

# Sandyford Urban Framework Plan (SUFP) Area Review

Anne Devine, Director of Service and  
Vivienne Byrne, Senior Planner

Forward Planning Infrastructure  
Department,  
Dún Laoghaire-Rathdown County  
Council



Comhairle Contae County Council

**Sandyford Business District Strategic  
Network Group**

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# Sandyford Urban Framework Plan (SUFP)



**SUFP 2025 – Intensification & Brownfield Opportunities**

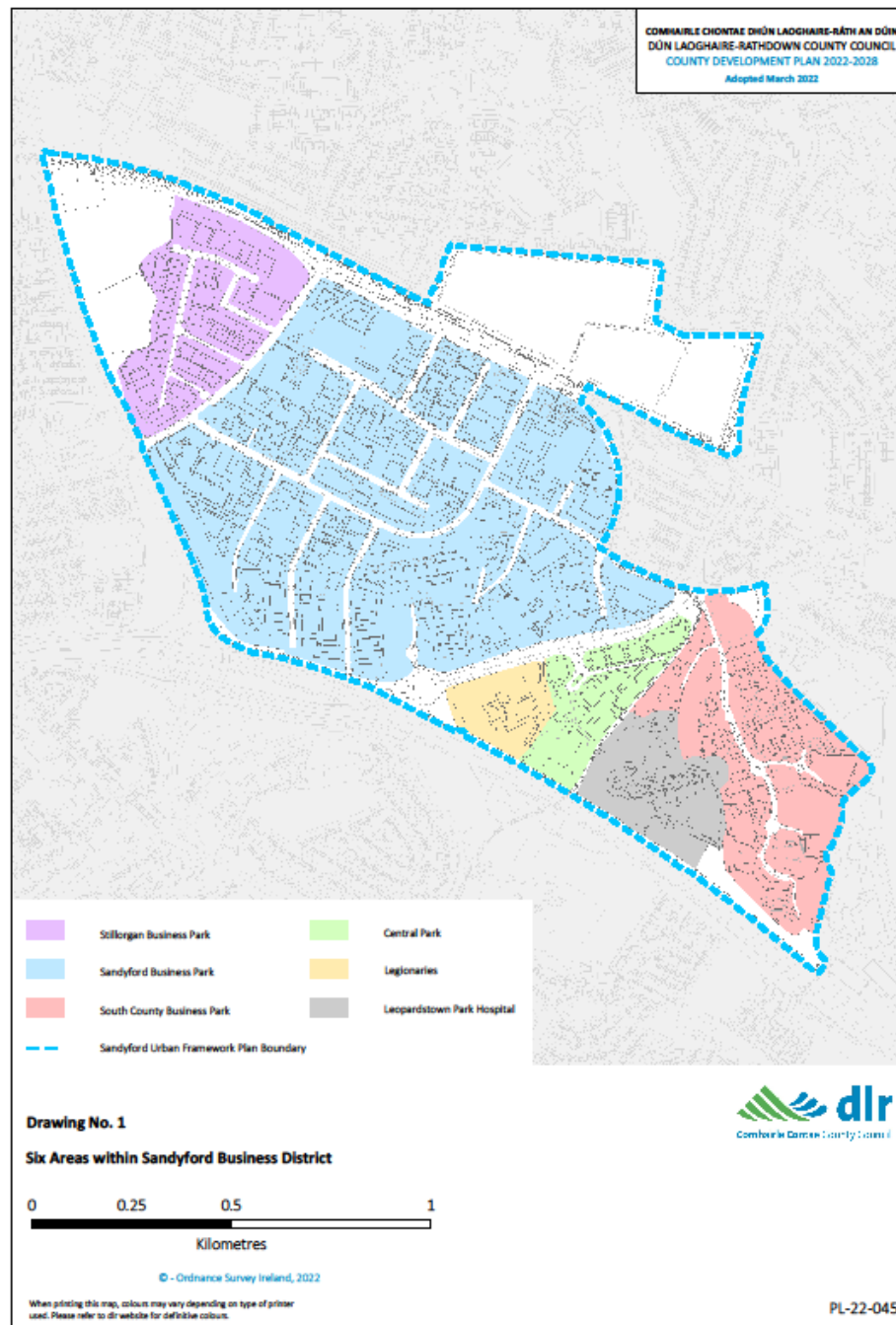


**Stillorgan Reservoir – Infrastructure Asset & Potential Amenity**

- **Sandyford SUFP** , comprises circa **190 Ha** and encompasses **four major business parks** with varying degrees of intensity: Central Park, South County Business Park, Sandyford Business Park, Stillorgan Business Park
- Plus institutional lands, amenity areas & significant infrastructure assets: **Stillorgan Reservoir, LUAS, M50 Access**
- Area is home to **1,000 Companies, 26,000 Employees, Educational Facilities** and **6,000 Residents (2,400 Homes)**
- **13 Fortune 500 Companies**, Emergence of fin-tech, med-tech, information and communications, retail and leisure
- BUT, the area lacks coherence, and with significant under-utilised former industrial lands
- Sandyford presents an opportunity for **Flagship Brownfield Development** - re-generation and intensification at scale
- Designated a Transport Orientated Development Site

# SUFP Area – 6 Main Areas:

- Stillorgan Business Park
- Sandyford Business Park
- South County Business Park
- Central Park
- Legionaires of Christ Lands
- Leopardstown Park Hospital





# Sandyford Visuals



**Stillorgan Business Park**



**Central Park**



**South County Business Park**



**Sandyford Business Park**



# Sandyford Visuals



**Naomh Olaf GAA Club**



**Imagination**

**Uisce Eireann - Stillorgan Reservoir**



# Sandyford Visuals

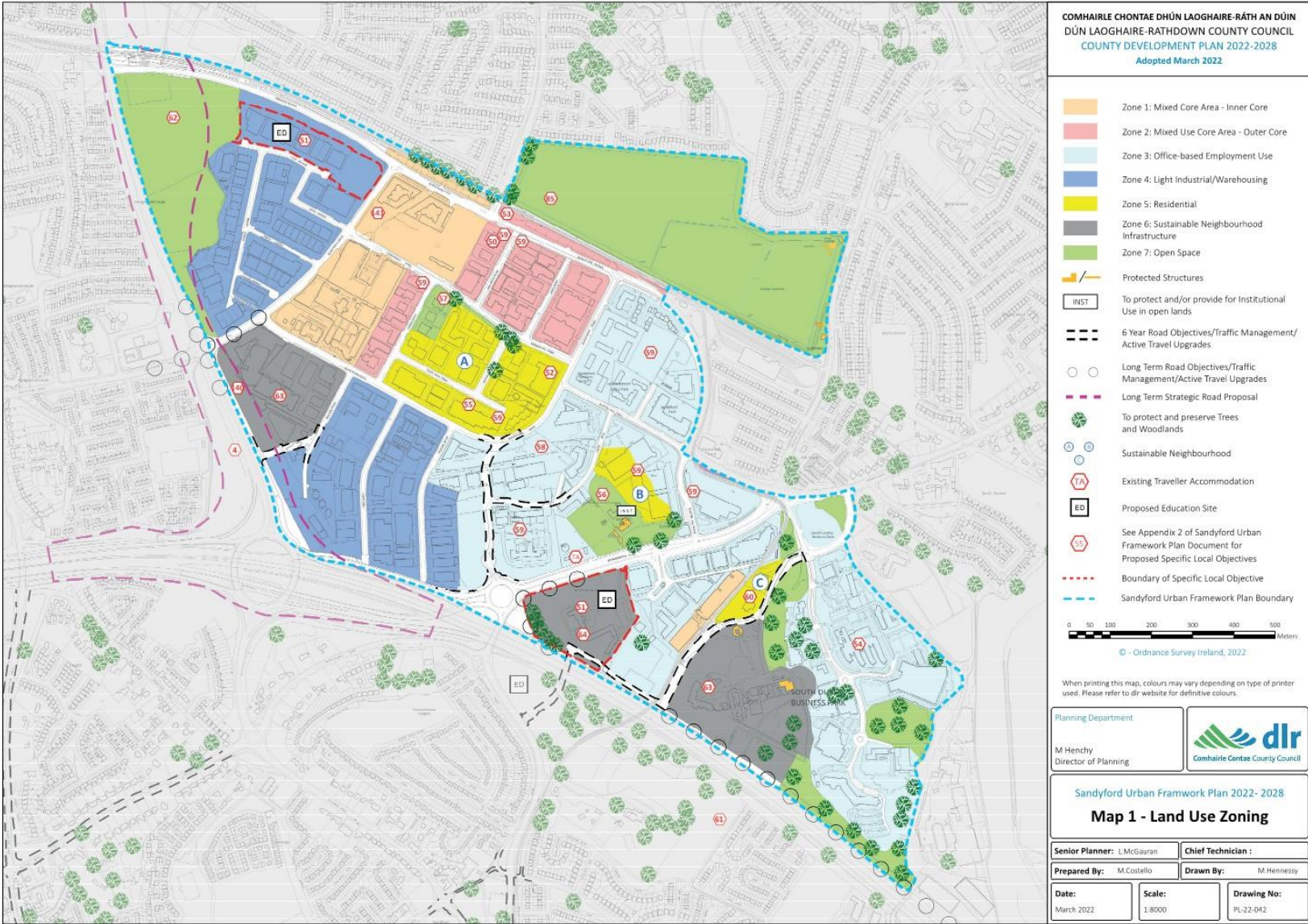


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**Overall Sandyford Plan Area**



# SUFP Area – Current Land Use Zonings



# Sandyford – Opportunities

- **Extensive Areas of Under-Utilised Land** or with low intensity uses, a legacy of former industrial uses
- **Next Stage Regeneration & Intensification:** the area presents an ideal opportunity for brownfield development (Potential Flagship Project)
- **Dublin Eastern-By-Pass Project** – Reservation on adjoining lands presents an opportunity
- **Policy Context – National Imperative to Prioritise Brownfield & Infill Development**
  - *National Planning Framework (NPF)* - Transition to a low carbon economy
  - *National Policy Objectives (NPOs)* emphasise the importance of renewal and development of existing urban areas
  - NPO 97 Relates of Principles of Transport Orientated Developments (TODs) (Applicable to Cherrywood & Sandyford as designated TODs)
  - *NP0105* requires at least 40% of all new homes nationally be delivered within the built-up footprint of existing settlements, inc. brownfield lands.
  - *Compact Settlement Guidelines* – supports consolidation and intensification within the existing built up footprint
- **Baseline Study**
  - Infrastructure Review & Capacity Analysis
  - Review of Development Capacities, Land Use Mix, Building Heights
  - Determine Necessary Supporting Infrastructure
- **Funding and Infrastructural Investment**
- **DLR Transformational Review** – DLR has now embarked on a plan – led transformational Review



# Sandyford – Re-Imagining & Maximising its Potential

- **DLR Transformational Review** – DLR has embarked on an ambitious and transformational plan-led review to ensure:
  - Efficient Use of Scarce Urban Land & Public Investment in Infrastructure
  - To support a world class vibrant mixed-use and sustainable place for people to live work and play within thriving communities
  - Consolidate and enhance role of Sandyford as a Strategic Employment Location **PLUS**
  - Explore Opportunities to Re-Balance the Use Mix, with a Significant Up-Lift in Residential & Supporting Uses
  - Deliver Much Needed Homes
  - A Vibrant Day-Time and Night-Time Economy
- **DLR** ‘a multi-disciplinary, one-stop shop and whole organisation approach to realise the potential of Sandyford
- **Stakeholder Engagement** and **Non-Statutory ‘Have Your Say’ Public Consultation** 23 June to 25 August 2025  
Opportunity to shape the future of your workplace, your community, or your home – public consultation at the very outset of this Review and ‘Visioning’ exercise to gain as many insights as to how the Plan Area so as to realise its full potential





# Sandyford: A New Vision

A review of the Sandyford Urban  
Framework Plan (SUFP) Area.

Non-statutory “Have Your Say”  
public consultation.

23 June - 25 August 2025





# SUFP Review – seeking views

## Land Use Mix



### Residential

Re-assess the mix and quantum of the various land-uses with consideration to additional residential development to support a sustainable mixed-use urban quarter with the choice for people to live and work within the Plan Area, enabling the 10-Minute Neighbourhood to become a reality.



### Employment

To consider and assess the needs of the business community within the Plan Area, as key stakeholders and in recognition of the strategic role of Sandyford as a driver within the regional and national economy.



### Retail and Services

To explore and consider the appropriate level of retail provision in the Plan Area, in terms of quantum, type and location, and especially so to ensure a sufficient level of provision for an emerging residential community as well as employees.

The provision of retail and services is also key in terms of the vitality and vibrancy of the area, with shops, cafés, restaurants, and services contributing to streetscape animation and variety, as well as place-making.





# SUFP Review – seeking views



## Community Facilities and Social Infrastructure

There is potential for social and community facilities across all of the Plan Area, including exhibition spaces and cultural uses. This review provides an opportunity to review the nature, type, extent and location of community facilities and social infrastructure.



## Connectivity and Permeability

This Review offers the opportunity to improve existing permeability linkages and to explore additional pedestrian and cycle linkages or connections throughout the area and to adjoining areas.



## Public Realm and Place Making

Key considerations will be to create opportunities for placemaking, neighbourhood and community focal points and incidental attractive places for casual ‘meets and greets’ for the business and resident communities alike.



## Climate Action and Sustainability

A strategic approach to integrate climate mitigation and adaptation principles across the Plan Area in order to ensure that now and into the future the area develops as a low carbon and climate resilient new community.



# How to Get Involved

## Making Submissions

Submissions are welcomed as part of this non-statutory “Have Your Say” public consultation and invited from anyone with an interest in shaping the Vision and future of the area.

The consultation is open from 23 June 2025 to 25 August 2025 and you can make a submission in any one of the following ways:

- Complete the questionnaire online at <https://dlrcoco.citizenspace.com> or scan the QR code below.
- By email to [FPladmin@dlrcoco.ie](mailto:FPladmin@dlrcoco.ie).
- In writing to Administrative Officer, Forward Planning Infrastructure Department, Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin, A96 K6C9.

## Public Information Sessions

dlr staff will attend two drop-in Information Sessions, the locations, dates and times of which will be advertised nearer the time.

