



Parks Section, Community, Culture & Parks Department

**Proposed Development of Sandyford Civic Park at  
Corrig Road, Sandyford, Co. Dublin  
PC/PKS/02/26**

**Part 8 Report**

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## 1. Introduction

The following report is a summary of the main features of the proposed development of Sandyford Civic Park. Successive iterations of the Sandyford Urban Framework Plan (SUIFP), dating back as far as 2011, have identified a Civic Park in the centre of Sandyford Business District. The SUIFP forms an appendix to the main County Development Plan.

As detailed in Appendix 16 of the Sandyford Urban Framework Plan 2022 - 2028, Specific Local Objective (SLO) 57 seeks to develop a Sandyford Business District Civic Park at the corner of Corrig Road and Carmanhall Road, transforming 0.8 hectares of land. The decision to select this site was based on its central location within Sandyford Business Park, well connected to the Luas and within close proximity to the densest residential zones. The SLO envisages reduced carriageways along both roads expanding into a substantial civic park located at the junction of the 2 roadways. The park, along with the reduced carriageways, is conceived to provide a high-quality amenity space for both local residents and employees.

Iterations of the SUIFP have helped to guide the ongoing transition of the business park from industrial and commercial only towards a mix of residential and commercial. There has been a dramatic increase in residential units in the form of high density, medium rise development in the last number of years. The projected population is set to rise from approximately 5,000 residents at present, up to 11,000 by 2030. The employment number is set to rise to 43,000 by 2030. At present, there is a shortfall in public open space, particularly green space, where local residents can linger, relax and enjoy.

The earmarked site is currently subdivided into 3 separate plots with a commercial premises on each. The project proposes a dramatic change to this area with the acquisition of these plots, and the removal of 2 of the structures with the retention of 1 (no.26). to create a single consolidated space. The retained building will be upgraded to become a covered active sport space (Section 2 & 4 will provide more detail). The northern end of Corrig Road is also included in this proposal. The realisation of the park will help to address this forecasted rise in residential population.

Extensive public consultation has taken place in relation to the development of the overall design as well as the type of amenities within the proposed civic park. An online consultation on the dlr citizen space over a period of 6 weeks ended 6 August 2025. A total of 185 residents and workers from the district completed the questionnaire. Respondents were able to access project information at a dedicated page for the development of the park at [www.sandyford.ie](http://www.sandyford.ie). The consultation was promoted by the Sandyford Business District BID Company, the local residence management companies and local elected representatives. Focus group discussions were held with key stakeholders between July, August and September 2025. These stakeholder groups included The Beacon Hospital Staff, Residence Management Companies, Families, SME's, Multi Nation Companies, Local Retail, Local Hospitality, peripheral housing estates, teenagers, mothers & Carers, people with disabilities, DLR Councillors and DLR Officials. A public open conversation on the design of the proposed Civic Park was held on 29<sup>th</sup> July 2025 to capture as broad a perspective as

possible. More than 150 people participated in the event at the Concierge area in the Beacon South Quarter.

The comprehensive consultation including the online questionnaire, the focus groups and the public open conversation garnered generous insights and helped to support the initial ideas from the design team. Recurring suggestions included the desire for nature & greening, a place for families & children, a lunchtime destination, active recreation, quiet areas. The consultation also highlighted the many requirements (many complimentary, some conflicting) that a relatively small public space will have to cater for.

## **2. Site Location and Scope**

As noted in the previous section, the site for the proposed civic park is centrally located within Sandyford Business Park; close to the Beacon South Quarter, Stillorgan Luas stop and the growing residential areas such as Sandyford Central. The site is bounded to the north by Carmanhall Road, to the east by government geological buildings, to the south by DXC Technologies and flanked to the west by several commercial buildings on the western side of Corrig Road. This project will also take in the northern end of Corrig Road which sits adjacent to the proposed Civic Park site. The Civic Park site itself is 0.8 Hectares in total and the area of Corrig Road to be included amounts to approximately 0.15 Hectares. The site is within 200m of the Stillorgan Luas Stop, 200m of the Imaginosity building in the Beacon South Quarter and 450m of the Beacon Hospital. The Stillorgan Reservoir site has long term potential to become a publicly accessible space with permeability to the residential areas of Stillorgan to the north. The boundary of the reservoir is 350m from the site.

The scope of the project includes the intense greening of the proposed Civic Park. This will include abundant tree planting, dense groundcover, a large lawn area and the use of nature based surface water management. The main circulation route will run in a north east/south west direction through the site. All subsidiary circulation will set up a series of smaller spaces creating opportunities for prescribed and incidental use. A lawn in the centre of the park will provide an open, flexible space for different demands and uses throughout the year. A contemporary bandstand structure located in the north-western corner at the junction of Corrig and Carmanhall Road will anchor this important node/ intersection. The bandstand will be complimented by an architectural element located near by to the west forming a gateway arrangement. This element will also create a visual reference aligned through Sandyford Central to the north. Toilet facilities will cater for park users and the broader public. Play opportunities integrated throughout including incidental play and a specific play destination space to the south west will create a generous play offering in the park. The retained no. 26 building to the southern end of the site will be converted into a covered active space with a variety of sport offerings and more passive places to sit, linger and observe. The combination of the play space and the covered area will characterise the southern end of the park as the active zone.

### 3. Planning Context

#### 3.1 Zoning:

Within the Sandyford Urban Framework Plan (SUFP) 2022-2028 the site is Zoned 7- Open Space. It also has a Specific Local Objective (SLO): 57 - To develop a Sandyford Business District Civic Park at the corner of Corrig Road and Carmanhall Road. The site also contains a tree icon (to protect & preserve Trees & Woodlands) which relates to the existing line of high quality trees along Carmanhall Road to the north-eastern corner of the site.

#### 3.2 Policy:

The development will tie in with the relevant national and regional policy as well as the following specific policies outlined in the County Development Plan 2022-2028;

##### Policy Objective OSR3: Future Improvements

It is a Policy Objective to continue to improve, plant and develop more intensive recreational and leisure facilities within parks and public open spaces insofar, as resources will permit, while ensuring that the development of appropriate complementary facilities does not detract from the overall amenity of the spaces.

##### Policy Objective OSR5: Public Health, Open Space and Healthy Placemaking

It is a Policy Objective to support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan (NPAP) 2016, to increase physical activity levels across the whole population thus creating a society, which facilities people whether at home, at work or at play to lead a more active way of life (consistent with RPO 9.16).

##### Policy Objective OSR7: Trees, Woodland and Forestry

It is a Policy Objective to implement the objectives and policies of the Tree Policy and the forthcoming Tree Strategy for the County, to ensure that the tree cover in the County is managed, and developed to optimise the environmental, climatic and educational benefits, which derive from an 'urban forest', and include a holistic 'urban forestry' approach.

##### Policy Objective OSR8: Greenways and Blueways Network

It is a Policy Objective to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors, to enable enhanced connectivity to wider strategic networks, and to allow for the long-term strategic expansion of urban areas (consistent with NPO 62 of the NPF).

##### Policy Objective OSR9 – Sports and Recreational Facilities

It is a Policy Objective to promote the provision, and management of high quality sporting, and recreational infrastructure throughout the County, in accordance with the National Sports Policy 2018-2027, and dlr Space to Play: a new approach to

Sports Facilities Strategy', 2017-2022, to ensure that the particular needs of different groups are incorporated into the planning and design of new facilities.

Policy Objective OSR13: Play Facilities and Nature Based Play

It is a Policy Objective to support the provision of structured, and unstructured play areas with appropriate equipment and facilities, incorporating and facilitating Nature-based Play with respect to the provision of Play Opportunities throughout the County, and to support the aspirations of the forthcoming Play Policy prepared within the lifetime of the Plan. These play facilities will also seek to maximise inclusivity and accessibility, to ensure that the needs of all age groups and abilities - children, teenagers, adults and older people – are facilitated in the public parks, open spaces and the public realm of Dún Laoghaire-Rathdown.

Policy Objective CA4: Dún Laoghaire Rathdown County Council Climate Change Action Plan 2019-2024 (DLR CCAP)

It is a Policy Objective to implement and take account of the Dún Laoghaire-Rathdown County Council Climate Change Action Plan 2024 - 2029 (DLR CCAP), to take account of the 'Climate Action and Low Carbon Development (Amendment) Act 2021', and subsequent updates of both and to transition to a climate resilient low carbon County. (Consistent with SO8 of the NPF, RPO 7.32, 7.33 of the RSES).

Policy Objective PHP2: Sustainable Neighbourhood Infrastructure

It is a Policy Objective to: Protect and improve existing sustainable neighbourhood infrastructure as appropriate. Facilitate the provision of new sustainable neighbourhood infrastructure that is accessible and inclusive for a range of users consistent with RPO 9.13 and RPO 9.14 of the RSES. Encourage the provision of multi-functional facilities, space and lands in the delivery and/or improvement of sustainable neighbourhood infrastructure.

Policy Objective PHP3: Planning for Sustainable Communities

It is a Policy Objective to: Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide' and any amendment thereof. Ensure that an appropriate level of supporting neighbourhood infrastructure is provided or that lands are reserved for Sustainable Neighbourhood Infrastructure (SNI), in conjunction with, and as an integral component of, residential development in new residential communities as identified in the Core Strategy (see Figure 2.9, Chapter 2). Identify, provide and/or improve (as appropriate) supporting sustainable neighbourhood infrastructure in tandem with residential development in renewal/ redevelopment areas and existing residential neighbourhoods. Create healthy and attractive places to live consistent with NPO 4 of the NPF and RPO 9.10 of the RSES.

#### Policy Objective PHP13: Equality, Social Inclusion and Participation

It is a Policy Objective to promote equality and progressively reduce all forms of social exclusion that can be experienced because of gender, gender identity, marital status, family status, age, race, religion, disability, sexual orientation, nationality, homelessness and membership of the Traveller Community and promote active participation consistent with RPO 9.1 and RPO 9.2 of the RSES.

#### Policy Objective PHP36: Inclusive Design & Universal Access

It is a Policy Objective to promote and support the principles of universal design ensuring that all environments are inclusive and can be used to the fullest extent possible by all users regardless of age, ability or disability consistent with RPO 9.12 and 9.13 of the RSES.

#### Policy Objective PHP37: Public Realm Design

It is a Policy Objective that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved.

#### Policy Objective PHP15: Healthy County Plan

It is a Policy Objective to support and facilitate the creation of a healthy County in accordance with the Dún Laoghaire Rathdown Healthy County Plan 2019-2022.

#### Policy Objective PHP14: Age Friendly Strategy

It is a Policy Objective to support and facilitate the implementation of the Dún Laoghaire Rathdown Age Friendly Strategy 2016-2020. The dlr Age-Friendly Strategy 2022-2026 was adopted by the Council in November 2022.

#### Policy Objective T11: Walking and Cycling

It is a Policy Objective to secure the development of a high quality, fully connected and inclusive walking and cycling network across the County and the integration of walking, cycling and physical activity with placemaking including public realm permeability improvements. (Consistent with NPO 27 and 64 of the NPF and RPO 5.2 of the RSES)

#### Policy Objective T12: Footways and Pedestrian Routes

It is a Policy Objective to maintain and expand the footway and pedestrian route network to provide for accessible, safe pedestrian routes within the County in accordance with best accessibility practice. (Consistent with NPO 27 and 64 of the NPF and RPO 5.3 of the RSES)

#### Policy Objective T30: Street Lighting

It is a Policy Objective to provide and maintain street lighting on the public road/footway/ cycleways throughout the County in accordance with commonly accepted best practice, the Council's public lighting masterplan and the upgrade of sodium lights to LEDs.

#### Policy Objective T31: Accessibility

It is a Policy Objective to support suitable access for people with disabilities, including improvements to transport, streets and public spaces. Accessibility primarily concerns people with reduced mobility, persons with disabilities, older persons and children. (Consistent with RPO 9.1 and 9.10 of the RSES).

#### Policy Objective GIB1: Green Infrastructure Strategy

It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity

#### Policy Objective GIB20: Biodiversity Plan

It is a Policy Objective to support the provisions of the forthcoming DLR County Biodiversity Action Plan, 2021-2025.

#### Policy Objective GIB22: Non-Designated Areas of Biodiversity Importance

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Birds and Habitats Regulations 2011, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/avoidance measures will be implemented. In implementing this policy, regard shall be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).

#### Policy Objective GIB29: Nature Based Solutions

It is a Policy Objective to increase the use of Nature Based Solutions (NBS) within the County, and to promote and apply adaption and mitigation actions that favour NBS, which can have multiple benefits to the environment and communities. NBS has a role not only to meet certain infrastructure related needs (e.g. flooding management), and development needs, but also to maintain or benefit the quality of ecosystems, habitats, and species.

#### Policy Objective EI6: Sustainable Drainage Systems

It is a Policy Objective to ensure that all development proposals incorporate Sustainable Drainage Systems (SuDS).

#### Policy Objective EI12: Waste Management Infrastructure, Prevention, Reduction, Reuse and Recycling (Circular Economy approach)

It is a Policy Objective: To support the principles of the circular economy, good waste management and the implementation of best international practice in relation to waste management in order for the County and the Region to become self-sufficient in terms of resource and waste management and to provide a waste management infrastructure that supports this objective. To aim to provide a supporting waste management infrastructure in the County for the processing and recovery of waste streams such as mixed municipal waste in accordance with the proximity principle. To provide for civic amenity facilities and bring centres as part of an integrated waste collection system in accessible locations throughout the County and promote the importance of kerbside source segregated collection of household and commercial waste as the best method to ensure the quality of waste presented for recycling is preserved. To ensure any waste amenity facilities adhere to the Waste Regional Offices Waste Management Infrastructure siting guidelines. To develop a County wide network of multi material recycling centres, bring centres and a re-use centre and to require the provision of adequately-sized recycling facilities in new commercial and large-scale residential developments, where appropriate. To require the inclusion of such centres in all large retail developments to maximise access by the public. To ensure new developments are designed and constructed in line with the Council's Guidelines for Waste Storage Facilities (an excerpt of which is contained in Appendix 6)

#### Policy Objective EI15: Light Pollution

It is a Policy Objective to ensure that the design of external lighting schemes minimise the incidence of light spillage or pollution in the immediate surrounding environment and has due regard to the residential amenity of surrounding areas.

### 3.3 Strategy:

Dún Laoghaire Rathdown County Council has adopted the following additional strategies that are pertinent to the proposed development:

#### Dún Laoghaire Rathdown Local Sport and Activity Plan 2025-2029:

The plan sets out an updated pathway for the optimum use of existing, and the development of new public sporting and physical activity facilities within the County. The proposed repurposing of no. 26 as a covered active area as part of the development of Sandyford Civic Park as aligns with the concept of a multi-use facility that will be shared and use maximised.

#### Dlr Green Infrastructure Strategy:

This Green Infrastructure (GI) strategy for Dún Laoghaire-Rathdown seeks to provide a vision and a framework which will identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County. The strategy provides a vision for the GI in the County that is supported by a set of key principles and a robust spatial framework. Sandyford Civic Park is part of corridor number 3 in the strategy as follows;

Corridor 3 – Blackrock Park – Deerpark – FitzSimon’s Wood – Fernhill Park – Rural.

Dun Laoghaire Rathdown Age Friendly Strategy 2022 – 2026:

This strategy requires that design of outdoor spaces and buildings to be age friendly and inclusive. The design of the park is such as to facilitate level access around the park and into the specific elements of the scheme. Any seating areas will be age friendly in design incorporating multiple arm rests and signage will also be carefully considered.

Dun Laoghaire Rathdown County Council draft Tree Strategy:

The proposed development enthusiastically embraces Tree Strategy with trees informing the overall character of the park.

Dun Laoghaire Rathdown County Council draft Play Policy:

The park has been designed to maximise play throughout the entirety of the park with natural features and proposed landforms inviting exploration and play. The proposed development fully aligns with the Play Policy.

#### **4. Nature & Extent of the Proposed Development**

The nature and extent of the proposed development is outlined below. This description of the proposed works should be read in conjunction with the supporting drawings and reports.

Accessible Path Network:

The site is approximately 125m long by 70m wide. A hierarchy of paths including a path around the perimeter of the site with 2no. primary paths running north/south through the site will provide the main circulation and universal access. These main routes will be supported by a network of secondary and tertiary routes providing access to various spaces and features within the park. The path network will incorporate re-used site material such as brick and other aggregate into its fabric. Different routes will be characterised by various surface finishes. Traffic elements such as build outs and raised pedestrian crossings will create connectivity with the broader Sandyford Business Park.

Corrig Road

The narrowing of Corrig Road along its interface with the proposed park space will have several benefits, including reducing crossing times for pedestrians, regulating traffic speeds and increasing space for the park. The kerbline on the park side of the road will be extended in a westerly direction reducing the width of Corrig Road along that stretch from approximately 10m down to 6m.

#### Main Lawn:

The main lawn area will provide the most generous area of open space catering for a broad range of passive and active uses. The lawn is approximately 42m long by 33m wide. It will have a level grade with a 1:40 fall from south to north generally following the proposed fall across the site. The lawn will sit in the middle of the park, enclosed by the 2 primary circulation routes and framed to the east, south and west with trees. The bandstand will anchor the lawn to the north setting up an arrangement of stage and audience space for future events.

#### Bandstand:

The bandstand structure will provide a strong element at the north-western corner of the site at the prominent junction between Carmanhall Road and Corrig Road. The structure will provide a contemporary interpretation of a traditional bandstand. Integrated steps and a ramp will provide access as well as double to provide incidental seating. The steps and ramp will seamlessly knit into the natural falls on the site. The structure will feature a roof element undulating in shape and creating scalloped space to plant trees in close proximity to the bandstand.

#### Landmark element:

Along with the Bandstand, this element will set up a gateway type arrangement at the corner of the park. It will also address the strong axial alignment running through the Sandyford Central public route between the Stillorgan Luas stop and Carmanhall Road. It will be a visual marker giving stronger reference to the park in the local context. The detail of this totem element will match that of the proposed, green stack element connected to building no. 26.

#### Suds

Sustainable urban drainage informs the overall character and landform of the park. The Suds intervention is expressed throughout in the form of swales and rainwater retention areas following the natural fall of the site and running alongside the circulation network. The suds layer within the scheme will be conspicuously expressed, a visible and educational element of the park while contributing to biodiversity and seasonal interest. The source of the suds will emanate from the green roof of the covered active area at the southern, elevated part of the site. It will percolate down through the green stack element and meander its way through the site terminating in a large depression close to Carmanhall Road. This area will be enclosed with a grove of trees defining it as a feature in the park.

#### Tree Planting:

Tree cover will be another defining characteristic of the park. An ambitious proposal will see the park extensively planted with trees. The existing high quality, mature tree line along Carmanhall Road will be extended across the site towards Corrig Road. Tree species for this area will be selected based on imposing scale and longevity. The proposed woodland area along the eastern side of the park will be planted up with native species of both large canopy layer types and smaller understorey species. Tree cover throughout the site will be a mix of native and non-native species specifically placed to address aspect, proximity, and proposed ground conditions. The ambitious planting scheme will have the potential to create a matrix of long-term benefits

including physical & mental, nature and biodiversity and in the long term management of the park.

Groundcover planting around the entrance points will be ornamental, herbaceous type typical of other park entrances such as the People's Park and Blackrock Park. Groundcover throughout will be naturalised, low maintenance type planting with a mix of native and non-native plants.

#### Play:

Play has been strategically incorporated throughout the proposal to create both incidental play and a more typical, destination play space. Natural, integrated landscape play elements will knit more seamlessly into the park. The idea of "Play along the Way" will see play elements such as balance beams, hopping elements and boulders discreetly incorporated around the park running in parallel with the circulation route creating a sense of discovery and challenge. A destination play space towards the south-west corner of the site will sit framed by mounding and trees to help define the play area. This play space is located close to the covered, active structure to keep these elements clustered and to establish a defined active zone to the south of the site.

#### Building no. 26 retrofit-Covered Active Space:

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 existing building contains a simple pre-cast framework which will be retained. The roof will be replaced with a green roof, solar panels and punctured with glass light wells. The facades will be replaced with a lightweight, architectural mesh system. Entrance points will be generous, fully inclusive with flush level access. The building will sit lightly within the park allowing the surface treatment to visually flow in and out under the roof element.

#### Seating:

Seating will be incorporated throughout the park offering a myriad of places to stop and enjoy differing, positive, aspects of the park setting. Benches will offer a variety of seating heights with specific stretches containing backrests and armrests.

#### Entrances:

The park will not feature any typical boundaries, instead relying on elements such as the landforms, trees and other park features to define the park edge and to offer a balanced sense of enclosure and openness. The park will be accessible from many points, particularly along Corrig Road with the main, primary park entrances located to the corners. The south-western corner will offer direct access into the proposed active area including the Covered Active building and the play space. Diagonally opposite this entrance there will be a primary entrance at the north-eastern corner on Carmanhall Road. The entrance in the north-western corner at the junction of Carmanhall & Corrig Road will act as the premier park entrance. The bandstand feature with the totem feature will highlight this spot. This corner area receives the highest footfall due to the local layout of the public realm, commercial & residential amenities as well as the proximity of the Stillorgan Luas stop. Each main entrance point will be emphasised with a generous display of ornamental, herbaceous planting. The planting will create a strong welcome and threshold into the sanctuary of the park.

### Services:

Existing utility services will be used as required to support proposed park features.

### Construction Management:

- The hours of construction associated with this proposed development will be 07:00 – 19:00 Monday to Saturday. At all times during the works, the public roadway will be maintained in a neat, tidy and safe condition. Any damage to the public road as a result of the proposed development will be made good. Any construction and demolition waste emanating from the building process on site shall be managed in accordance with best practice. All site construction activities and staff facilities (including car parking) will be accommodated within the proposed development site.
- No discharge during the construction period of cementous materials or residues thereof or of lime, sand, silt or other deleterious material shall be allowed to enter the watercourse. Stockpiles of construction materials such as sand, gravel or other erodible materials shall be covered with sheeting to prevent washout of fines during rainfall and that no storage of any construction materials will not take place within 15m of watercourse. All oils, lubricants and fuels used during the construction phase shall be securely stored in bunded areas. All earth moving activities shall be conducted carefully so as to avoid material entering surface water streams. Early seeding of areas of bare soil shall follow earth-moving works to prevent wind blow carrying sediment to waters.
- Construction access will be via a defined construction site entrance on Corrig Road. Any construction compound will be within the site boundary.
- The following is the likely phasing of the works;
  - Removal of any trees, scrub or hedgerows, etc not marked for retention (outside of the nesting season).
  - Demolition of existing site features and removal of existing hard surfaces.
  - Strategic dismantling of buildings no. 27 and 28 with all material specified for retention carefully stored. Stripping out of building no. 26
  - Topsoil strip, bulk earthworks (cut & fill), formation preparation
  - Ducting and foundations for footpaths, bandstand, columns, play elements, etc.
  - Suds drainage system along with attenuation area and overflow to surface water drainage system, etc.
  - Retrofit works to no. 26 including new roof, façade system and internal fitout etc.
  - Sub-base preparation, fencing, play, paths, other services and surface finishes, etc.
  - Street furniture installation including seating, bike stands, handrails, etc.
  - Tree planting, reinstatement, grow in, etc.

## **5. Climate Action Considerations:**

The climate related impacts of these facilities have been strongly assessed throughout the design process against the National Policy on Climate Action and more specifically the DLR Climate Change Action Plan 2024-2029. The details of climate action are outlined below;

Energy: The embodied carbon and the concepts of the circular economy have been carefully considered as part of this proposed park. Two of the three existing warehouse buildings will be strategically dismantled and as much of the building fabric as possible will be reused and recycled into the new park. The third warehouse building (no.26) will be retained and retrofitted as a covered active shelter. Lighting has been confined to the perimeter of the park on the Carmanhall and Corrig Road edges. Any new lighting will be low energy LED fittings with the option for dimming.

Transport: The reduction in width of a section of Corrig Road and the provision of dedicated, uncontrolled crossings will encourage active travel choices in the local area. Additional bike stands will be provided along the park edge on both Corrig and Carmanhall Road.

Flooding and surface water management: The park has been designed around the principles of Suds (Sustainable Urban Drainage Systems). Water will be managed, percolated, and attenuated on site through a series of natural interventions including green roofs, a green stack element, swales and an attenuation basin

Nature Based Solutions: Trees will be abundantly planted to improve air quality, sequester carbon, attenuate surface water and to encourage and support local biodiversity. The canopy layer, understorey layer and groundcover planting will all work as a layered system to protect and improve the soil layer.

## **6. Environmental Impact Assessment Screening:**

The Council carried out a preliminary examination of the proposal in accordance with Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended). Based on the nature, size and location of the development, the Council considered on the basis of that there was significant and realistic doubt regarding the likelihood of significant effects on the environment. Consequently, and in accordance with Article 120(1)(b)(ii) of the Regulations (as amended), the Council caused an EIA screening report to be prepared (ORS Ireland) based on the information that is specified in Schedule 7A of the Planning and Development Regulations 2001 as amended for the purposes of a screening determination.

Taking account of the findings of the EIA screening report, the Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed construction and operation do not exceed the thresholds for mandatory EIA/EIAR under EU Directive 2011/92/EU (as amended) and the Planning and Development Regulations 2001–2025 (as amended) from the proposed development for the reasons set out in the EIA Determination. As a result, the proposal does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment Report needs to be prepared for it.

The EIA screening report and determination are appended to this Part 8 report (as appendices 2 & 10).

## **7. Appropriate Assessment – Screening Statement:**

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended the Council caused ORS Ireland to undertake Appropriate Assessment screening to assess, in view of best scientific knowledge and the conservation objectives of the European Sites, if the proposed development, individually or in combination with other plans or projects is likely to have a significant effect on a European Site(s). As required under Regulation 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, the County Council has made a determination following screening that an Appropriate Assessment is not required. The proposed development is not directly, connected with or necessary to the management of sites as European sites and it can be concluded, on the basis, of objective information, that the proposed development individually or in combination with other plans or projects is not likely to have a significant effect on the European sites identified and listed in the AA Screening Report prepared by ORS Ireland. This determination is based on information supplied by ORS Ireland. From this AA screening exercise, it has been determined that no significant likely effects may arise on any European sites as a result of the proposed development in combination with other plans and projects, through surface water, land and air, and groundwater pathways. This assessment was undertaken in the absence of mitigation measures. The project screened out for Appropriate Assessment based on the location of the works, the nature and the scale of the works.

The AA screening report and determination are appended to this Part 8 report (as appendices 1 & 9).

## **8. Universal Access Statement:**

A Universal Access statement assessment report has been undertaken by OHAC and is included as an appendix to the Part 8 report (see appendix 3). All recommendations as outlined in the document will be integrated or further considered in the detail design stage.

## **9. Tree Survey & Report:**

A full tree survey, impact analysis and constraints plan have been undertaken by Arborist Associates Ltd. These are included as an appendix to the Part 8 report (see appendix 4).

## **10. Civil & Structural Report:**

An infrastructure Design Report has been undertaken by DOBA and is included as an appendix to the Part 8 report (see appendix 5). The report sets out the high level elements throughout the site that will be addressed and considered during the detailed design stage.

## **11. Lighting Design Report:**

A Lighting Design report has been undertaken by Malone Group and is included as an appendix to the Part 8 report (see appendix 6). The report looks at the existing lighting in the immediate area, sets out the lighting design for the park and the illustrates the Part M route that will be lit around the periphery of the park.

### **12.Landscape Architecture Report:**

A Landscape Architectural report has been prepared by Urban Agency and is included as an appendix to the Part 8 report (see appendix 7). The report sets out the background and planning context to the proposed development, it looks at the site considerations and the overall vision for the park.

### **13.SUDS Report:**

A Suds Design report has been undertaken by Langan Consulting Engineers and is included as an appendix to the Part 8 report (see appendix 8). All recommendations as outlined in this report will be implemented or further considered during the detailed design stage.

### **Reports:**

Appendix 1: Appropriate Assessment Screening Report

Appendix 2: Environmental Impact Assessment Screening Report

Appendix 3: Universal Access Statement

Appendix 4: Tree Survey & Report

Appendix 5: Civil & Structural Infrastructure Report

Appendix 6: Lighting Design Report

Appendix 7: Landscape Architectural Report

Appendix 8: SUDS Design Report

Appendix 9: Appropriate Assessment Screening Determination

Appendix 10: Environmental Impact Assessment Screening Determination



**Drawings (list):**

2503-UAA-ZZ-XX-DR-A-PP-0000

2503-UAA-ZZ-XX-DR-A-PP-0001

2503-UAA-ZZ-XX-DR-A-PP-0100

2503-UAA-ZZ-XX-DR-A-PP-0101

2503-UAA-ZZ-XX-DR-A-PP-0102

2503-UAA-ZZ-XX-DR-A-PP-0103

2503-UAA-ZZ-XX-DR-A-PP-0104

2503-UAA-ZZ-XX-DR-A-PP-0200

2503-UAA-ZZ-XX-DR-A-PP-0201

2503-UAA-ZZ-XX-DR-A-PP-0202

2503-UAA-ZZ-XX-DR-A-PP-0203

2503-UAA-ZZ-XX-DR-A-PP-0300

2503-UAA-ZZ-XX-DR-A-PP-0301

2503-UAA-ZZ-XX-DR-A-PP-0302

2503-UAA-ZZ-XX-DR-A-PP-0303

2503-UAA-ZZ-XX-DR-A-PP-0304

2503-UAA-ZZ-XX-DR-A-PP-0305

2503-UAA-ZZ-XX-DR-A-PP-0306