn Tennis Club.

6.1.3 Marsham Court

- 6.14 A neighbourhood park adjacent to the Marsham Court estate. Events organised by the local neighbourhood and the Marsham Court Residents association sometimes happen here including summer parties and clean ups.



Photo 5: Marsham Court.

6.1.4 Clonmore Park

- 6.15 Clonmore Park is a neighbouring park used by surrounding residents, with play facilities for children of a variety of ages.



6.1.5 Stillorgan-Rathfarnham RFC Training Pitches

- 6.16 Stillorgan RFC is an amateur rugby football club based in South Dublin, Ireland. The club has three teams - 1st XV, 2nd XV and 3rd XV, and these teams compete in the Dublin Metropolitan League and Cup competitions. In 2013 the club added a Minis section, and this has facilitated juniors to the club.
- 6.17 The club plays home matches from CUS Sportsgrounds, Bird Avenue and holds training sessions on weeknights from St. Benildus College in Kilmacud.
- 6.18 The proposed development will also add to the provision of a public plaza as well as public realm upgrades.

6.2 Educational Facilities

- 6.19 The following pre/ after schools, primary, secondary and third level colleges/ further education facilities were identified within the study area. The kilometres relate to each school's distance from the subject site according to Google Maps. Each will be addressed as follows:

Pre/ After Schools

- 6.20 We have carried out a review of the existing childcare facilities in the area. We have predominantly focused on the boundary of the study area, however, have noted a number of facilities just outside the boundary that may still be considered either within walking distance, or easily accessible, hence they are considered to be relevant to the study.
- 6.21 It is clear that there is a significant provision of facilities in the area. Notwithstanding the above, a childcare facility of 215 sq.m. is provided within the development to cater for c. 57 no. children (based on 4.5 sq.m. per child). It is therefore considered that the proposed development and the surrounding area is adequately served in relation to childcare.

Figure 6.1 – Aerial view of Stillorgan showing the locations of open space & sport facilities



Source: Google Maps.

Table 6.1 – Childcare facilities within c. 2km of the subject site

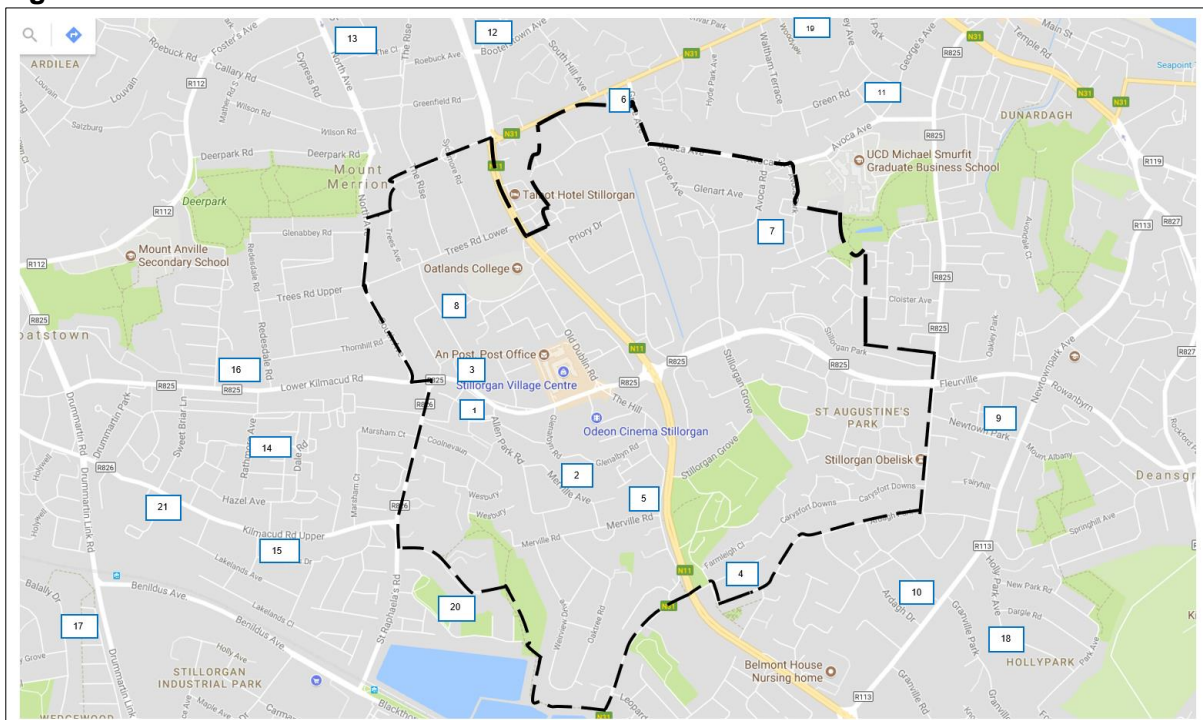
	Childcare Facility	Type	Services	Provision
1	Wise Little Owls Montessori School, St. Millhouse, 1 Lower Kilmacud Rd, Stillorgan, Co. Dublin	Private, inc. ECCE.	Part-time, all year around.	88 spaces
2	Glenalbyn Montessori School, 3 Woodview House, Glenalbyn Road, Stillorgan, Co. Dublin	Private, inc. ECCE.	Sessional, Pre-School, mornings.	22 spaces
3	Beechwood Childcare, Beechwood Court, Stillorgan Road, Galloping Green, Stillorgan, Dublin 18	Private, inc. ECCE, CSCU.	Full day care, all year around.	65 spaces
4	St. Brigid's Parish Playschool, 15 Merville Rd, Stillorgan, Dublin, A94 V104	Low cost private, inc. ECCE (not for profit)	Sessional mornings.	30 spaces

	Childcare Facility	Type	Services	Provision
5	Coco's Childcare, Rathengle, 114 Mount Merrion Avenue, Blackrock, Co. Dublin	Private, inc. ECCE, CSCU.	Full day care,, all year around, 4 mths – 4 yrs.	55 spaces
6	Little Apples Academy, Dublin Road, Blackrock, Co. Dublin	Private, inc. ECCE, CSCU.	Full day care for pre-school children from 2 yrs 8 mths – 6 yrs,	unknown
7	Oatlands Childcare and Montessori, Oatlands Primary School, Stillorgan, Co. Dublin	Set up on under BoM of Primary School, ECCE & CSCU.	Sessional, All year apart from August, 2 years 9 months – 5 years of age, After school	36 spaces
8	Guardian Angels Montessori School, Newtownpark Avenue, Blackrock, Co. Dublin	Private, inc. ECCE.	Part-time, Sessional care.	18 spaces
9	Coco's Childcare, Newtown Park Avenue, Blackrock, Co. Dublin	Private, inc. ECCE.	Full day care, pre-school children from 6 mths to 6 yrs.	40 spaces
10	Coco's Creche & Montessori, Sydney Terrace, Blackrock, Co. Dublin	Private, inc. ECCE.	Full day care,	28 spaces
11	The Park Academy, Thornwood, Booterstown, Co. Dublin,	Private, inc. ECCE, CSCU.	Full day care, from ages 2.5 to 6 years.	50 spaces
12	Little Dale Academy, 19 -21 Dale Road, Kilmacud, Stillorgan, Co. Dublin	Private, inc. ECCE.	Full day care, Part-time and sessional care to pre-school children aged 6mths to 6 years.	83 spaces
13	Lakelands Childcare, 9 Lakelands Road, Upper Kilmacud Road, Stillorgan, Co. Dublin	Private, inc. ECCE.	Full day care for children from 6 mths to 6 years.	38 spaces
14	Busy Bees, 207 Lower Kilmacud Rd, Stillorgan, Co. Dublin	Private, inc. ECCE.	Full day care.	65 spaces
15	Clever Clogs, 128 Balally Dr, Kilmacud West, Dundrum, Co. Dublin	Private, inc. ECCE.	2.5 years – School Entry.	60 spaces
16	Hollypark Montessori, 17 Holly Park Ave, Glebe, Blackrock, Co. Dublin	Private, inc. ECCE.	Part-time education and care to pre-school children from 2.6 mths to 5 yrs.	27 spaces
17	Our World Montessori, St. Philip + St. James' Parish Centre Cross Avenue, Booterstown Blackrock, Co Dublin	Private, inc. ECCE.	Part Time, 2.5 years – School entry	24 spaces

	Childcare Facility	Type	Services	Provision
18	Greenfields Montessori, St Raphaela's National School, Kilmacud Rd Upper, Stillorgan, Co. Dublin	Private, inc. ECCE.	Part-time, Sessional education and care to pre-school children 2.5 yrs to 6 yrs.	22 spaces
19	Narnia Nursey School, Hazelwood Lodge, Kilmacud Rd Upper, Kilmacud West, Dublin 14	Private, inc. ECCE, CSCU.	Full and part time, sessional care for 6 months – Pre-School; Pre-School to School Entry.	110 spaces in total, 25 for babies, 85 for pre-school
20	Star Tots Creche, 81 Lower Kilmacud Road, Stillorgan, Co. Dublin	Private, inc. ECCE.	Full day care, 6 mths to 10 years of age.	91 spaces
21	The Children's House Montessori Primary School, Lower Kilmacud Road, Stillorgan, Co. Dublin.	Private, inc. ECCE.	Part-time and Sessional care and education to children from 2 yrs and 9 mths to 12 yrs	44 spaces
22	Fontanelles Montessori, Mount Merrion Community Centre, Co. Dublin.	Private, inc. ECCE.	Sessional care and education.	22 spaces
			Total:	1,018 Spaces

6.2 The facilities are plotted on the map below as per the numbers allocated in the table above.

Figure 6.2 – Childcare Facilities



- 6.3 As per Table 6.1 above there are a large number of childcare providers in close proximity to the application site.
- 6.4 From the above survey it has therefore been demonstrated that the provision of childcare in the area and the additional facility provided within the development can sufficiently accommodate the further demand generated by the proposed development.

6.3 Primary Schools

- Oatlands Primary School, 32 Woodlands Ave, Stillorgan, Dublin
This is a national school which caters for both boys and girls currently has 409 pupils in attendance at the school based on the latest GeoHive statistics; c. 750m.
 - St. Laurence's Boys National School, Kilmacud, Stillorgan, Co. Dublin
This is a national school which caters for just boys and currently has 439 pupils in attendance at the school based on the latest GeoHive statistics; c. 750m.
 - Saint Brigid's National School, 15 Merville Rd, Stillorgan, Dublin
Catering for both boys and girls, Saint Brigid's National School has a capacity of approximately 84 pupils; c. 700m.
 - Mount Anville Primary School, Mount Anville Road, Dublin 14
This is a national school which caters for girls currently has 383 pupils in attendance at the school based on the latest GeoHive statistics; c. 1.4km.
 - Scoil San Treasa, The Rise, Mount Merrion, Co. Dublin
Catering for both boys and girls, the school has a capacity of approximately 449 pupils; c. 1.5km.
 - St. Raphaela's Primary School, St. Raphaela's Road, Stillorgan, Co. Dublin.
Catering for girls, St. Raphaela's Primary School has a capacity of approximately 266 pupils; c. 1.4km.
- 6.22 There is also a number of primary schools that are not located within the study area but are still easily accessible from the subject site:
- Booterstown National School, Cross Ave, Blackrock, Co. Dublin; c. 1.9 km;
 - All Saints National School, Carysfort Ave, Stillorgan Park, Blackrock, Co. Dublin; c. 1.2 km;
 - Taney NS, Sydenham Villas, Dundrum, Dublin 14; c. 3 km;
 - St. Olafs NS, 16 Balally Dr, Dundrum, Dublin 16; c. 3 km;
 - St. Brigids Boys NS, Mart Lane, Foxrock, Dublin 18; c. 3.4 km.

6.4 Secondary Schools

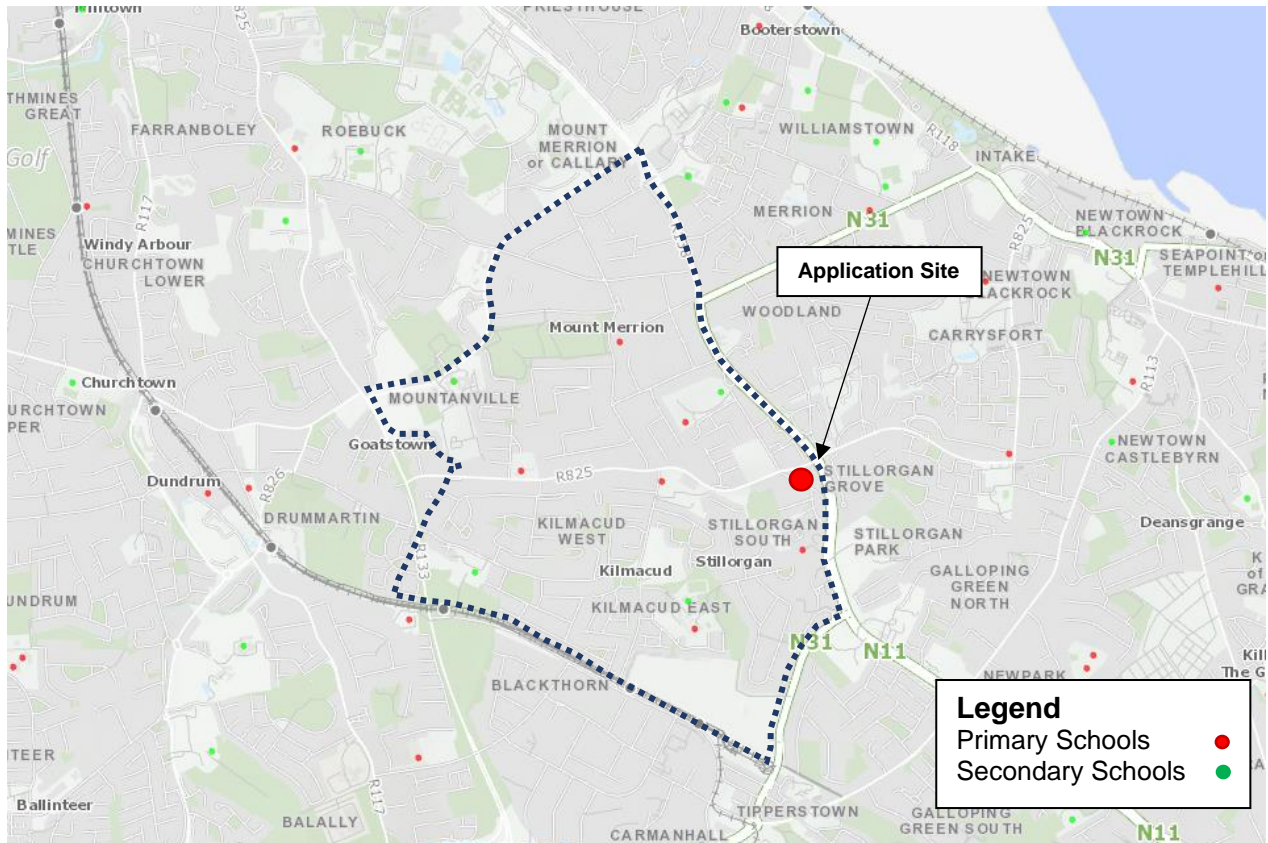
- Oatlands College, Mount Merrion, Co. Dublin
Oatlands College is an all-boys secondary school which currently has a capacity of c. 386 pupils in attendance at the school; c. 750m.
- St. Raphaela's Secondary School, St. Raphaela's Road, Stillorgan, Co. Dublin
St. Raphaela's is an all-girls secondary school and currently has 361 pupils in attendance at the school based on the latest GeoHive statistics; c. 1.3m.

- Mount Anville Secondary School, Mount Anville Road, Dublin 14
Catering for girls, Mount Anville Secondary School has a capacity of approximately 383 pupils; c. 2.5km.
- St. Benildus College, Kilmacud Road Upper, Stillorgan, Co. Dublin
Caters for just boys, St. Benildus College has a capacity of approximately 609 pupils; c. 2.1km.

6.23 There is also a number of secondary schools that are not located within the study area but are still easily accessible from the subject site. These include:

- St. Killian's German School, Roebuck Road, Roebuck, Co. Dublin; c. 3.2 km;
- Dominican College Sion Hill, Cross Ave, Blackrock, Co. Dublin; c. 2.1 km;
- Blackrock College, Rock Road, Blackrock, Co. Dublin; c. 2.3 km;
- St. Andrews College, Booterstown Avenue, Blackrock, Co. Dublin; c. 2.4 km;
- Willow Park School, Rock Road, Blackrock, Co. Dublin; c. 3.1 km;
- Our Lady's Grove Secondary School, Goatstown Road, Dublin 14; c. 3.5 km;
- St. Tiernan's Community School, Parkvale, Balally, Dublin 16; c. 3.7 km;
- Loreto College, Foxrock, Dublin 18; c. 2.8 km.

Figure 6.3 – Map showing the locations of primary and secondary schools in Stillorgan



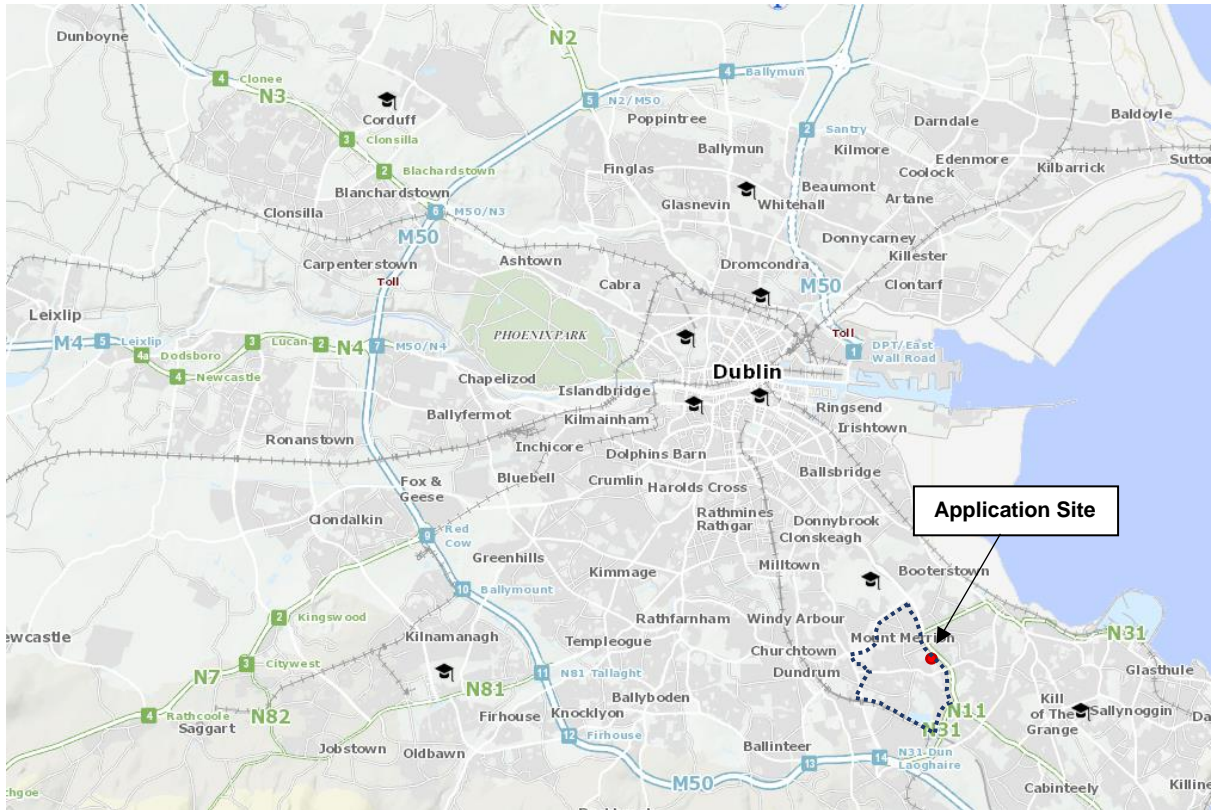
Source: GeoHive.

6.5 Third Level Education

6.24 There are no third level education facilities in Stillorgan, however, the town is accessible to a number of third level institutes in the surrounding area which include:

- University College Dublin, Belfield, Dublin 4, c. 3.5 km.
- Dun Laoghaire Institute of Art and Design and Technology, Kill Avenue, Dún Laoghaire, Co. Dublin; c. 3.7 km;
- Dún Laoghaire Further Education Institute, 17 Cumberland Street, Dún Laoghaire, Co. Dublin; c.4.3 km.
- Trinity College Dublin, College Green, Dublin 2; c. 8.3 km.
- National College of Art and Design, 100 Thomas Street, The Liberties, Dublin.
- Dublin Institute of Technology, Kevin Street, Dublin 2; c. 8.8 km.
- Dublin College University, Glasnevin, Dublin 9; 12.9km
- Institute of Technology Tallaght, Blessington Road, Tallaght, Dublin 24; c. 14km.

Figure 6.4 –Map showing the locations of third level institutes in Dublin in relation to the subject site



Source: GeoHive.

6.25 It is clear that Stillorgan is very well served by both primary and secondary education facilities. Furthermore, there is a significant amount of pre-school and after school care for infants under the age of 4.

6.6 Health and Social Services Facilities

6.26 Stillorgan has a wide range of health and social facilities throughout the area.

GP/Dental Provision

6.27 The Stillorgan area is served by a number of local GP's surgeries with 8 being noted within the study area, as follows:

- Stillorgan Medical Centre, 22 Lower Kilmacud Road, Stillorgan, Co. Dublin;
- Gleneagle Medical Clinic, 32B Greygates, Stillorgan Road, Blackrock, Co. Dublin;
- Kilmacud Medical Centre, Lower Kilmacud Road, Stillorgan Co. Dublin;
- Stillorgan Village Dental Surgery, 3 Old Dublin Rd, Stillorgan, Co. Dublin;
- Stillorgan Dental Care, 2 Lower Kilmacud Road, Stillorgan, Co. Dublin,
- The Rise Medical Centre, 31A The Rise, Mount Merrion, Co. Dublin;
- Mount Merrion Medical Centre; 71 Deerpark Road, Mount Merrion, Co. Dublin;
- Slievemore Clinic; Old Dublin Road Stillorgan, Co. Dublin.

6.28 It is considered that the Stillorgan area is well served by medical centres.

Other Services

- Stillorgan Chiropractic Clinic

- Stillorgan Physiotherapy
- Occupational Physiotherapy Solutions Ltd
- Blood Donation Clinic
- Acupuncture Healing Clinic;
- Women's Clinic;
- Stillorgan Holistic Centre

6.7 Religious Facilities

6.29 Religious and community facilities are a very important part in the provision of neighbourhood facilities. Stillorgan town being a long established town in County Dublin, has a range of religious facilities. In many cases, as described below community facilities are associated with these religious facilities.

- St. Mary's Brigid's Church
Located just south of Stillorgan town off the St. Brigid's Church Road.
- Church of St. Therese, Mount Merrion
Located to the north west of Stillorgan town off the Trees Avenue.
- Church of Laurence O' Toole
Located just west of Stillorgan town off the Lower Kilmacud Road.

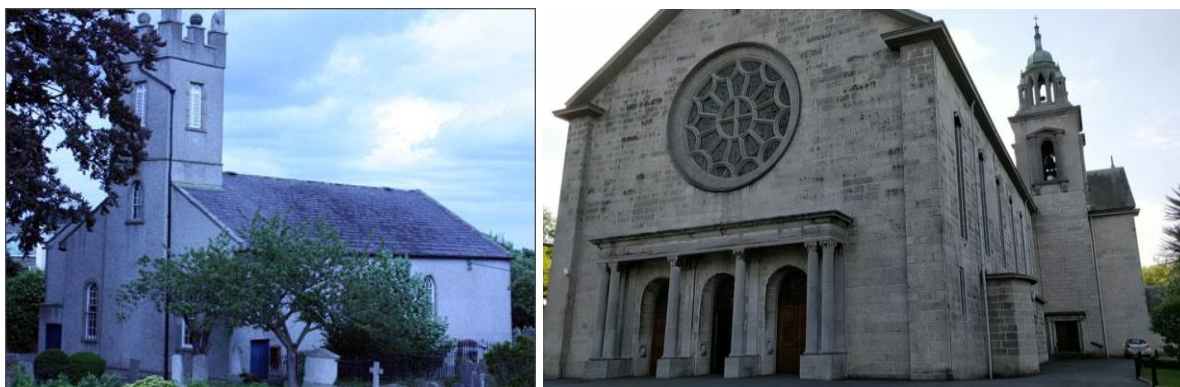


Photo 7: St. Brigid's Church (left) and Church of St. Therese (right).

6.8 Meeting and Hall Facilities

6.30 Mount Merrion community hall is located to the northwest of Stillorgan town and provides a meeting hall facility to the community which offers a wide range of activities for all ages.



Photo 8: Mount Merrion Community Centre.

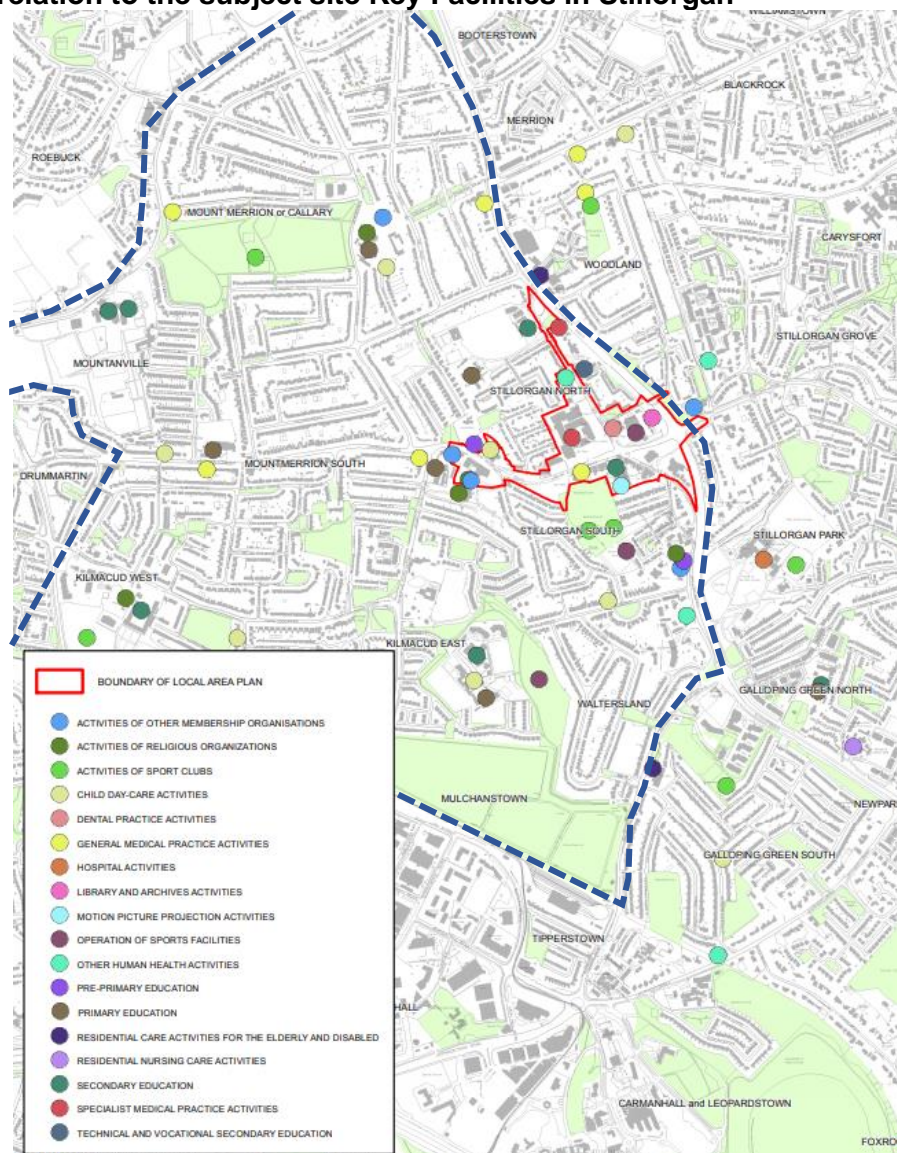
6.31 Stillorgan has two other meeting halls which facilitate the community, St. Laurence's Parish Hall, Community Hall and St. Brigid's Parish Hall. All of these facilities provide for a variety of community services. The proposed development also provides for a community sports hall within the development. The proposed hall will be available for use by the wider local community and the future residents of the scheme. The proposed development therefore enhances the overall community provision in the area.

6.9 Arts & Cultural Facilities

6.32 The following arts and cultural facilities have been identified in the study and provided a variety of uses to the community:

- Odeon Stillorgan - Cinema
The Odeon is located on Lower Kilmacud Road and has 7 screens.
- Stillorgan Library
Stillorgan library is located off St. Lawrence Park. It offers a range of facilities including internet access, study areas, computers, story telling and book club.
- Harmania - Academy of Music Education & Performance
Harmania is a musical society working towards a modern approach to music tuition.

Figure 6.5 –Map showing the locations of third level institutes in Dublin in relation to the subject site Key Facilities in Stillorgan



Source: Stillorgan LAP.

6.10 Retail

- 6.33 There are approximately 150 no. retail units in Stillorgan, ranging from large supermarkets/department stores (Lidl, Tesco and Dunnes at the 1,000 to 2,000sq.m range) to a wide range of smaller units.
- 6.34 The Stillorgan Village Centre contains approximately half of all of the retail units in Stillorgan and clearly has a crucial and ongoing role in ensuring the overall retail vitality of Stillorgan. There are a growing number of restaurants and coffee shops reflecting a national trend toward combining retail with leisure and dining activity.



Photo 8: Stillorgan Village Shopping Centre.

6.35 The following mix of retail uses were noted in the area:

- Bank
- Credit Union
- Bookmakers
- Barber shop
- Hair/ Beauty Salon
- Dry Cleaners/ Laundrette
- Car repair garage
- Bike shop
- Post Office
- Arts and Craft shop
- Café/ Restaurant
- Delicatessen
- Estate Agents
- Flower shop
- Fast food take-aways
- Games shop
- Hardware store
- Furniture shop
- Electrical and appliances shop
- Clothes shops
- Tailors
- Newsagent
- Print services
- Off-License
- Pharmacy
- Public House
- Supermarket

6.36 The proposed development will provide 5 no. café/ restaurant units of 841 sq.m. sq. m gross floor area. The provision of these proposed commercial spaces will support the existing retail facilities in the district centre.

7.0 DEVELOPMENT PROPOSAL AT STILLORGAN

7.1 It is considered that the proposed development will make a significant contribution to the provision of community uses in Stillorgan.

7.2 The development proposal has considered all of the requirements of the Stillorgan Local Area Plan, in particular the provision of the following:

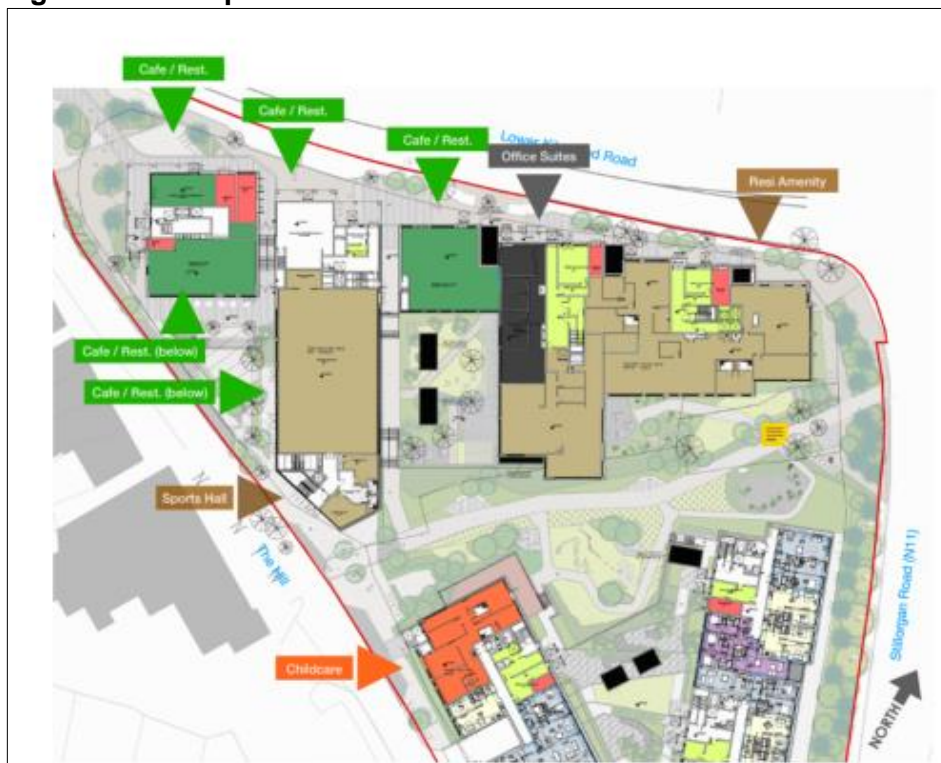
- Mix of uses;
- Public Plaza/ Civic space;
- Community Sports Hall;

7.3 Each of the above uses/ facilities are addressed below:

Mix of uses

7.4 The Stillorgan Local Area Plan requires any proposals for the redevelopment of the subject site to provide a mix of uses. In this regard the proposed development The proposed development consists of the construction of a mixed-use development comprising mixed-use scheme of “Built to Rent” BTR apartments, commercial, childcare and residents’ facilities laid out in 6 no. blocks ranging in height from 3-9 storeys comprising 377 no. apartment units (21 no. studio apartments, 189 no. 1 bedroom apartments, 159 no. 2 bedroom apartments, & 8 no. 3 bedroom apartments). The development also includes: c. 841 sq.m. restaurant / café floorspace (in 5 no. units at ground floor & lower ground floor), a Community Sports Hall (c. 906 sq. m), Residential amenity floorspace (c. 1,257 sq. m) and a creche of c. 215 sq. m.

Figure 7.1 – Proposed Uses



7.5 At level 0 it is proposed to provide restaurant/cafe uses as well as a plaza area, which will act as a focal point for the scheme. Three of the café/Restaurant units will address the Lower Kilmacud Road with the remaining 2 no. addressing the new civic plaza

located off the Hill (at lower ground floor level). The proposed community sports hall will also be accessible from the new plaza along the Hill. The childcare facility will be provided along the Lower Kilmacud Road.

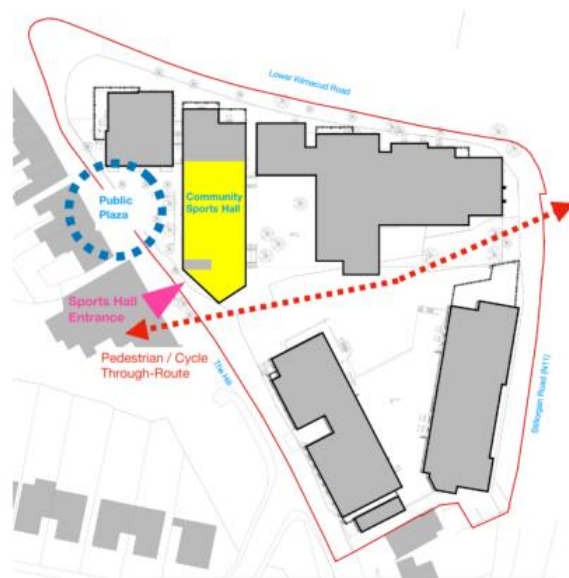
Figure 7.2 – Public Plaza



Public Plaza/ Civic Space

- 7.6 The proposal provides for a public plaza at the junction of the Hill and the Lower Kilmacud Road, a civic space located off the Hill, a new playground and public route through the site in an east west direction. The quality and benefits of this space are set out in the Architectural Design Statement and Landscaping Rationale prepared by KFLA Landscape Architects.
- 7.7 A Community Sports Hall of c. 933 sq.m (including changing rooms access, foyer etc.) will also be provided within the scheme (Building no. 4) and will be accessible from the civic plaza area located along the Hill. This will be open for use to the general public and the future residents on a bookable basis.

Figure 7.3 – Location of Community Sports Hall



8.0 CONCLUSION

- 8.1 The purpose of the community audit is to determine if the Stillorgan area is well served by community related facilities to support the future residents of the proposed development.
- 8.2 In summary, it is considered that Stillorgan is accessible to a range leisure facility including; football / rugby / GAA clubs, Deer Park; a number of education facilities, including six primary schools, four secondary schools and thirteen creches located in Stillorgan itself, and a quantum of community facilities located throughout the town centre. As such the facilities that Stillorgan currently offers is very good and will be able to support the future residents of Stillorgan.
- 8.3 The proposed development will provide for a new childcare facility, community sports hall, 5 no. café/restaurant uses and a number of public plazas. These new uses will increase the variety in the area and will add to the existing services and facilities already in the area.
- 8.4 It is noted that the Stillorgan Local Area Plan 2018 for the lands provides for a mix of uses as well as evening uses to be provided on the subject site. This requirement has been met with the provision of residential and commercial uses on the site.