



# Grange Castle West Masterplan

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where people and ideas  
can flourish**

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# Executive Summary

This document outlines the concepts behind the Masterplan for Grange Castle West Business Park. It expands upon the designs for the recently completed Phase 1 development which provided a new park entrance, access road and landscaping.

The plan sets out a vision for the development of an extended enterprise and employment zone that builds on the **Grange Castle - Corkagh Masterplan & Framework** Study from the year 2000 and subsequent **Grange Castle Masterplan** from the year 2005. It incorporates the policies of the South Dublin County Council (SDCC) Development Plan 2022-2028 with contemporary sustainable development principles and business park design-thinking.

The design concepts illustrate an overall strategy for the lands and their integration with the surrounding context, including the existing Grange Castle and Grange Castle South Business Parks, and the proposed 12th Lock Masterplan. Indicative layouts illustrate the potential types of development, massing and scale deemed appropriate for the Masterplan lands. The Masterplan for Grange Castle West has been prepared by SDCC, Clifton Scannell Emerson Associates, RKD, Hughes Planning & Development Consultants, Image Now, Austen Associates, Innovision Media & Doherty Environmental.

# 1

# Introduction

The aim of this Master Plan is to create an innovative business park model that provides a range of new employment opportunities in a people-friendly setting. The plan will encourage the development of a business community which offers opportunities for industries of different scale and sector to collaborate and learn from one another.

## The Client Brief

In Q3 2022, and under the Single Party Framework Agreement for Professional Multidisciplinary Consulting Services for Grange Castle Business Parks and Related Infrastructure Projects, South Dublin County Council (SDCC) appointed Clifton Scannell Emerson Associates as Design Team Lead to prepare a Masterplan document for the Grange Castle West future Business Park and adjoining lands.

The project scope was to develop a Masterplan that would be a high-level strategic document that illustrates the concept and potential that focused on a study area that includes Grange Castle, Grange Castle South, and Grange Castle West Business Parks respectively. The masterplan package was also to incorporate the proposed 12th Lock Masterplan as these lands are considered a priority for SDCC to implement. The following, but not limited to, Grange Castle Masterplan deliverables were proposed by CSEA to ultimately achieve SDCC's project scope which are summarised as follows:

- Grange Castle Website
- Grange Castle West Masterplan Brochure
- Technical Reports including;
  - (a) Architecture
  - (b) Engineering Overview
  - (c) Transport Strategy
  - (d) Planning Policy
  - (e) Landscape Plan
  - (f) Biodiversity Management Plan

It is the intention of the South Dublin County Council's Economic Development Department to maintain this document and upgrade it if and when the need arises. In order to do so, it is proposed that this document be web enabled as an interactive document. In addition to this report the consultants have issued South Dublin County Council with more detailed reports on transportation, services, infrastructure, landscape, branding, urban planning, and archaeology.

The study area and masterplan is required to maximise the potential of land uses in that area. Various challenges and opportunities exist within the study area, and it is intended that the completed study should provide for: a balanced, sustainable and integrated community, combining high quality of employment, living and recreation amenities in a relaxed environment, sensitive to and in harmony with its natural and cultural setting in Southwest Dublin.

It is intended that the study should be adaptable, flexible and coherent in respect of strategic and local policy and should enable the promotion of local identity while encouraging a sense of pride and involvement by the local community.

The proposals in the masterplan will be in accordance with the generally understood principles of sustainable development and should provide an attractive alternative to traditional edge-of-city development. Using Grange Castle Business Park as a base, the proposed development is likely to take several years to be fully developed, over which time market conditions may change significantly. The study is therefore intended to be sufficiently adaptable to allow for the expansion/contraction of different elements in accordance with changing market requirements.



## The Consultation Process

The Grange Castle West Masterplan project has emerged from a detailed briefing/consultation process with South Dublin County Council, internal South Dublin County Council Departments and external bodies and consultants. The scope for the Grange Castle West Masterplan has therefore been developed as a direct result of the consultation process. The consultation process additionally accommodated a series of workshops with the design team and representatives from South Dublin County Council that ultimately assisted in the developments, direction and delivery of the Grange Castle West Masterplan deliverables.

The consultation process has been a constant since the commencement of the Masterplan project in Q3 2022. The information yielded from the above process has been pivotal to the success of the final Grange Castle West Masterplan which is reflected in the Masterplan deliverables.

## Background

The production of this Grange Castle West Masterplan takes cognisance of the approach taken by South Dublin County Council on previously published masterplan documents such as Grange Castle/Corkagh Masterplan and Framework Study prepared for South Dublin County Council in 2000.

The Grange Castle West Masterplan has considered the updates in developments in and around the proposed study area and thus focuses on the remaining development options within all three Grange Castle Business Parks and adjoining lands.



## Site location

The Grange Castle West site is situated in close proximity to the N7 National Road via junction 2 which provides access to the west and south west of Ireland. Junction 2 offers vital connectivity to the M50 Orbital Motorway which is the main gateway to the North and South of Ireland. The M50 Orbital Motorway circles the northern, southern and western suburbs of Dublin City and provides access to significant infrastructure such as the Port Tunnel, Dublin Port, and Dublin International Airport. Dublin International Airport and Dublin Port are 30 minutes from Grange Castle whilst there are seven Third Level Institutes within a similar radius.

Grange Castle is connected to the national road network by its proximity to various arterial routes; within 6km of the M50 (Dublin orbital route), 3km of the N7/M7 (South and Southwest) and 6km of the M4 (West and North West). Moreover, there are regular public transport options by rail, bus, and cycle-ways located adjacent to the western park. Please see the image on the right for further details with regards to Grange Castle and Grange Castle South Business Parks connectivity to Ireland's National Road Network which will additionally cater for the proposed Grange Castle West site.

The Grange Castle West study area is in the immediate vicinity of major residential areas in Clondalkin, Lucan, Adamstown and the proposed Clonburris development area as well as residential areas in Tallaght, Newcastle, Saggart, Celbridge and Leixlip respectively. The residential population within a 15km radius of the area is approximately 200,000. The Population of the Greater Dublin Region is just over 1,500,000.

Grange Castle and Grange Castle West Business Parks are located approximately 500 metres south of the main Dublin to Cork, Galway, Limerick and Kerry railway service route as well as serving commuter routes between Dublin and Kildare.

Other major centres of activity in proximity to the proposed study area lands are Casement Aerodrome, Baldonnel, immediately to the southwest, the Liffey Valley Shopping Centre, 5km to the northeast, Tallaght Hospital 3km to the south and The Square Shopping Centre, Tallaght, 3km to the south.

The Grand Canal forms the northern boundary of the Grange Castle West Business Park which contains the Dublin to Shannon Basin Grand Canal Greenway (Totalling 132km in length).

# 2

## County Context

South Dublin County Council covers an area approximately 223 square kilometres. It is bounded by Dublin City to the northeast, the Dublin mountains and County Wicklow to the south, the River Liffey to the north separating it from Fingal and County Kildare to the west. The county has a population of 299,793 people living in 106,074 homes according to the 2022 census. This represents an 8% population increase from the previous census in 2016. The county is a significant contributor to Dublin's economy, with more people working in the county than leaving it for work and an age profile of 35.5 younger than the average for Leinster, Dublin City (37.9) and the State (37.4). The homeownership rate is high at 69%. It is a diverse County in terms of nationality with non-Irish nationals accounting for about 11% of the population.

The democratically elected Council comprises 40 members from across seven electoral areas, they adopt the policy framework the executive operates within. The Mayor is elected by the elected members every year at an Annual Meeting. Strategic policy committees are made up of elected members and representatives of the business, farming, environment, community, and trade union sectors.

The Council has strong links with the community and the local development sector through the Public Participation Network (PPN) and the Local Community Development Committee (LCDC). These links ensure citizen engagement, and governance and oversight of community expenditure (spending) from various national sources.



## South Dublin County Council Development Plan (2022-2028)

The South Dublin County Development Plan (2022–2028) sets out the land use framework to guide future development within the County outlining the medium to long term strategy for the spatial development of the county by way of policies and objectives, translating the strategic planning framework set out at national and regional levels.

It is an objective of South Dublin County Council to support the sustainable development of employment and enterprise throughout the county as a driver of economic growth for the region. The vision for the economic development of the County is ‘the creation of a strong and resilient economic base providing expanded opportunities for employment and facilitating a good quality of life within vibrant and attractive places to live, work, visit and invest’.

As part of the economic growth of the County, the plan recognises the importance of foreign direct investment to ensure the sustained development of employment industries with the Plan stating that “to attract new foreign direct investment (FDI) to the County along with other indigenous investment, there is a need for a sufficient supply of high-quality, marketable, serviced lands and premises’.

Ireland has a young, highly educated workforce making it an attractive place for foreign direct investment. The lands at Grange Castle west have been identified as lands which have the capacity for further development of high tech, research and development and industry uses subject to the preparation of a masterplan to ensure a properly planned expansion of Grange Castle Business Park. This is supported by high population growth in West Dublin in recent years with Adamstown, Newcastle and Clonburris Strategic Development Zone (SDZ), each situated within 4km of Grange Castle West. Thus, existing and future industries within Grange Castle West will have a high catchment population of workers capable of meeting increased employment demands.

## Urban Structure

Grange Castle West comprises 117.70 ha of land zoned EE (Enterprise and Employment), the objective of which is 'to provide for enterprise and employment related uses' An extract from the South Dublin County Council zoning map is shown below.

Grange Castle West is therefore designated for the development of uses which require extensive land such as technology and pharmaceuticals as are currently in operation in the Grange Castle Business Park.

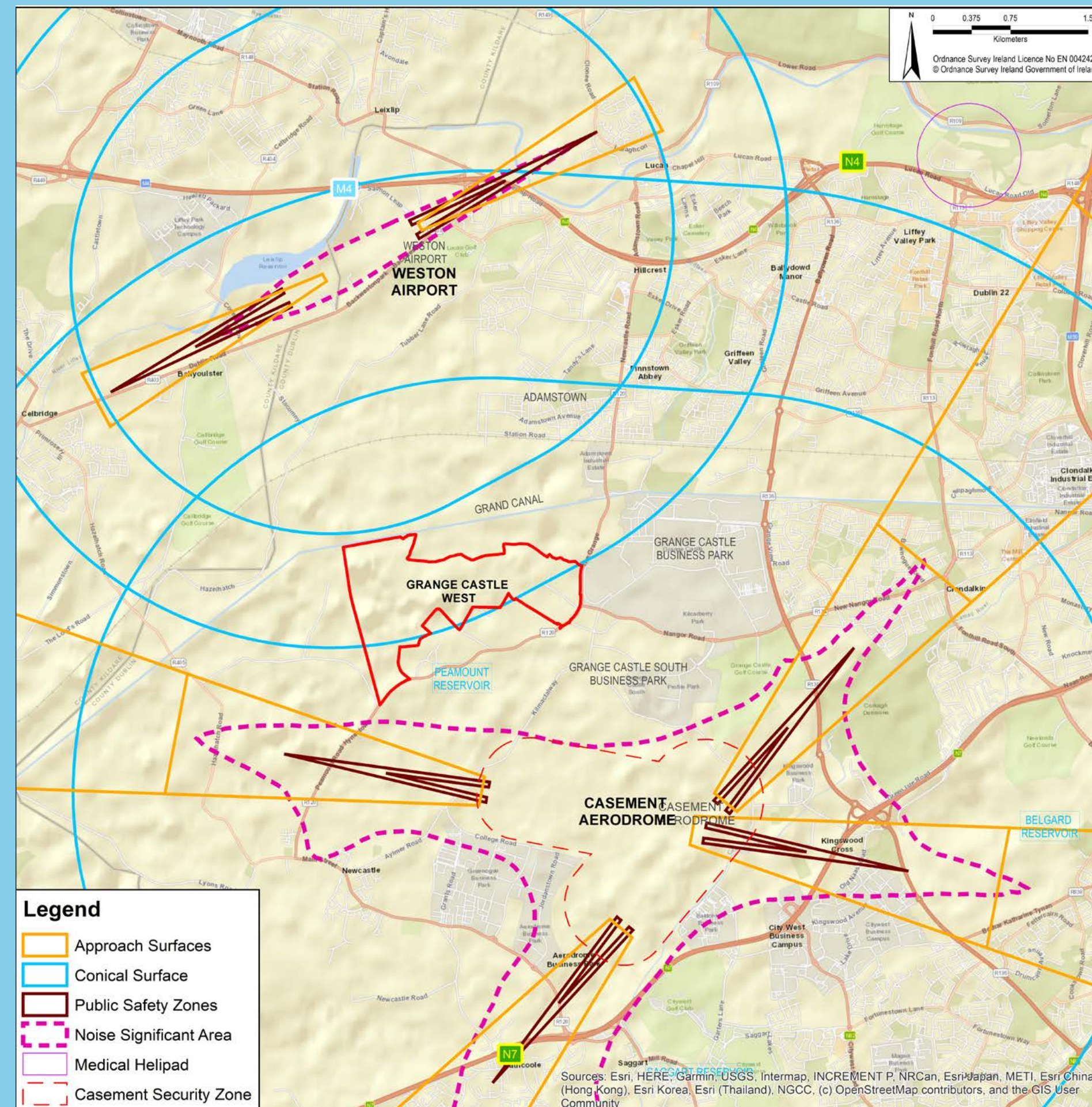


Extract from the Zoning Map of the South Dublin County Development Plan 2022-2028 illustrating the Enterprise and Employment (EE) zoning designation pertaining to Grangecastle West.

## Flight Clearance

In addition, the lands at Grange castle West are situated on lands between the space of Baldonnell Airport, situated c. 2.7 km to the south-east and Weston Airport situated c. 3.7 km to the north-west. The site is situated within the Airport Surface Area of Baldonnell and Weston airports however they are outside of any Approach/ Take Off Climb Surfaces as well as any Inner and Outer Public Safety Zones. Part of Grange Castle West is also situated within the Department of Defence Inner Zone for Baldonnell which restricts buildings to under 20 metres.

The masterplan has considered this and provides for development which does not exceed this height and provides for a format and layout appropriate to the location of the lands in proximity to the airports.





## Road Infrastructure

Grange Castle West is conveniently located close to high-capacity road infrastructure. The site is located ca. 6.0 km to the west of the M50, and approximately 3.4 km to the south of the N4/M4 and 4.5 km to the north of the N7. The N4 and N7 are the primary links from Dublin to the west and southwest of the country. The M50 is an orbital ring-road around Dublin City with interchanges at all radiating national primary routes, providing high-capacity access to all parts of the country. The M50 also provides motorway standard access via the M1 to Dublin Airport, Ireland's main international airport with worldwide flight connections

At the local level, the site is accessed via regional roads R134 New Nangor Road and R120. The Nangor Road heads eastwards towards the city centre and is the main link to the M50 and N7 (via R136). The R120 heads north/south linking the site to the N4/M4 to the north and the N7 to the south.

The lands to which the Masterplan relates are located ca. 6.0km to the west of the M50 Motorway, ca. 3.4km to the south of the M4/N4 Motorway and ca. 4.5km to the north of the N7. Regional Roads R120 and R134 New Nangor Road (and its further western extension within the Masterplan lands) currently provide the access to the site.

## Planned Road Improvements

The planned road improvements relevant to the site include the 'Western Dublin Orbital Route' and the 'New Nangor Road Extension'.

The 'Western Dublin Orbital Route' will aim to create a link between the N7 and the N4 Leixlip Interchange with a route by-pass function around Rathcoole and Saggart. This route has the potential for a further extension from the N7 to the N81. The function of this route would be primarily to provide resilience to the M50, recognising that this may also provide additional resilience to peripheral roads within the county, in particular between the N7 and N4. A section of the reserved corridor for 'Western Dublin Orbital Route' is located directly to the west of the Grange Castle West Site.

The road objective 'New Nangor Road Extension' comprises the main Access Road extending from the R120/R134 junction into the Grange Castle West lands. The function of this road is to provide access to employment lands within Grange Castle and onward connections as appropriate. The construction of the New Nangor Road Extension has been split into two phases, with Phase 1 already completed in 2022.

## Public Transport

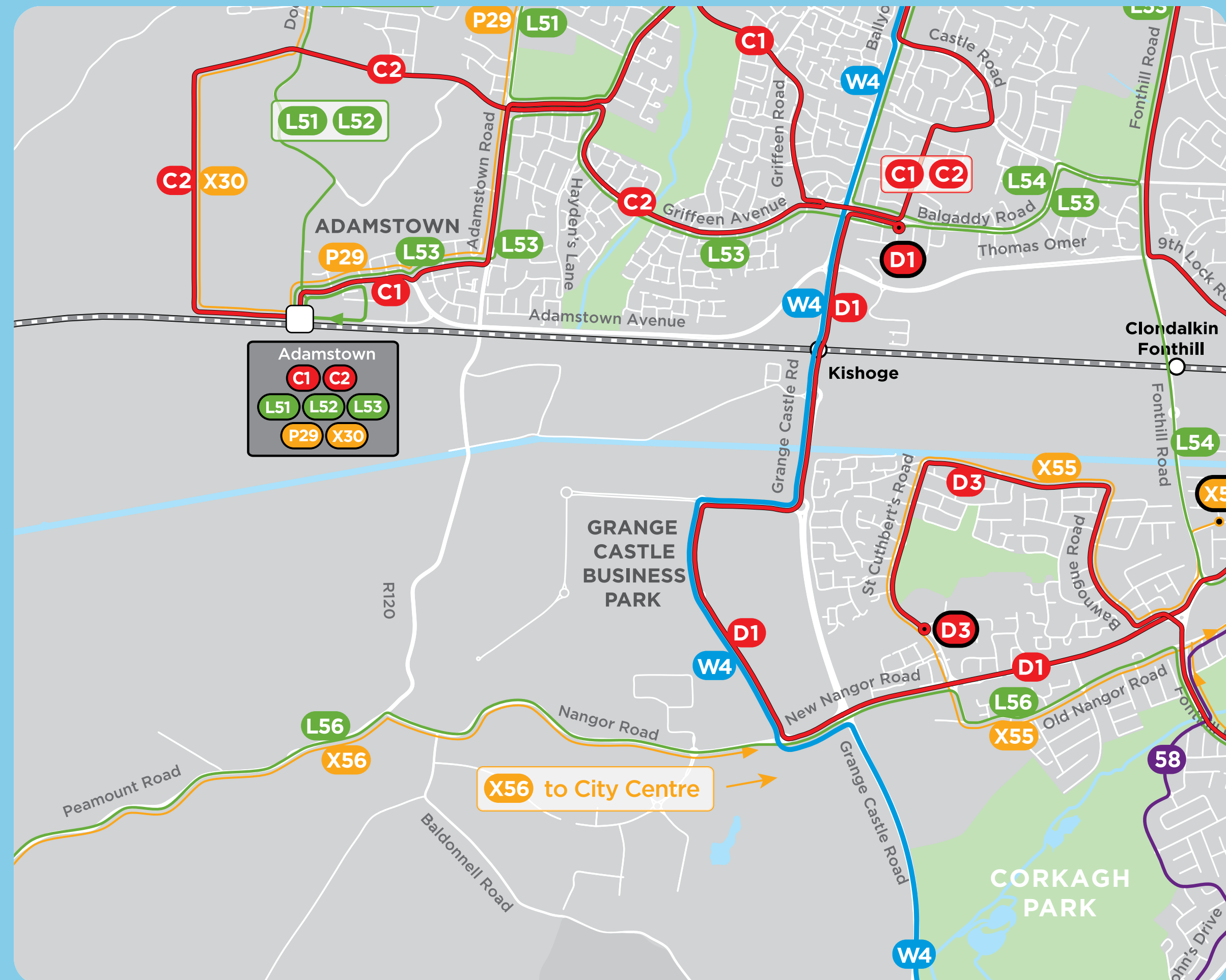
### Bus Connections

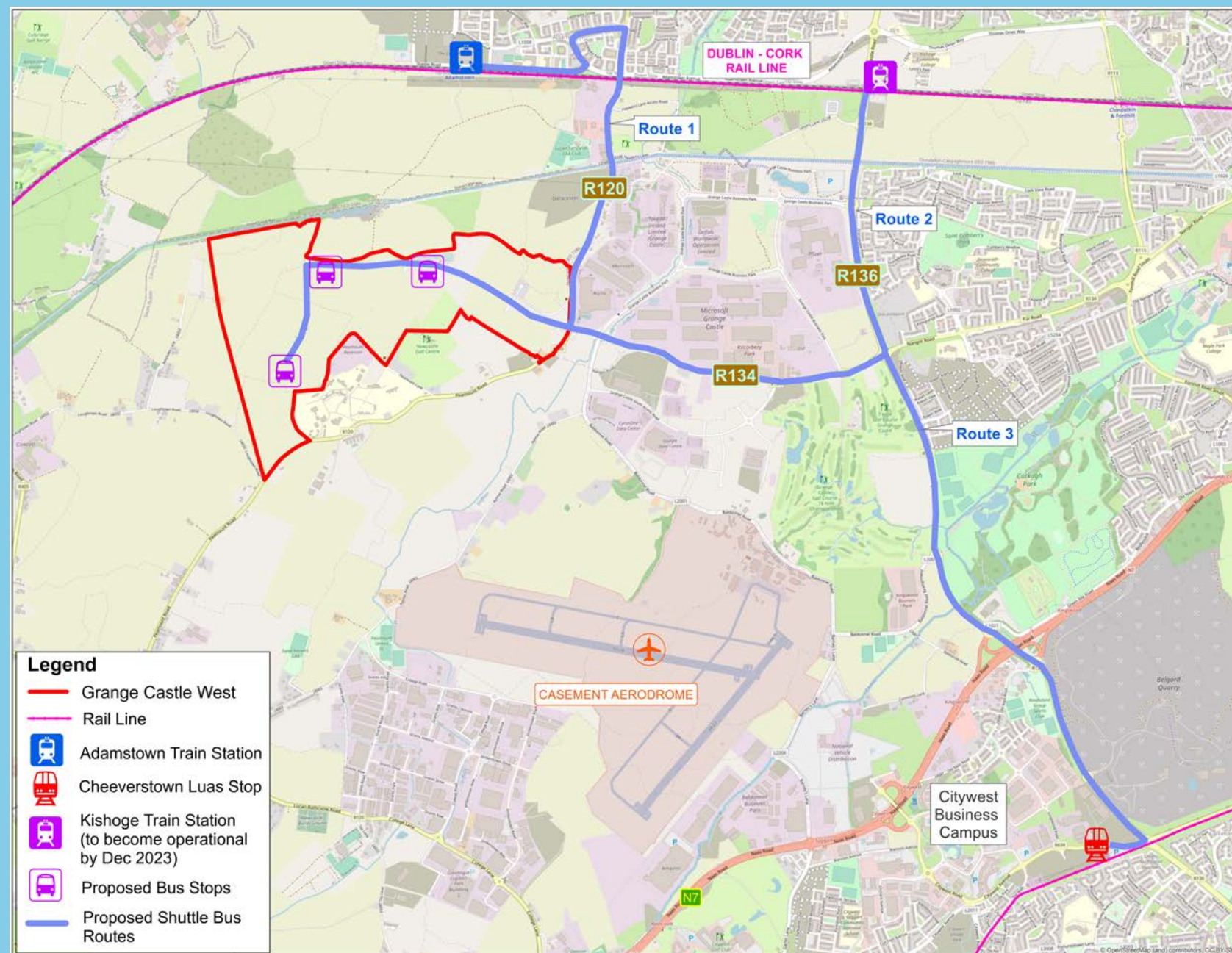
The site is also serviced by several Bus routes, with bus stops located along the New Nangor Road and the R120. The reach of these bus services extent within a wide area in the north, City Centre, and southwest of Dublin, with peak hour frequencies varying between 12-60 minutes.

Improvements for the bus network and infrastructure in the vicinity of the site will be delivered as part of BusConnects. The 'BusConnects' programme was launched by the National Transport Authority (NTA) in May 2017 and is described as "a plan to fundamentally transform Dublin's bus system, so that journeys by bus will be fast, reliable, punctual, convenient, and affordable. It will enable more people to travel by bus than ever before and allow bus commuting to become a viable and attractive choice for employees, students, shoppers and visitors."

The Grange Castle West Site is in close proximity to the D1 Branch, which will be serviced every 15 minutes throughout the day, with a 15-minutes bus frequency. These services will connect the site with Dublin City Centre and several areas within north and south Dublin.

The Adamstown Train Station, which is located ca. 3 km to the north of the site, currently serves as terminal for several Several BusConnects Routes that became operational throughout 2022, enhancing the existing bus service in the local area.





### Rail Connections

The main intercity railway line that connects Dublin to the west and southwest of the country runs close to the northern boundary of the site. The Adamstown Train Station is located ca. 3.0 km to the north of the site, providing both intercity and urban commuter services to/from places like Kildare, Waterford, Portlaoise, Limerick, Grand Canal Dock, Heuston, and Newbridge.

The Kishoge train station is also located in close proximity to the site approximately 3.6 km to the Northeast. This Train Station is expected to be operational by December 2023.

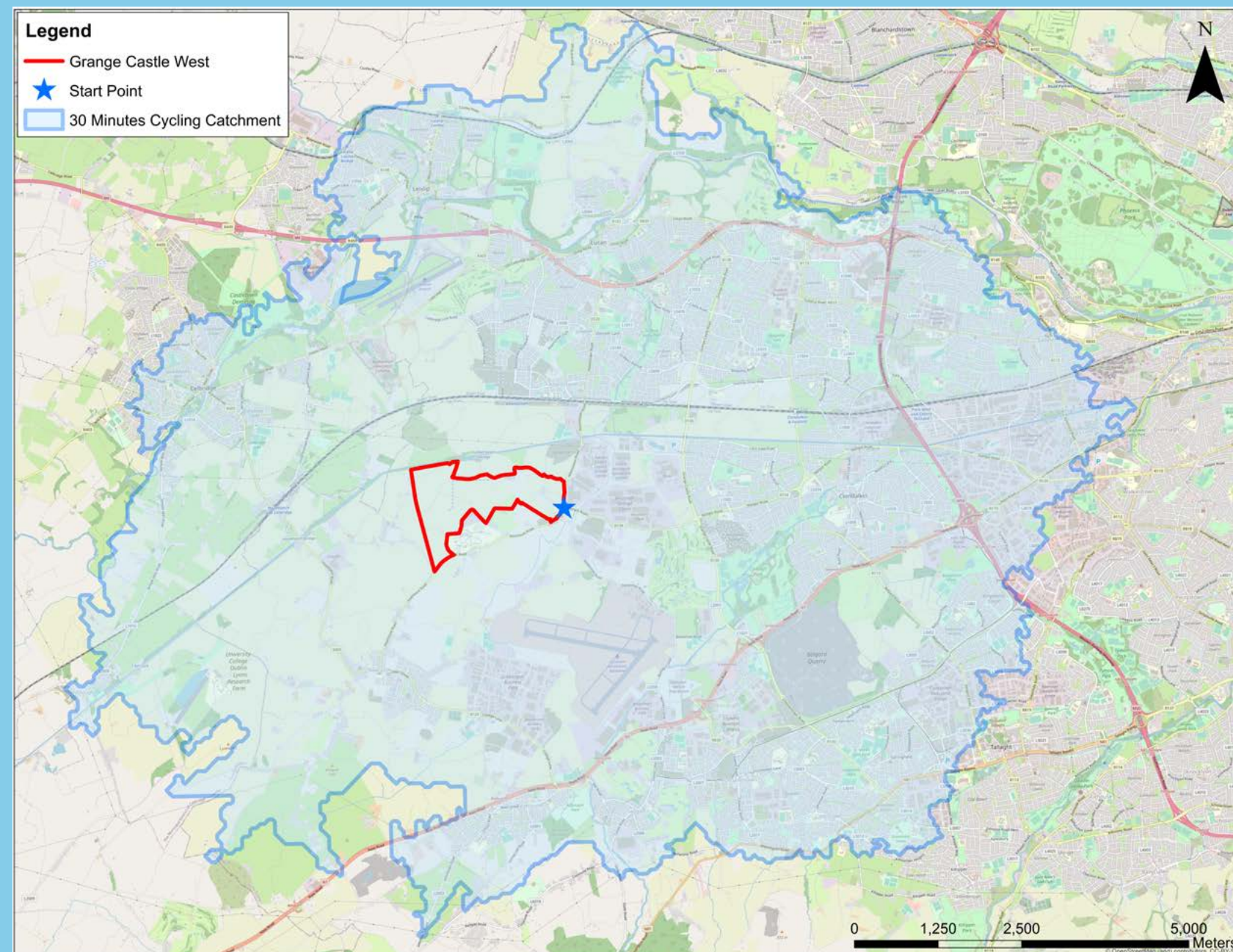
The rail network near the Grange Castle West falls within the DART+ Southwest Programme, which will be the second of the infrastructural projects of the DART+ Programme to be delivered. This programme will improve the rail services by delivering frequent, modern, electrified services within the Greater Dublin Area (GDA) and will improve connectivity to regional towns and cities.

The improvements to be delivered as part of this include the increase train capacity from the current 12 trains per hour per direction to 23 trains per hour per direction. This will increase passenger capacity from the current peak capacity of approximately 5,000 passengers per hour per direction to approximately 20,000 passengers per hour per direction.

The latest version of the Greater Dublin Area Transport Strategy 2022-2042 has set as a measure to improve the Light Rail connection between Dublin City Centre and Lucan, which located approximately 3 km to the north of Grange Castle West. Measure LRT3 of the Strategy states that “It is intended to develop a light rail line from Lucan to the City Centre, supplementing and complementing the planned bus system, to serve the overall public transport needs in this area.”

A shuttle bus connection will facilitate the Grange Castle West connection to Adamstown and Kishoge train stations, and the City West Luas (Cheeverstown Luas Stop), servicing the site throughout the day. In addition to provide connection to the rail services available at these stations, this shuttle bus can also serve as a link to the Bus routes currently servicing Adamstown Train Station.

A shuttle bus service to the Lucan Luas stations will also be considered once this becomes operational.



### Active Modes

Very high-quality segregated facilities for pedestrians and cyclists are currently available in the vicinity of Grange Castle West. 4 metres wide shared surfaces for pedestrians and cyclists are available on both sides of the R120 and R134 New Nangor Road.

The area near the site accommodates a comprehensive and integrated network of infrastructure for cyclists comprising primary, secondary, greenway and inter-urban routes. The 30-cycling catchment extends to residential areas such as Clondalkin, Adamstown, Lucan, and Celbridge, all accommodated Segregated facilities for active modes.

In addition, the Grange Castle West site is located approximately 1 km to the south of the Grand Canal Greenway, enhancing active modes connectivity to the local areas. The upgrade of the infrastructure along the Grand Canal Greenway has been included as a measure in both the South Dublin County Council Development Plan 2022-2028 and the Greater Dublin Area Cycle Network Plan. The works along this route are currently ongoing, with the several sections already constructed.

Near the site, all the Grand Canal Greenway sections east of the R120 have already been completed. The construction works west of the R120, extending for approximately 4.6km to the Hazelhatch Bridge, are expected to commence in 2023. Once the later is completed, the sites connection to the Hazelhatch/ Celbridge area will be radically improved, providing a shorter travel time to/from this area via the Greenway.

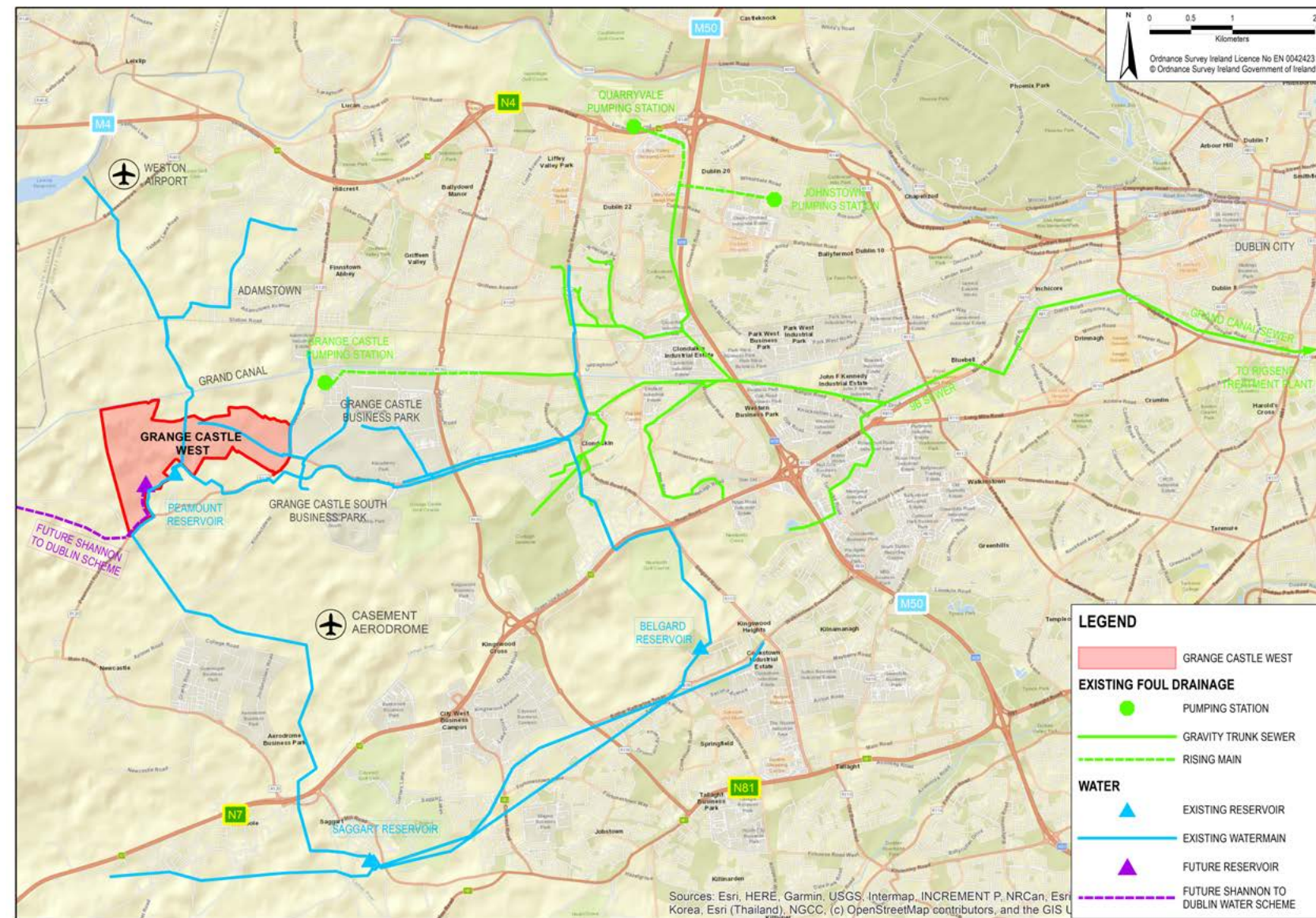
The pedestrian and cyclists' infrastructure to be provided within Grange Castle West will be designed in a manner that will better utilise existing road space and encourage a transition towards more sustainable modes of transport. It is the vision for the site to create a pedestrian and cyclist friendly campus with paths and cycleways separated from roadways by parkland landscaping, creating a safe and attractive environment for active modes.



## Existing & Proposed Utilities

The Masterplan lands are well positioned in terms of available utility networks with capacity to cater for the expected arising demand. Each development plot within the Masterplan lands will be serviced by multiple sources of utilities to ensure that the potential business operations in each plot, independently of nature and size, will be facilitated. Water supply is provided via two distribution watermains laid along the spine road within the Masterplan.

The foul sewer system was designed as a gravity sewer which will ultimately discharge into the existing Grange Castle Foul Pump Station. The road drainage system is attenuated via the large attenuation lake provided within the Masterplan lands. The Masterplan is equipped with the ability to be serviced by both high & low pressure gas mains. High and medium/low voltage power ducting is currently in place to service the site. The Masterplan lands are connected with the National Fibre Network via a series of underground telecom ducts.



Location map for the Masterplan lands in relation to existing foul drainage system and existing & future water supply network.

## Water Management

### Water Supply

The Grange Castle West lands are strategically serviced by a 400mm diameter watermain connection taken off the Nangor Road watermain which is fed from the Belgard Road Reservoir and which in turn is fed from the Ballymore Eustace Water Treatment Facility. A 400mm diameter watermain has been constructed along the southern extent of the Entrance Road carriageway with a 200mm diameter watermain extending along the northern extent of the carriageway. There is an availability of 2.3 mega litres of water supply per day to the Park via this network at present.

Peamount Reservoir is located adjacent to the Park, sharing a portion of the southern boundary. This reservoir is linked to the Saggart Reservoir and has the capacity to supply 100 mega litres per day. Uisce Éireann have identified a 20-acre site to the west of Peamount Reservoir to house the proposed Termination Point Reservoir for the Shannon to Dublin Water Scheme which is due to be operational by 2030. This scheme has the capacity to supply 280 mega litres to the Dublin region.

### Foul Water Drainage

The Grange Castle catchment is serviced by the Dublin City Council 9B trunk sewer, which carries sewerage directly to the main municipal treatment works at Ringsend in Dublin City. The Grange Castle West foul sewer system is a gravity sewer which discharges into the Grange Castle Foul Pump Station located within Grange Castle Business Park. This pumping station services the west of Grange Castle Business Park, Grange Castle South and Grange Castle West Business Parks carrying their trade effluent and discharging into the 9B trunk sewer. The pumping station operating at its maximum capacity will cater for 36 mega litres of effluent per day. Capacity has been provided throughout Grange Castle West to service all sites by gravity, however some localised areas may require pumping.

**Surface Water Drainage**

In general, the Grange Castle West lands are serviced by 2 water courses from a surface water perspective, the Lucan (Tubbermaclugg) Stream which runs through the attenuation lake in the centre of the Park and the Shinkeen Stream to the west of the Park.

Any proposed development is subject to a site specific drainage design who's discharge shouldn't exceed green field run off (Qbar). The road drainage system has been adequately sized to cater for such discharges.

The road drainage system is attenuated via the large attenuation lake in the centre of the Park and caters for a 1 in 1,000 year storm event. The lake is filtered through an Integrated Constructed Wetland (ICW). The ICW removes all debris and potential pollutants from the surface water discharge from the lake before it joins downstream to the Lucan Stream. The ICW covers an area of c. 3,700m2 before discharging to the Lucan Stream.

Drainage designers will be required to focus on implementing Sustainable Drainage Systems (SuDS) to cater for surface water runoff. SuDS systems will include source control, site control, regional control as follows:

**SuDS Measures:**

**Source Control**

- Swales
- Tree Pits
- Rainwater Butts
- Rainwater Harvesting
- Soakaways
- Infiltration Trenches
- Permeable Pavement
- Green Roofs
- Filter Strips
- Bioretention Systems
- Blue Roofs
- Filter Drains

**Site Control**

- Detention Basins
- Retention Basins

**Regional Control**

- Ponds
- Wetlands
- Infiltration / Storage

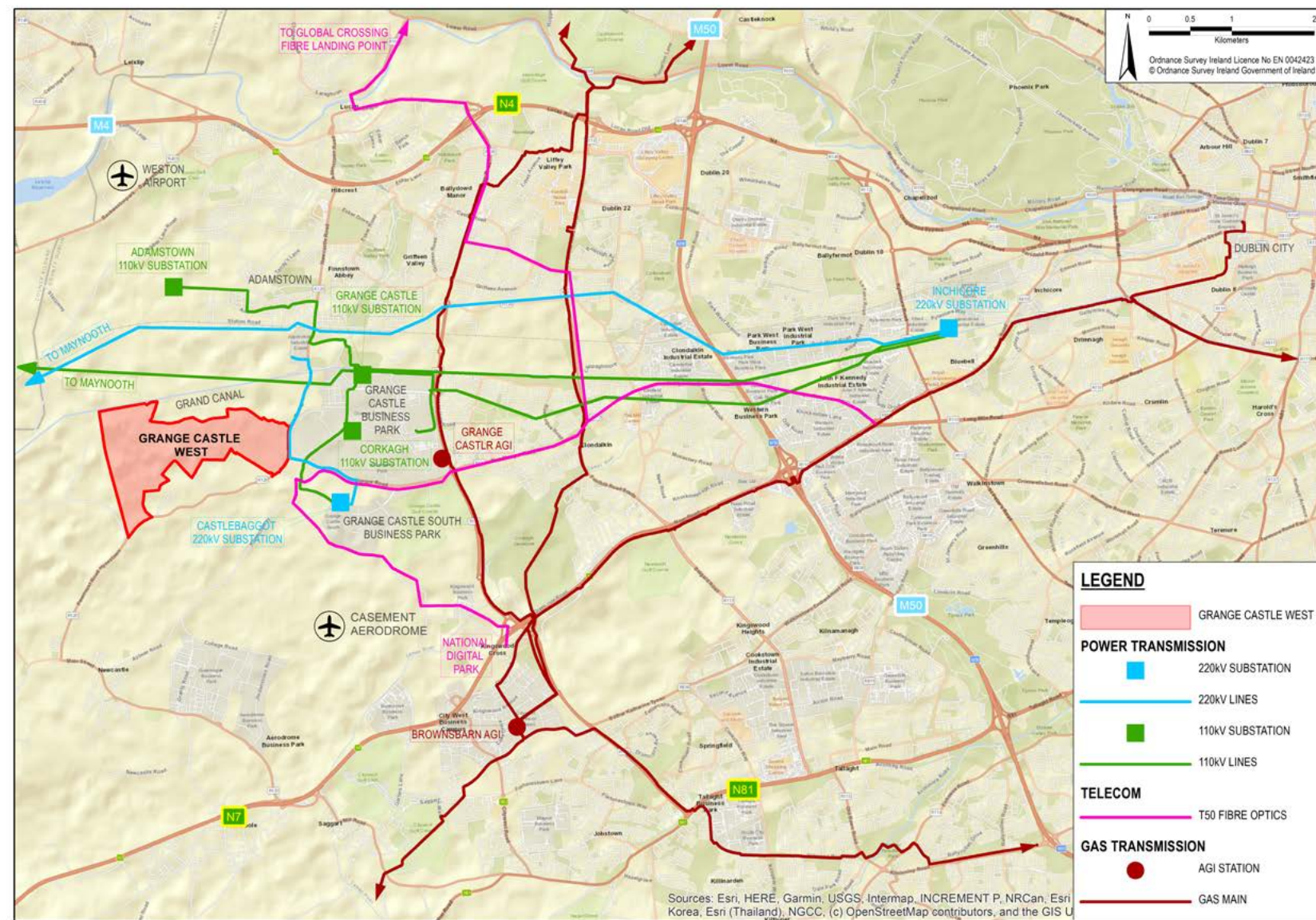
**Other**

- Petrol / Oil Interceptor
- Attenuation Tank
- Oversized Pipes

**Gas**

Distribution Network – The Park is serviced with a 315mm diameter 4 bar distribution main which is connected to the wider Gas network at the Nangor Road junction.

Transmission Network – A new 400mm diameter 19 bar transmission pipe is to be laid along the Nangor Road and up to the eastern boundary of the Park. This is due to be installed and operational by 2024. The transmission main is connected to the 70 bar North-South interconnector gas pipe located in the Outer Ring Road along the eastern boundary of Grange Castle Business Park.



Location map for the Masterplan lands in relation to high & medium/low voltage power networks, telecom underground ducts and gas network.

## Power & Additional Services

### Power

**Medium Voltage (MV) Distribution Network** – The Park is connected to the MV 20 kV power network to the east, north and south at present and contains a network unit substation available for immediate connection.

**High Voltage (HV) Transmission Network** – The Park is current serviced by a series of 110 kV duct circuits. These circuits connect to the existing Castlebaggot 220 kV Substation to the east of the Park. Provisions are currently being made to connect the Park to the Grange Castle 110 kV substation via new 110 kV ducting along the Grand Canal to the north of the Park.

Eirgrid, the National Grid Operator, are currently completing a route and site selection process to locate a new 220 kV bulk station in the Grange Castle West catchment. This substation would be connected to the Maynooth, Castlebaggot and City West 220 kV substation and will reinforce the West Dublin grid whilst providing drop down power to Grange Castle West.

### Telecommunications:

It has been determined that fibre connectivity to service the future Grange Castle Western lands has been deemed as extremely viable.

The T50 fibre network which is connected to the National Fibre Network is connected to Grange Castle West via a series of underground ducts. For resilience of this network, the ducting system within the Park is linked throughout and at strategic intervals. The 16-way duct network within the Park has been

divided into 8 separate networks each serviced by its own dedicated access chamber.

### District Heating:

A district heating distribution network has been proposed for the Park. A dedicated 10m wide services wayleave has been retained for the future installation of this system. At present, a feasibility study is being conducted to determine its viability.

### Low Carbon Energy Solutions:

**Geothermal Energy** – The Grange Castle West lands are considered highly suitable for a vertical closed loop geothermal system. Similar systems of geothermal energy have also been considered under an ongoing feasibility study for this type of energy solution which could assist in the future operation of a district heating system. Geothermal facilities can also be utilised for its hydrogen production capabilities as well as energy production.

### Battery Energy Storage System (BESS)

There is potential through the introduction of a BESS system for the provision of response capabilities to support the local power network.

### Solar Power

Through a variety of forms solar power can be generated on respective site developments. Large scale solar power generation is not viable in Grange Castle West Park lands due to the space necessary to generate significant amount of power.

### Wind Power

Wind turbines were not considered for energy production in Grange Castle West Business Park due to height restrictions from the neighbouring Baldonnel Aerodrome and Weston Airport. Micro generation is considered with further development of the park.



# 3

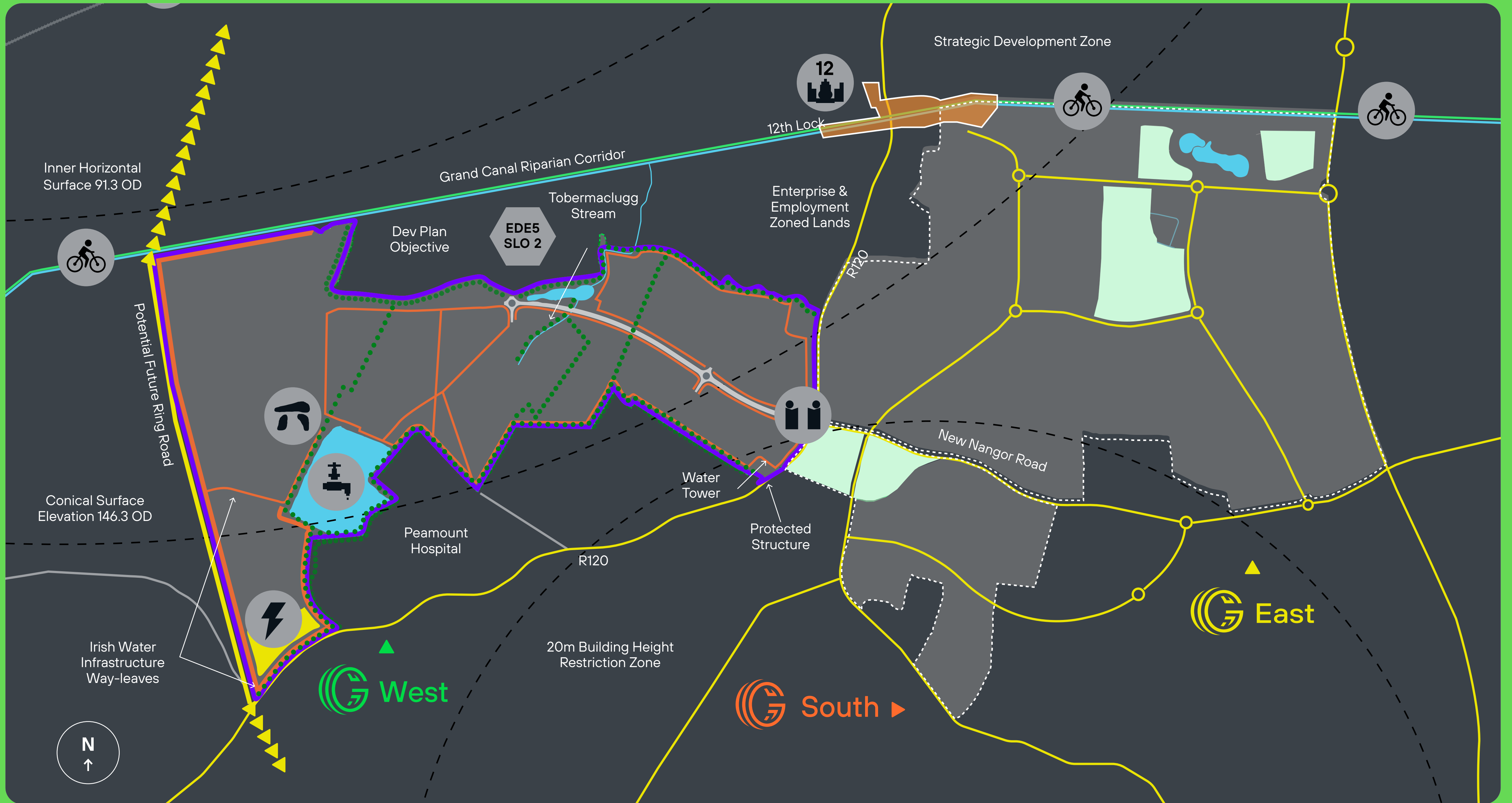
## Study Area

The study area incorporates over 450 acres of prime development land in Grange Castle. The existing Business Park is home to a number of the most innovative multinational corporations across the food, technology and pharmaceutical sectors. This offers opportunities for synergies with emerging industries in Grange Castle West.

### Site Characteristics

The site is located across the historical townlands of Grange, Ballymakaily, Clutterland, Milltown, Brownstown, Loughtown Upper and Peamount. The word 'grange' evokes a farm attached to a country house or monastery and the character of the existing lands is mainly farmland divided into fields by the historical townland boundaries and hedgerows.

A new fully serviced road extends from an expansive entrance plaza on the Peamount Road. It features planter beds and trees on either side and in the median that give it a green character. It passes a large feature lake, complete with landscaped berms and a fountain, which provides a focal amenity area for people in the park. The boundaries of the site are defined by existing hedgerows or new planted berms to provide a green buffer to the surrounding areas. Existing structures on site consist of a water tower and a derelict farmhouse on the Peamount Road that is listed on the Record of Protected Structures.



# 4

## Masterplan Concept

The concept is to build upon the existing access, services and landscaping strategies to create a sustainable and vibrant extension to the business park at Grange Castle. This will attract new economic development opportunities to the area, while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.

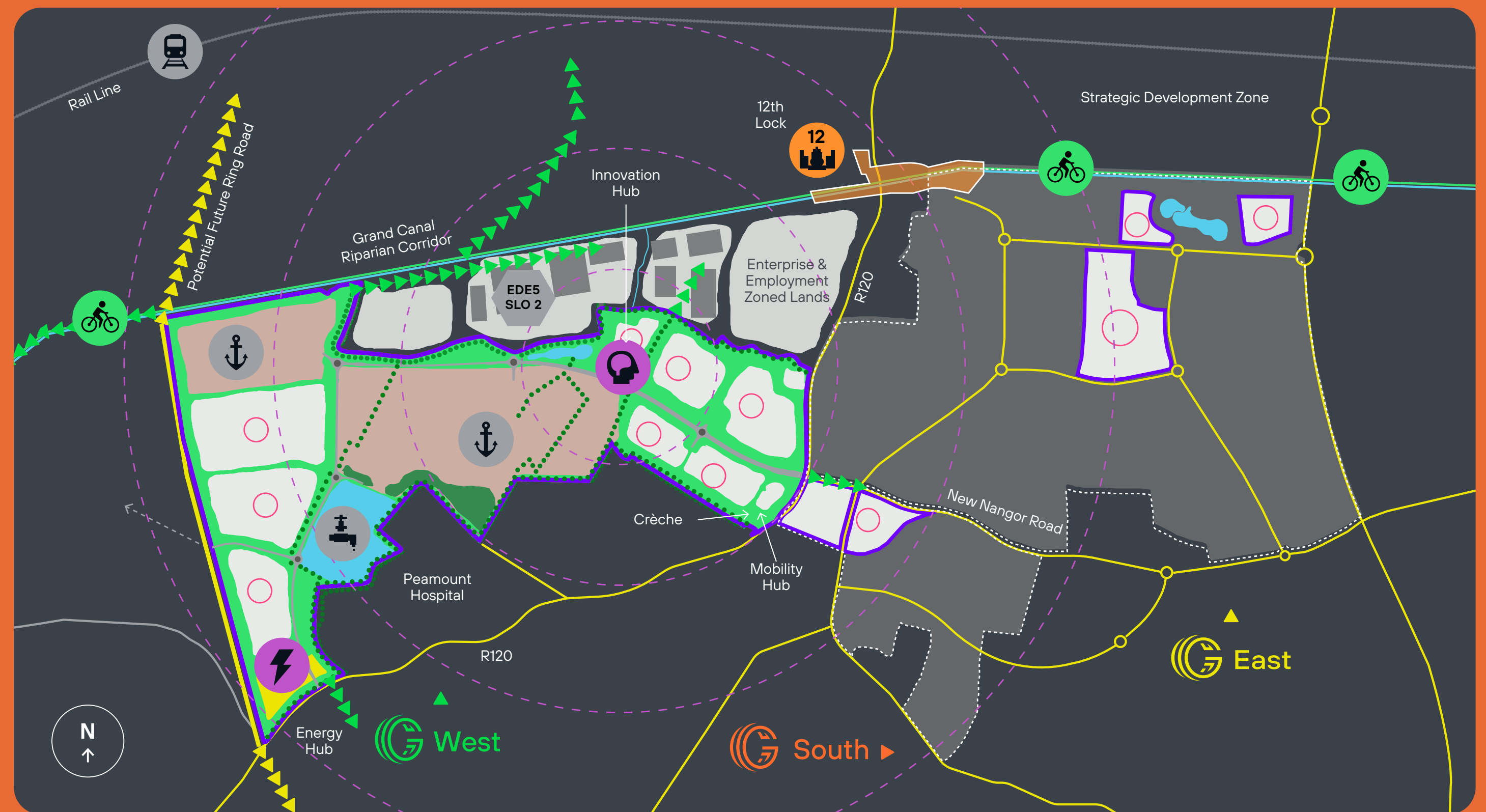
## Design Approach

The park will target high employment generating uses and provide opportunities for links between foreign direct investment and small and medium sized enterprises.

This strategy is based on the 'anchor plus' model where development is stimulated by large 'anchor' tenants who offer long term stability for the park. They will act as catalysts for the creation of a business community within the park.

SME's and start-ups will also be catered for and this combination will create a diverse business ecosystem that encourages innovation and growth.

To support this community three 'hubs' are proposed throughout the park as the locations for functions that will help realise goals related to energy, sustainable transport, and employment and growth,



## Overall Concept

Business parks are traditionally characterised as pleasantly landscaped yet isolated places on the periphery of urban centres. They often consist of large single-use compounds on buffered land parcels with limited interaction between businesses.

Their workforces are heavily reliant on single occupancy vehicles for transportation and large areas are given over to parking as a result.

Recent times have seen the emergence of a new business park typology that seeks to create a more integrated and well-connected business ecosystem. This type of park encourages collaboration between companies by providing spaces and opportunities for them to interact and trade with one another. Development of small and medium-sized enterprises (SMEs) and start-up companies is supported. Interaction with existing local businesses and communities is encouraged.

The vision for Grange Castle West is to draw on this concept to create a collaborative business community that is well integrated with the surrounding local area.

The framework to achieve this will make efficient and sustainable use of available land, provide versatile and flexible development plots, promote active & sustainable modes of transport, and create a pleasant and recognisable place for the people that work and visit here.



## Phasing Concept

The Masterplan lands are proposed to be released for development in a phased manner. The phasing strategy for the site is based on the phased construction of the carriageway infrastructure running along the site to ensure that all essential utility services and facilities will be in place to serve each phase. The road infrastructure is proposed to be developed in 5 phases subject to individual planning applications. A Part 8 Development to construct Phases 1 to 3 of the carriageway infrastructure is currently approved. Phase 1 was completed in Q2 2022 which opened the first 50.70 hectares of developable lands. Phase 2 is due to be complete Q3/Q4 2024.

### Phase 1

Phase 1 of the Grange Castle Access Road scheme (1.2km of dual carriageway) was completed in Q2 2022 which opened a total of 50.70 hectares (125.28 acres) of developable lands under the current Zoning Objective EE. The various essential utility services and facilities constructed/implemented under Phase 1 include: surface water drainage, foul drainage, watermain, gasmain, HV power, MV/LV power, telecoms, CCTV, traffic lighting, public lighting and landscaping (entrance plaza, attenuation lake and site footprint).

### Phase 2

The second phase of the access road scheme (Part 8 approved) will comprise of a further 645m of single lane carriageway infrastructure and utility services which will open an additional 52.72 hectares (130.27 acres) of lands for future development. The 2-stage procurement process (SAQ and Tender) for Phase 2 of the Grange Castle Access Road has not yet been proceeded by South Dublin County Council, but it is likely to be undertaken in the near future. Phase 2 is due to be complete Q3/Q4 2024.

### Phase 3

Under Phase 3 of the proposed Grange Castle Access Road scheme (Part 8 approved), it is proposed to construct a further 395m of single lane carriageway infrastructure and utility services which will open an additional 17.39ha (42.97 acres) of undeveloped lands. The 2-stage procurement process (SAQ and Tender) for Phase 3 is envisaged to be undertaken in the future based on demand.

### Phase 4

Phase 4 will involve the construction of a further 750m of single lane carriageway infrastructure and utility services which will open an additional 29.93 hectares (73.96 acres) of lands for future development. A new Part 8 planning application for Phase 4 will need to be prepared and submitted by South Dublin County Council. Following approval of the Part 8 planning, a 2-stage procurement process will need to be executed by South Dublin County Council. There is no current specific timeframe for the submission of the Part 8 planning application for Phase 4, but it is anticipated to be influenced based on future demand.

### Phase 5

Phase 5 is a proposal to further extend the already approved Part 8 for Grange Castle West Access Road Scheme to provide linkage to a total of 40.83ha (100.89 acres) of South Dublin County Council owned lands. These lands currently retain a Zoning Objective of RU. Under Phase 5, it is proposed to introduce 330m of new single lane carriageway which will connect to the future Western Orbital Corridor route – a 6-year road proposal under the current SDCC Development Plan 2022 – 2028 that traverses the entire eastern boundary of the 40.83ha SDCC owned lands. The new Part 8 planning application will need to be prepared to facilitate the construction of the carriageway and the extension of the utility services.

Key

- Phase 1 Road & Services
- Phase 2 Road & Services
- Phase 3 Road & Services
- Phase 4 Road & Services
- Separate Phases as Required

- Phase 1
  - Phase 2
  - Phase 3
  - Phase 4
- Land Available for Development





## GCW Business Park

The existing road and associated paths, service way-leaves, and landscaping will be extended through the site. The road follows a route that maximizes the size of development plots to one side to optimize the flexibility to sub-divide sites. It terminates at the Peamount Road creating a second vehicular entrance to the park.

The physical character of the park in public spaces will be driven by the landscaping and the architecture of landmark buildings. These signal the presence of important campus locations; entrances, lake amenity areas and the Grand Canal greenway connection route. Landmark buildings need not be tall but must have a distinctive architectural quality. They also aid with wayfinding and provide legibility to the campus by creating recognisable built elements.



### **Access and Movement**

The movement strategy is to encourage sustainable and active modes of transport and reduce reliance on petrol-powered private vehicles. Footpaths through the park will be safe and accessible to all. The park cycle paths will extend the existing cycle network, connecting to local train and LUAS stations, and to the Grand Canal Greenway.

The efficient road network minimises road surface area and maximises land utilization for business and amenity functions. Paths and trails for walking, running and biking provide important avenues to get out of the office and recharge.

### **Landscaping**

The landscape strategy retains or re-orientates the key hedgerows and introduces new areas of planting and tree coverage around the perimeter and in the more awkward corners of the site. Wildlife underpasses are provided where hedgerows are broken by the main site road. Tree and planting coverage will be increased by filling in parts of the site with dense and diverse pocket forests. Landscaped areas will buffer paths and buildings from vehicular traffic creating safe and pleasant routes for people. This will encourage active movement and exposure to vegetation and water features, boosting health and well-being.

### **Built Environment**

The Masterplan envisions an urban edge created by building frontage along the main spine road and amenity roads to promote interaction between individual sites and the public realm.

Buildings address the public realm to provide activation and supervision. Building entrances are accessible from public paths and cars are kept out of the spaces between path and building. Vehicular access is provided by secondary roads located between sites and parking is located within sites, behind the urban edge created by the public-facing buildings.

Where it has not been possible to provide frontage, this edge is broken by landscaped spaces and retained hedgerows that aid the strategies to increase biodiversity and exposure to blue and green infrastructure. The intention is to create a more vibrant and people-friendly park.

# 5

## Masterplan Proposal

The Grange Castle West site represents an opportunity to expand on the capacity of the existing business park to provide employment for a growing population and drive regional and national growth and investment. Both the physical infrastructure and the management of the park are vital in creating an environment that fosters a sense of community and collaboration among businesses, workers, and visitors.

We spend a substantial portion of our day at work and our places of work have a key role to play in our sense of well-being. The working day can take place in a vibrant environment with a strong sense of community that has a positive effect on both the people who work there and the local area.





+813,786m <sup>2</sup> Workspace (GFA)	+1,500m <sup>2</sup> Community Facilities (GFA)	+4.5ha Energy Facilities	+12.3ha Irish Water Infrastructure (includes way-leaves)

<b>Key</b>	Blue Infrastructure	Proposed Trees	Pocket Forests	Grand Canal	Event Space
	Pathways	Key Hedgerows	Potential Future Ring Road	Wildlife Underpass	Potential Development Outside of Masterplan

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## Landscaping Strategy

The landscaping strategy will enhance the climate resilience of the site by integrating and enhancing the natural ecology of the lands. Natural habitats and routes for wildlife will be preserved by the creation of eco-corridors through the site. Pedestrian and cyclist routes will feed through the park and connect with the surrounding infrastructure.

This strategy will create an attractive, permeable and universally accessible network of routes. Walking, cycling and the use of public transport will be encouraged through this increased permeability

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## Mobility Hub

A 'Mobility Hub' is envisioned close to the main entrance of the park. This will encourage sustainable transport strategies by incorporating facilities such as EV charging facilities and share bike / share scooter stations. The aim of the hub is to reduce reliance on single occupancy vehicle travel to the park by facilitating alternatives.

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## Innovation Hub

The establishment of an Innovation Centre by the lake would provide spaces and resources to attract start-ups and SMEs, adding diversity and creativity to the ecosystem.

A landmark building with co-working spaces, meeting places, and accelerator and mentorship programs can offer opportunities for networking, knowledge-sharing and collaboration between the large tenants and emerging SMEs. Central café and restaurant facilities at this location can serve the whole park with the outdoor space around the lake providing a focal point for park events and activities.

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## Energy Hub

A new substation is proposed in the southwest corner which can form an 'Energy Hub'. In addition to the substation, feasibility for the provision of a deep geothermal energy station is being explored at this location. If successful, this would provide a local renewable energy source and act as a model for geothermal energy elsewhere in Ireland.

The addition of a visitor centre at a successful energy station would provide opportunities for local residents and visitors to learn about sustainable energy, enhancing awareness, education and community engagement.



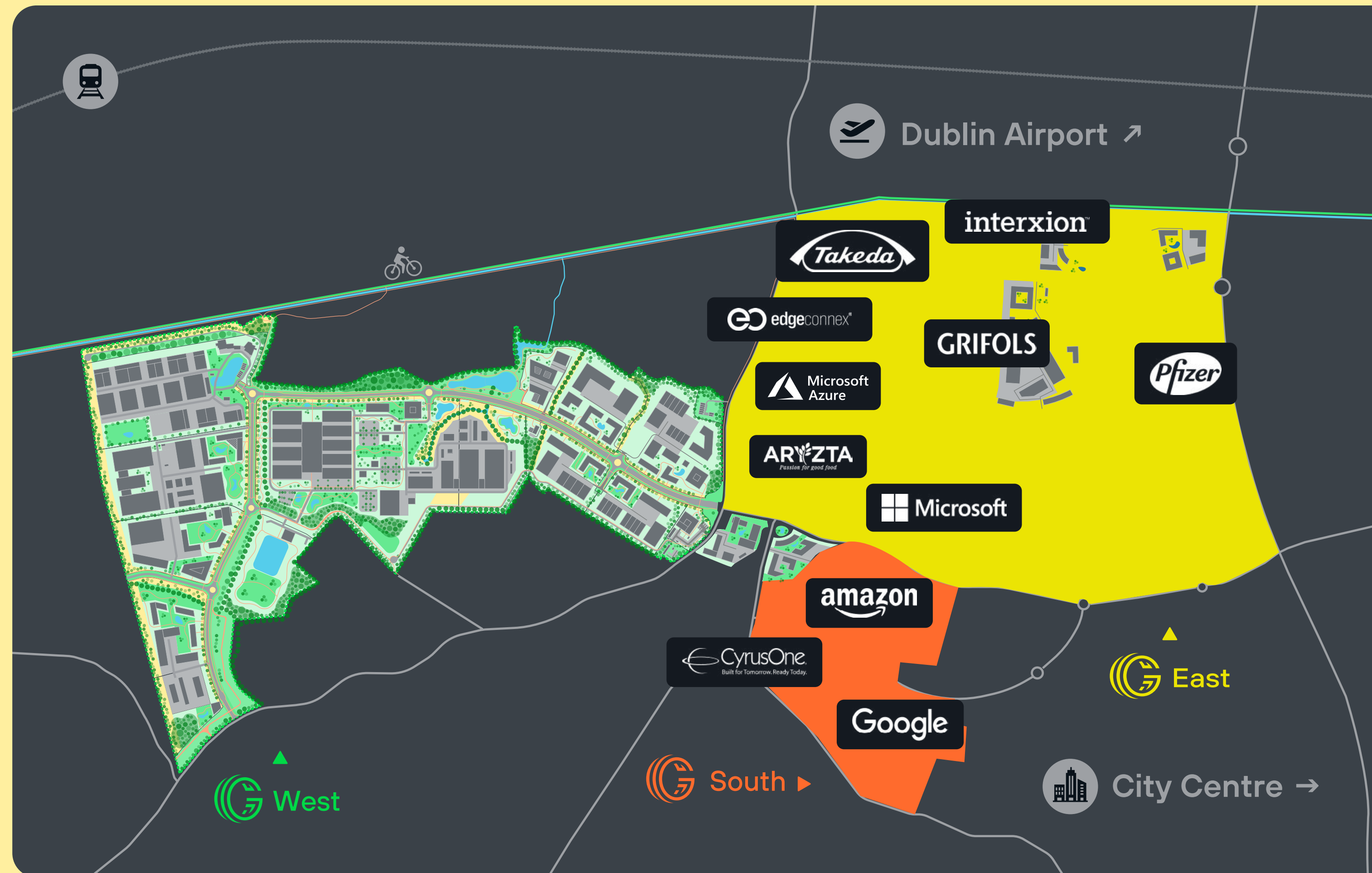


## GC Business Park

A previous Masterplan was undertaken in 2000 on behalf of South Dublin County Council for the 445 hectare land bank to the east of Grange Castle West known as the Grange Castle / Corkagh area. Included in the plan were areas for business development, hotel and golf club amenities and residential incorporating small scale commercial and retail. The future development of Corkagh Regional Park and the Grand Canal were also considered in the overall framework.

In 2005 this Masterplan was updated to address development in the intervening period with a focus on Grange Castle Business Park and the Grange Castle Golf course lands.

The core area of 190 hectares was named the Grange Castle International Business Park, which has since been developed to a world-class standard and attracted international investment in the high technology and biotechnology sectors.



## Grand Canal Greenway

The Grand Canal Greenway offers a scenic and tranquil path for walkers and cyclists along the historic Grand Canal. This picturesque route weaves through lush landscapes, urban pockets, and cultural sites, providing a traffic-free route as far as Suir Road in Dublin 8.

The proposed extension of the Grand Canal Greenway beyond 12th Lock will provide safe segregated access to people working in Grange Castle Business Park as well as those living in Hazelhatch, Celbridge and the surrounding areas. This project is a great example of the role that Greenways are playing in providing safe and enjoyable access to workplaces as well as opportunities for leisure.

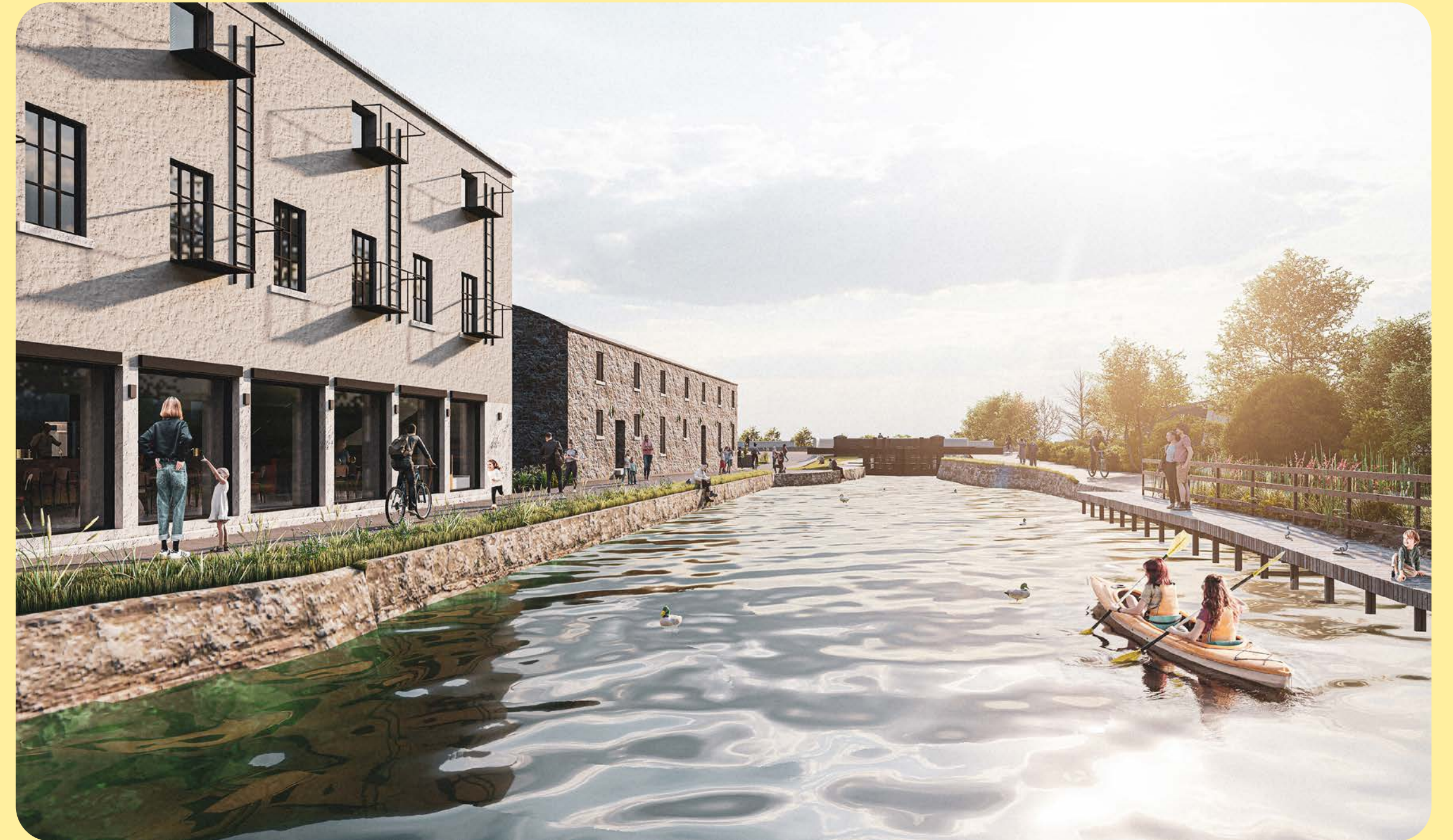


## 12th Lock Proposals

An adjacent Master Plan is under way for the area around 12th Lock on the Grand Canal which seeks to provide much needed community facilities.

The objective of this plan is to attract visitors to the area while providing a hub for local people and organisations.

The draft proposal included a mixed-use commercial and community centre, guest accommodation, café and restaurant spaces, water sports and bicycle rental facilities, artist studios, a creche, and a public park. The proposal will transform the area by repurposing derelict buildings, improving connectivity, and promoting active travel and amenity along the Grand Canal.



## Landscape Opportunities

The Grange Castle West masterplan incorporates core design principles derived from a green infrastructure approach while certain characteristics related to landscape architecture are identifiable through the masterplan design including:

- A sense of place/ local distinctiveness exemplified by the site entrance design and the main road landscape design area with associated extensive lake.
- Healing and therapeutic green features and loop footpaths for small walks and relaxation.
- Legibility – a legible plan and clear delineation of space using a green infrastructure typology.
- Connectivity/ Permeability – throughout the masterplan areas. A strong footpath network including main, secondary and discovery tertiary paths. Accessibility for all and orientation elements giving opportunities for exploration of the full site area.
- Strong, legible links to green spaces outside the masterplan area to give context to the masterplan design.
- Fit for purpose open space design for active and passive recreational uses. The design of open spaces are specific to each type of site use including: public spaces, semi-private or private spaces for industry, office areas, creche etc.
- Preservation of important heritage features and their settings.
- Biodiversity enhancement through the conservation of existing habitats and the creation of wildlife corridors. Native species and pollinator plants used.
- Implementation of stormwater harvesting and Water Sensitive Urban Design elements at the micro-scale in the restoration of a more natural water balance, along with increased vegetation cover and reduce runoff.
- Landscape boundaries that create natural connectivity and reduce / increase the visual contact with the surroundings.

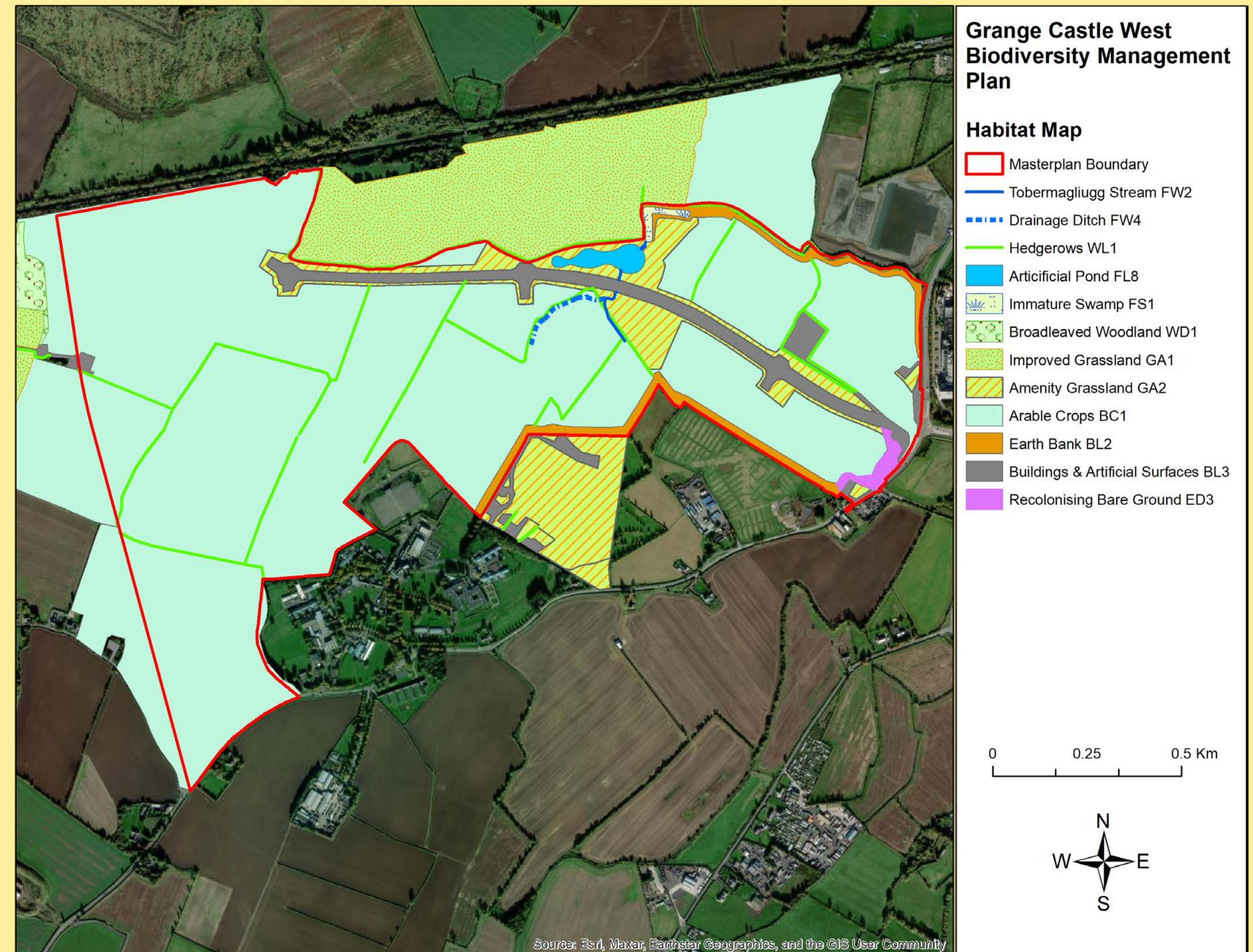
Based on the green infrastructure and landscape architectural premises established, landscape typologies have been designed for the masterplan that enrich the area and its provided amenity. The entire landscape design achieves a balance between work zones, people and wildlife with the retained heritage aspects.



## Biodiversity Management Plan

A key element of the Masterplan design has been the incorporation of a Biodiversity Management Plan (BMP). The BMP provides a design guide that incorporates biodiversity with the built environment that will in turn contribute towards the green infrastructure and natural heritage objectives set out in the current South Dublin County Development Plan.

The BMP describes how the retention and enhancement of existing semi-natural hedgerow habitat and the creation of new habitat has been integrated with the Grange Castle Business Park masterplan. This Plan provides key principles for the future management of biodiversity and green infrastructure within the masterplan area.



### **Biodiversity Baseline Characteristics**

The land cover within the Grange Castle West Lands is dominated by intensively managed cultivated lands (arable land habitat). The principal crops within the lands include cereals and edibles. The land cover is also characterised by a large-size field pattern and much of the field boundaries comprise intensively-managed box-cut hedgerows.

The habitats that are representative of semi-natural habitats occurring within the lands are hedgerows and the section of the Tobermaclugg Stream. All hedgerows occurring within the lands are historic in origin and are depicted on the 6-inch historic maps from the early 1800's. Three lines of historic townland boundary hedgerows also occur within the lands.

The principal feature of biodiversity in the surrounding area is the Grand Canal, which runs adjacent to the northern boundary of the site. The Grand Canal is a proposed Natural Heritage Area and the section adjacent to the lands is recognised by SDCC as a key green infrastructure resource within the County. The Grange Castle West lands sit within the Rural Fringe Corridor of the South Dublin county Council Green Infrastructure Strategy.

### **Design Approach**

The goal of the BMP is to provide habitat resource within the masterplan lands and contribute towards the implementation of the South Dublin County Council Green Infrastructure Strategy.

The management of habitats within the masterplan lands is underpinned by the provision of habitat stepping-stones and corridors.

Habitat stepping-stones are provided through the provision of pocket woodlands, wetland and freshwater pond habitat. Habitat corridors and connectivity within the masterplan lands is achieved through the provision of linear woodland, hedgerow and freshwater habitats that connect pockets of woodland, wetland and freshwater pond areas within the masterplan lands. Connectivity to the wider green infrastructure resource is achieved through the establishment of hedgerow and linear woodland linkages between the masterplan lands and the Grand Canal to the north and the rural hedgerow network to the south.

This connectivity will contribute towards the Rural Fringe Corridor of the South Dublin County Council Green Infrastructure Strategy that seeks to maintain and enhance connectivity between the core biodiversity areas of the Dublin Mountains, Liffey Valley and Grand Canal.

In addition to the provision of primary habitat stepping stones and corridors the BMP sets out design principles for elements of the built environment that will contribute towards the provision of functional habitat for a range of fauna including mammals, invertebrates and birds. These include design principles for surface water management and sustainable urban drainage, night time lighting, biodiversity roofs, living walls and vertical gardens.

The implementation of the BMP as a key component of the Grange Castle West Masterplan will have the potential to contribute towards the realisation of green infrastructure and natural heritage goals of the South Dublin County Development Plan by integrating biodiversity and the built environment as a fundamental design concept and thereby facilitating the development of a more biodiverse, sustainable, liveable and ecological resilient business park.

## 6



## Implementation & Phasing

The overall Masterplan has been envisioned as a sustainable, balanced and high-quality project. Its implementation will move forward in a phased and logical way to ensure that occupiers of any given stage of development understand the needs and all major aspects of the masterplan and undertake what is required so that the efficient management of the Park and its overall vision are achieved.



### Site Management

High quality occupiers of the Parks will expect that all three Grange Castle Business Parks be maintained to the highest possible standards. South Dublin County Council have established a management company (Grange Castle Facilities Management Ltd.) which has overall responsibility for the management and maintenance of all three Grange Castle Business Parks.

Park residents contribute to a yearly service charge on a proportionate basis. The service charge would incorporate commonly provided services such as site security, insurances for common areas and maintenance, including landscape maintenance, and repair of said common areas.

The model adopted with the existing park residents gives them full responsibility for all areas located within their already defined site boundary. However, proposals in other areas of the park such as the Innovation Hub, this might not be appropriate, and it may be necessary to establish a management company in relation to this specific area to which only the occupiers in a specific area would contribute on the assumption that it may be more attractive to retain responsibility for landscaping and other items of maintenance and repair in the control of a management company.

### Development Control Guidelines

All three Grange Castle Business Parks will continue to require carefully considered Design Guidelines to set and control development standards. This will have to be overseen for the duration of the life of all three Grange Castle Business Parks by a South Dublin County Council Development Control Committee. Details of the intended design parameters are outlined in the accompanying reports and plans, Development Control Documents.

These Development Control Documents serve the purpose essentially, of establishing an overall environment of high-quality development and landscaping, which would protect the current and future Grange Castle residents against undesirable adjacent development as well as protecting the image of the development as a whole amongst the local Community. It includes a series of design objectives and provides general guidelines, and in some instances, specific criteria for development of sites within all three Grange Castle Business Parks. It covers all major aspects of site planning, buildings, landscape, siteworks, parking and transportation and mobility proposals.

The Development Control Documents is conceived as a control mechanism which is to be used by the Development Review Committee, constituted by the Development Company, to ensure that the overall design intentions are implemented. The Review Committee should consist of a core group of representatives of SDCC. At its discretion, the committee should retain the services of additional technical and community advisers as required to assist in evaluating submissions by developers of individual sites. The Committee should be authorised to review and act on all proposals in accordance with the review procedures outlined in the Development Control Documents.

### **Implementing the Plan**

A phased Implementation Plan will be developed that will look at how best and most efficiently the elements of the masterplan can be put in place within a timeframe of three to ten years. The Implementation Plan must examine marketing, procurement, planning and management in order to assess what needs to be done to achieve the vision.

### **Management**

Setting up and staffing of a management structure to guide and control the procurement and management of each phase of the plan. This management structure will comprise Local Authority personnel and suitable advisers and experts. It is envisaged that overall control of the whole plan will remain with the Local Authority.

### **Procurement**

Finding the best mechanism to put element in place, maximising the return to the people of South Dublin and investors who can see the attraction of the vision and its potential.

### **Planning**

Establishing the priorities in achieving the plan, moving forward in a phased and logical way, and planning the detail of each element prior to execution of same.

### **Marketing**

Communication to the public on what is special about Grange Castle and bringing the vision to a wide audience. Attracting investment from sectors that provide high permanent employment figures for the local area and the wider South County Dublin area.



## Branding

Grange Castle is more than a business park, it is a creative business ecosystem where people and ideas can flourish.

Our branding reflects an open, dynamic and modern brand, one which is well suited for a progressive & modern place of business.

## Logo

Our dynamic logo mark is strong, confident and future focused – giving a sense of innovation and movement.

The GC mark plays with the idea of building shape and form; combining the G&C into a collection of lines / shapes formed together to create a fortified but open structure. The 3D nature of it makes it feel progressive and solid, and fitting for a world-class business park.



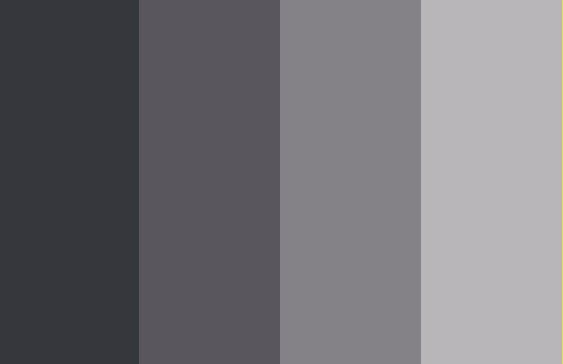
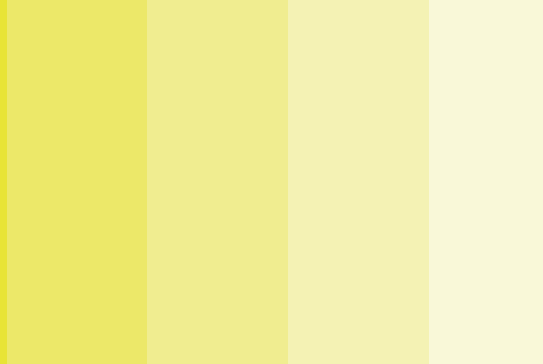
**The Grange Castle logo is made up of two elements:**

- 1 The GC Monogram
- 2 The Wordmark

# Colour

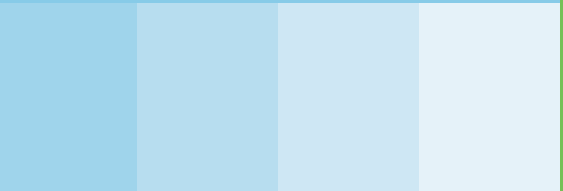
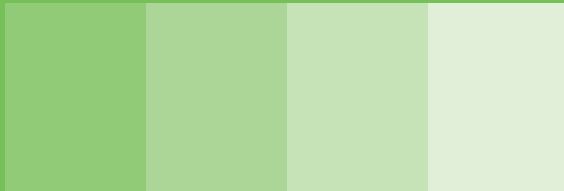
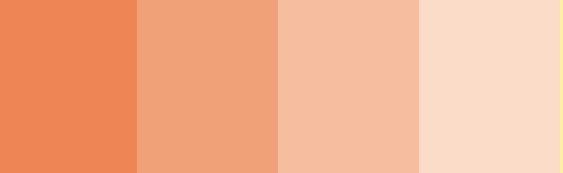

## Primary Colour Palette

The Grange Castle colour primary palette emphasises the use of slate and yellow to create an atmosphere of energy, sunshine and growth while also grounding the identity in business.

<p><b>Slate</b> #141920 RGB – 20, 25, 32 CMYK – 80, 71, 60, 76</p>	<p><b>Yellow</b> #E8E336 RGB – 232, 227, 54 CMYK – 12, 1, 91, 0</p>
	

## Secondary Colour Palette

The Grange Castle supporting palette employs colours from the environment like Sky Blue, Green Growth, Sunny Orange and Hay Shine.

<p><b>Sky Blue</b> #85CCE9 RGB – 133, 204, 233 CMYK – 44, 4, 4, 0</p>	<p><b>Green Growth</b> #66D955 RGB – 102, 217, 85 CMYK – 58, 0, 88, 0</p>
	
<p><b>Sunny Orange</b> #E86B35 RGB – 232, 107, 54 CMYK – 4, 72, 90, 0</p>	<p><b>Hay Shine</b> #FFEF9F RGB – 255, 239, 159 CMYK – 1, 2, 46, 0</p>
	

# Typography

TT Hoves Pro Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789 !@#\$%^&\*()\_+=;'<>.,/?\*

TT Hoves Pro Demi Bold

**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**abcdefghijklmnopqrstuvwxyz**  
**0123456789 !@#\$%^&\*()\_+=;'<>.,/?\***

Akkurat Mono Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789!@#\$%^&\*()\_+=;'<>,./?\*

## Primary Typeface

TT Hoves Pro from TypeType is the Grange Castle brand typeface. It is a versatile sans serif that is used for all Grange Castle branded communications.

## Secondary Typeface

Akkurat Mono from Lineto is the Grange Castle secondary typeface. Akkurat Mono is a supporting typeface that should be used for captions, page numbers, running headers and other such applications.

## Acknowledgments

The Grange Castle West Masterplan has been prepared under the direction of Jason Frehill, Director of Economic Enterprise & Tourism Development, by the following staff:

**EETD** Laura Leonard Senior Executive Office, Donna Lakes Senior Executive Engineer, Des English, Administrative Officer, Allyson Rooney, Senior Staff Officer with input and review by **LUPT** Mick Mulhern, Director of Services, Hazel Craigie, Senior Planner, John Joe Hegarty, Senior Engineer, Stephen Willoughby, Sinead Geoghegan, Senior Executive Planners, Ben Duignan, Assistant Planner. **EWCC** Derek Sargent, Senior Engineer, **Architects** Eddie Conroy, County Architect, Therese Pender, Senior Architect.

And with the invaluable work of the following team led by:

### Team Members

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**Mr. Ronan Geoghegan**  
Clifton Scannell Emerson Associates

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**Mr. Daire Lynn**  
Clifton Scannell Emerson Associates

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**Mr. Harry Browne**  
RKD Architects

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**Mr. Dónal Crowe**  
RKD Architects

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**Mr. Kevin Hughes (Teams)**  
Hughes Planning & Dev. Consultants

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**Ms. Anne McElligott**  
Hughes Planning & Dev. Consultants

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**Ms. Carla Madeira**  
Austen Associates

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**Mr. Tim Austen**  
Austen Associates

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**Ms. Amy Herron**  
Image Now

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**Ms. Sinéad Watters**  
Image Now

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**Mr. David Wilson**  
Image Now

Grange  
Castle

