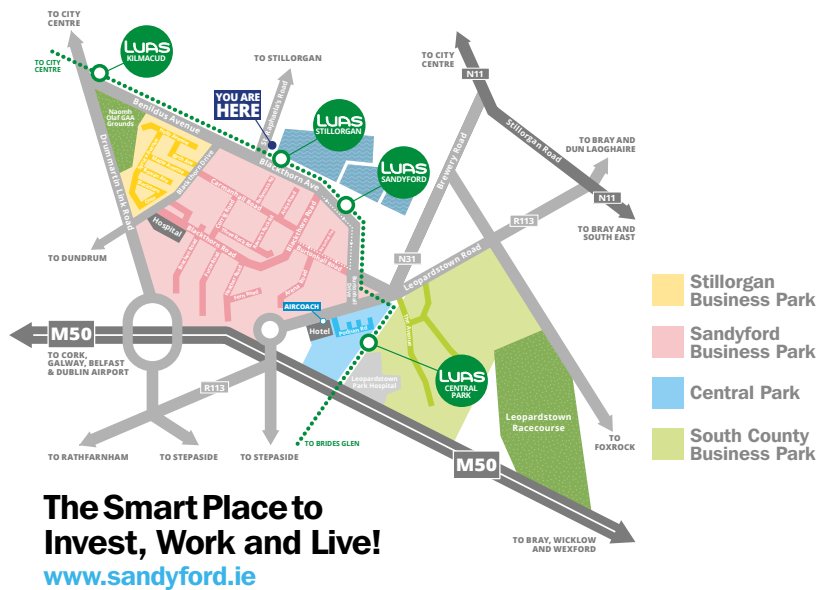


# Sandyford Business District Draft Dún Laoghaire–Rathdown County Development Plan 2022–2028



## Public Consultation Submission

### FÁILTE GO GCEANTAR GNÓ ÁTH AN GHAINIMH WELCOME TO SANDYFORD BUSINESS DISTRICT



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## **1 Introduction**

This submission to the Dún Laoghaire-Rathdown County Development Plan 2022-2028 has been prepared on behalf of Sandyford BID CLG trading as Sandyford Business District. The company was established in January 2017 to provide support for businesses within Sandyford Business District (SBD) and those looking to relocate and invest in SBD. The vision of Sandyford BID CLG is to establish SBD as a world class destination in which to live, work and visit. SBD extends across approximately 190 hectares and is bounded by Drummartin Link Road to the West, Kilmacud to the north and Leopardstown in the south.

Sandyford BID CLG is a not-for-profit organisation governed by a dedicated pro-business voluntary board of directors. The organisation came into existence when businesses in SBD voted in favour of establishing a Business Improvement District.

Every business, no matter how big or small, has an equal vote. The BID Levy contributions are solely for projects agreed upon by the voluntary task force members and the board of directors.

A submission was made at the Pre-Draft stage which consisted of an extensive document analysing the current layout of the District and proposed changes that were considered to be appropriate.

This submission will further develop the vision with a more focused list of changes that Sandyford BID CLG would like to see in the County Development Plan. Sandyford BID CLG has a very clear idea as to how the district should evolve in terms of additional residential, additional office floor area, greater density, greater height, with the development of supporting amenities for existing and future residents to include pocket parks, restaurants, coffee shops, more active frontage at ground level in buildings, supported by cycleways and greater access within the District.

Sandyford BID CLG wishes to see Sandyford Business District become a world class vibrant sustainable integrated mixed-use area and that the policies and objectives in the Dún Laoghaire-Rathdown County Development Plan and the Sandyford Urban Framework Plan reflect this vision.

This submission will outline the key provisions they request to be included in the new County Development Plan.

## **2 Sandyford BID Vision**

Sandyford BID CLG has a very clear vision for the future of the District as an integrated and sustainable world class mixed-use business and residential district.

It has already seen the development in recent years of many attractively designed large office buildings which are currently catering to large numbers of office workers. The Sandyford BID organisation supports the continued expansion of offices in the district. The number of office workers at present is estimated to be in the vicinity of 26,000 and it has been estimated that this has the potential to increase to 48,500.

Going hand in hand with this, the number of residents living within the District has the potential to increase based on planning permissions granted. It is submitted there is a need for greater residential development and our client strongly support the expansion of residential development within the District.

There is a clear feedback from employers in the District that due to difficulties in commuting to office locations in the District, some workers are reluctant to take up employment opportunities here. Accordingly, the vision is to increase the quantum of residential development within the District so that workers can walk to their employment in line with the vision of “the 15 minutes city”.

In tandem with this there is a need to provide services to support both office and residential persons. This includes increased retailing, restaurants, coffee shops, and service providers. These should be located at ground floor level so as to increase the amount of ground floor active frontages. In addition, there is a need for pocket parks and landscaped open spaces to provide not only a pleasant visual environment but to provide space for persons and families in the surrounding residential apartments to recreate.

Sandyford BID CLG also considers the need to have regard to the transport situation. In the first place there is a need to increase the integration and linkages of cycleways and walkways so as to ensure easy mobility within the District. While the LUAS provides access to the outside world, there is a need for the bus services to be improved in terms of frequency and locations served including linkages to the DART network. Finally, the road network needs to be improved by the construction of a number of road improvement schemes already proposed for some years now but not implemented.

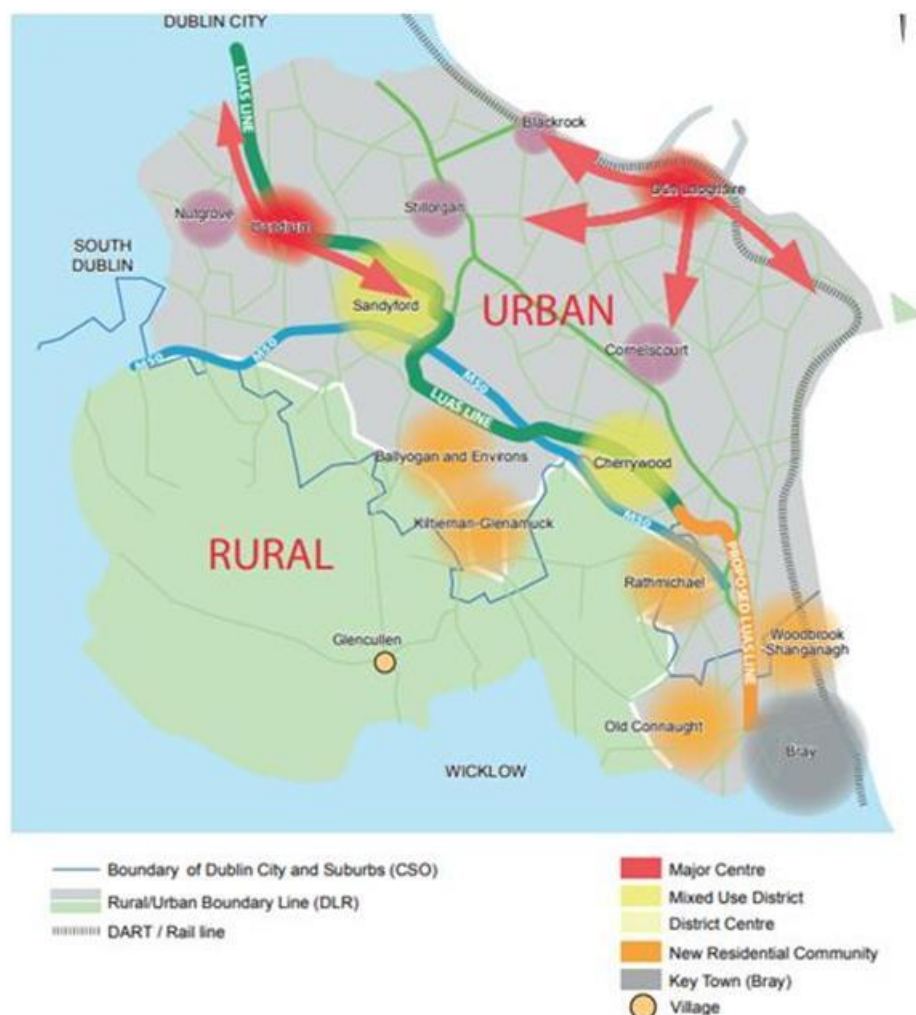
Sandyford BID CLG believes the County Development Plan should encourage and facilitate development in the District, which if implemented will lead to increased financial contributions which will permit the Council to implement the roads and other measures proposed. They consider the SUFP/County Development Plan does not sufficiently encourage this development.

In summary it is considered that the County Development Plan as proposed does not sufficiently provide for the development of the Sandyford Business District as wished for by our client. The achievement of this vision requires a number of changes to be made to the SUFP/County Development Plan. We set those out in the following pages.

### 3 Response to Proposed Development Plan

#### 3.1 Core Strategy

We note that the Draft Dún Laoghaire-Rathdown County Development Plan Core Strategy Map has designated Sandyford as a ‘Mixed Use District’.



Sandyford Business District is designated as a Strategic Employment Location and a ‘SMART Region’.

**Table 2.14:** Strategic Employment Locations

Location	Employment Potential
Sandyford Business District	Key strategic employment location in Dublin, designated SMART Region, and world leader in key innovative sectors – notably ICT, healthcare and life sciences as well as financial and professional services. Location inside the M50 and on the Luas Greenline corridor delivers sustainable growth through the alignment of employment growth with identified strategic residential growth areas. Significant opportunity for increased land efficiency and densification through intensification of existing brownfield commercial sites for additional High Intensity Employment. Delivery to accord with the Sandyford Urban Framework Plan (see Appendix 20).



Presently Sandyford is not specifically listed in the Retail Hierarchy. See table below. This needs to be addressed.

**Table 7.1:** Retail Hierarchy for the GDA  
Metropolitan and Hinterland Areas

Levels	Centres	Locations
Level 1	Metropolitan Centre	Dublin City Centre
Level 2	Major Town Centres	Dún Laoghaire and Dundrum
Level 3	Town and District Centres	Stillorgan, Blackrock, Nutgrove, Cornelscourt and Cherrywood
Level 4	Neighbourhood Centres, Local Centres, Small Towns and Villages	Various Locations
Level 5	Corner Shops, Small Villages	Various Locations

### 3.2 Sandyford Urban Framework (SUFP)

In seeking to review the current County Development Plan, our client is seeking changes to the Sandyford Urban Framework Plan (SUFP) which underpins the County Development Plan in this area. It is helpful to be aware of the background to the origins of this plan.

The Sandyford Urban Framework Plan was finalised in 2011 following a period of what some called a “Wild West” level of development in Sandyford Business District in the preceding years. The area which had consisted largely of single storey warehouse buildings was being converted in a haphazard manner to multi-storey large office or residential developments. The SUFP was prepared to put order on this development.

Perhaps understandably in the lead up to 2011 it was devised as a very detailed document (much more so than any other area of the County) wherein it specified in detail the use, height, plot ratio, site coverage, etc, for each block within the area. The County Development Plan relating to Sandyford Business District has changed little in the last reviews of the development plan. The current review relates to creating a new County Development Plan to be in force in 2028. If the last year has shown us anything, it is that the world almost certainly will be a radically different place seven years from now. The new plan needs to be adopted having regard to that context.

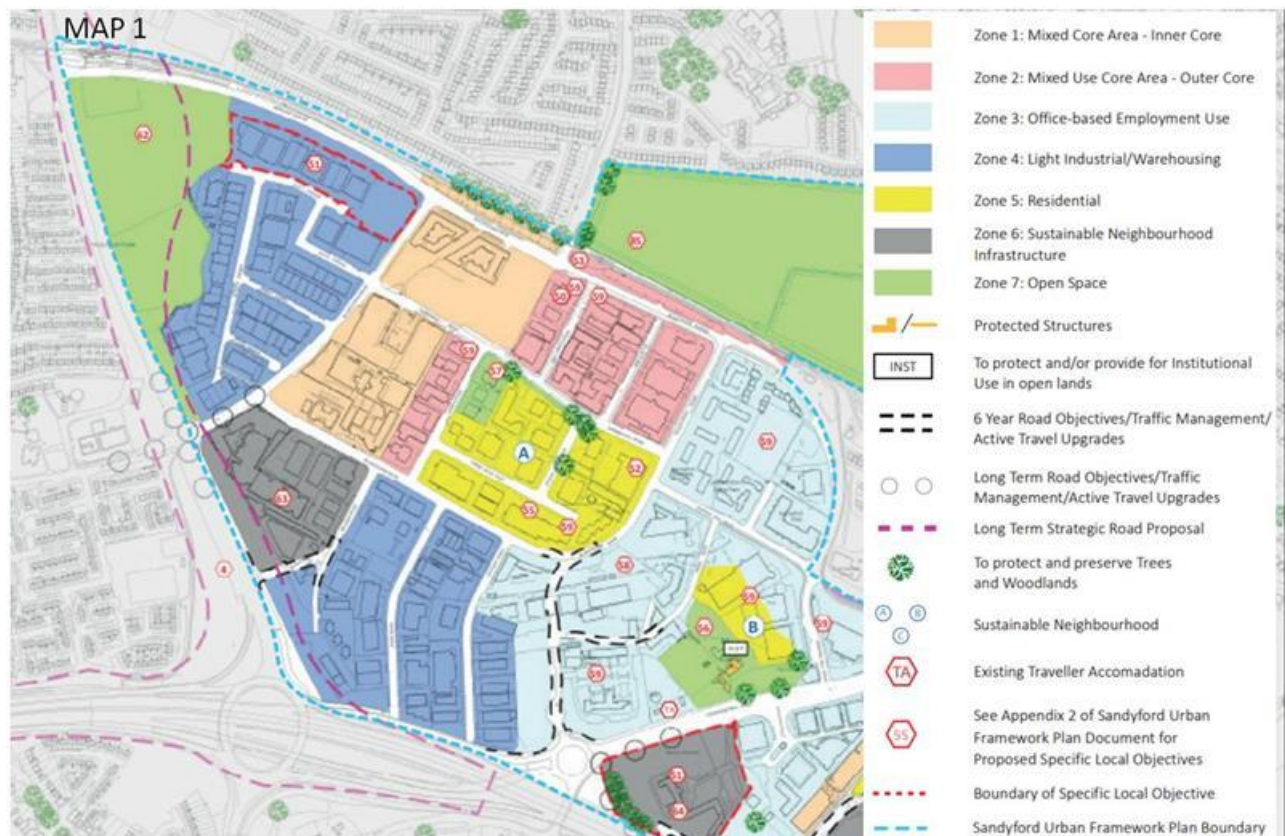
It is submitted that the SUFP was appropriate in the context of 2011. Will it still be of use seventeen years later if unchanged? It is submitted that the new plan needs to have the scope to allow the Planning Authority to react to changing circumstances as they emerge in the coming years. That facility to react to emerging circumstances needs to be built into the new Plan. Some of the suggested considerations are set out below.

#### 3.2.1 Zoning

Map 1 of the Draft Sandyford Urban Framework Plan below shows the Zoning of the area. It identifies the location of Specific Local Objectives. The relevant ones within the

Sandyford Business District are outlined. The SLOs are coupled with the views from Sandyford BID CLG in red.

In relation to the zoning map, the Zone 5: Residential offers the opportunity to provide significant residential development in a central location. However, the limitations on height, density, plot ratio are overly constraining and will not encourage existing landowners to forego their existing uses and buildings for the alternative residential use proposed by the Planning Authority.



*SPECIFIC LOCAL OBJECTIVES IN SANDYFORD BUSINESS DISTRICT (See Map 1)*

**SLO 50:** To seek the provision of ground floor uses that animates and provides extended life to the proposed civic plaza at the entrance to Ballymoss Road and the junction with Blackthorn Drive and the design principles and character areas indicated in the Sandyford Urban Framework Plan. (Agree with Objective)

**SLO 51:** To provide for primary and post primary education facilities at Legionaries of Christ lands and at Stillorgan Business Park/Benildus Avenue. (Agree with Objective)

**SLO 52:** To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and to ensure the appropriate provision of social and community infrastructure to serve the needs of the resident and employee population. (Agree with Objective)

**SLO 53:** To provide a Public Transport Interchange in the vicinity of Stillorgan Luas Stop. (Agree with Objective)

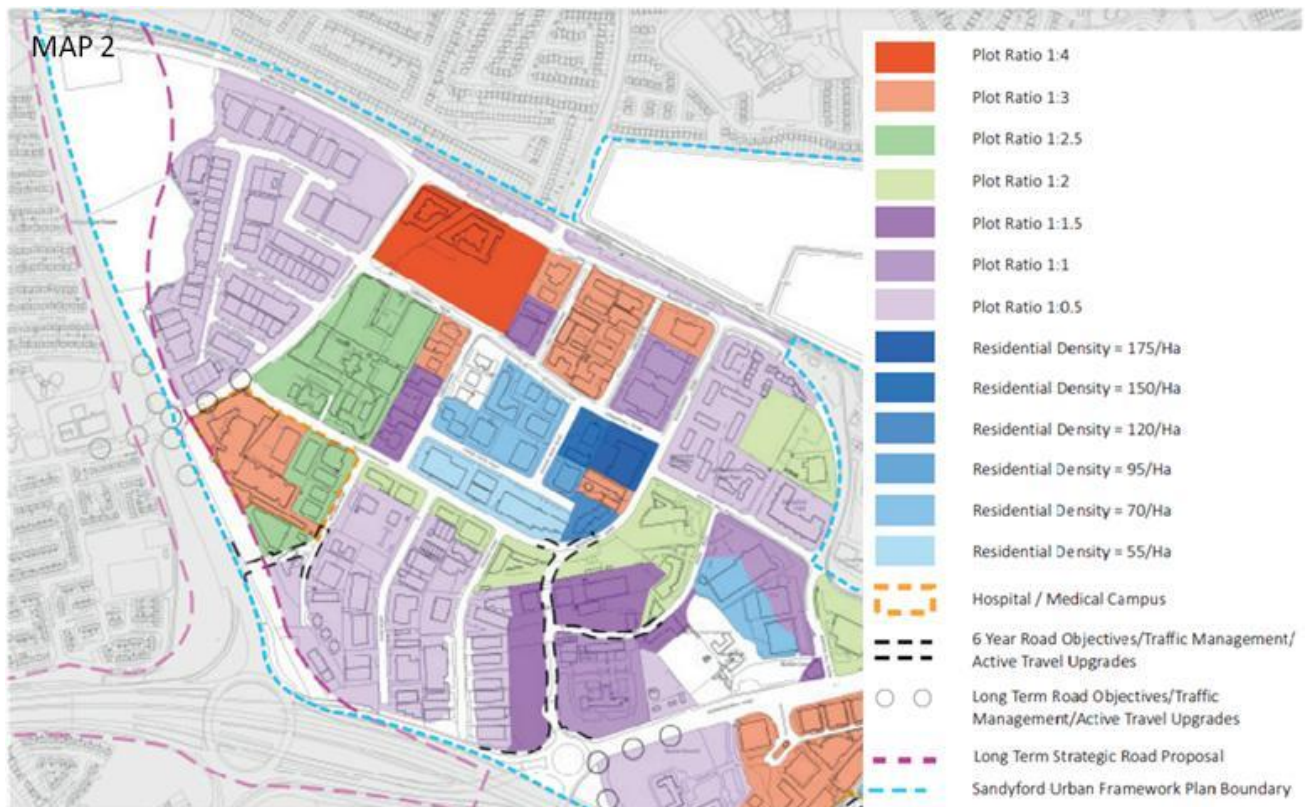
**SLO 55:** To facilitate the provision of uses that will create an active street frontage and provide a transition between the residential neighbourhood and the opposing employment-based areas along Blackthorn Road, (where Blackthorn Road runs parallel with Carmanhall Road only). It is anticipated that these will be provided as own door units for small business. (Agree with Objective)

**SLO 57:** To develop a Sandyford Business District Civic Park at the corner of Corrig Road and Carmanhall Road. (Agree with the concept to provide a Civic Park but do not believe it can be developed in this location. Bracken Road may provide a more achievable objective.)

**SLO 59:** To ensure the provision of pocket parks and civic spaces in accordance with locations specified on the Sandyford Urban Framework Plan. (Agree)

**SLO 85:** To secure the use of lands at Stillorgan Reservoir for Public Amenity Purposes. (This Objective is unlikely to be achieved within the currency of the Plan. The other open space proposals need to be pursued with vigour in the meantime).

### 3.2.2 Density

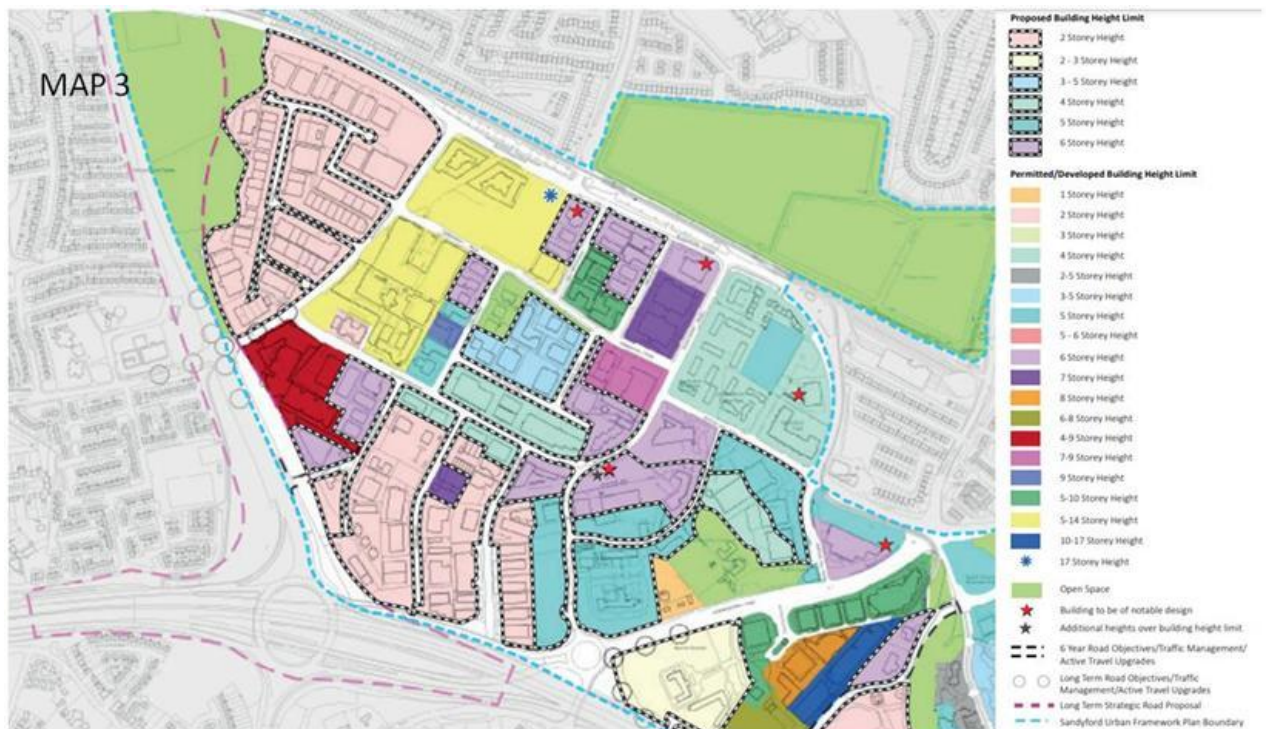




**Policy Objective DS1 – Density:** It is an objective of the Council to provide for a future growth in office based floor space (high intensity employment), over and above what has already been permitted in September 2011, of 350,000 sqm of office, consisting of 250,000 sqm of additional space and 100,000 sqm of floor space created by the redevelopment of existing sites. *(Agree with Objective).*

The density proposed in the central Zone 5 at under 100 units to the Hectare is far too low and restrictive to facilitate a successful residential development in this location.

### 3.2.3 Building Heights



**Policy Objective BH1 – Building Heights:** It is an objective of the Council to ensure that Sandyford Business District is developed in accordance with height limits set out in Map 3 Building Height subject to the building making a positive contribution to the built form as set out above.

Again, the limits on building heights proposed are too constraining on the successful development of the District.

### 3.2.4 Open Space and Public Realm

It is submitted that the area designated for open space within the central Zone 5 area is unrealistic and impractical. This area is already occupied by a number of buildings in good condition and private ownership. An Objective that they be demolished and replaced by public open space at their owners' expense is unrealistic.

We believe permitting a series of tall buildings in this zone on a say 60% site coverage, will allow 40% of each site to be developed for amenity open space. Combining a

number of those sites, with adjoining open spaces, can create large enough, usable, high quality open space which would be of use to residents and contribute to the District.

The use of the Reservoir for amenity open space is a worthy objective but may take many years to achieve, certainly not within the time frame of the current plan. In addition, the designation of the A1 lands to the west of the District is of little practical benefit to the area. Thus the two largest open space zonings are of little assistance.



***Policy Objective F2 – Open Space Zone 7:*** *It is an objective of the Council to actively pursue the use of the evolving reservoir site as active public open space.*

Our client suggests a number of alternatives. In the first place, the Council owns land alongside a pocket park on Bracken Road, see image below of site surrounded by red lines.





It is requested that the entire of this site be designated with a Specific Objective “to provide for a public open space”. Given that all this land is in Council ownership, this objective is achievable and capable of implementation.

In addition, the building on site can be used a community hub and for a wide range of support services to the residents of the District.

The current use for surface parking is not consistent with the principles of sustainable development. Indeed, if a private landowner were to apply for planning permission to provide surface parking as is developed here, it would be unlikely to receive favourable consideration by the Planning Authority.

We suggest in addition the Provision of a Kiosk Building containing coffee shop or restaurant with elevated viewing platform at roof level over the adjoining reservoir. This would capture the amenity of the reservoir and views of the Dublin mountains without entering on Irish Water lands. The approach taken in developing the café in the Peoples Park in Dun Laoghaire is an appropriate exemplar. It would also leverage its location off the LUAS stop.



We also suggest the creation a pocket park with seating and facilities for mobile street food outlets at the northern end of Ballymoss Road alongside the Stillorgan LUAS station pedestrian crossing. The existing boulders at this location should be removed.

Ballymoss Road should be redesigned as a shared-surface road accommodating pedestrians and cyclists as priority modes. The existing street trees should be supplemented with new landscaping, and seating elements leading to another pocket park at the southern end of Ballymoss Road. The aim should be to encourage more cafes and food outlets to locate along this road and stay open later. The objective would be to link the central core area (Zone5) with the LUAS Stillorgan Station and planned bus interchange. This could create a primary pedestrian entrance to the wider area and leverage the existing restaurants along the street and planned hotel development.



Our clients consider there is a need for informal community meeting places to be located throughout the District, culminating in a central civic hub which will create a sense of place and belonging for both residents and workers. It is requested that the forthcoming County Development Plan contain an Objective encouraging such an approach in the ongoing development of the District. The development of a lively and welcoming public realm plays a part in achieving this objective.



## 4 Suggested Changes

This submission recommends proactive solutions in addressing key issues for the future benefit of the area and the sustainable development of Dún Laoghaire-Rathdown as a whole.

### 4.1 Undersupply of Residential

The Sandyford Business District is transforming from an area characterised by low rise, low density manufacturing and warehouse sites to medium-to-high density office schemes. However, a meaningful quantum of residential accommodation has not been delivered in tandem to house the district's expanding working population.

Although it is not possible to accurately assess what the current population of the district is until the next Census is conducted, at present it is estimated around 5,000 people reside in the district however, when this is compared to the working population of around 26,000 employees it is evident that there is a substantial imbalance between employment growth and residential capacity in the district. Recent research finds that this imbalance is likely to persist.

The report has found that the working population of the district is likely to grow to 48,500 employees (an increase of 86%) by the end of the next Dún Laoghaire-Rathdown County Development Plan whereas the residential population only has the capacity to grow to almost 12,000. This assumes that all the remaining residentially zoned sites in the district - which have a maximum capacity to deliver 2,583 units and accommodate an additional 6,974 people - are developed within the next Sandyford Urban Framework Plan. The area proposed for this residential growth (the area "A" in the yellow-coloured Zone 5 in the image below) is simply not realistic, as is the Zone 7 open space coloured green in the corner).



As the report demonstrates, residential activity here is unlikely to happen. The ownership of these sites is fractured with a multiplicity of ownerships and tenancies with scores of legal interests. Developing the lands would require vacant possession and, in many instances, the tenants and or owner occupiers/landlords would be unwilling to move given that the strategic location of the district is critical to the viability of their businesses and finding appropriate accommodation in a location that is equally as advantageous as the district would be challenging.

It is submitted that the forthcoming County Development Plan for the next 6 years needs to address the shortage of residential development before it acts as a disincentive to attracting new businesses to the area. It is possible that a situation could arise, which currently exists in the Docklands, whereby employees, due to an inability to live in the area and a lack of social amenities, leave the area after work, thereby removing the possibility that the area could become a real town centre in its own right.

The development of a meaningful quantum of residential accommodation for the area's expanding working population has not materialised. And, as the redevelopment of brownfield industrial sites in the district for office and commercial development continues over the lifetime of the next Sandford Urban Framework Plan, this imbalance is likely to worsen as the residentially zoned lands in the district cannot provide a quantum of units sufficient to address the imbalance and in many cases these lands cannot be developed because there are commercially viable businesses in occupation/ownership.

A failure to consider other potential land for residential development would mean that the shortage of accommodation in the area will persist and the district could lose its competitive edge/attractiveness with other surrounding areas becoming more attractive for companies looking to create employment.

In our opinion, the approach needed is clear. Either (A) substantially increase the permitted height, density, and site coverage in Zone 5 as an incentive for land-owners to consider residential alternatives or B) permit residential to be "open for consideration" in Zones 1, 2 and 3. If neither of these options is selected, the District will not achieve its potential as a balanced Mixed Use District.

## **4.2 Sustainable Mixed Use District**

While the Core Strategy designation as a 'Mixed Use District' is welcome, it does not go far enough to fulfil the potential and vision of Sandford Business District. Our client's vision involves taller buildings in strategic locations thereby creating more open space at ground floor level, with retail, restaurants and services at ground floor level, extending perhaps to offices on lower floors with residential use on upper floors in a truly mixed use fashion. The strict segregation of uses, to specified parts of the District, is inconsistent with the vision for all parts of the District as a Mixed Use zone.

There is a need for policy objectives of 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, living accommodation and support amenities. Residential use should be an 'Open for Consideration Use' across Zones 1-3. In tandem, a specific policy may include a cap on the quantum of residential permissible as a ratio of the overall proposed development, particularly in Zone 3 (Office Based Employment) e.g. maximum 20-25% residential thereby leading to 75-80% office use.

### 4.3 Retail Hierarchy

As noted previously, Sandyford Business District is not specifically listed in the County Retail Hierarchy. We understand the difficulties involved in seeking that the District should be categorised as a Level 3 District Centre. Its designation, however, as merely a neighbourhood centre is incongruous given the extent of existing retailing, particularly in the Beacon South Quarter development and the surrounding residential and office development, existing and proposed, in the District. We would request that an intermediate designation, above Level 4 Neighbourhood and below Level 3 District be created for the Sandyford Mixed Use District

### 4.4 Building Heights and Density

It is considered that the Local Authority must rationalise the present zoning and height limits of the central core area (Sustainable residential neighbourhood 'A' - Zone 5) bounded by Corrig Road, Carmanhall Road, Raven's Rock Road and Blackthorn Road. Given the residential land use zoning of this area, and the low heights currently existing and proposed in the County Development Plan, it is clear that this central core area to the east of Beacon South Quarter is at present contributing little to the overall development of the District. It is an obvious area for a higher density of development and a higher form of development than is currently proposed. We recommend that this be changed in the forthcoming County Development Plan.

It is submitted the Local Authority should remove the disparate 3-5 storeys height limits presently in the SUFP and place a minimum height limit of 6 to 8 storeys across all land parcels in this central core, residentially zoned area. In the absence of this change, this area has little chance of being developed as a residential core. If it remains as currently proposed, then it is essential to introduce in compensation an "open for consideration" residential designation in other areas as proposed above in paragraph 4.1.

This low height limit at this area will negatively impact the delivery of Strategic Local Objectives:

***SLO 52: To facilitate the provision of community infrastructure at ground floor along the eastern outer edge of the Carmanhall residential neighbourhood along Blackthorn Road, to create active street frontage and***

*to ensure the appropriate provision of social and community infrastructure to serve the needs of the resident and employee population.*

And;

***SLO 55:*** *To facilitate the provision of uses that will create an active street frontage and provide a transition between the residential neighbourhood and the opposing employment-based areas along Blackthorn Road, (where Blackthorn Road runs parallel with Carmanhall Road only). It is anticipated that these will be provided as own door units for small business.*

There should certainly be a higher building height limit in this area as it is envisioned to occupy the ground floor with a mix of other uses. Densities of 75-95 units per hectare are presently targeted at this location. It seems highly unlikely that these densities can be achieved given the low height limit and the Local Objectives to have non-residential uses at ground floor level.

It should be an objective of the Planning Authority to promote the development of a masterplan across this block encompassing all land-owners as a fully integrated and phased high density residential development with mixed use components at ground floor and a central high quality open space. The central location of this area within the District calls for this approach.

#### **4.5 Integrated Mobility Infrastructure**

The Sandyford Business District holds a considerable amount of legacy sites with low rise industrial buildings, served by an internal road network ill-suited to pedestrian and cycle connectivity, detracting from the built form and functionality of SBD. The road network needs to be improved by the construction of a number of road improvement schemes already proposed for some years but not implemented.

It is important that a comprehensive Integrated Mobility Infrastructure Plan which improves accessibility with improved cycleways, walkways and new road infrastructure throughout the District is put as an objective of the Local Authority to carry out.

#### **4.6 Open Space & Public Realm**

It is submitted that the future County Development Plan adjusts the open space zoning of the central civic park in Zone 5 from the present location, where it is not achievable, to other locations such as at Bracken Road where the necessary land is in Council ownership. This will require revisions to *Policy Objective F3 – Open Space Zone 7*.

Include Specific Policy Objectives of developing landscaped community open spaces and pocket parks in strategic locations such as Bracken Road Park and Three Rock Park. These locations should be identified under **Specific Local Objective SLO 59:** “To



*ensure the provision of pocket parks and civic spaces in accordance with locations specified on the Sandyford Urban Framework Plan.”*

Dún Laoghaire-Rathdown County Council made a submission to the URDF in May 2020 for funding to develop this site at Bracken Road (1.2 Hectares) to provide much needed green infrastructure. This proposal stated that *‘the development of Bracken Park is an adaptation to the SUFP, because of the loss of Stillorgan Reservoir as publicly accessible open space’*. The proposal was, unfortunately, not approved and council funding was not forthcoming on the grounds that the SUFP did not contain an Objective to develop a park in this location. This omission should be rectified in the forthcoming plan.

The stated vision for Bracken Park is to develop primarily an active park, with the addition of indoor facilities, to facilitate and encourage an active lifestyle. It is proposed that Bracken Park will be a combination of hard and soft surfaces to accommodate both organised events and the casual, spontaneous nature of a residential area. It will include an urban forest with the specific purpose to shield the space from wind that sweep into the area from a south-westerly direction and natural play areas for children. In addition to the open lands, currently used as a car park, this site also has a warehouse which can be converted into a flexible space for a range of community activities and events.

Climate change initiatives and innovations will be a strong component of the design, construction and operation of the parks. It will be a catalyst for further green innovations and principles to be embedded in everything that happens in the District so it can be a low carbon, climate resilient and sustainable place. This park will also be the object for the introduction of new technologies as a ‘Smart Park’ initiative of the Smart Sandyford Research Programme - see below.

#### **4.7 Smart Sandyford**

Smart Sandyford is a partnership between DLR County Council, Science Foundation Ireland’s Enable Research Programme and the Sandyford Business Improvement District. The Smart Sandyford goal is to use technology to overcome some of the challenges facing the local community including: improving the flow of people, and vehicles into and around the District; building a sense of community and local identity; and, strengthening Sandyford’s competitiveness and attractiveness as a place to do business.

There should be a specific policy objective within the Sandyford Urban Framework recognising and facilitating the Smart Sandyford programme in respect to new emerging technology solutions to address SBD’s requirements. This would include providing internet connections within open spaces using park benches, for example, as sources.

## 5 Conclusion

The designation of Sandyford Business District as a Mixed Use District is welcome. However, it is considered that the current Sandyford Urban Framework Plan is unduly restrictive in its treatment of the Business 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 amenities.

The new central neighbourhood (ZONE 5) proposed at 3 to 5 storeys high, is too limited. A much more ambitious approach of greater density and height, with increased residential in particular, is needed to create a world class mixed use location. In the absence of the recommended change to heights and density, it is proposed that permission for residential developments should be 'open for consideration in Zones 1, 2, 3 & 4.

Sandyford Business District is not specifically listed in the Retail Hierarchy. It is submitted that the District should be categorised at a new level above Level 4 neighbourhood and below Level 3 District Centre.

The open space zoning of the central civic park in Zone 5, which is unlikely to be developed in its current location, should be adjusted to include other locations such as the 1.2 hectare site on Bracken Road where the necessary land is in Council ownership. Alternative locations for pocket parks or boulevards to include Ballymoss Road and Three Rock Road and the addition of a Kiosk building overlooking the reservoir should also be considered. Our client considers there is a need for informal community meeting places to be located throughout the District culminating in a central civic hub which will create a sense of place and belonging for both residents and workers.

There should be a Specific Policy Objective within the Sandyford Urban Framework recognising and facilitating the Smart Sandyford programme in respect of new emerging technology solutions to address SBD's requirements.

An Integrated Mobility Infrastructure Plan for the SUFP area should be an Objective of the Council and included in the Statutory Plan.

In conclusion, Sandyford BID CLG seeks the support of the Council in achieving these worthy objectives.

## 6 Postscript

Please see below details of where **Sandyford Business Park** (formerly Sandyford Industrial Estate) and **Stillorgan Business Park** (formerly Stillorgan Industrial Estate) are incorrectly referenced in the Draft CDP 2022-2028 – these name changes were agreed with DLRCC prior to bringing the four business parks together under the umbrella name of Sandyford Business District. Our clients request that the Council address this in the final version of the County Plan as it is important to have consistency throughout.

**Page 2:** 1.5 - note Stillorgan Business **Estate** & Sandyford Business **Estate**

**Page 4:** Drawing No 1 - note Stillorgan Business **Estate** & Sandyford Business **Estate**

**Page 5:** (a) in heading and first line – note Stillorgan Business **Estate** in both

**Page 5:** (b) in heading and first line – note Sandyford Business **Estate** in both

**Page 10:** first paragraph on 4<sup>th</sup>, 5<sup>th</sup> & 6<sup>th</sup> lines – note Sandyford Business **Estate** on 4<sup>th</sup> & 5<sup>th</sup> and Stillorgan **Industrial Estate** on 6<sup>th</sup>

**Page 12:** 2.3.4 first paragraph on 2<sup>nd</sup> line – note Stillorgan **Industrial Estate**

**Page 24:** PR7 on 2<sup>nd</sup> line – note Sandyford Business **Estate**

**Page 33:** TAM3 on 4<sup>th</sup> line – note Sandyford Business **Estate**

**Page 34:** TAM5 on 5<sup>th</sup> bullet point – note Sandyford Business **Estate**

**Page 40:** P4 on 1<sup>st</sup> line – note Sandyford Business **Estate**

**Page 46:** SLO 51 – note Stillorgan **Industrial Estate**

**Drawing No. 1:** note Stillorgan Business **Estate** & Sandyford Business **Estate**

**Drawing No. 6:** note Stillorgan Business **Estate**

**Drawing No. 7:** note Stillorgan Business **Estate** & Sandyford Business **Estate**

**Drawing No. 8:** note Stillorgan Business **Estate**

**Drawing No. 9:** note Stillorgan Business **Estate**

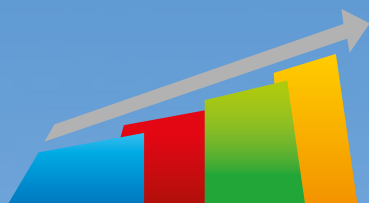
### **Naming of Park at entrance to South County Business Park**

Sandyford BID CLG proposes naming the park adjacent to One South County ‘**Infinity Park**’ which correlates with the sculpture of the infinity symbol already installed at the entrance to South County Business Park.

## **Manahan Planners**

**April 2021**

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**SANDYFORD BID CLG**

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