

NEW LOOK FOR SANDYFORD & STILLORGAN

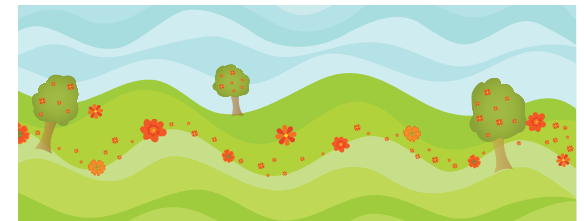


Computer generated image of new gateway signs planned for all entrances into business parks

SIGNAGE

In consultation with SBEA, Dun-Laoghaire Rathdown Council recently approved the budget for and design of new and contemporary signage for Sandyford and Stillorgan. The project includes the re-naming of the areas to **'Sandyford and Stillorgan Business Parks'** together with the provision of new look Gateway, Way-finding and internal road signs. Map boards of the Parks will be displayed at all entrances as well as at both Stillorgan and Sandyford LUAS stops. Electronic versions of the maps will be made available to all members for use on business web-sites. Zinc Design Consultants will oversee implementation of the project which is expected to start early 2008. As a result of DLRCoCo approving our new name, SBEA again approached An Post to set up a single D18 address and postal sorting office for both parks. A spokesperson for An Post has advised that while this change is not envisaged in the short term, it may be considered in conjunction with a future operational review. Please see An Post attachment for further important mailing information.

LANDSCAPING



The business community has welcomed the extensive clean up underway in the estates, in particular, the removal of the unsightly encampment from Bracken Road. Many areas have been protected by bollards against future incursions and the comprehensive landscaping programme, including grass reinstatement is ongoing. We appeal to all members, their employees and customers not to park on green areas and allow the landscape improve.

P PARKING

There has been a huge improvement in the instances of illegal and selfish parking since Council re-painted DYL's and deployed a full time traffic warden to enforce the traffic bye laws. Many members have commented positively on the resulting benefits of improved access to their premises and on general mobility within the area.



ROADS, INFRASTRUCTURE AND PLANNING

NEW ROAD APPROVED

After a long and successful campaign by SBEA, in July 2007 DLRCOCO Councillors finally unanimously approved the provision of a new road for Sandyford. The route will be c.9km long and will extend Blackthorn Dr/Ave from its junction at Atlantic Homecare as far as the Drummartin Link Road. DLRCOCO have advised that negotiations are underway for land acquisition and tenders will be invited early 2008. The estimated completion date is Spring 2009. SBEA would like to thank all those members who took the time and effort to write letters of support to DLR Council. When open this new road will help alleviate traffic congestion and increase badly needed access/egress to the Estate. SBEA will continue to lobby for the provision of two further access roads to the estates.

SOUTHBOUND ACCESS RAMP TO M50 JUNCTION 14

SBEA continues its campaign for this badly needed road infrastructure to rid the area of the huge volume of through traffic trying to access the Southbound M50. As well as ongoing meetings held with An Cathaoirleach, Mr. Denis O'Callaghan, councillors and Council Executive, a sub-committee recently met with Mr. Fred Barry CEO NRA where the case for the road was put forward. SBEA is also calling on support from our local T.D's and DLRCOCO to implement a planning control line to protect sufficient area for the future provision of this much needed ramp.

SANDYFORD LUTS & URBAN FRAMEWORK PLAN

SBEA has engaged Roughan & O'Dovovan to assist us in further responding to and reviewing the many transportation and infrastructure recommendations outlined in these reports with a view towards delivering much needed improvements for Sandyford crucially, in the short as well as the medium term. SBEA hopes that DLRCOCO will take a positive view of the benefits of the Association's engagement in this process.



LUAS CHERRYWOOD EXTENSION

Council has advised that bridge works over the Leopardstown Roundabout will commence early 2008 but is negotiating with RPA to have this phase undertaken at night time to minimise further disruption at the roundabout. The left lane slip into the Estate from Leopardstown road will remain closed until mid 2008. The Cherrywood extension is expected to be completed and operational by 2010.



TRAFFIC & DLRCoCo LIAISON

DLRCoCo LIAISON

Since the appointment of Ms. Therese Langan, Senior Executive Officer, Transportation department, DLRCoCo in April 2007, weekly meetings have taken place between SBEA and Ms. Langan. The primary purpose of this liaison is to try and improve communication between SBEA and DLRCoCo on all main issues particularly traffic management and estate maintenance.

All traffic management plans are now previewed with SBEA with advance notices, incorporating maps, then provided and emailed on to all members. Compared to our past experiences, this is a positive development which has led to constructive discussions on trying to reduce the negative impacts on businesses. Where possible, all major works are to take place outside peak hours and, if feasible, during evenings and weekends. SBEA is acutely aware of continuing business challenges not least being staff recruitment and retention. **Sandyford is possibly the largest development and infrastructure programme underway in an established business zone in Ireland.**

SBEA is hopeful that the new communication forum with DLRCoCo will assist in creating a better environment and to this end we ask members to continue to highlight to us all instances of road and lane closures where no prior advance notice has been received from SBEA.

Despite our efforts, the ongoing gridlock also results from works outside the immediate area such as the new QBC on the Sandyford Road. This has caused serious delays entering the Estates and SBEA welcomes all members suggestions on ways to improve traffic flow which are and will continue to be pursued with DLRCoCo.

For information purposes, ongoing traffic, estate management and future projects are outlined below.

FUTURE PROJECTS FOR SANDYFORD

The Sandyford QBC will take approximately 12 months to complete and works will cease for the duration of Operation Freeflow. The next major utilities project is the Sandyford High Level Water Scheme which will start early 2008 and will affect stretches of Blackthorn Avenue close to the LUAS engineering depot. We will keep members update by email when traffic management plans come to hand.

BEACON JUNCTION

At the request of SBEA, DLRCOCO recently switched-off traffic lights at the junction of Blackthorn Road/Drive until such time as all lights at this busy junction can be pro-actively managed by SCATS. Council have advised SBEA that in view of the pressure from multiple turnings at the junction it will commission a full transportation study to examine how efficiency might be improved. SBEA still does not understand why Council decided to change this junction from a roundabout model as was outlined on the original area plan.

BURTON HALL ROAD

Many members have commented on the poor re-instatement of Burton Hall Road. As both ESB and RPA have further works to undertake in November, DLRCOCO have confirmed to SBEA that, on completion of these final works, it will oversee the re-instatement by contractors and ensure that road surface is improved.

TRAVELLER ENCAMPMENT

Despite SBEA's persistent demands to resolve this appalling situation on Burton Hall Road, the County Manager is emphatic that Council cannot and will not remove this illegal encampment until the High Court has ruled on similar cases being pursued by other Dublin Local Authorities. However, we are aware that a summons has been served for the removal of all fixtures from the roadside, footpaths and green area which should at least allow for public use of the public space! It is unacceptable that the business community and employees are being left to deal with the continuing problem. SBEA has raised the issue with local Councillors and T.D.s but, for greater impact, we ask that members do likewise.

ARE YOU A MEMBER OF SBEA?

This Association represents all businesses and residents in Sandyford Business Estate, Stillorgan Industrial Park and has recently widened membership to South County Business Park and Central Park. Delivery of the infrastructure for which we are fighting is vital for the economic and environmental sustainment of the Sandyford 'live work leisure' zone.

We urge all stakeholders to support our efforts and contact sbeassoc@eircom.net to join the Association.

AGM 2008

SBEA wish to advise that the Annual General Meeting will take place in February 2008. Date and venue will be advised to members shortly.

SECURITY



Following an increase in break-ins and burglaries in the area, An Garda Síochána have asked that all members review their security in particular ensuring that magnetic lock/keypad access systems are supplemented with mortise locks. Members are reminded to update their security company and the Gardai with all keyholder contact numbers so that, in the event of an emergency, premises can be accessed with the minimum of delay.



NUMBERS WORTH NOTING

ORGANIZATION	CONTACT NAME(S)	TEL. NO.
Gardai Stepside	Garda Brendan Bourke	666-5700
Gardai Blackrock	Insp. Mary Delmar/Sgt. John Troy/Garda Danny Garrity	666-5220
Gardai Dun Laoghaire	Chief Supt. David Roche	666-5093
DLRCC General Matters	Therese Langan	205-4700
Planning Dept.	Michael Gough/Denise Doherty	205-4700
Parks Dept.	Leslie Moore	205-4700
Traveller Incursions/Housing	Frank Dolan	205-4700
Litter Warden	Freephone	1800-250350
LUAS R.P.A.	Ger Hannon/Pat O'Donoghue	646-3400



COUNCILLORS AND T.D'S

The following is a list of our Councillors and T.D's to whom on your behalf, SBEA will continue to highlight and work with on the infrastructural and operational challenges facing our business and residential communities.

NAME	EMAIL	TEL. NO.
Minister Seamus Brennan	seamus.brennan@welfare.ie	(01) 2957171
Minister Eamon Ryan	eamon.ryan@oireachtas.ie	(01) 6789807
J.Minister Tom Kitt	tom.kitt@oireachtas.ie	(01) 2982304
Olivia Mitchell T.D.	olivia.mitchell@oireachtas.ie	(01) 6183088
Alan Shatter T.D.	alan.shatter@oireachtas.ie	(01) 2983095
Cllr. Gerry Horkan	ghorkan@cllr.dlrcoco.ie	086-3881531
Cllr. Gearoid O'Keefe	gearoidokeefe@eircom.net	086-8186727
Cllr. Lettie Mc Carthy	lmccarthy@cllr.dlrcoco.ie	086-8186718
Cllr. Tom Joyce	tjoyce@cllr.dlrcoco.ie	086-3881530
Cllr. Trevor Matthews	tmatthews@cllr.dlrcoco.ie	086-3803604
Cllr. Aidan Culhane	aculhane@cllr.dlrcoco.ie	087-6885172
Cllr. Pat Hand	phand@cllr.dlrcoco.ie	086-6078181
Cllr. Ciaran Fallon	cfallon@cllr.dlrcoco.ie	086-8186714
Cllr. Tony Fox	cfallon@cllr.dlrcoco.ie	086-6086903
Cllr. Louise Cogrove	louisecosg@cllr.dlrcoco.ie	086-8277608
Cllr. Jim O'Leary	joleary@cllr.dlrcoco.ie	086 8186732

WE URGE MEMBERS TO ALSO INDIVIDUALLY LOBBY OUR ELECTED PUBLIC REPRESENTATIVES ON THE ISSUES AFFECTING OUR LIVING AND WORKING ENVIRONMENT.



TITHE AN OIREACHTAIS
HOUSES OF THE OIREACHTAS



Dún Laoghaire-Rathdown
County Council Comhairle Contae
Dhún Laoghaire-Ráth an Dúin