**SANDYFORD: A NEW VISION**

**Non-statutory “Have Your Say” public consultation.**

**Closing date: 25th August 2025**

**KEY INFORMATION SUMMARY**

**RESIDENTIAL**

The need for additional housing is a national priority and also essential in the Sandyford Business District to provide accommodation for employees in the immediate area notably key workers in Beacon Hospital etc.

It would be desirable if future housing continues to be built adjacent to public transport, particularly the Stillorgan, Sandyford and Central Park LUAS stations.

There appears to be a large number of rental apartments available so future planning could comprise units for owner occupiers.

**EMPLOYMENT**

Additional Grade A, carbon neutral offices needed for the long-term employment growth of the district. To support the future development of the area, Innovation Incubator Hubs would stimulate both foreign and, importantly, inward investment for start-ups etc. This will enable the District to anticipate the rapid transformation brought about by AI, Energy, Mobility, Robotics, Food

The area is currently home to large clusters e.g. Fintech, Medtech and ICT which should continue to expand.

A purpose-built Conference Centre would be a positive addition to support both small, medium and large enterprises wishing to host events to attract customers and visitors.

A flexible approach to brownfield sites and locations currently restricted to only two storeys would increase opportunities for additional commercial space.

**RETAIL & SERVICES**

Retail is well provided for in Sandyford, Stillorgan however Central Park (which also serves South County Business Park) has a very limited offering for an area with such a large working and residential population. Retail and Services should grow exponentially in tandem with development.

Whilst there is currently a wide variety of shopping and hospitality offerings currently available, leisure and recreational facilities are lacking. An increase in sports, cultural and civic amenities would greatly enhance the area and improve the wellbeing of employees and residents alike.

Hotel accommodation is in short supply following the closure of the Beacon Hotel, additional facilities would support the business community in particular.

**COMMUNITY FACILITIES & SOCIAL INFRASTRUCTURE**

The addition of the following would significantly improve facilities for both employees, residents and encourage visitors in addition to changing the perception of ‘industrial estates’ to a World Class Business District:

* **Civic centre:** (e.g. the Imaginosity building) to house community facilities, a library, hot desking for residents etc. etc.
* **Civic Park:** to provide recreational amenitiesfor walking, outdoor exercises etc.
* **Sports facilities:** padel courts, basketball, pickleball, ultimate frisbee, footgolf, wallball etc.
* **Amphitheatre:** to host outdoor events such as concerts, talks, demonstrations.
* **Theatre/Cinema:** with bar etc. similar to the Pavilion Theatre
* **Swimming pool:** none in the immediate area

**CONNECTIVITY & PERMEABILITY**

The current lack of **cycle routes** throughout the district restricts cycling and mobility throughout the district.

**Mobility Hubs** located in each of the four business parks would be a significant start to increasing mobility within the entire district. Centralised car parking facilities (with ample EV charging available) with the facility to rent electric, cargo bikes, cars and taxis at the same location would benefit permeability.

**A ‘circle’ bus** facility would create connectivity between the four business parks and particularly to provide transport for those working and living in Central Park and South County Business Parks to the wide range of retail and services in Sandyford and Stillorgan Business Parks.

**PUBLIC REALM & PLACEMAKING**

In view of the number of people working and living in the area, there is a lack of large public green spaces for employees and residents.

The creation of the Civic Park on the corner of Carmanhall Road and Corrig Road would be a major development in the area to the benefit of all.

In general, the addition of amenities itemised under ‘*Community Facilities and Social* *Infrastructure’* above should all be considered.

**CLIMATE ACTION & SUSTAINABILITY**

The creation of a Civic Park with the emphasis on sustainability and biodiversity through planting, solar panels etc. Companies should be incentivised and informed in relation to steps each organisation can take on Climate Action e.g. vertical gardens and solar panels.

The Council’s Climate Action Plan 2024-2029 focuses on Buildings Energy efficiency and solutions and grants relating to same should be heavily promoted together with the implementation of sustainable, multi modal transport options with a keen focus on active travel.

**SUMMARY**

1. The designation of Sandyford Business District as a Mixed-Use District would be welcome. However, it is considered that the current Sandyford Urban Framework Plan is unduly restrictive in its treatment of The District. The zoning results in strict segregation of uses to specified parts of The District is inconsistent with the vision for the majority of the District as a Mixed-Use zone. There is a need for policy objectives to achieve a ‘Sustainable Mixed-Use District’, where there is a strategic approach to land use and density which provides flexibility in heights and mixed uses to facilitate employment growth, increased living accommodation and support retail and amenities. SBID considers that a much more ambitious approach of greater density and height, with increased residential at appropriate locations, is needed to create and sustain a World-Class Mixed-Use District - Higher density for housing and commercial buildings to meet EU best practice.