

SANDYFORD CIVIC PARK

Architectural Report - 2503-UAA-ZZ-XX-DR-A-PP-0400

17.02.2026

URBAN -
AGENCY



01

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0.0 Description of Development

Part 8 Planning Application Description – Sandyford Civic Park (0.96 ha)

Dún Laoghaire-Rathdown County Council (DLR), in partnership with the Sandyford Business District, proposes the development of Sandyford Civic Park, a new 0.96-hectare civic and recreational urban park located at the corner of Corrig Road and Carmanhall Road, Sandyford, Dublin 18. The project responds to the identified need for high-quality public open space within Sandyford and supports the district's ongoing transformation from a traditional business park into a vibrant, mixed-use urban centre, as set out in the Sandyford Urban Framework Plan.

As part of the EU-funded IB-Green programme, the development integrates green-blue infrastructure, extensive planting, opportunities for sustainable drainage, and measures to mitigate urban heat stress. The project prioritises material reuse and circularity, with demolition arisings intended for reuse within the park where feasible. The design for Sandyford Civic Park—being developed by Urban Agency (along with an extensive design team; Langan Consultant Engineers, Landscape QS, Malone Group, Donnachadh O'Brien Engineers, O'Herlihy Access Consultancy, Gordon White Associate Engineers) following extensive public and stakeholder engagement—combines a formal civic square for events and gatherings with a softer, biodiverse landscape for relaxation, play, and passive recreation. The scheme balances hard and soft landscaping, incorporates sculptural and artistic elements, and emphasises sustainability and climate resilience in accordance with DLR's Climate Action Plan.

The proposed development includes the following key elements:

- Demolition of Buildings No. 27 and No. 28, Corrig Road, with materials reused on-site where possible.

- Adaptation of Building No. 26, Corrig Road, into a covered open sports and recreation structure.

- A new amphitheatre in the north-western portion of the park, providing a partially covered community meeting and event space.

- A viewing tower integrated into the north-western corner of the park, designed to act as a visual landmark when viewed from Sandyford Central and Carmanhall Road, and to assist pedestrian orientation and wayfinding.

- A naturalistic forested edge along the eastern boundary, with dense planting

transitioning to a more urban landscape character towards the west.

- A large central lawn area providing a flexible green space for informal recreation and community use.

- Reduction in the width of Corrig Road to calm traffic speeds, improve pedestrian safety, and enhance the setting of the park.

- Planted buffering along Corrig Road and Carmanhall Road, including the extension of the existing tree line along Carmanhall Road, to strengthen the green corridor, improve microclimate, and visually define the park edge.

- A play area catering for a range of age groups, offering inclusive and accessible play opportunities.

- A "play along the way" design strategy, incorporating informal play elements integrated throughout paths, seating, and landscape features.

- A comprehensive SuDS strategy, including swales and rainwater retention areas, designed to capture, attenuate, and integrate surface water into the landscape design.

- A new level crossing at the junction of Corrig Road and Carmanhall Road, improving pedestrian permeability, safety, and connectivity to the park.

- A lighting strategy focused on the park perimeter, with additional lighting provided to sports and recreation facilities, ensuring safety while minimising light spill and protecting biodiversity.

- High-quality paving, seating, accessibility measures, integrated lighting, and enhanced pedestrian connections throughout the park.

On completion, Sandyford Civic Park will function as a central civic and recreational space for workers, residents, and visitors, reinforcing local identity, encouraging social interaction, and demonstrating best-practice climate-responsive urban greening within a high-density urban district.

INTRODUCTION

0.1

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0.1 Introduction

Urban Agency Architects were commissioned by Dún Laoghaire-Rathdown County Council (DLR), in partnership with the Sandyford Business District, to lead the planning and design of all stages of a proposed civic park in Sandyford, Dublin 18..

This Architectural Planning Report outlines the proposed development for the civic park. It is to be read in conjunction with the following drawings and report:

- Landscape Masterplan (Proposed Site Location Map) 1:1000
- Landscape Plans (Proposed Site Plans Sheets) 1:250
- Landscape Sections (Proposed Sectional Elevation A,A - F,F) 1:200
- Softscape Plan
- Play and Amenity Plan
- Arborist's Report

By incorporating features such as outdoor dining areas fnts, informal hangout spaces, and sensory play equipment, these enhancements will create dynamic environments that encourage socialisation and leisure for people of all ages. The design will prioritise quality and sustainability, utilising durable materials and infrastructure that reflect both current trends and future aspirations of Sandyford.

The following design objectives were developed with the Client Team;

1.1 Ecology & Sustainability:

Establish a destination in the core of Sandyford Business Park that is strongly characterised by native trees, layered planting and integrated with nature-based solutions - the concept of an urban woodland in the business park. Underpin this by promoting environmental awareness through educational features and support long-term maintenance strategies that prioritise ecological health and low-impact management.

1.2 Sustainable Urban Drainage (SuDS):

Integrate a visible and engaging SuDS strategy using rain gardens, bioswales, permeable paving, and potential retention ponds, etc to naturally manage runoff, reduce flooding, improve water quality, and contribute to the ecological and aesthetic richness of the park.

1.3 Material Re-Use & Circular Design:

Skillfully adapt the existing building (no. 26) as a covered space to cater for intense active use which are more suitable for covered spaces while ensuring the building is integrated into the park and incorporates renewable energy and other sustainable principles. Adopt circular design principles that minimise waste, reduce embodied carbon, and celebrate visible re-use in a creative and contemporary way by incorporating salvaged materials such as stone, concrete, and timber into the design of paths, seating, walls, and landscape features.

1.4 Access, Movement & Connectivity:

Design the park as a highly accessible and inclusive, walkable space that connects seamlessly with the surrounding business district, schools, and transport infrastructure. Prioritise pedestrian movement and integrate with existing and proposed permeability links, pedestrian crossings, and active travel routes to support ease of access from all directions.

1.5 Safe Social Spaces & Gathering Areas:

Establish comfortable, welcoming and safe areas (design in particular for vulnerable users) for community interaction, events, and seasonal activities to include programmed gatherings such as markets, performances, or outdoor exhibitions, while providing more intimate spaces across the park for pause and social connection.

1.6 Play, Sport & Active Recreation:

Integrate opportunities for informal recreation and everyday movement through walking loops, incidental play elements, integrated sports elements and open green spaces with a strong emphasis on design for teenage girls. These should be inclusive, flexible, and suited to users of all ages, without compromising the peaceful and reflective quality of the park in certain zones.

SITE DESCRIPTION AND CONTEXT

1.1 Site Context, 1.2 Site Character

1.1 Site Context

The site is located at the junction of Corrig Road and Carmanhall Road within the Sandyford Business District.



Fig: 1 Sandyford Business District Google Earth - <https://earth.google.com/>

1.2 Site Character

The site of the proposed Sandyford Civic Park is located at the junction of Corrig Road and Carmanhall Road within the Sandyford Business District, Dublin 18. The site extends to approximately 0.96 hectares and occupies a prominent corner location within an area undergoing significant transition from a low-density business park environment to a more compact, mixed-use urban district, as envisaged by the Sandyford Urban Framework Plan.

The immediate character of the area is predominantly commercial and employment-led, comprising a mix of office buildings, light industrial uses, and associated surface car parking. Development within the vicinity is generally set back from the public road behind landscaped margins, resulting in a fragmented public realm with limited civic or recreational space. While pedestrian and cycle infrastructure is present along both Corrig Road and Carmanhall Road, the streets are currently characterised by wide carriageways, prioritising vehicular movement over pedestrian activity.

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In the wider context, the site benefits from proximity to existing public transport infrastructure, including Luas services within walking distance, and is located close to emerging residential developments, retail services, and employment uses. Notwithstanding this, the area lacks a recognisable civic focal point or destination public space capable of supporting social interaction, recreation, or community events.

Overall, the site is characterised by high accessibility, strategic visibility, and development opportunity, but with a deficient public realm and limited green infrastructure. The proposed Sandyford Civic Park represents a significant opportunity to transform the character of this prominent location by introducing a high-quality civic space that improves environmental quality, enhances pedestrian experience, supports biodiversity, and reinforces the evolving urban identity of Sandyford.

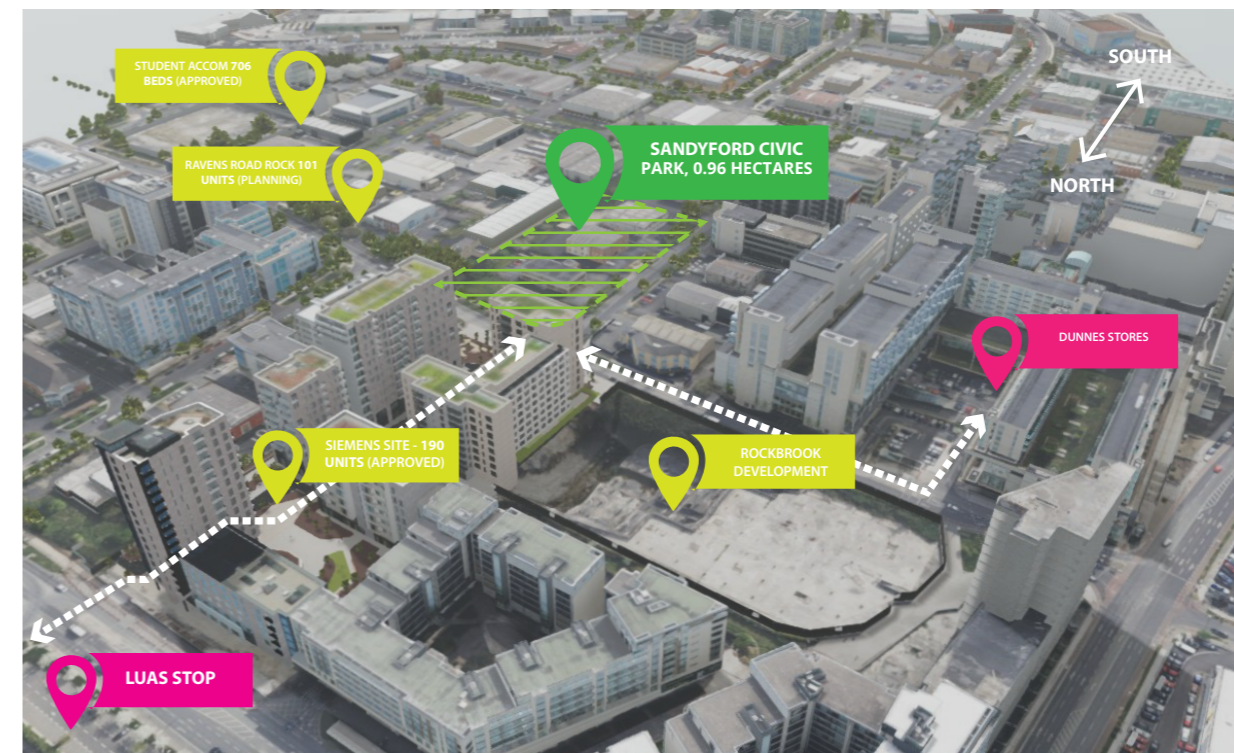


Fig: 2 Sandyford Civic Park Context

SITE DESCRIPTION AND CONTEXT

1.3 Planning Context

1.3.1 Planning Context: Sandyford Civic Park

The proposed development of Sandyford Civic Park must be considered within the context of national, regional, and local planning policy, all of which place a strong emphasis on compact growth, high-quality public realm, climate resilience, and the provision of accessible public open space.

National Planning Policy:

At a national level, the National Planning Framework (NPF) supports the creation of compact, sustainable urban growth through the consolidation and regeneration of existing urban areas. The NPF promotes the delivery of high-quality public spaces and green infrastructure as essential components of liveable communities, recognising their role in supporting health, well-being, biodiversity, and climate adaptation. The provision of Sandyford Civic Park aligns with these objectives by introducing a significant new area of public open space within an established employment and emerging residential area.

The National Transport Authority's Transport Strategy for the Greater Dublin Area and the Design Manual for Urban Roads and Streets (DMURS) emphasise the prioritisation of walking, cycling, and public transport, alongside measures to calm traffic and improve street environments. The proposed reduction in carriageway width along Corrig Road, improved pedestrian crossings, and enhanced public realm are consistent with these principles.

Regional Planning Policy:

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region identifies Sandyford as a key growth area with strategic importance for employment and urban consolidation. The RSES supports the delivery of green infrastructure networks, enhanced public spaces, and climate-resilient development within metropolitan areas. The proposed park contributes directly to these regional objectives by strengthening green infrastructure provision and improving the quality and functionality of the public realm within Sandyford.

Local Planning Policy:

The Dún Laoghaire–Rathdown County Development Plan sets out a clear policy

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framework supporting the provision of high-quality public open spaces, improved permeability, and placemaking within urban areas. The Development Plan emphasises the importance of green infrastructure, biodiversity enhancement, and climate action, including sustainable urban drainage systems and urban cooling measures. Sandyford Civic Park aligns with these objectives through its integrated landscape-led design, SuDS strategy, and extensive planting proposals.

The site lies within the Sandyford Urban Framework Plan (SUFP) area, which identifies the need for a central civic space to support the area's transition to a mixed-use urban centre. The SUFP promotes the rebalancing of streets in favour of pedestrians and cyclists, the creation of high-quality public realm, and the delivery of new parks and civic spaces to support existing and future populations. The proposed development directly implements these strategic goals by providing a landmark civic park at a highly visible and accessible location.

Climate Action and Environmental Policy:

The proposed development also aligns with DLR's Climate Action Plan, which seeks to enhance urban resilience through nature-based solutions, increased tree canopy cover, reduced surface water runoff, and mitigation of urban heat island effects. As part of the EU-funded IB-Green programme, Sandyford Civic Park incorporates green-blue infrastructure, sustainable drainage, material reuse, and biodiversity-led planting strategies that support these climate objectives.

Conclusion:

In summary, the proposed Sandyford Civic Park is fully consistent with national, regional, and local planning policy. The development supports compact urban growth, improves the quality and accessibility of public open space, enhances sustainable transport and movement, and delivers climate-resilient green infrastructure. The proposal represents a direct and positive implementation of the strategic planning vision for Sandyford as set out in the Sandyford Urban Framework Plan and the Dún Laoghaire–Rathdown County Development Plan.

SITE DESCRIPTION AND CONTEXT

1.3 Planning Context

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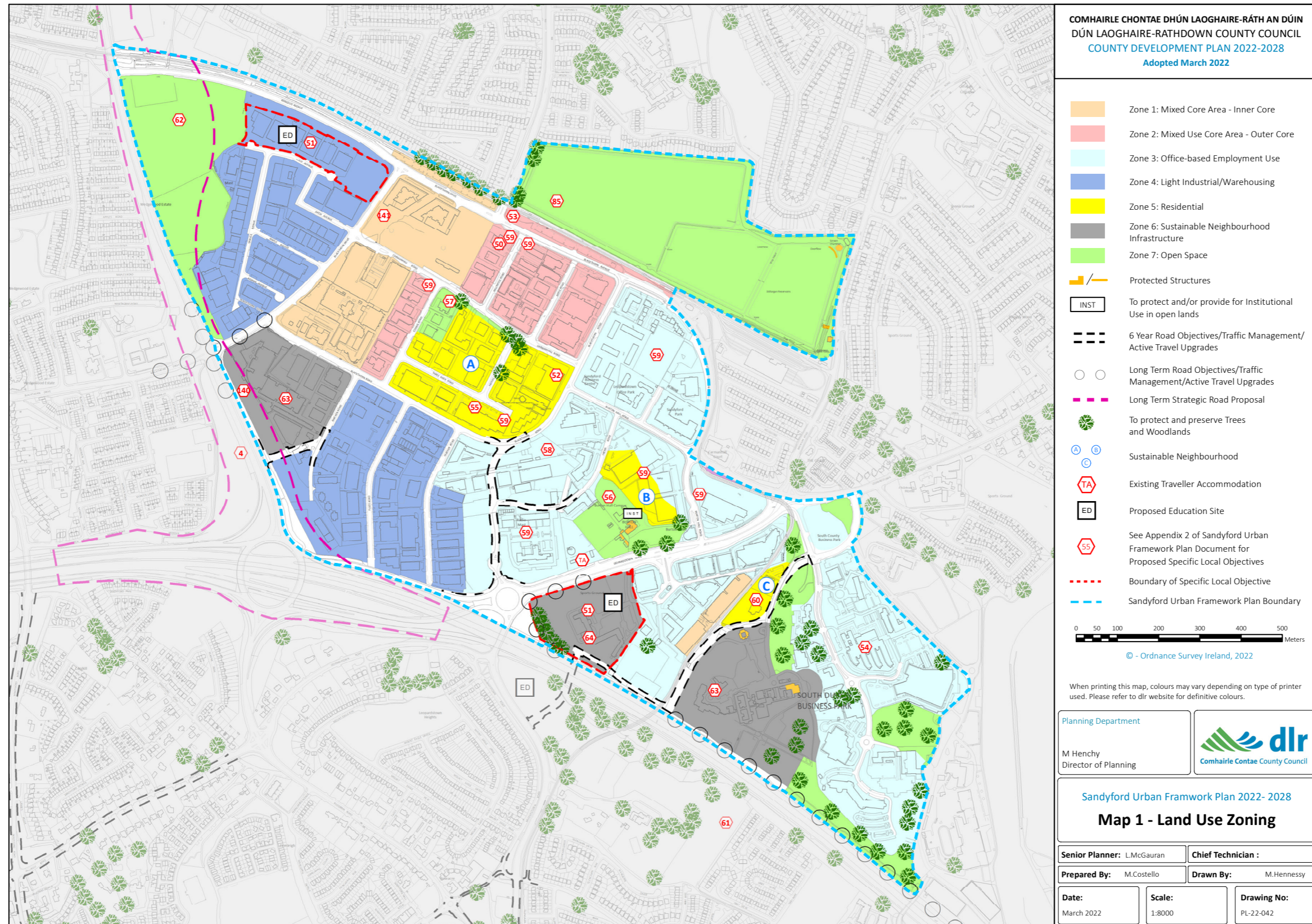


Fig: 3 Sandyford Urban Framework Plan - Land Use Zoning

SITE DESCRIPTION AND CONTEXT

1.4 Planning Response to the SUFP

1.4 Planning Response: SUFP

Design Response to the Sandyford Urban Framework Plan:

The design of Sandyford Civic Park represents a direct and deliberate response to the objectives, principles, and spatial vision set out in the Sandyford Urban Framework Plan (SUFP). The SUFP identifies the need to transform Sandyford from a mono-functional business park into a compact, mixed-use urban district supported by high-quality public realm, enhanced permeability, and a strong civic identity. The proposed park plays a central role in delivering this vision.

Provision of a Civic Heart:

A core objective of the SUFP is the creation of a recognisable civic centre within Sandyford, supported by landmark public spaces capable of accommodating social, cultural, and community activity. Sandyford Civic Park is designed as a primary civic destination, combining a formal civic square, amphitheatre, and flexible lawn areas to support events, gatherings, and everyday use. The inclusion of a viewing tower in the north-western corner of the park reinforces this role, acting as a visual marker and orientation point within the wider urban framework, visible from Sandyford Central and Carmanhall Road.

Public Realm and Placemaking:

The SUFP emphasises the importance of placemaking through the delivery of high-quality, legible, and welcoming public spaces. The design of Sandyford Civic Park introduces a cohesive and well-defined public realm, replacing underutilised plots with a landscaped civic space that supports social interaction and community life. The balance of hard and soft landscaping, integrated seating, public art, and play elements contributes to a rich and engaging environment that supports a wide range of users.

Movement, Connectivity, and Permeability:

Improving pedestrian and cyclist movement is a key principle of the SUFP. The proposed design responds through the rebalancing of Corrig Road, including a reduction in carriageway width to calm traffic and prioritise pedestrian safety. A new level pedestrian crossing at the junction of Corrig Road and Carmanhall Road improves east–west and north–south connectivity, strengthening links between

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surrounding employment areas, public transport nodes, and emerging residential uses. Clear and accessible routes through the park further enhance permeability and legibility.

Green Infrastructure and Climate Resilience:

The SUFP promotes the integration of green infrastructure as a fundamental component of urban transformation. Sandyford Civic Park delivers a robust green-blue infrastructure network, incorporating extensive planting, SuDS features such as swales and rainwater retention areas, and increased tree canopy cover. The extension of the existing tree line along Carmanhall Road reinforces strategic green corridors identified within the framework plan and enhances environmental quality, biodiversity, and microclimate resilience.

Urban Form and Edges:

The design responds to the SUFP's guidance on defining strong urban edges and transitions. Planted buffers along Corrig Road and Carmanhall Road provide a softened interface between vehicular routes and the park, while the eastern edge of the site is defined by a denser, more naturalistic landscape character that transitions to more formal and urban spaces toward the west. This gradation reflects the SUFP's objective of creating varied and legible urban spaces within Sandyford.

Activation and Inclusivity:

The SUFP highlights the need for active, inclusive spaces that cater for diverse age groups and uses throughout the day. The park design incorporates a multi-age play facility, a "play along the way" strategy, flexible sports and recreation spaces, and areas for passive enjoyment. These elements ensure that the park is animated throughout the day and accessible to workers, residents, visitors, and families.

Sustainable and Phased Regeneration:

In line with the SUFP's emphasis on sustainable regeneration, the project prioritises material reuse through the retention and adaptation of Building No. 26 and the reuse of demolition materials from Buildings No. 27 and No. 28. This approach supports circular economy principles while enabling incremental urban improvement.

SITE CONSIDERATIONS

2.1 Site Boundary

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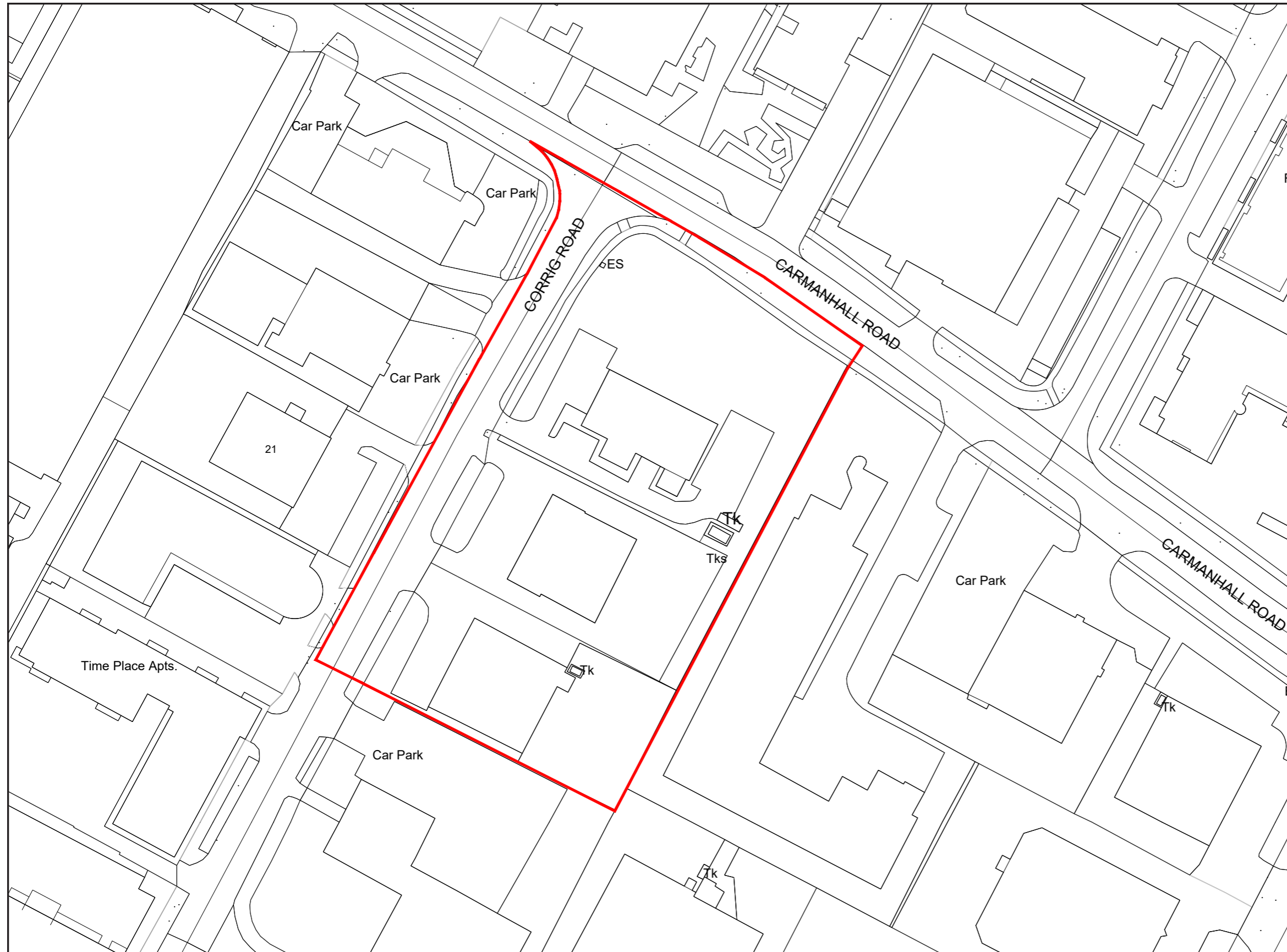


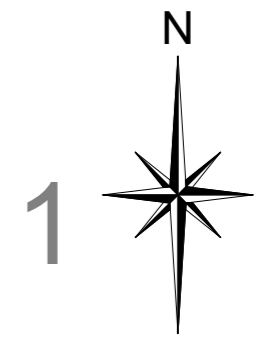
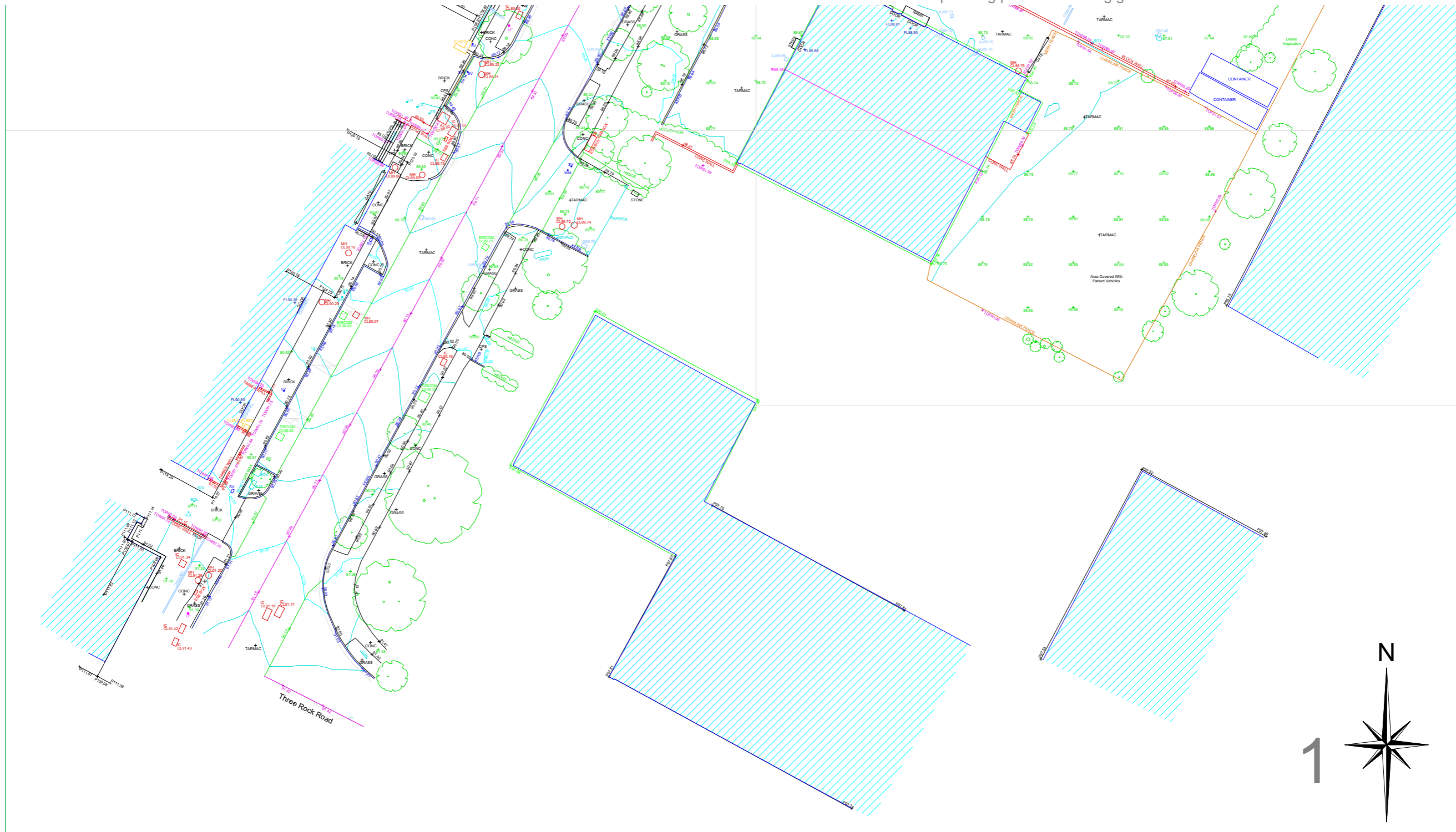
Fig: 4 Site Boundary

SITE CONSIDERATIONS

2.2 Existing Condition

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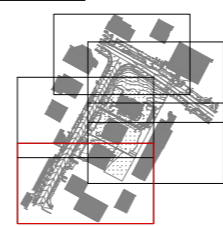
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|  <p>www.apexsurveys.ie info@apexsurveys.ie 00353 1 691 0156</p> | <p>RURAL/NATURAL FEATURES :</p> <ul style="list-style-type: none"> BUSH SAPLING TREE HEDGE TROUGH CATTLE GRID LINEWORK: EMBANKMENT TOP DRAIN BREAKLINE BUILDING KERB BOTTOM WALL PATHCHANGE SURFACE OHEAD ELECTRICITY OHEAD TELECOM | <p>STREET FURNITURE :</p> <ul style="list-style-type: none"> BOLLARDS BORE HOLE BUS STOP CRASH BARRIER ELECTRICITY POLE EARTHING ROD GATE GROUND LIGHT ILLUMINATED BOLLARD LAMP POST MARKER POST POST POST BOX ROADSIGN SIGN POST TELEPHONE BOX TELEPHONE POLE TRAFFIC LIGHT TRIAL PIT | <p>SERVICES :</p> <ul style="list-style-type: none"> AIR VALVE ARMSTRONG JUNCTION CABLE TV IC COVER LEVEL EIRCOM COVER EIRCOM JUNCTION BOX ELECTRICAL CABLE PIT ESAT COVER ESB COVER ESB JUNCTION BOX FIRE HYDRANT GAS VALVE GULLY INSPECTION COVER MANHOLE SEPTIC TANK SLUICE VALVE STOPCOCK | <p>SERVICES :</p> <ul style="list-style-type: none"> AV + CL TV CL EIRCOM EIRCOM BOX ESAT ESB ESB BOX FH IC MH SEPTIC SV ST <p>LEVELS :</p> <ul style="list-style-type: none"> BED LEVEL EAVE LEVEL FLOOR LEVEL INVERT LEVEL ROAD LEVEL RIDGE LEVEL SOFFIT LEVEL SPOT LEVEL TOP OF FENCE LEVEL TOP OF WALL LEVEL WATER LEVEL SURVEY CONTROL STATION | <p>SHEET LAYOUT :</p>  | <p>PLAN PRODUCED BY:</p> <p>APEX SURVEYS</p> <p>CONTACT INFORMATION:</p> <p>Apex Surveys Unit 78 Dunboyne Business Park Dunboyne, Co. Meath, Ireland www.apexsurveys.ie info@apexsurveys.ie 00353 1 691 0156</p> | <p>CLIENT:</p> <p>Urban Agency</p> | <p>PROJECT:</p> <p>Sandyford Civic Park Co. Dublin</p> <p>SCALE: 1/200 A1</p> <p>DATE: 03/06/2025</p> <p>DRG No: 7092</p> <p>SHEET: 1 of 5</p> <p>DESCRIPTION: 3D Topographical</p> <p>SURVEYED BY: P.T.</p> <p>PROCESSED BY: A.N.</p> <p>CHECKED BY: A.B.</p> |
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Fig: 5 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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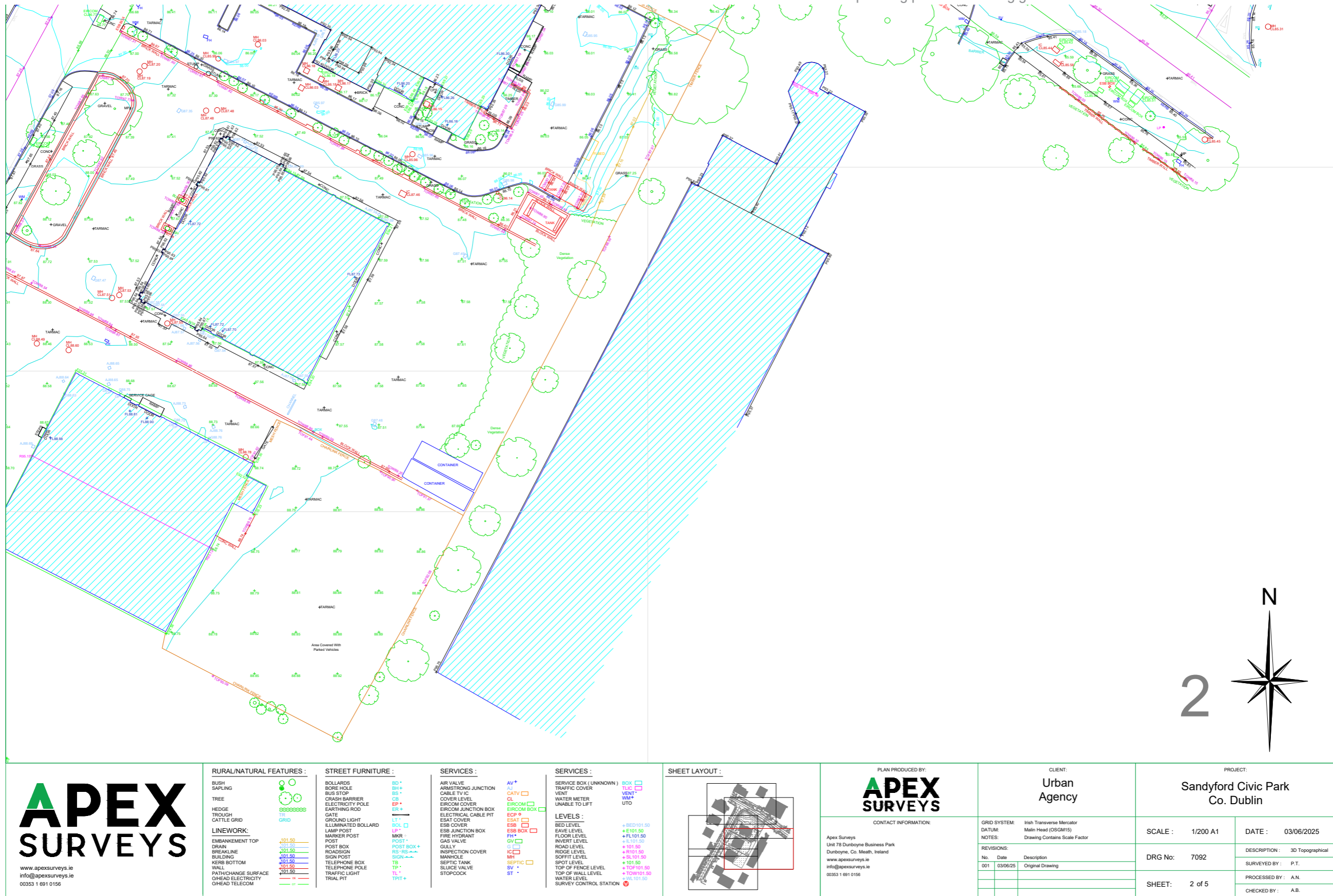


Fig: 6 Existing Survey Condition - as prepared by APEX Survey

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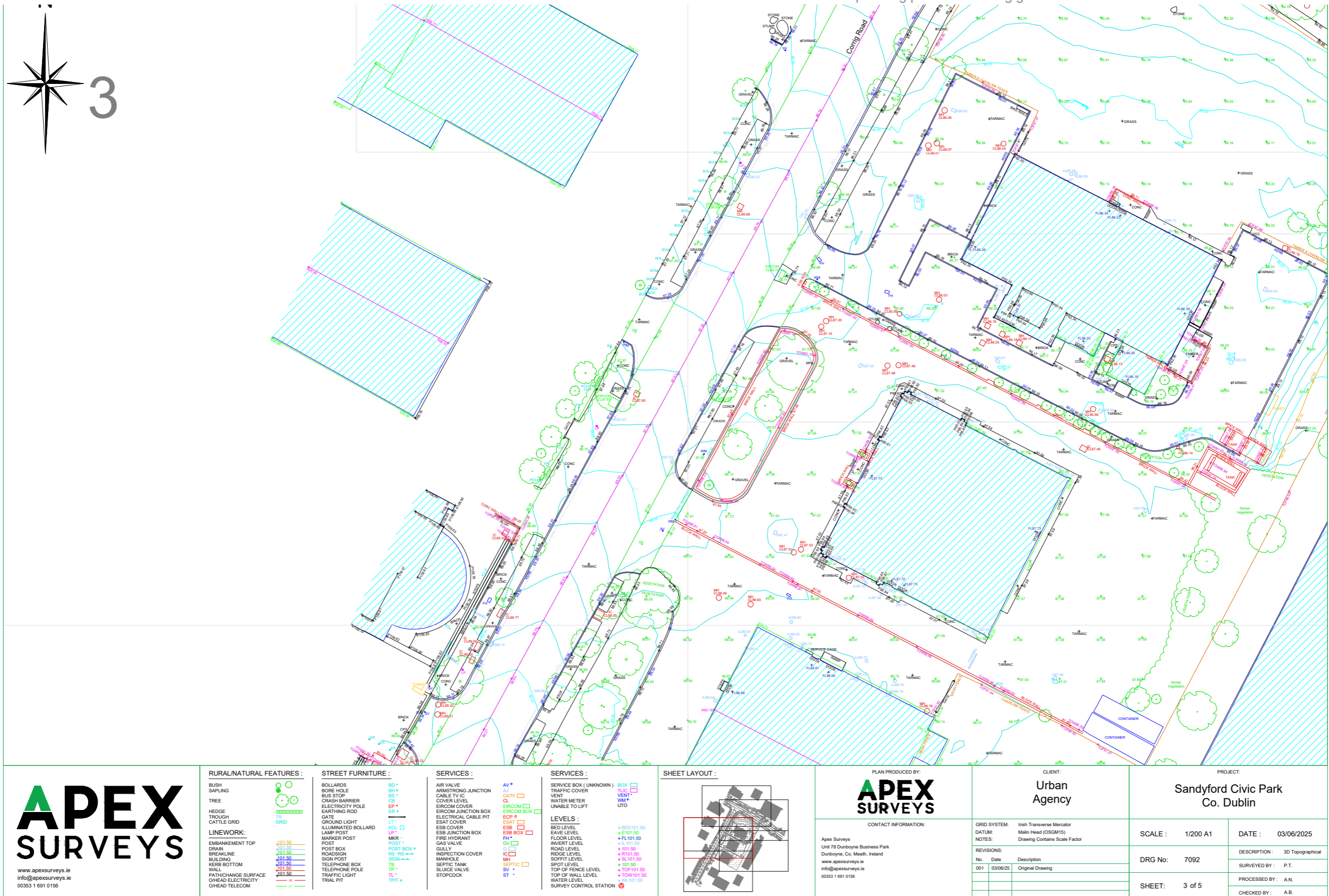


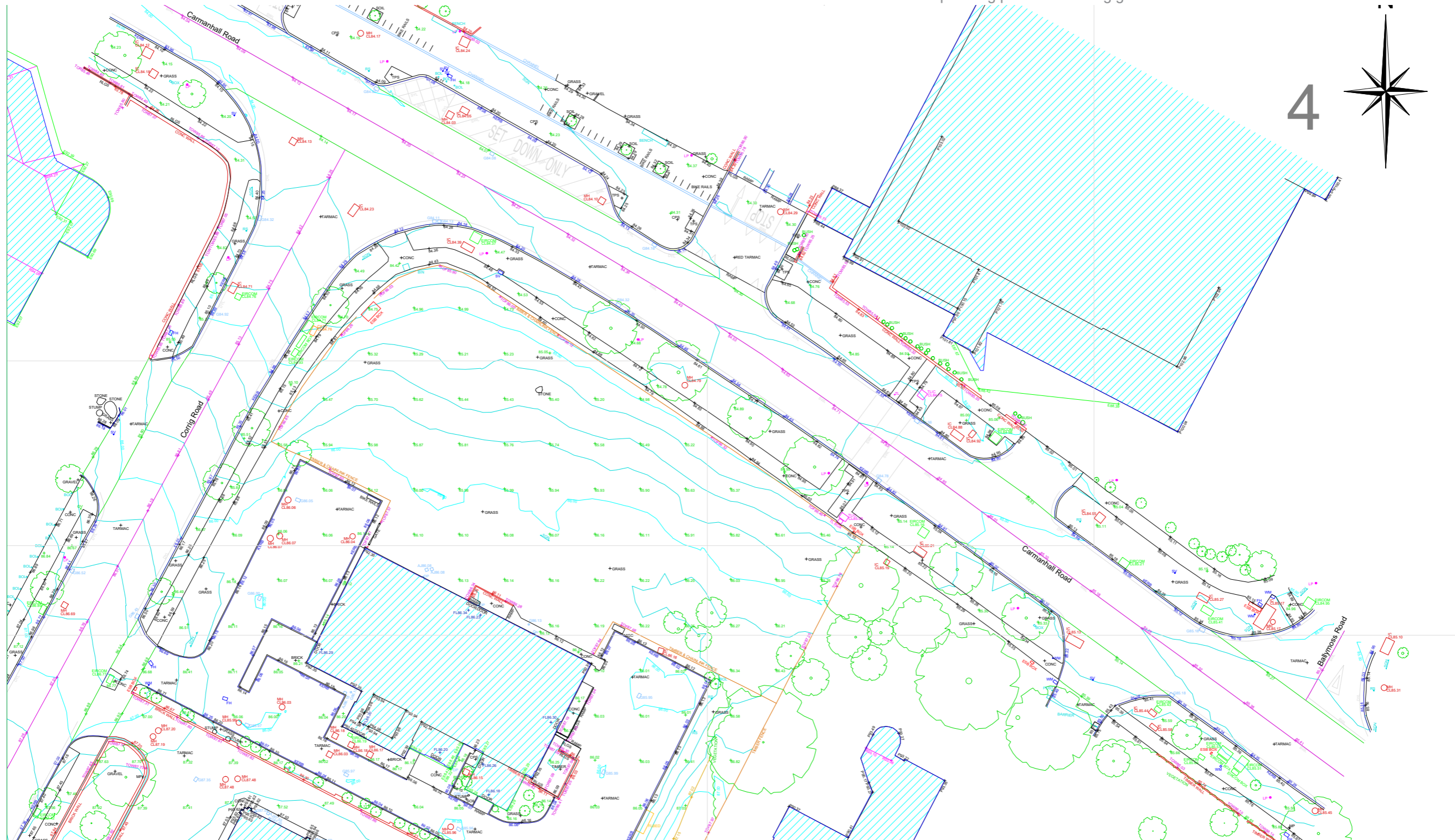
Fig: 7 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

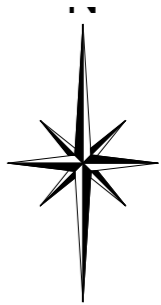
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4



APEX SURVEYS

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RURAL/NATURAL FEATURES :

- BUSH
- SAPLING
- TREE
- HEDGE
- TROUGH
- CATTLE GRID
- EMBANKMENT TOP
- DRAIN
- BREAKLINE
- BUILDING
- KERB BOTTOM
- WALL
- PATCH/CHANGE SURFACE
- OHEAD ELECTRICITY
- OHEAD TELECOM

STREET FURNITURE :

- BOLLARDS
- BORNE HOLE
- BUS STOP
- CRASH BARRIER
- ELECTRICITY POLE
- EARTHING ROD
- GATE
- GROUND LIGHT
- ILLUMINATED BOLLARD
- LAMP POST
- MARKER POST
- POST
- POST BOX
- ROADSIGN
- SIGN POST
- TELEPHONE BOX
- TELEPHONE POLE
- TRIAL PIT

SERVICES :

- AIR VALVE
- ARMSTRONG JUNCTION
- CABLE TV IC
- COVER LEVEL
- EIRCOM COVER
- EIRCOM JUNCTION BOX
- ELECTRICAL CABLE PIT
- ESAT COVER
- ESB COVER
- ESB JUNCTION BOX
- FIRE HYDRANT
- GAS VALVE
- GULLY
- INSPECTION COVER
- MANHOLE
- SEPTIC TANK
- SUICIDE VALVE
- STOPCOCK

SERVICES :

- AV+
- CL
- CL
- EIRCOM
- EIRCOM BOX
- ECP
- ESAT
- ESB
- ESB BOX
- FH+
- GV
- IC
- MH
- SEPTIC
- SV
- ST

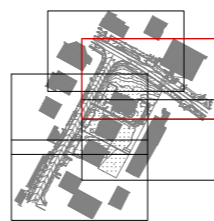
SERVICES :

- BOX
- TRAFFIC COVER
- VENT
- WATER METER
- UNABLE TO LIFT
- UTO

LEVELS :

- BED LEVEL
- EAVE LEVEL
- FLOOR LEVEL
- INVERT LEVEL
- ROAD LEVEL
- RODGE LEVEL
- SCOFF LEVEL
- SPOT LEVEL
- TOP OF FENCE LEVEL
- TOP OF WALL LEVEL
- WATER LEVEL
- SURVEY CONTROL STATION

SHEET LAYOUT :



PLAN PRODUCED BY:
APEX SURVEYS

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00353 1 691 0156

CLIENT:
Urban Agency

| No. | Date | Description |
|-----|----------|------------------|
| 001 | 03/06/25 | Original Drawing |

PROJECT:
**Sandyford Civic Park
Co. Dublin**

| | | | | | |
|--------------|-------------------------------|---------|----------|----------------|------------------|
| GRID SYSTEM: | Irish Transverse Mercator | SCALE : | 1/200 A1 | DATE : | 03/06/2025 |
| DATUM: | Main Head (OSGM15) | DRG No: | 7092 | DESCRIPTION : | 3D Topographical |
| NOTES: | Drawing Contains Scale Factor | SHEET: | 4 of 5 | SURVEYED BY : | P.T. |
| REVISIONS: | | | | PROCESSED BY : | A.N. |
| | | | | CHECKED BY : | A.B. |

Fig: 8 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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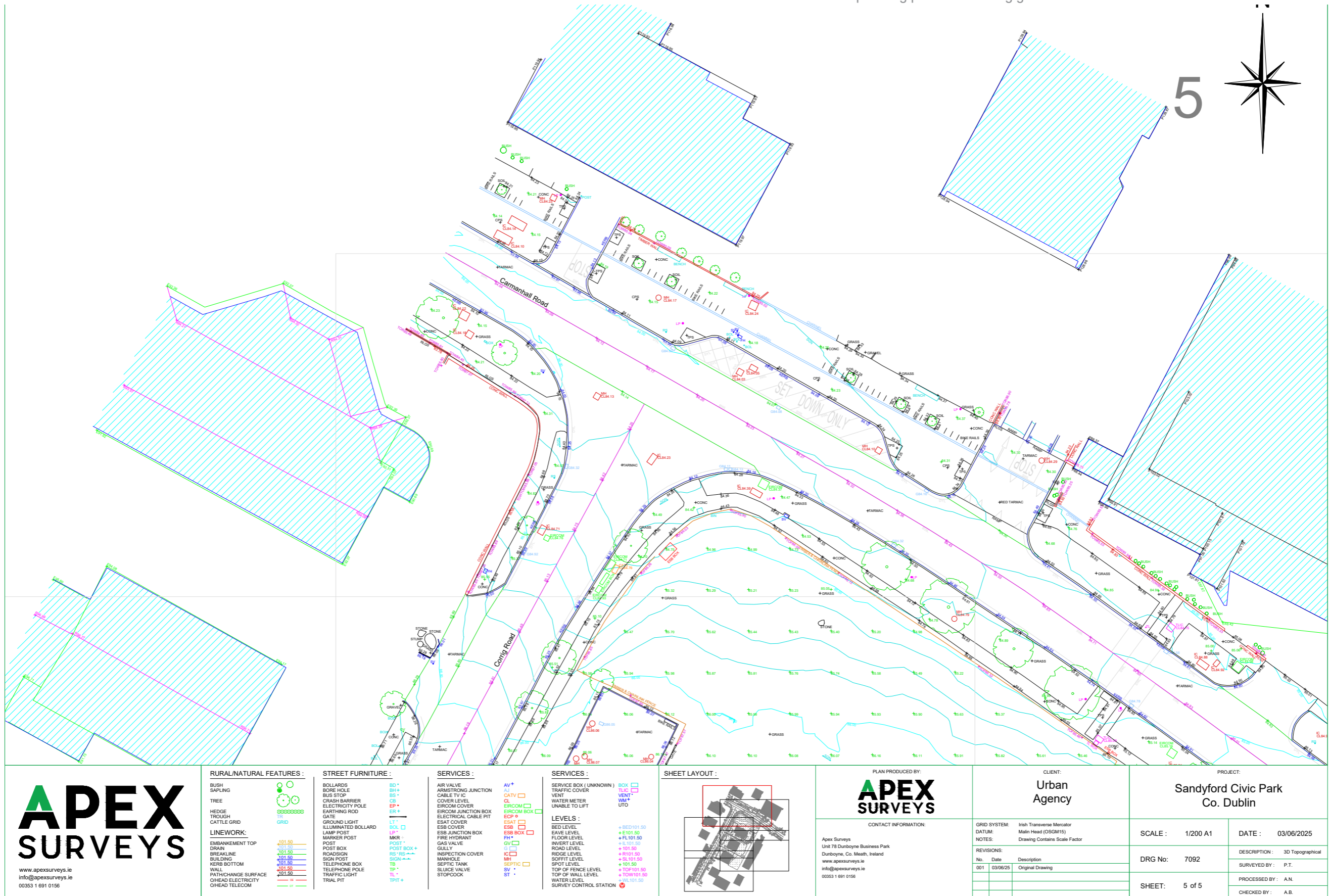


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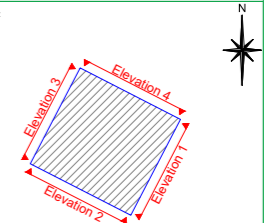
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- COLUMN
- RAILINGS
- STEPS
- OBSCURED AREA
- WALL
- EXTRACTOR
- VENT
- WOOD PANEL

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INDEX MAP:



26 Corrig Road

NOT TO SCALE

PLAN PRODUCED BY:



CLIENT:
Urban Agency

PROJECT:
Sandyford Civic Park
Co. Dublin

GRID SYSTEM: Irish Transverse Mercator
DATUM: Malin Head (OSGM 15)

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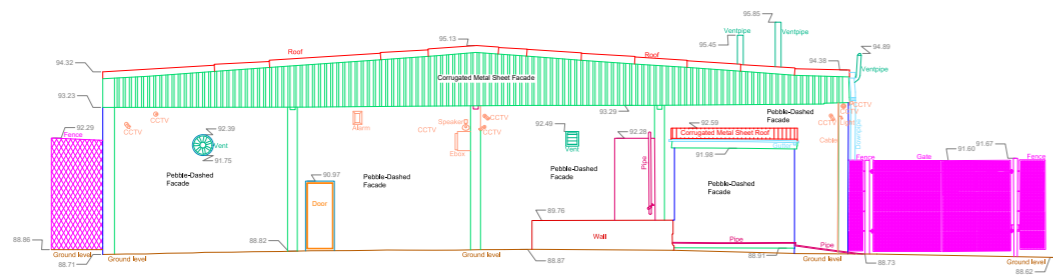
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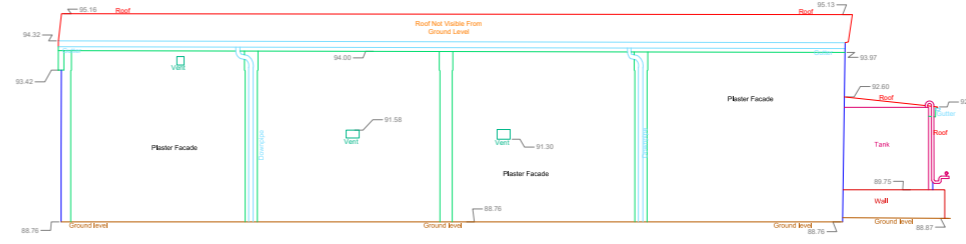
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SHEET: 1 of 6 PROCESSED BY: A.N.
CHECKED BY: A.B.



Elevation 1

Datum 80m AOD



Elevation 2

Datum 80m AOD

Fig: 10 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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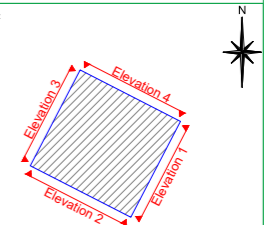
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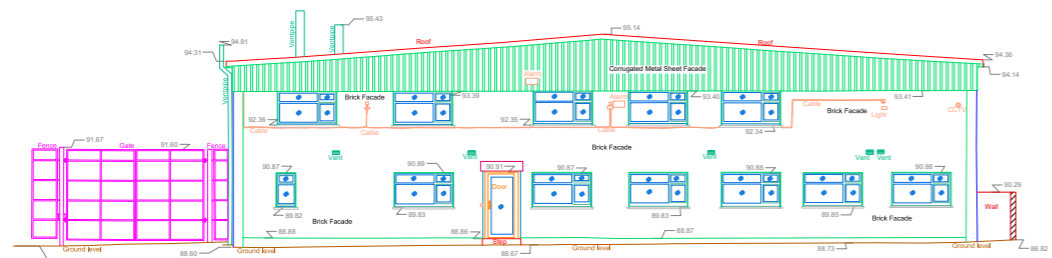
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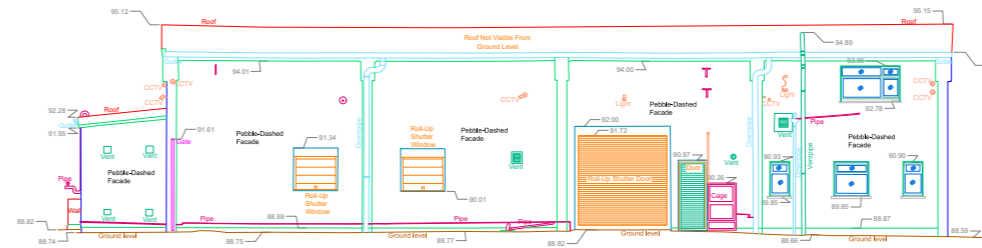
PROCESSED BY: A.N.

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Elevation 3

Datum 80m AOD



Elevation 4

Datum 80m AOD

Fig: 11 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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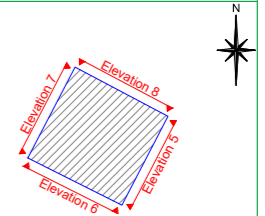
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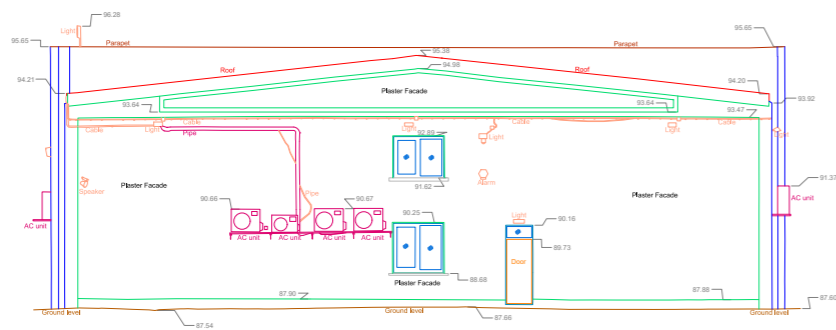
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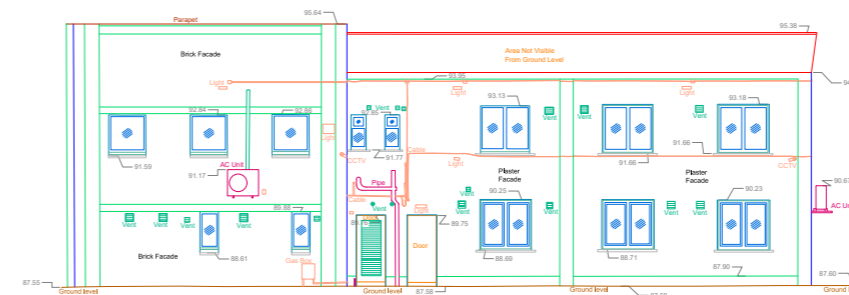
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CHECKED BY: A.B.



Elevation 5

Datum 80m AOD



Elevation 6

Datum 80m AOD

Fig: 12 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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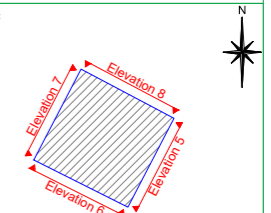
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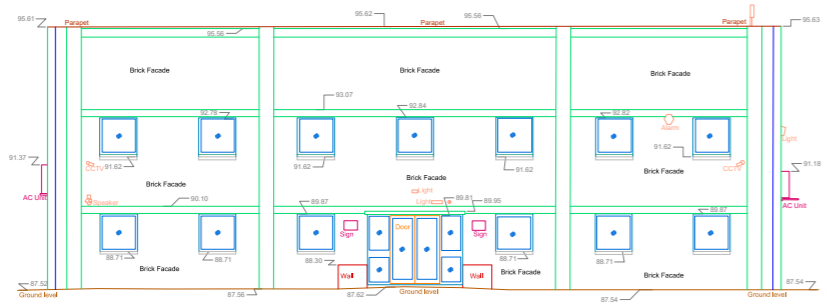
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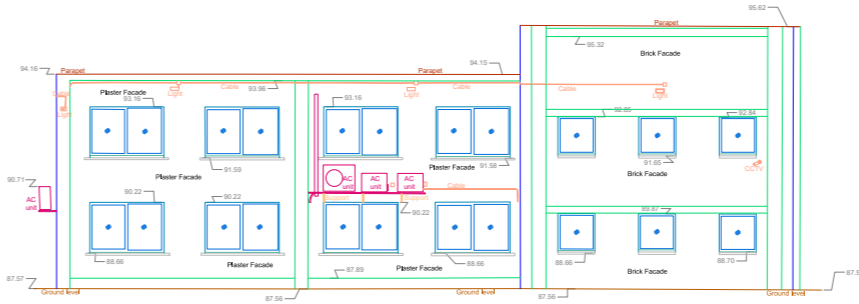
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Elevation 7

Datum 80m AOD



Elevation 8

Datum 80m AOD

Fig: 13 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

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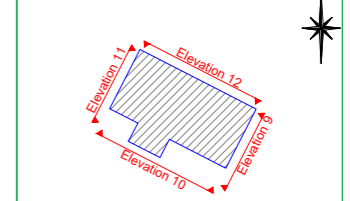
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28 Corrig Road

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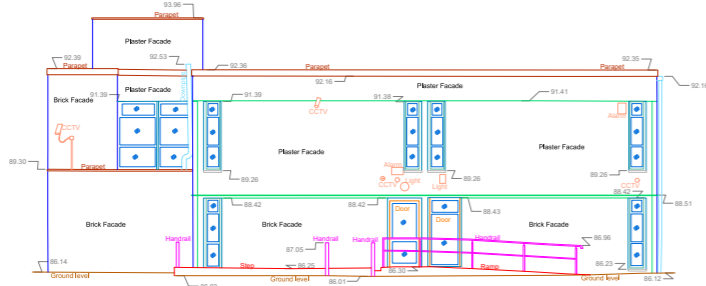
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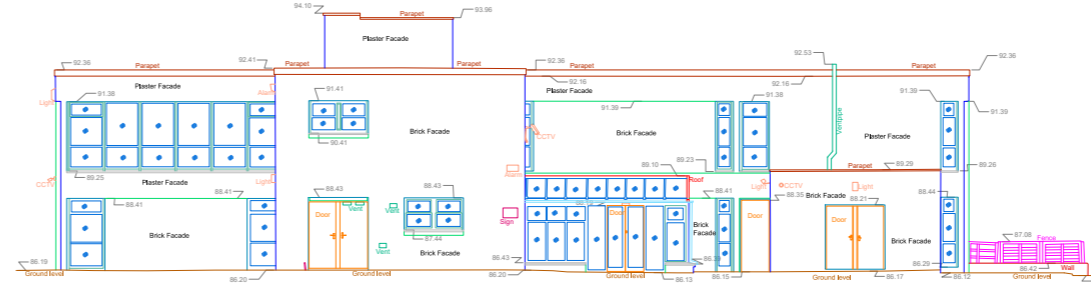
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Elevation 10

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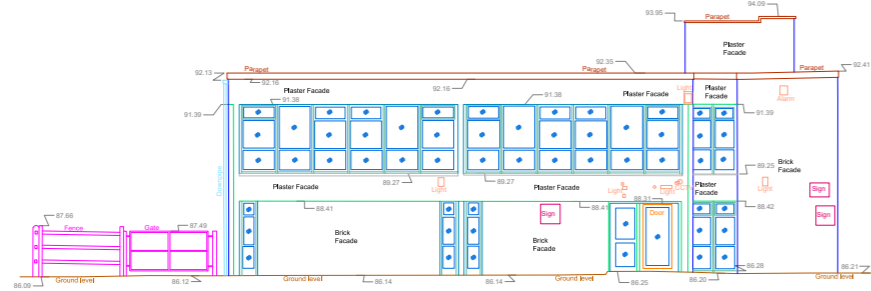
Fig: 14 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.2 Existing Condition

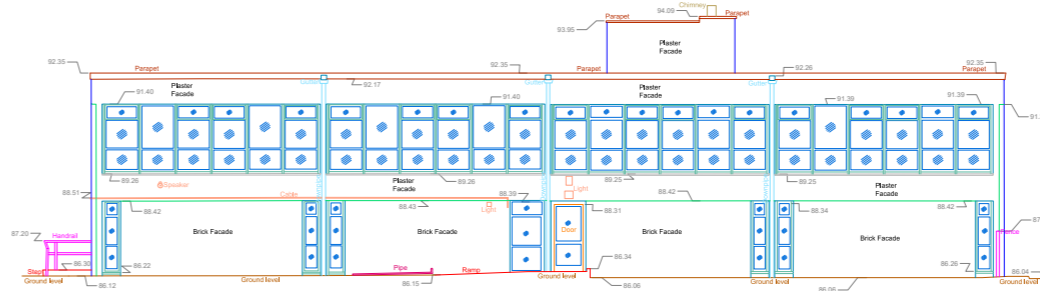
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Elevation 11

Datum 80m AOD



Elevation 12

Datum 80m AOD

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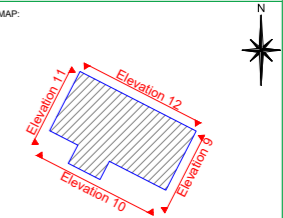
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Fig: 15 Existing Survey Condition - as prepared by APEX Survey

SITE CONSIDERATIONS

2.3 Site Photos

NOTE:

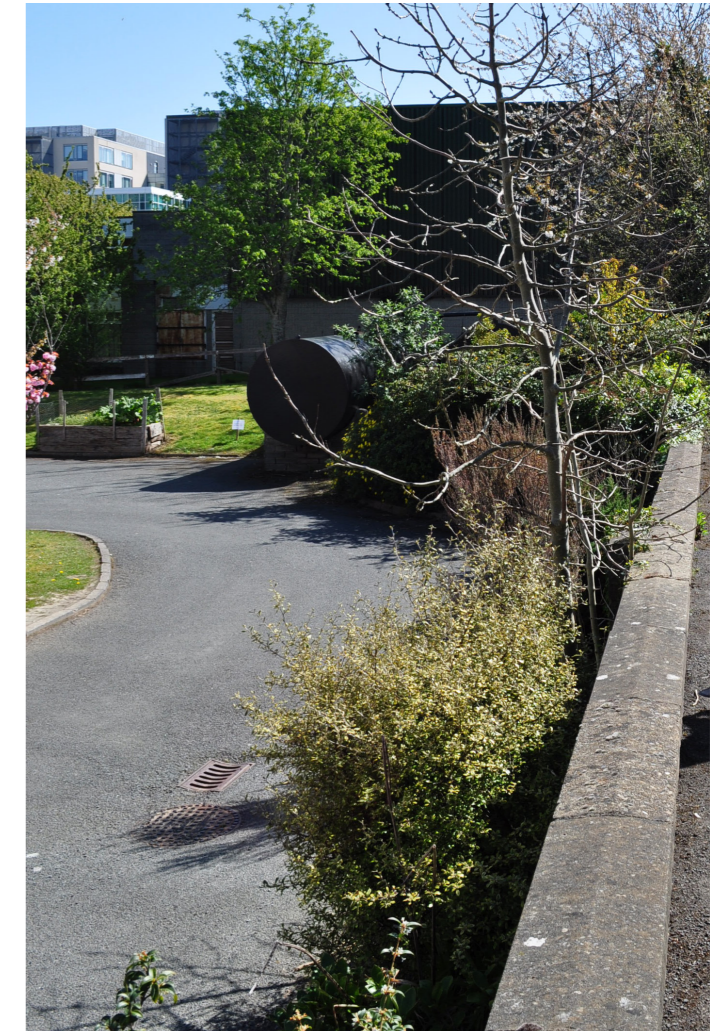
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Corrig Roadside



Looking North onto Sandyford Central



Stepped Retaining Wall at no.27 Corrig Road



Corrig Road



Looking South onto no.28 Corrig Road

SITE CONSIDERATIONS

2.3 Site Photos

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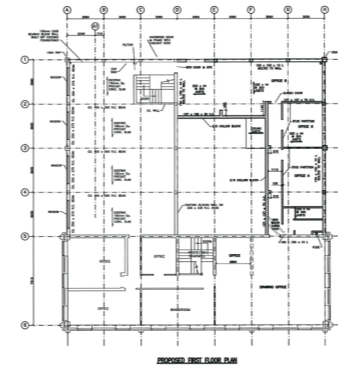
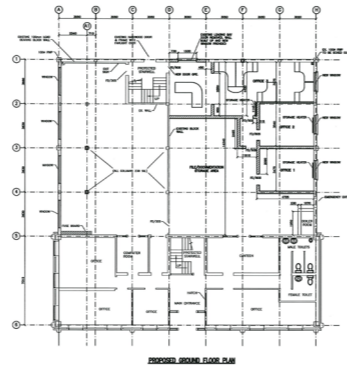
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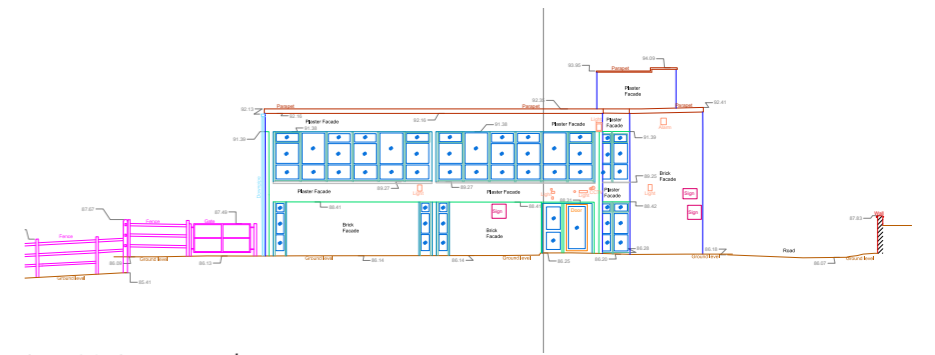
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No. 28 Corrig Road



No. 27 Corrig Road



No. 28 Corrig Road



No. 26 Corrig Road

NO. 26

NO. 27

NO. 28

3.1 Overview of Proposed Project:

Design Intent: Circulation, SuDS and Spatial Programming

The design of Sandyford Civic Park is structured around a clear hierarchy of primary and secondary circulation routes that support legibility, accessibility, and varied patterns of use. A primary perimeter path defines the park edge, providing a continuous, universally accessible route that connects key entrances, adjacent streets, and surrounding destinations. This route accommodates higher levels of movement and supports everyday commuting, walking, and passive recreation.

Secondary paths extend inward from the perimeter, forming a finer-grain network that links specific park spaces and encourages exploration. These routes are more informal in character, slowing movement and supporting social interaction, play, and pause, while maintaining clear sightlines across the park.

Integrated alongside this movement network is a clearly defined SuDS landscape route, where swales and rainwater retention areas follow the natural fall of the site and align with paths and planted zones. Surface water is captured, conveyed, and attenuated within the landscape, making water management a visible and educational element of the park while contributing to biodiversity and seasonal interest.

The circulation framework supports a sequence of spaces at varying scales, enabling a range of programmed and informal activities. Larger, more open spaces—such as the central lawn and civic areas—are designed to accommodate events, gatherings, and flexible uses, while smaller, more enclosed spaces along secondary paths provide settings for play, relaxation, and quieter activities. This spatial hierarchy allows the park to function simultaneously as a civic destination and a neighbourhood amenity, accommodating diverse users and patterns of use throughout the day.

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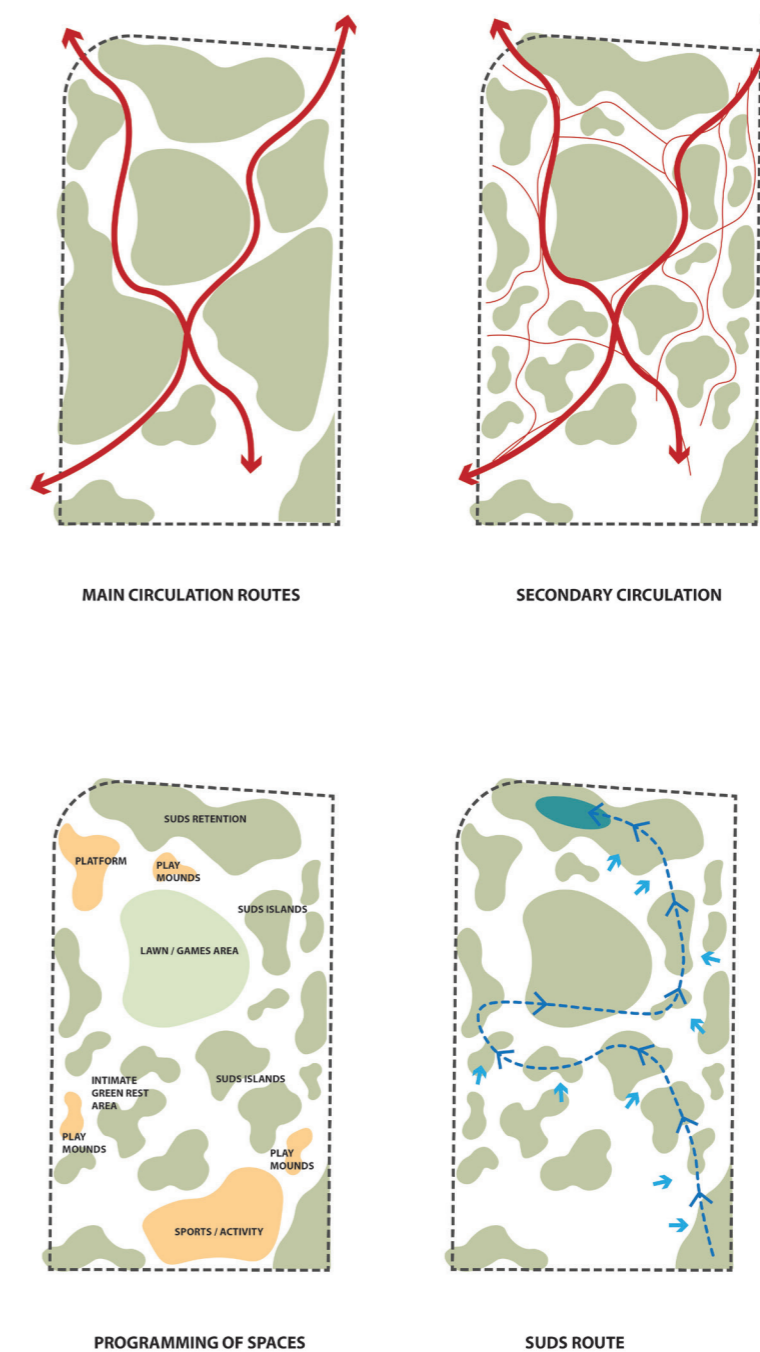


Fig: 16 Diagram of Design Intent

LANDSCAPE DESIGN STATEMENT

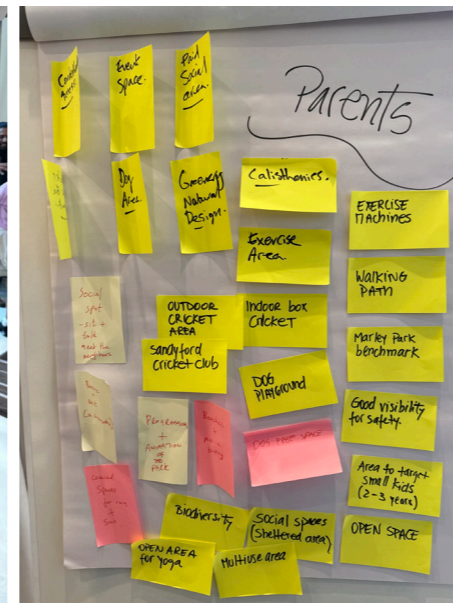
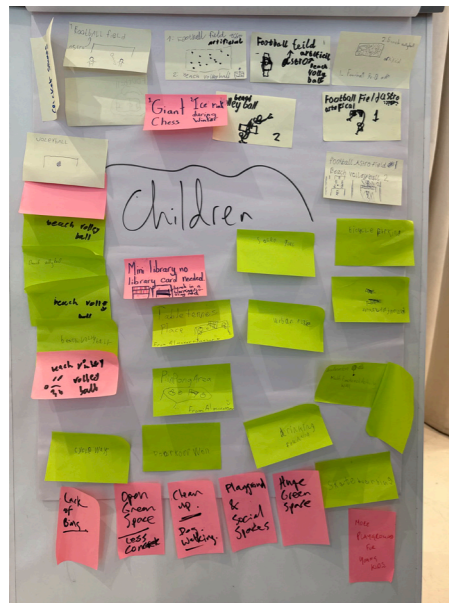
3.2 Public Engagement

3.2 Public Engagement

Extensive public and stakeholder engagement played a central role in shaping the emerging design of Sandyford Civic Park. Feedback gathered through workshops, community meetings, and surveys highlighted the community's priorities for inclusive play, flexible recreational spaces, biodiversity, and safe pedestrian connections. This input directly informed the park's spatial organisation, including the integration of multi-age play areas, the "play along the way" strategy, the layout of primary and secondary circulation routes, and the careful placement of open lawns and gathering spaces. Engagement also reinforced the importance of visual landmarks, such as the viewing tower and amphitheatre, as well as the need for green buffers, enhanced tree planting, and sustainable water management. As a result, the design reflects both the functional needs and aspirations of the local community, ensuring the park is a welcoming, usable, and inclusive civic space for all.

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LANDSCAPE DESIGN STATEMENT

3.3 Emerging Design

3.3 Emerging Design

The emerging design for Sandyford Civic Park has been developed through a layered approach, integrating multiple spatial, ecological, functional, and infrastructural considerations to create a cohesive, flexible, and resilient civic space.

The first layer, movement and circulation, establishes a clear hierarchy of primary and secondary routes throughout the park. A continuous perimeter path provides universally accessible circulation around the site, linking key entrances and connecting to the surrounding street network. Secondary and more informal paths extend inward, creating discovery routes that encourage social interaction, exploration, and passive recreation, while supporting pedestrian safety and enhanced connectivity through measures such as traffic calming and a new level crossing at Corrig Road and Carmanhall Road.

The topography and SuDS layer informs the grading and landform of the park and guides the flow of surface water. Sustainable Urban Drainage Systems, including swales, rainwater retention areas, and planted attenuation zones, are integrated along circulation paths and within open spaces, ensuring water is captured and managed sustainably. This approach not only enhances biodiversity but also adds seasonal variation to the landscape and shapes the form of lawns, terraces, and the amphitheatre.

A spatial programming layer organises the park into areas of varying scale to accommodate multiple simultaneous uses. Large-scale spaces, such as the central lawn, civic square, and amphitheatre, provide flexible settings for events, gatherings, and community activities. Medium and smaller-scale spaces, including play areas, informal lawns, and seating pockets, support passive recreation, family use, and playful exploration through a “play along the way” strategy. This hierarchy ensures the park can accommodate diverse functions while remaining legible and coherent.

The vegetation and ecological layer defines the planting strategy, biodiversity initiatives, and overall green character of the park. Dense, naturalistic woodland planting along the eastern boundary provides habitat, visual screening, and microclimate benefits, while planted buffers along Corrig Road and Carmanhall Road, including the extension of the existing tree line, define the park edges and

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create a softer interface with surrounding streets. This layer integrates seasonal variation, habitat creation, and climate resilience into the design.

The landmark and focal points layer introduces key features that provide visual hierarchy and identity within the park. The amphitheatre, viewing tower, and sculptural or artistic elements act as visual anchors, offering orientation for pedestrians and strengthening the park’s civic presence in the wider Sandyford area. These features help reinforce the park as a recognisable destination and a central civic node.



Fig: 17 Emerging Design

LANDSCAPE DESIGN STATEMENT

3.3 Emerging Design

The infrastructure and amenities layer integrates functional requirements, including lighting, seating, signage, and sports and recreation facilities. Lighting is concentrated along the perimeter and at activity zones to ensure safety while minimising light spill. Covered structures and seating areas support year-round usability and enhance the comfort and convenience of park users.

Finally, the sustainability and materiality layer underpins the overall approach, focusing on material reuse, low-carbon construction, and durable finishes. Materials salvaged from the demolition of Buildings No. 27 and 28 are incorporated into the park where feasible, supporting circular economy principles and reinforcing the project's alignment with DLR's Climate Action Plan.

Through the careful integration of these layers, the emerging design of Sandyford Civic Park achieves a flexible, legible, and climate-resilient civic space, capable of accommodating diverse uses while enhancing the identity, connectivity, and environmental performance of Sandyford.

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Fig: 18 Design Development

LANDSCAPE DESIGN STATEMENT

3.4 Visuals

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Fig: 19 Proposed View of the new central lawn area.

LANDSCAPE DESIGN STATEMENT

3.4 Visuals

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Fig: 20 Proposed view of the Natural Forest Edge to the Eastern side of the park.

LANDSCAPE DESIGN STATEMENT

3.4 Visuals

NOTE:

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Fig: 21 Proposed View looking east at the Covered Amphitheatre.

LANDSCAPE DESIGN STATEMENT

3.4 Visuals

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Fig: 22 Aerial View of the Proposed Park Design.

LANDSCAPE DESIGN STATEMENT

3.4 Visuals

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Fig: 23 View of the Proposed Park Design from Sandyford Central.

LANDSCAPE DESIGN STATEMENT

3.5 Amphitheatre Proposal

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3.5 Amphitheatre Proposal

The proposed covered amphitheatre is located in the north-western portion of Sandyford Civic Park and is designed as a flexible, multi-functional space for community gatherings, performances, outdoor events, and informal seating. The structure features a partially covered roof, providing shelter and enabling year-round use, while maintaining a strong visual and physical connection to the surrounding park landscape.

Access to the amphitheatre is fully inclusive, with a gently sloping ramp integrated into the design to accommodate people of all abilities, including wheelchair users, pushchairs, and those with limited mobility. The ramp also serves as part of the informal circulation network, creating a seamless transition between the amphitheatre, the surrounding lawns, and the wider park paths.

The seating terraces are arranged to respond to the topography and orientation of the site, creating clear sightlines to performance or gathering areas while preserving views across the park. Materials are chosen for durability, ease of maintenance, and sustainability, complementing the broader landscape palette and reinforcing the park's civic character. The amphitheatre functions as a landmark feature, activating the park's north-west corner and supporting a wide range of programmed and informal activities.

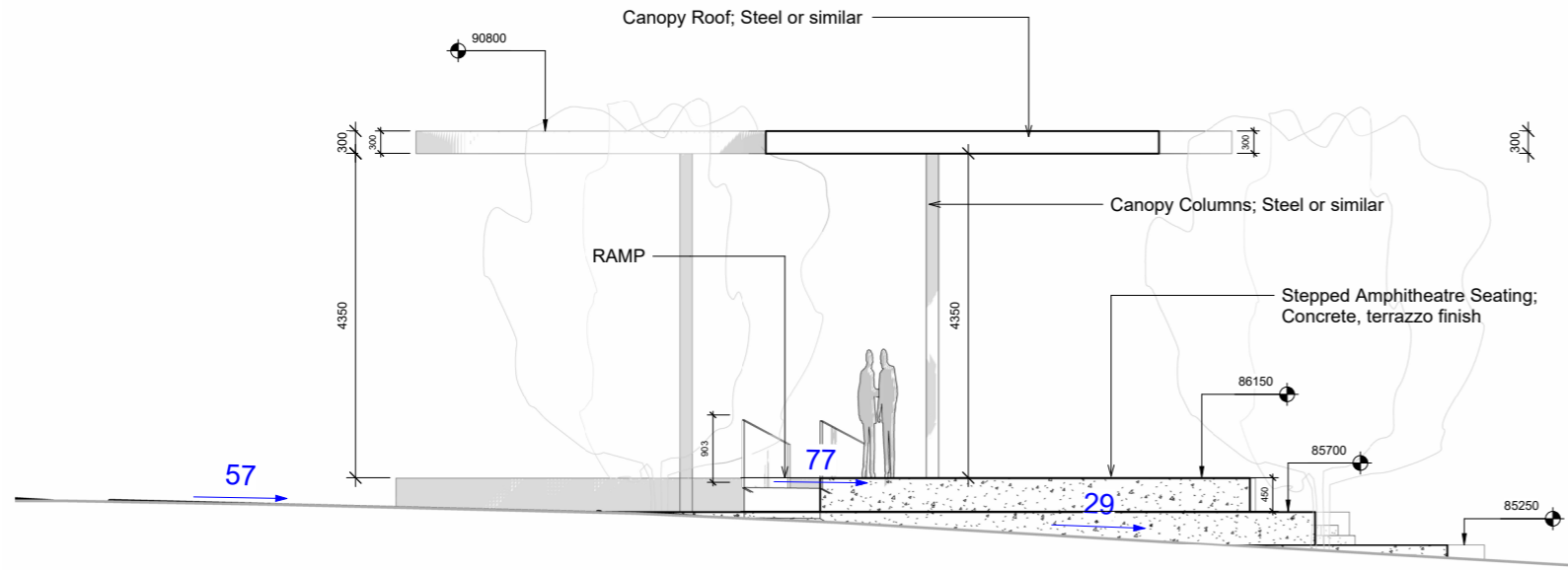


Fig: 24 Section through the Covered Amphitheatre

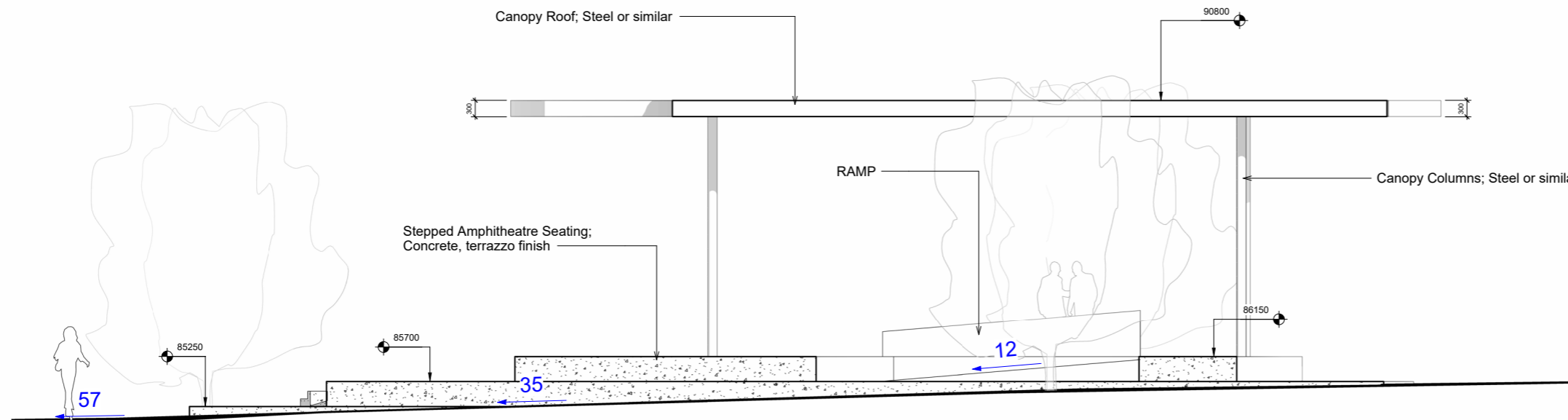


Fig: 25 Section through the Covered Amphitheatre

LANDSCAPE DESIGN STATEMENT

3.6 Building Retrofit

3.6 Building Retrofit

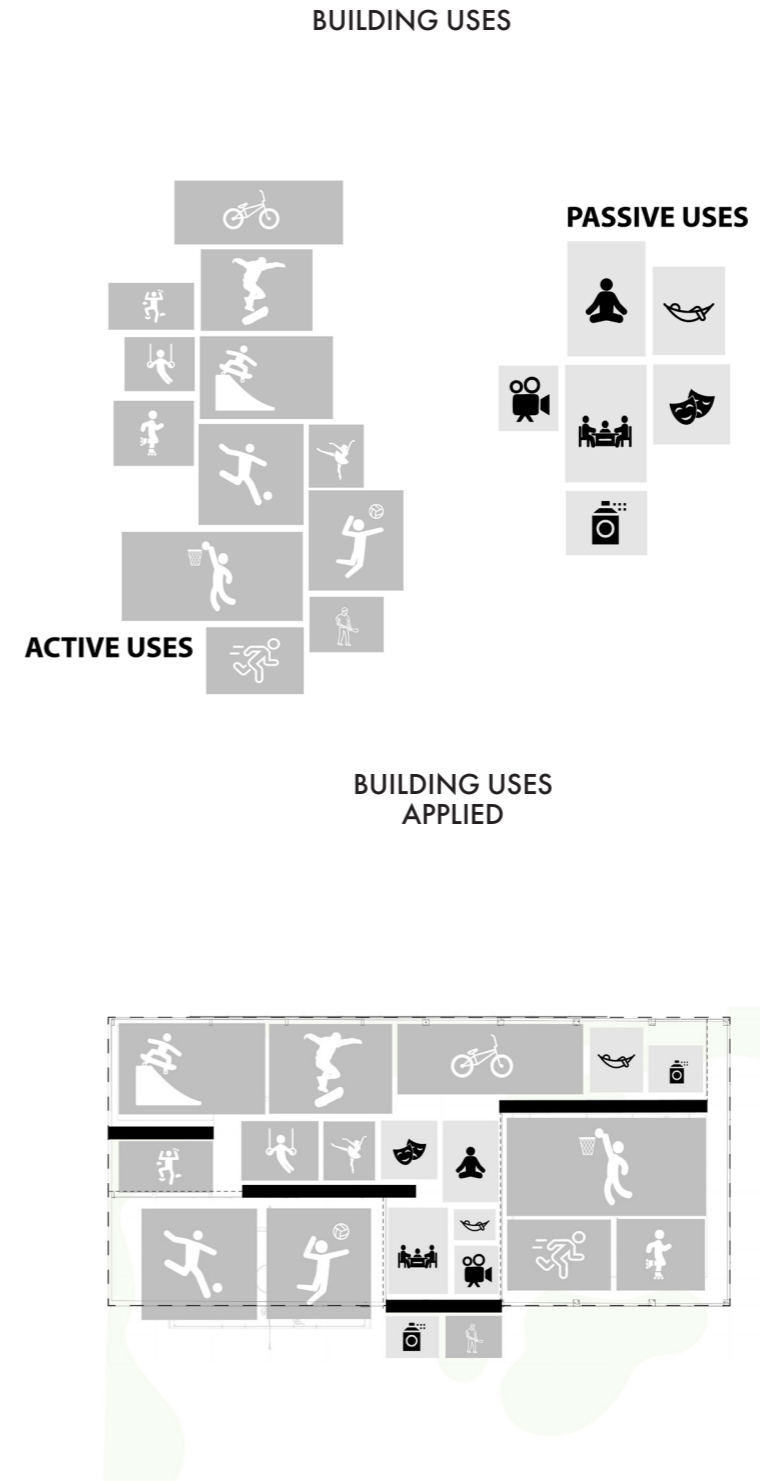
As part of the development of Sandyford Civic Park, Building No. 26 on Corrig Road will be retained and retrofitted to provide a covered sports and recreation facility, forming a key element of the park’s active and inclusive programming. The retrofit respects the existing building’s structural framework while adapting it to accommodate multi-purpose sports and recreational activities, including informal fitness, community sports, and sheltered play.

The design introduces a lightweight, open-sided structure that maintains visual connection to the surrounding park while providing protection from weather, enabling year-round use. Circulation and access are fully inclusive, with level entrances and connections to the park’s primary and secondary pathways, ensuring the building can be used safely by people of all ages and abilities.

Internally, the space is flexible and adaptable, allowing for multiple simultaneous activities or events, while the external setting integrates with adjacent lawns, play areas, and the main circulation network. Sustainable design principles are incorporated, including natural ventilation, daylighting, and the reuse of building materials where feasible. The retrofit of Building No. 26 transforms an underutilised structure into a functional, durable, and visually integrated component of the park, contributing to the overall goal of creating a vibrant, active, and inclusive civic space.

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LANDSCAPE DESIGN STATEMENT

3.6 Building Retrofit

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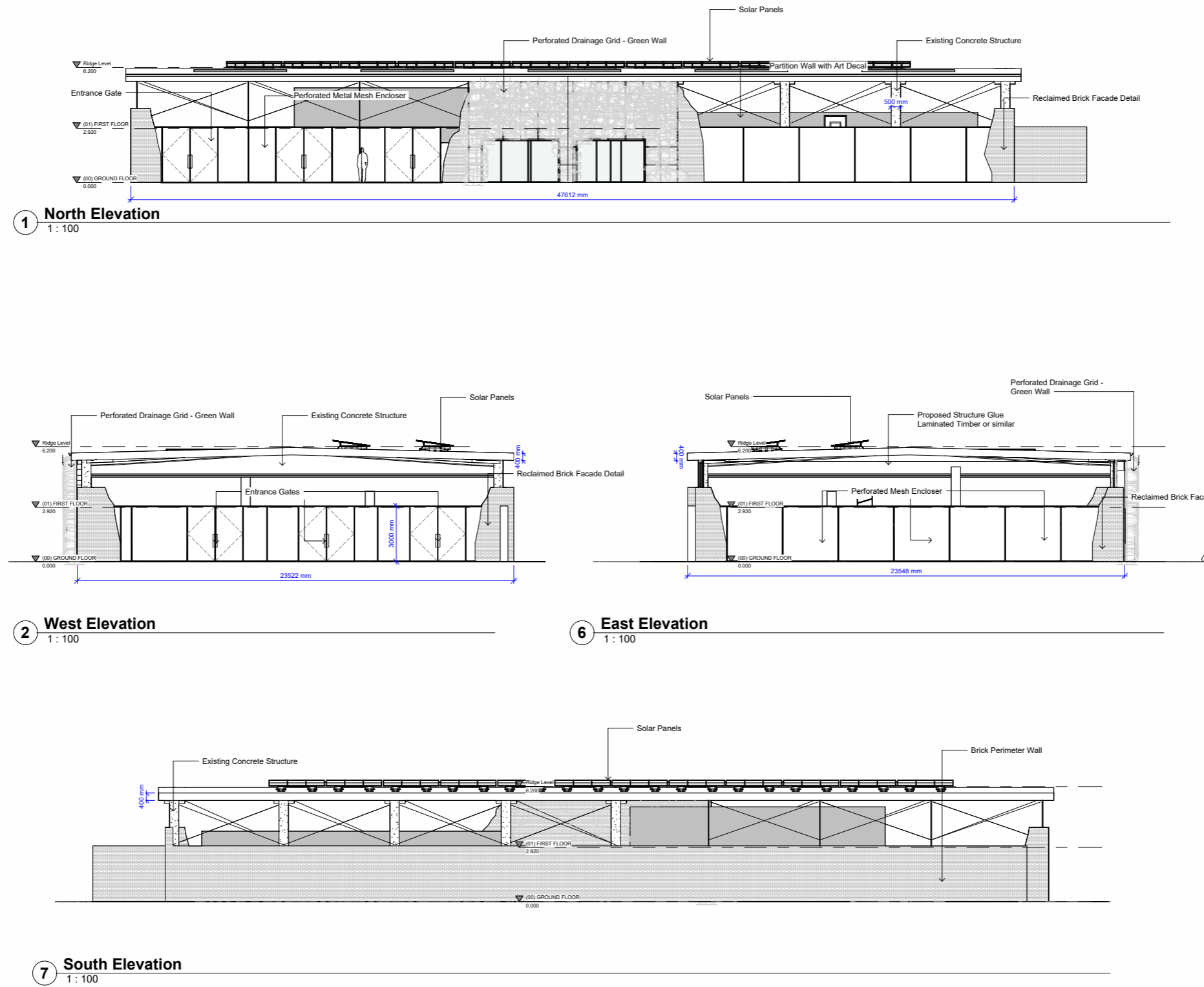


Fig: 26 Sections and Elevations of the Proposed Building Retrofit

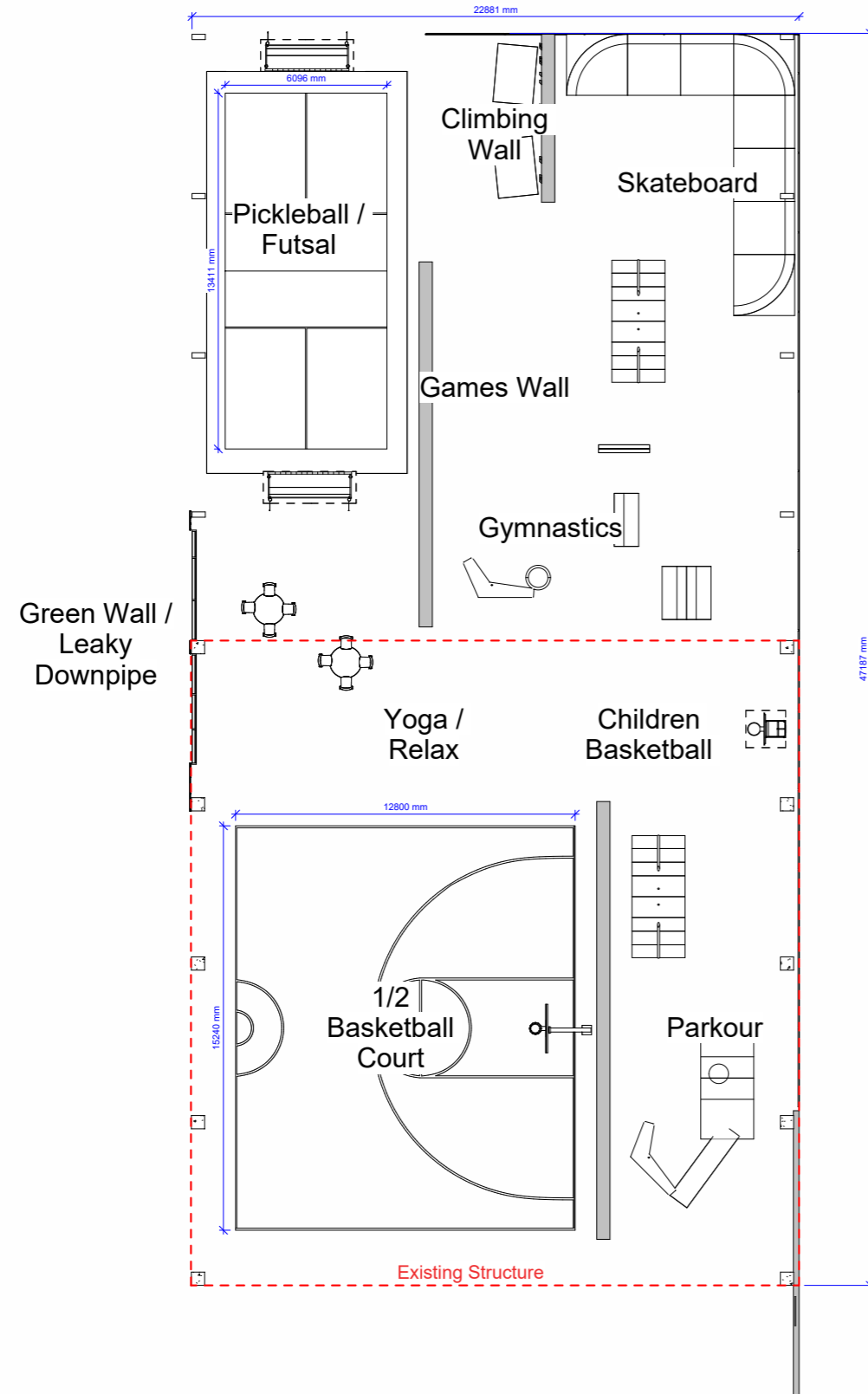
LANDSCAPE DESIGN STATEMENT

3.6 Building Retrofit

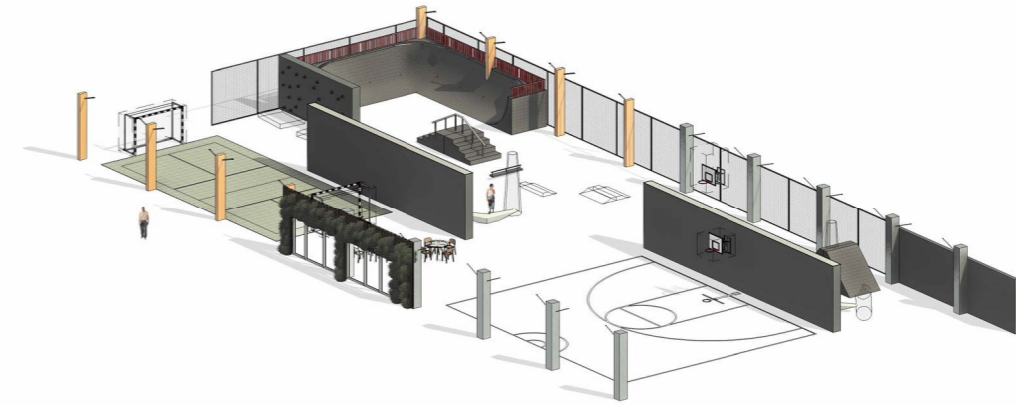
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Floor Area = 1100m²



2 (00) GROUND FLOOR PLAN
1:100



1 3D Internal

LANDSCAPE DESIGN STATEMENT

3.6 Building Retrofit

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Fig: 27 Internal View of the Proposed Building Retrofit

LANDSCAPE DESIGN STATEMENT

3.7 Planting Strategy

3.7 Planting Strategy

The planting strategy for Sandyford Civic Park has been developed to support biodiversity, climate resilience, and the creation of layered, legible green spaces while enhancing the park's civic and recreational functions. The approach integrates a variety of plant types, densities, and spatial arrangements to create a dynamic and ecologically rich landscape that responds to the park's topography, circulation, and programmed areas.

Along the eastern edge, dense, naturalistic woodland planting forms a softened boundary and visual screen, providing habitat for wildlife, improving microclimate conditions, and contributing to the mitigation of urban heat. This woodland edge transitions gradually into more structured, urban planting as one moves westward across the park, creating a clear spatial gradient and reinforcing legibility between formal civic areas and informal recreational zones.

The Corrig Road and Carmanhall Road edges are reinforced with planted buffers, including an extension of the existing tree line along Carmanhall Road. These linear plantings define the park edges, reduce noise and visual intrusion from surrounding roads, and strengthen the park's integration into the wider streetscape. Shrub and perennial planting within these buffers adds seasonal interest and softens the interface between hard infrastructure and park spaces.

Within the park's primary and secondary circulation routes, planting is carefully layered to provide both visual guidance and ecological function. Ornamental and native species are interspersed along pathways to create attractive, shaded, and navigable routes while supporting pollinators and urban biodiversity. In open lawns and civic spaces, isolated trees and clusters provide framing, shade, and focal points, enhancing comfort and spatial definition for events, recreation, and informal play.

Play areas and informal recreational zones incorporate low-maintenance, robust planting designed to withstand high use while providing sensory interest and habitat value. All planting is selected with consideration for climate resilience, low water demand, and long-term growth potential, ensuring that the park develops into a sustainable and enduring civic landscape.

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LANDSCAPE DESIGN STATEMENT

3.7 Planting Strategy

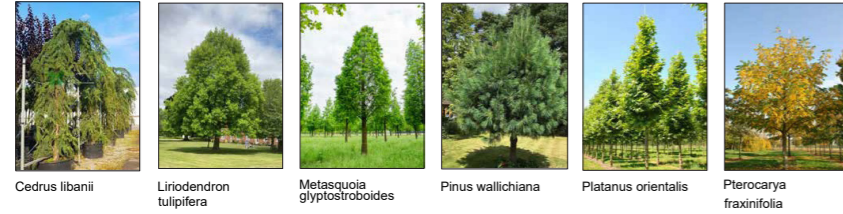
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LARGE CANOPY PARKLAND TREES (CARMANHALL ROAD CANOPY CONTINUATION)



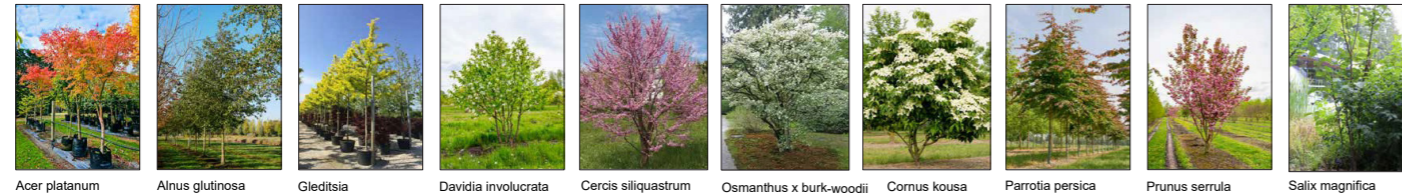
CORRIG ROAD



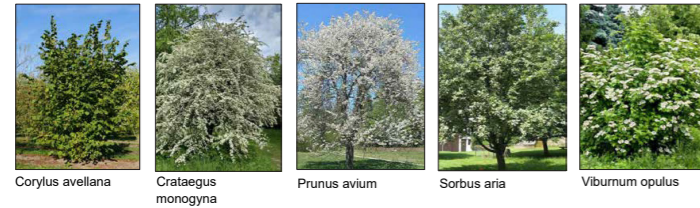
MEDIUM SIZED MID CANOPY TREES



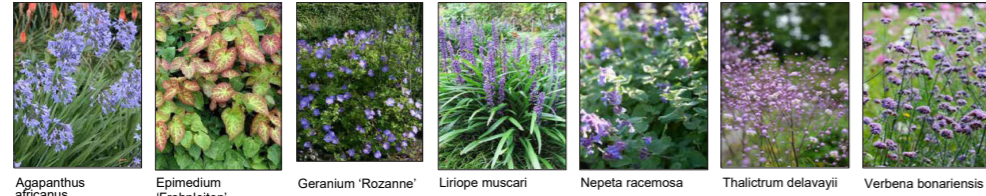
UNDERSTOREY TREES



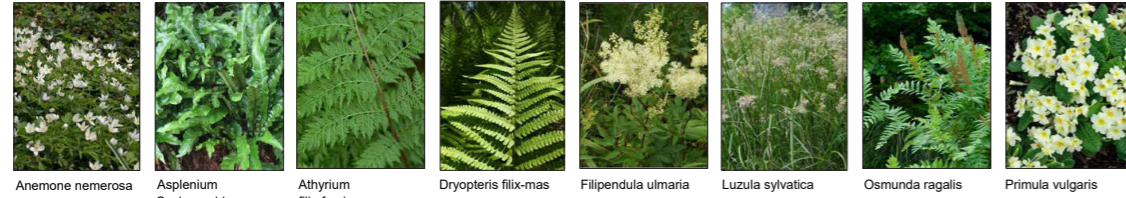
NATIVE WOODLAND AREA



HERBACEOUS PLANTING



NATIVE WOODLAND GROUNDCOVER



NATIVE WOODLAND GROUNDCOVER

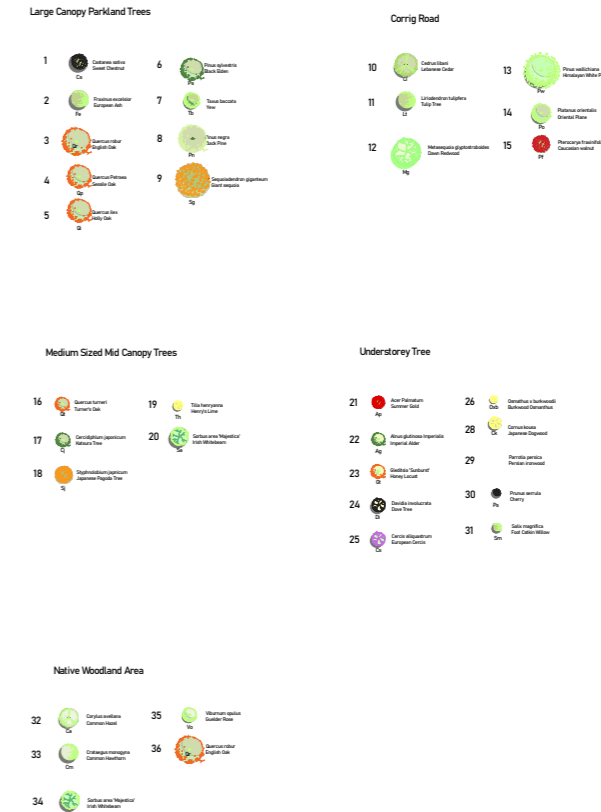


GRASS SEED MIX



Landscape 'Soft' Materials - Outline Specification Key

Tree Planting Generally: All tree pits to be approved by Landscape Architect prior to planting. All trees to have a min 2.00m height. Clear stem unless otherwise specified as multi-stemmed or feathered trees, to ensure clear visibility for pedestrians. Trees triple-staked or double-staked & supplied with planting accessories as per BS 5837:2012 + Landscape Architect's Planting Details. Root Barriers to be provided to all trees within 2.00m of underground services, foundation or walls. Trees planted in excavated tree pits, desired pit area approx 4.00m², 1.00m depth. No service routes to be planned through tree pits. Appropriate Plant Passports required for trees for bio-security measures, trees to be hardened off in Ireland for min. 2 X growing seasons.



LANDSCAPE DESIGN STATEMENT

3.8 Play & Amenity Plan

3.8 Play & Amenity

The play and amenity strategy for Sandyford Civic Park is designed to create inclusive, engaging, and multi-functional spaces that cater to a range of ages, abilities, and recreational interests. A key feature of the park is the “sensory play along the way” trail along the eastern naturalistic edge, where informal, embedded play elements encourage exploration, discovery, and interaction with the landscape. This trail integrates sensory experiences, natural materials, and subtle

play interventions that complement the woodland planting and support biodiversity, providing opportunities for quiet engagement and learning within a natural setting.



In addition to the trail, the park includes an extensive natural play-focused area, designed for active, imaginative, and social play. This area incorporates a combination of climbing structures, balancing elements, and open play zones that are durable, safe, and adaptable for a variety of age groups. The natural play area is closely integrated with adjacent open lawns and circulation paths, allowing children and families to move seamlessly between play, relaxation, and social spaces.





The park’s amenity provision includes a range of high-quality furniture and facilities, such as seating, picnic areas, and gathering points, distributed throughout the site to support both active and passive use. Benches, seating clusters, and shaded areas provide comfort for carers, older adults, and informal social interaction, while informal lawns and open spaces accommodate casual recreation and community events.







Overall, the play and amenity plan establishes a balanced and inclusive recreational environment, combining active play, sensory exploration, and comfortable amenity provision to ensure the park is engaging, accessible, and welcoming for all users.








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| | |
|---|--|
|  | A: CLIMBING STRUCTURE 01 Climbing Structures made from hand-processed irregular round logs, can be integrated into a strongly nature-oriented environment due to their formal expressive character. Many children can play within a small space. Climbing Structures can even absorb the arrival of a large number of children who wish to play on it and incorporates all of them within a flowing play rhythm. Climbing Structures do not only allow for climbing, experiencing height and for having a sensual experience with hands and feet, but they can also be used as a nice seat for relaxing and observing. |
|  | B: CLIMBING STRUCTURE 02 Climbing Structures made from hand-processed irregular round logs, can be integrated into a strongly nature-oriented environment due to their formal expressive character. Many children can play within a small space. Climbing Structures can even absorb the arrival of a large number of children who wish to play on it and incorporates all of them within a flowing play rhythm. Climbing Structures do not only allow for climbing, experiencing height and for having a sensual experience with hands and feet, but they can also be used as a nice seat for relaxing and observing. |

| | |
|---|--|
|  | A: Large Singing Stone If you place your head in the stone's hollow and hum different notes it is possible to find the note at which resonance occurs, and this causes a pleasant gently vibrating sensation throughout your body. You are transported into your own private world. |
|  | B: STONE XYLOPHONE Stones are not mute. Being able to generate a sound from the oversized stones of the giant xylophone is a moving experience. Tapping the solid, heavy granite, marble or volcanic stone with a rubber hammer produces a wealth of sounds and harmonies which has an exciting effect on people. Stonemasons recognise stones and their internal characteristics by their sound. Density, hardness and homogeneity of stones are shown during tapping by differing pitch and tonal quality. The Stone Xylophones are created from specially chosen blocks of black granite. This ensures high-quality sound and break-resistance. |
|  | C: STONE HARP With this stone you can create wonderful sounds which resemble the heavenly sounds of a harp. The precisely measured, deep cuts enable the stone to produce a full range of tones. The shorter the cut, the higher the tone. Different notes up to an octave apart can be created. |
|  | D: METAL GONG The force and rhythm with which the Metal Gongs are struck gives rise to different sounds and resonances. Each metal disc produces a particular range of sound. Together they make melodic games and sound experiments possible. There are e.g. calming sounds which find resonance in particular areas of the body, head, neck, chest or stomach, depending on pitch. The type of percussion, with a percussion beater or by hand, produces sounds which generate melodic patterns and rhythms. Several people can play simultaneously and create music by listening to each other. |

| | |
|---|---|
|  | A: LONG URBAN BENCH The bench is the quintessential element in the urban setting. It permits rest, conversation, gazing at views, while adding quality to the public space. A backrest to provide greater comfort, with or without armrests to help users get up, made from use-resistant materials and finishes. |
|  | B: URBAN LOUNGE CHAIR The lounge chair is an armchair for the outdoors. With a more pronounced incline, it provides greater comfort than a bench. |
|  | C: ARM CHAIR AND STOOL This set of arm chairs allows an intimate seating experience with the two chairs placed at angle to encourage engagement. |
|  | D: LARGE COMMUNAL TABLE This large communal table would be custom built to act as a centre piece for various activities including: group picnics, family gatherings, lunch, meetings, homework. |
|  | E: DOUBLE SIDED LONG BENCH This large-scale rest element is formed of two large trapezoidal parts made from wood and allows multiple people to sit facing either side. |
|  | F: PICNIC BENCH This is a standard timber picnic bench to allow for various opportunities to sit around the park. |

| | |
|---|---|
|  | A: JACKSTRAWS SEE SAW The wooden beams „lying around accidentally“, belong to a sophisticated play construction which is not recognised at first glance. It is possible to rock on the wooden beams, to bounce up and down and to balance along them. This is a challenge for body control and coordination. When force and pressure are applied at one point of the system, the other beams move unexpectedly, as in the case of playing jackstraws. This effect is even more fun when several persons participate. |
|  | B: CLIMBING STACK Climbing Stack, made of debarked round timber, attracts attention and interest even from a distance. Thanks to different levels, large numbers of children can play together in a small space: the Climbing Stack allows for a flowing play rhythm even if lots of children spontaneously want to play. The Climbing Stack isn't just for climbing, experiencing heights and exploring the senses using hands and feet, it's also an attractive seating area, where the children can rest, chat and observe. |
|  | C: ROTATING DISC: SPIRAL The observer gently spins the disc and then takes a step back. Looking at the disc the eye actively and automatically creates complementary and polar counter images. The sense of sight thus fulfils a basic principle of nature: maintaining the unity in a variety of perceptions and thus through this unity maintaining the diversity. As a result of the turning motion of the Rotating Discs, observers see a dynamic penetration of the light and dark rotating parts. This creates surprising, colourful light phenomena. |
|  | D: ROPE NEST The broad pitch of the roof shelters a small rope structure in which children can sit or lie together. Gentle rocking creates a pleasant, relaxing movement of the net. The rope nest offers small and larger children a place to retreat or to relax and watch the world go by. |
|  | E: BICYCLE PARKING Expressive element that performs the functions of a bollard and a rack for bicycles. Its formal expression provides uniqueness, and suggests the function that it can perform. |
|  | F: BIN Restrained litter bin with an elliptical, robust and durable base. |
|  | G: SLIDE Large Metal Slide integrated into topography. |

LANDSCAPE DESIGN STATEMENT

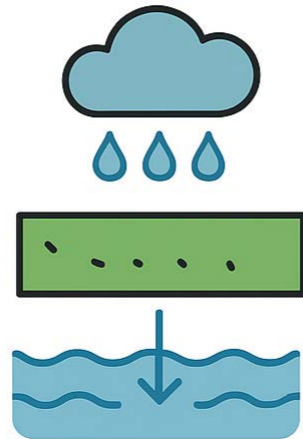
3.9 Smart City Approach

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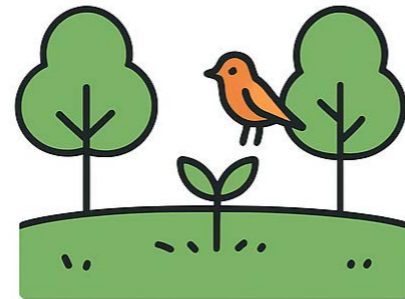
The Sandyford Civic Park project supports Dún Laoghaire–Rathdown’s Smart City objectives by integrating innovative, data-informed, and sustainable urban design solutions;

SUDS WATER VOLUMES



Measuring quantity of runoff absorbed by SUDS measures.

BIODIVERSITY NET GAIN



Net Increase in Wildlife Value

HEAT ISLAND EFFECT



Temperature change before and after design intervention

THE USER GROUPS



Who the user groups are (**demographics**) and when they are using the park (**time**)

DUBLIN

1 Whitaker Court,
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