

# Sandyford: A New Vision

A review of the Sandyford Urban  
Framework Plan (SUFP) Area.

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

**23 June - 25 August 2025**



# Introduction

## Sandyford Urban Framework Plan (SUFP)



The Sandyford Urban Framework Plan Area (“the Plan Area”), located in the administrative area of Dún Laoghaire-Rathdown County Council (dlr), is a gateway to the M50 Motorway and nearby N11, both of which are main transport links as well as being served by 3 Luas stations.

Strategically located in the Dublin Region with high levels of public transport accessibility and excellent access to the National and Regional Strategic Road Network, as well as its location at the foothills of the Dublin and Wicklow Mountains and in close proximity to the coastline, the Plan Area has potential for growth that is unparalleled.

The area in total extends to approximately 190 hectares including residential homes, offices, warehousing and amenity space. This area has seen several life cycles and change over the years.

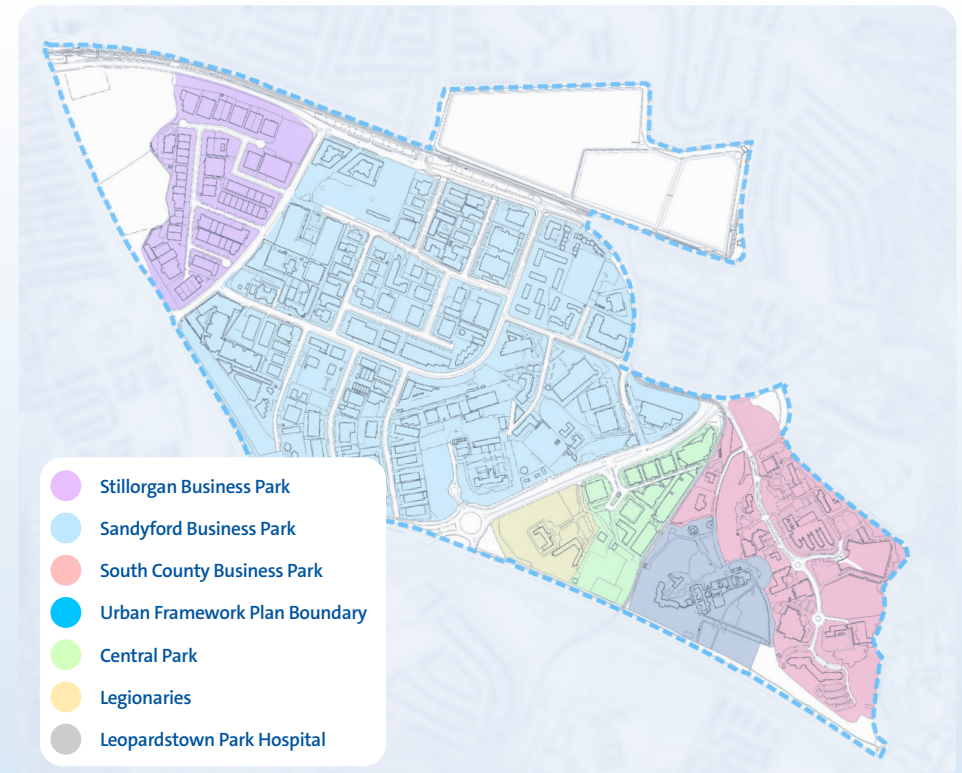
It is a key location for business and hosts over 1,000 national and multi-national companies, employing over 26,000 people. But it is not just about business, there are over 6,000 people living in the area.

## The Plan Area

The Plan Area comprises the following six main areas:

- Stillorgan Business Park
- Sandyford Business Park
- Central Park
- South County Business Park
- Legionaries of Christ Lands
- Leopardstown Park Hospital

It also includes significant areas of open space, including, Naomh Ólaf GAA Club. Throughout these areas within the Plan Area, there are a range of employment types, along with residential homes, medical facilities, educational and community facilities, businesses, shops, warehousing, restaurants and sporting facilities.



# History and Context to Sandyford and the SUFP

From the late 1990s to date, the Plan Area has seen the redevelopment and transformation of previously low-rise, low-density manufacturing sites to medium-to-high density technology units, office schemes, the development of greenfield sites and, following this, residential, retail and medical development.

The Plan Area evolved from a collection of rural farmsteads at the foothills of the Dublin Mountains to the State's first major industrial estates in 1993. It subsequently then underwent a further evolution, when since the 1990s, it transformed from a place of manufacturing and warehousing (i.e. largely employment-based) to a 'mixed use' urban quarter, which included a greater mix of uses, specifically including residential and retail.

It has since transformed from originally comprising low rise, low density manufacturing or retail park sites to medium-to-high density technology units, office schemes, the development of greenfield sites, and more recently, residential, retail and medical development. It is though acknowledged that there are still a quantum of legacy sites with low rise industrial-type buildings, designed for vehicular access.

The SUFP 2022 – 2028 sets out the planning policies and objectives that seek to transform the Plan Area into a thriving, co-ordinated, cohesive, business district.

The SUFP builds on the investment to date whilst encouraging growth in a number of sectors to ensure a range of uses from employment to high quality homes with a good social mix and open spaces to promote Sandyford as a great place to live and work.

The SUFP as the existing planning policy framework for the area, envisages Sandyford as a Strategic Employment Location with circa 120 hectares of employment uses, along with mixed-use areas comprising residential and retail zones. The SUFP currently allows for circa 2,400 homes, which would equate to a population of circa 6,000 residents.

Notwithstanding the significant regeneration in recent years, there are extensive areas of under-utilised lands - a legacy of former industrial uses, and as such, the Plan Area presents an opportunity for brownfield development.

**1950**

The Kilmacud Stream and tributaries are culverted to allow the development of the Sandyford and Stillorgan Industrial Estates.

**1980**

Leopardstown Park lands are bought by the IDA to develop the South County Business Park.

**1977**

Sandyford Industrial Estate is officially opened. Circa 60 hectares are acquired on long leases of 250 years.

**1993**

Circa 6,000 employees in the District by 200 companies.

**2009-2011**

The Sandyford Urban Framework Plan (SUFP) prepared to provide guidance for the future development of the area. The former Stillorgan Industrial Park and Sandyford Industrial Estate renamed to the Stillorgan Business Park and Sandyford Business Park respectively.

**2016-2022**

The SUFP provides governance of the land use of the area with the objective 'to set out the policies and objectives that, when implemented, will transform the SBD from a collection of disparate, poorly connected districts to a co-ordinated, cohesive, business district'.

**2016**

The SUFP was formally adopted through Variation No. 2 to form part of the Dún Laoghaire-Rathdown County Development Plan (CDP).

**2022**

The current SUFP is [Appendix 16 of the dlr County Council County Development Plan, 2022-2028.](#)

## Policy Context

[The National Planning Framework \(NPF\)](#) strongly supports the prioritisation of brownfield and infill development with a number of National Policy Objectives (NPOs) emphasising the importance of the renewal and development of existing urban areas. [The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2023](#), also advocates the consolidation and intensification within the existing built-up footprint of existing settlements. There are extensive areas of under-utilised lands across the Plan Area, and as such it presents an ideal opportunity for sustainable brownfield development. This non-statutory “Have Your Say” public consultation starts a review process. This Review gives the opportunity to explore the potential for a plan-led approach to the next stage of regeneration and intensification for the Plan Area.

## SUFP Review and a New Vision

dlr is now embarking on an ambitious and transformational review of the SUFP, with a view to ensuring the best possible use of scarce urban lands and to support a world-class, vibrant, mixed use and sustainable place for people to live, work and play within thriving communities and neighbourhoods with a sense of place.

In doing so, the Review will explore opportunities to rebalance the existing mix of land uses with consideration of the potential to increase residential as a use, so as to make a significant contribution to the delivery of homes, whilst also supporting and enhancing the role of Sandyford as a strategic employment hub for the State and Region.

dlr is undertaking this plan-led review and would like to hear from you at this early stage of the process.

## Purpose of this Review

Sandyford is unquestionably a success story, with a strong presence of high-value companies and also the emergence of strong clusters and synergies of medical specialist use, fin-tech, auto-tech, information and communications, retail, and leisure. There are also emerging residential areas which help towards creating a sustainable place with options to live and work locally and help underpin local services in the evenings and at weekends.

However, the Plan Area is fragmented and lacks a coherence in terms of streetscape, civic spaces and a central heart or focal point for both businesses and communities. In parts, there are also extensive areas of under-utilised lands with low intensity uses, a legacy of former industrial uses. These areas present an opportunity for the next stage regeneration.

Also, there is an opportunity for the Plan Area to consider the feasibility of a significant up-lift in residential development, delivering much needed homes.

This Review allows for an evidence-based and plan-led approach that will ensure efficient use of finite urban lands with an appropriate balance or mix of the various land uses. It will allow for the co-ordination of necessary supporting infrastructure, both physical (transportation, water supply, etc.), and social infrastructure (schools, parks, community facilities, etc.).





# Why This Review – and Why Now?

There has been considerable progress in the Area over the years with the upgrading of roads, playgrounds and parks, but there could be so much more in the Plan Area's future.

dlr wants to continue to encourage the growth of employment and homes in tandem with a mix of retail, civic and cultural, leisure, health, education and all other services. dlr believes this approach will support a 10 Minute Neighbourhood that will foster a sense of community and furthermore promote the Plan Area as a place to invest for business and to live.

This “Have Your Say” is a non-statutory public consultation process at the very outset of this review and “Visioning”

exercise to gain as many insights as possible as to how you think the Plan Area should look, feel and work, and what are the key ingredients for a successful place. This is a wonderful opportunity to become involved in creating a truly sustainable area.

Submissions are invited from anyone with an interest in the regeneration, on-going enhancement, and development of the Plan Area, so as to realise its full potential as a place to do business and as an attractive residential area with supporting community, recreational and neighbourhood facilities.

We want to hear from all who live, work and visit the Plan Area.

To help with submissions we have set out below some details and prompts.

- Additional development quantum with increased building heights, density and scale.
- Provide for an urban design strategy or high-level masterplan to ensure a pleasant public realm and provide place-making opportunities to create a sense of place with character.
- Improve legibility with possible different roles and functions across the Plan Area.
- Create neighbourhood centres or new ‘civic hearts’ as focal points to enhance the liveability of the Plan Area.
- Improved civic spaces, including a new public park.
- Create greater vibrancy with cafés, restaurants and shops onto the streets and a livelier nighttime economy.
- Continue to attract investment to the Plan Area as a strategic employment hub by supporting sustainable employment uses with diversity in type and scale.
- Expansion of office uses and growth of innovation incubator hubs.
- Support emerging clusters and create easy opportunities for companies to grow from start-up to multi-national scale.
- Enhance biodiversity within an urban environment and create opportunities to reconnect with nature, as well as incorporating climate resilience measures.
- Improve connectivity and permeability within and between the business parks, across the Plan Area and to surrounding areas, especially for Active Travel.
- Optimise access to and ease of use of public transport (Luas and Bus).
- Explore possible phasing of physical and social infrastructure in tandem with new development.
- Secure delivery of critical infrastructure to support the growth of Sandyford.
- Support the emergence of a tourism economy in the area, whether business, recreational or educational tourism.
- Provision of hotels, to cater for tourism needs, and as facilities for the local community to use.
- Explore tourism potential of the area to leverage the close proximity to the Dublin and Wicklow Mountains, as well as excellent links to the City Centre.
- Support enterprises that make use of the UNESCO site of Dublin Bay for tourism opportunities available to both visitors and residents.

## Opportunities

This review presents a number of possible opportunities to explore:

- Improve land use (mix, type and quantum, spatial location).
- An increase in residential and supporting uses such as retail, services, recreation and amenity facilities for the working and residential communities.
- An appropriate level of these supporting uses.
- Intensification of development and especially on brownfield or low-intensity sites.



# Key Themes

## Land Use Mix



### Residential

In the context of under-utilised and brownfield lands within the Plan Area, notwithstanding the success of recent developments and regeneration efforts, there is an opportunity for redevelopment and intensification.

This review affords an opportunity to make a significant contribution to respond to housing needs, whilst also protecting and enhancing the strategic employment function of the Plan Area.

An opportunity is presented to re-assess the mix and quantum of the various land-uses with consideration to additional residential development to support a sustainable mixed-use urban quarter with the choice for people to live and work within the Plan Area, enabling the 10-Minute Neighbourhood to become a reality.

### *What do you think?*

- How best can the Plan Area contribute to the supply of new homes, whilst still protecting its strategic employment function and institutional uses?
- How best to create a variety of house types and sizes within a compact urban area to cater for different household sizes?
- How can new residential development be sustainably delivered within transitional or low intensity zones whilst affording opportunities for viable businesses to continue to operate either in-situ or within the wider locality?
- What range of housing types or typologies would be best suited to the Plan Area, including but not limited to cost rental, social and affordable housing, owner occupier, assisted living, nursing home, student accommodation, housing for key workers, etc?
- Is there a need for a particular tenure of housing to support the employment and or educational needs of the area?
- Where would be the best locations for residential development and what other uses might work in close proximity or as adjoining land uses?





## Employment

This review affords the opportunity to consider and assess the needs of the business community within the Plan Area, as key stakeholders and in recognition of the strategic role of Sandyford as a driver within the regional and national economy.

It is not envisaged to substantially alter the quantum of employment floorspace, however, it is acknowledged that intensification of lower intensity uses or sites will potentially allow for re-allocation or re-consideration of the land use mix.

There is an opportunity to consider the changing nature of employment with increased Work from Home (WFH) and blended working routines, as well as other factors influencing workspaces such as technology improvements and lifestyle choices.

Factors such as emerging trends, potential for synergies and clusters, the value of the creative arts sector, the merit of diversity of scale options to cater for start-up-to growth phases to large scale multi-nationals all within the Plan Area, as well as amenity spaces and environmental considerations will all be relevant in the context of realising the potential as a strategic employment location.

There is also an opportunity to consider supporting uses that would add further value to the Plan Area as a business district, creating an attractive workplace during the day and evening, and also to attract key workers and talent.

In addition, tourism is a key economic activity with the potential to add vibrancy to the Area whether through additional accommodation in the form of hotels, aparthotels, urban hostels, exhibition spaces, cultural galleries or commercial leisure uses.

Hotels also serve an important social function for local communities such as restaurants, cafés and bars with a visual presence onto the street, which can help animate local streets.

Tourism also contributes to the sustainability of creative industries; it encourages the growth of small businesses, provides opportunities for job creation whilst also enhancing quality of life for residents.

## What do you think?

The Plan Area is strategically located with high levels of accessibility to quality public transport, including the high frequency Luas service with stops at Stillorgan, Sandyford and Central Park.

This provides ready access for a local and regional workforce, as well as bus services and an emerging and planned pedestrian and cycle network. How can we leverage this to further enhance the Plan Area as a strategic destination for employment in the County, Region, and State?

- dlr is committed to attracting investment into the County. How can this review support and promote long-term investment in the Plan Area as a high value employment location?
- With the transition from the former lower-intensity industrial type uses to commercial office, and also, the now changing nature of workplaces, what are the type of employment spaces along with key features and urban character that the Plan Area should develop so as to attract employers and employees alike?
- Is there a role for lower intensity uses in the longer-term vision for the Area, and if so, how may they be accommodated in a sustainable way on these strategic brownfield lands?
- Is there a demand for additional large scale office space?
- Is there a need to support and provide for innovation incubator hubs and how can this be achieved?
- Is there a need to support and provide for social enterprises, the circular economy and meantime uses? Where and what would these be?
- What types of supporting uses would make the Area more attractive for the working community and how can these be delivered?
- What types of industry and employment types are needed in the future?
- Is there a need for event or conference facilities to support the Area as a strategic employment location?
- Does the Plan Area need a place for tourism activities? If so, where do you think this should be?





## Retail and Services

Under the SUFP, the quantum and type of retail provision is set at a neighbourhood centre level within the retail hierarchy in the Retail Planning Guidelines (April 2012) for Planning Authorities.

Spatially, retail provision is focused within the two core mixed use areas. One is located in Sandyford Business Park to serve the Sandyford and Stillorgan Business Parks, and a walkable catchment. The second is located in Central Park, serving Central Park, South County Business Park, Leopardstown Park Hospital, and the Legionaries of Christ Lands.

This review will need to explore and consider the appropriate level of retail provision in the Plan Area, in terms of quantum, type and location, and especially so to ensure a sufficient level of provision for an emerging residential community as well as employees.

An appropriate level of retail and services is essential so that people can access shops and services locally and reduce the need to travel, thus a critical component of a sustainable place and underpins the concept of the 10 Minute Neighbourhood. The Review will need to take account of any potential up-lift in residential units to cater for new homes and communities.

It will also be important to ensure that the level and type of retail is commensurate to serve the needs of the Plan Area and is not over-scaled - which could potentially detract from established nearby District Centres and may lead to unsustainable destination shopping.

The provision of retail and services is also key in terms of the vitality and vibrancy of the area, with shops, cafés, restaurants, and services contributing to streetscape animation and variety, as well as place-making.

## *What do you think?*

- Should the Plan Area be a self-sustaining retail location so that daily and weekly shopping needs can be provided locally, saving the need to travel outside the Area?
- Should the quantum of retail (convenience retail, comparison retail, and services) floorspace be increased and if so, where?
- What locations would be suitable for smaller scale neighbourhood shopping in addition to the existing or emerging mixed use core areas in Sandyford Business Park and Central Park?
- What kind of services (food and beverage, leisure, recreational, financial, and professional services) would you like to see in the Plan Area? Furthermore, are there evening or nighttime services needed and what and where should they be?
- What else would you like to see alongside retail so as to make the area more attractive and vibrant to ensure it caters for the needs of people living and working in the Plan Area?
- Should retail and retail services be phased in tandem with development to ensure that shops and services are available locally?







## Community Facilities and Social Infrastructure

This review provides an opportunity to review the nature, type, extent and location of community facilities and social infrastructure within the Plan Area.

It will include an evidence-based assessment to establish the appropriate level of need to cater for the population, as well as considering the valuable feedback as part of this early non-statutory public consultation.

The Plan Area is fortunate to have lands with the Sustainable Neighbourhood Infrastructure (SNI) zoning, and the contribution of these lands to the medical, educational, and religious uses on the Leopardstown Park Hospital and the Legionaries of Christ Lands is acknowledged.

There is potential for social and community facilities across all of the Plan Area, including exhibition spaces and cultural uses.

Key will be the number and location of facilities, the potential for co-location with other facilities such as schools or existing sports facilities, as well as flexible multi-purpose spaces, accessibility, inclusivity, and safe spaces.

Community facilities or infrastructure also have the potential to act as focal points within a community or neighbourhood, and as such can become important civic buildings or spaces.

The phasing of community facilities will also be important to enable timely delivery with any additional new homes, and further intensification of the employment uses.

### *What do you think?*

- Community facilities can include schools, health care centres, medical facilities, spaces for clubs, workshop areas, arts, cultural, childcare, training, community supports, recreational facilities. What would be the priority facilities for you?
- What type of community facilities should be provided in the Plan Area to support the emerging residential and working population?
- What type of facilities do you visit or travel to outside the area at present, and would like to see provided locally?
- Is there a key civic building or use that you would like to see in the Plan Area, and if so what and where?





## Connectivity and Permeability

The Plan Area benefits from high levels of quality public transport accessibility with a high frequency Luas Service along the Green Line, as well as bus services.

An analysis of work and school trips by residents within the Area indicates that a large proportion of these are made by sustainable modes (circa 63%) which is much higher than the dlr County average – all of which are very positive!

However, a substantial portion of employment trips to the Plan Area come from areas bordering the M50 Motorway and the National Road Network and have a remarkably high percentage travelling by car (circa 80-90%).

Also, the M50 and National Road Network cause severance issues and a barrier to pedestrian and cyclist movement in the Area. The wide road layouts, a legacy of the former industrial parks, also impede easy ease of movement.

In addition, the former industrial parks and warehouse nature of the Area, accounts for the dominance of surface car parking in some locations, which detracts from the visual amenity and quality of the public realm, as well as making it difficult for easy movement for pedestrians and cyclists.

For Sandyford to realise its full potential, there needs to be a greater shift to sustainable and active travel modes, so to travel by public transport, cycle or walk, in the first instance and where possible. The dlr Sandyford Business District Active Travel Scheme, is an example of an upcoming scheme that will make a significant contribution to sustainable and active travel modes.

This Review offers the opportunity to improve existing permeability linkages and to explore additional pedestrian and cycle linkages or connections throughout the Area and to adjoining areas.

## What do you think?

- What in your view are the key constraints to ease of movement in the Plan Area, and to include movement by sustainable means?
- What new connections and linkages would make the biggest difference and improvements for pedestrians and cyclists in the Area?
- What connections would best improve access for pedestrians and cyclists to public transport such as Bus and Luas Stops?
- Is there sufficient, or a lack of, facilities in the Plan Area to support Active Travel?
- How best, and where, should bicycle parking be provided in the Area?
- What types of facilities would support cycling within and to and from the Area?
- Would there be a benefit for Mobility Hubs that allow for easy access to different sustainable transport modes: public transport, rental, electric and cargo bikes, as well as taxis?
- Is the Plan Area over dominated by surface car parking?
- Should smarter car parking and storage solutions be considered? And if yes, what would these look like and where in the Plan Area should they be?
- Is the movement of heavy goods vehicles and deliveries in the Plan Area an issue?





## Public Realm and Placemaking

Public Realm is defined as all external spaces that are publicly accessible, including streets, squares, open spaces and parks, roads, footpaths, and parking areas, as well as incidental spaces.

Placemaking refers to creating a sense of place, character and identify for an area.

Both are key to the future success of the Plan Area – for the creation of a successful and vibrant employment hub that will compete internationally and attract a high-quality workforce talent as well as quality liveable neighbourhoods.

The SUFP sets out an approach for public realm and the Plan to date has resulted in a number of public realm and open space upgrades, including Blackthorn Park, Bracken Road Green Space, Central Park Public Plaza and Sandyford Central Walkway, to create a more liveable neighbourhood for workers and residents. The existing Plan also identifies a location for a new civic park on the corner of Corrig Road and Carmanhall Road. This will improve the public realm, as well as adding to much needed recreational facilities.

In the context of this review which will consider the land use mix, including the potential for an uplift in residential development, as well as the location, function and spatial arrangement of land uses, and especially so in the context of low-intensity uses, there will be an opportunity to revisit the public realm and place-making principles.

Key considerations will be to create opportunities for placemaking, neighbourhood and community focal points and incidental attractive places for casual 'meets and greets' for the business and resident communities alike.

### *What do you think?*

- What makes for good public realm, spaces and attractive places?
- What shapes and sizes should public spaces be?
- Where should any additional spaces be located so as to create focal points?
- What should these spaces be used for?
- What features in spaces and places might add to or create a distinctive character for the Plan Area?

Please note that dlr will be undertaking a separate comprehensive public consultation on the proposed a civic park on the corner of Corrig Road and Carmanhall Road.





## Climate Action and Sustainability

The [Dún Laoghaire-Rathdown County Development Plan 2022-2028 \(CDP\)](#) has a key role in supporting the delivery of meaningful action on climate change through the implementation of the National Planning Framework compact growth agenda at the local level, the integration of land use and transportation and the sustainable management of environmental resources.

The [Core Strategy of the CDP](#) sets out how development in dlr will be concentrated in the built-up footprint in order to achieve compact growth and this will be in the form of higher residential densities, as appropriate. Growth will also be concentrated in urban infill and brownfield sites and along public transport corridors. This increases efficiencies as travel distances between home, work, education and services are reduced and hence active modal share, which is zero carbon, can be increased.

dlr is committed to playing its role in transforming to a climate resilient low carbon County to 2030, 2050 and beyond. The [Dún Laoghaire Rathdown Climate Action Plan, 2024-2029](#) (dlr CCAP) is the climate adaptation and mitigation strategy for the County.

At a local level, the overall strategic approach of any new Vision should be to integrate climate mitigation and adaptation principles across the Plan Area in order to ensure that now and into the future the Area develops as a low carbon and climate resilient new community.

### *What do you think?*

- How can this review grasp the opportunity for the Plan Area to become a best-in-class example and support the implementation of the Government's and dlr CCAP and the current County Development Plan?
- How can planning for climate action in future be included in an ambitious way for the Plan Area so as to make a real difference?
- How can the design of new developments be encouraged to further support climate action initiatives?
- Are there any Climate Action Initiatives that you would like to see? If so, what would these look like?



# We'd like your views on what kind of place the SUFP Area should be in the future

This is your opportunity to shape the future of your workplace, your community, or your home.

## How To Get Involved

Submissions are welcomed as part of this non-statutory "Have Your Say" public consultation and invited from anyone with an interest in shaping the Vision and future of the area.

The consultation is open from 23 June 2025 to 25 August 2025 and you can make a submission in any one of the following ways:

Scan the QR code to complete the questionnaire:



By email to:

[FPladmin@dlrcoco.ie](mailto:FPladmin@dlrcoco.ie)

In writing to:

Administrative Officer,  
Forward Planning Infrastructure Department  
Dún Laoghaire-Rathdown County Council  
County Hall  
Marine Road  
Dún Laoghaire  
Co. Dublin  
A96 K6C9

## Public Information Sessions

dlr staff will attend two drop-in Information Sessions. The locations, dates, and times of which will be advertised nearer the time on our website: [dlrcoco.ie](https://dlrcoco.ie)

