

Meadowbrook/Ludford Play - Frequently Asked Questions

Dún Laoghaire-Rathdown County Council (DLRCC) has developed plans to construct a new play space in the Meadowbrook/Ludford area of Ballinteer.

This Play Space is for local children and their families to enjoy, play, and build strong communities.

Why are we doing this?

Dún Laoghaire-Rathdown County Council (DLRCC) identified the need for a new play space in the Meadowbrook/Ludford area of Ballinteer as it does not currently have a play space for younger children. The need for a playground in this area is included in the Council's Play Policy 2023-2028 which was adopted by the Elected Members in 2023.

- The Dlr Play Policy (2023–2028) is Dún Laoghaire-Rathdown County Council's plan to enhance play opportunities by developing new and upgrading existing play spaces in an accessible and inclusive way. All new play spaces are being built in catchment areas that are located outside a 1km radius of an existing playground.
- The Meadowbrook Ludford area has been identified in the Play Policy 2023-2028 as being outside this 1km radius. This area qualifies for a new local play space.
- The benefits of play support a child's growth across four areas: social, emotional, cognitive and physical development.
- Despite the benefits derived from play for both children and parents, time for free play has been markedly reduced for some children through socio-economic circumstances and lack of opportunity.

This project fully complies with all aspects of the Dlr Play Policy 2023-2027 and this will be an accessible and inclusive play space as required in the Dlr Play Policy 2023-2027.

Have there been requests for a playground in this area?

Yes, there have been requests from the public and Councillors for play space in this area for local children in recent years. The Meadowbrook Ludford area does not have a play space for children aged 0-11 years. The Meadowbrook Ludford Teen Space has been used by younger children to date for play. At present Teenagers cannot fully access and enjoy or use the space due to overcrowding.

What are we hoping to achieve with this project?

We are hoping to provide a local play space for local children and their families that they can walk or cycle to if they wish, removing barriers to accessing play equipment in their community.

Are there issues with Anti-Social Behavior in the area?

During the consultation process, some residents expressed concerns about instances of anti-social behavior in the past. Our experience is that a play space such as this significantly reduces anti-social activity. Removing lower branches from trees along the railings will improve passive surveillance in this area.

Have concerns been raised about traffic and parking?

As this is local and not a destination play space, it is not envisaged that it will attract much in the way of increased traffic and parking. The Traffic Section has committed to undertaking some double yellow lines near the car park on Acorn Road and adding Ludford Drive to a list of locations considered for traffic calming in 2026. The Parks Department will be removing lower branches on some trees to improve visibility and site lines from Acorn Road

What consultation took place?

The Dlr Play Policy focuses on three strategic priorities: delivering play spaces and places, enjoying play and recreation, and working collaboratively with the community and local schools

The consultation process started on 20th of December 2024. Public engagement activities were carried out by M-CO on behalf of the Council to get feedback in advance of the playground design process.

These public engagement activities that took place were:

- An online survey ran on the Council's public consultation hub ([Dún Laoghaire-Rathdown County Council - Citizen Space](#)) from 20th December 2024 to 31st January 2025.
- Dedicated consultation sessions and workshops for community members, local groups and schools to share their ideas, local insight and feedback took place as follows:
 - i. Public workshop in Ballinteer Community School on Tuesday 14th January 2025
 - ii. No.4 Primary school workshops in St Attracta's and Scoil Naithí with 2nd and 5th classes and artist Elida Maiques.
 - iii. Information evening with display designs on September 25th 2025.

Other promotional activities that formed part of the consultation process included:

- Post on the Council's social media channels (10 posts over 6-week period)
- Direct email contact with local Stakeholder groups.
- Online announcement through Dún Laoghaire Public Partnership Network.
- A3 posters in Meadowbrook / Ludford area including leaflets dropped into the Dlr leisure centre, the Oratory, and Ballinteer Shopping Centre.
- Our communication consultant M-CO also hand delivered the amended leaflets to promote the public consultation to the residents of Ludford Road, Ludford Drive, Ashlawn and Ludford Park on 10th of January 2025 in advance of in person meeting at BCS (Ballinteer Community College) on January 15th.
- Emailed updates to local public representatives/ Engagement with local Councillors.
- The Meadowbrook Ludford Report findings were published on citizens space on April 7th 2025 <https://dlrcoco.citizenspace.com/parks/ludford-park-consultation/>
- Call to homes on September 4th (unfortunately only 2 residents were home) followed by hand delivered letter the following week with evening date of information (25th of September 7-8pm).
- Emails/queries received relating to the project were responded to detailed answers.

When was the design for the playground finalised?

Following the public consultation process, the ideas and views of all stakeholders about what should be included in the playground were compiled and included in a report that formed part of the tender documents. This report was provided to the successful contractor who incorporated the ideas and views into the design.

In July 2025, the contract to design and construct the play space—aligned with the stakeholders' preferences—was officially awarded. The final design (which is similar in size to other new play spaces built in other parts of the County in recent years) was presented to the stakeholders in September 2025. The final design for the play space includes 15 pieces of equipment. The main play space; a bespoke Mill Wheel Unit, Swing Bird's Nest, Trampoline, Universal Carousel, Hammock, Five-way Swing Set, Spinner Bowl. The junior enclosed play space which includes Swing Frame Cradle, Embankment Slide, Oasis Sand House and Crane, Robina Tunnel, Double balance Beams, Sensory Multi Play Panel, Kaleidoscope Play Panel, Rattle Roller Wheel. The design will also include a Communication Board, Picnic Table and Seating. Following recent feedback from local residents, the size of the play space has been reduced, and some natural play features—including the zip line—have been removed.

Is planning permission required for new playgrounds of this size?

Works of this nature are considered to be exempted development in according to Section 4(1)(aa) of the Planning and Development Act 2000, amended which states:

4.—(1) The following shall be exempted developments for the purposes of this Act—

(aa) development by a local authority in its functional area (other than, in the case of a local authority that is a coastal planning authority, its nearshore area), and that no restrictions on exempted development contained with the Planning and Development Regulations 2001, as amended, apply.

Did AA screening take place for this play space?

All environmental surveying and reporting were undertaken in collaboration with our Biodiversity Officers and Consultant Ecologists. Ecologist produced an AA screening report of the site.