

# Update for the Joint Oireachtas Committee on Housing, Local Government and Heritage

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Land Development Agency

*QUARTER 1 2023*



# Executive Summary

This report to the JOC provides an update on LDA progress and is focused on (1) near-term delivery including active development projects and Project Tosaigh, and (2) longer-term strategic land management and enablement initiatives.

## **Highlights Since Last Report:**

### *Direct Delivery:*

- Construction underway for the development of 597 new homes at Shanganagh, Co. Dublin. The project is being delivered in partnership with Dún Laoghaire-Rathdown County Council (DLRCC) and will be completely delivered as affordable and social homes. The construction works are going according to plan.
- Works have commenced onsite at St. Kevin's Hospital in Cork which will deliver 265 homes on this strategic brownfield site. The first units are planned for completion by the end of 2024.
- Devoy Barracks in Naas has been granted planning permission for 219 units with no Judicial Review (JR) notified to date. Contractor tender process underway.
- Planning permission granted for Balbriggan (817) and Skerries (345) in March 2023. The LDA currently has ca. 1,600 homes awaiting planning decision (including Dundrum (977 homes) and St. Teresa's Gardens (543 homes)), with additional schemes in the pipeline at design phase.

### *Project Tosaigh:*

- Currently tracking ca. 1,600 affordable homes being secured, with additional schemes in the underwriting process to be added shortly. The LDA remains on track to achieve the overall 5,000 units target for Project Tosaigh and our interactions to date indicate that there is a considerable demand for the scheme albeit that construction cost inflation and rising interest rate environment are impacting viability across the sector, particularly in relation to apartment delivery.
- The LDA, in conjunction with its local authority partners, has placed homes with purchasers under the affordable for sale scheme (Mallow, Co. Cork and Kilbarry, Co. Waterford). An affordable for sale scheme is scheduled to launch shortly with Meath County Council in Navan.
- Tenants have taken occupation on Project Tosaigh cost rental schemes in Delgany, Co. Wicklow and Citywest, Dublin. Additional schemes in the pipeline, due for launch in 2023.
- The LDA, in conjunction with Government, may consider additional routes to market under the Project Tosaigh framework in 2023 in addition to the expressions of interest process.

# 1. Near-Term Delivery

## Development Projects

Project		Homes (est.)	Design / Pre-App	Lodge Planning	Planning Decision	Construction Start	First Homes Delivered	
1	Shanganagh, Shankill, Co. Dublin	597	Completed	Completed	Completed	Completed	Q2 2024	
2	St. Kevin's Hospital, Cork	265	Completed	Completed	Completed	Completed	Q3 2024	
3	Hacketstown, Skerries, Co. Dublin	344	Completed	Completed	Completed	Q4 2023	TBC	
4	Devoy Barracks, Naas, Co. Kildare	219	Completed	Completed	Completed	TBC	TBC	
5	Castlelands, Balbriggan, Co. Dublin	817	Completed	Completed	Completed	TBC	TBC	
6	Dundrum CMH, Co. Dublin	1,051	Completed	Completed	Q1 2023	TBC	TBC	
7	St. Teresa's Gardens, Co. Dublin	543	Completed	Completed	Q1 2023	TBC	TBC	
8	Cherry Orchard, Co. Dublin	1,000	In Progress	Q3 2023	TBC	TBC	TBC	
9	Cromcastle, Coolock, Co. Dublin	150	In Progress	Q3 2023	TBC	TBC	TBC	
10	Dyke Road, Galway	200	In Progress	TBC	TBC	TBC	TBC	
		<b>5,186</b>						

**NB:** Green shading denotes current milestone target. Programmes are subject to considerable uncertainty and will change due to planning risk, procurement timeframes and other factors beyond the LDA's direct control. The above schedule represents the LDA's current best estimate. Judicial review represents a considerable risk to construction starts following grant of planning. Once an implementable planning consent is obtained, the timeframe for detailed design completion and contractor procurement is circa 18 months. 'TBC' fields will be populated once a reasonable degree of visibility on programme dates can be ascertained.

# 2. Project Tosaigh

## Overall Framework (Expressions of Interest)

The Project Tosaigh initiative is targeting sites in the control of housebuilders that have planning consent, but where delivery has not commenced, or is not proceeding quickly enough. The LDA is entering into contracts with these housebuilders to get delivery commenced / accelerated and to capture the homes for either affordable sale or cost rental. The LDA intends to deliver ca. 5,000 affordable public homes over the next 4 years through this initiative. This target will be achieved through multiple phases.

The LDA launched a renewed call for proposals in Q4 2022. The renewed call is largely focused on the delivery of higher density typologies (e.g., apartments, duplexes) in urban locations through a forward purchase mechanism.

Construction cost inflation and rising interest rate environment are impacting viability across the sector, particularly in relation to apartment delivery.

## Project Tosaigh Delivery

### *Affordable for Sale ("AFS")*

Clonmore, Mallow, Co. Cork: 95 AFS units. Scheme has launched and homes are selling to qualifying purchasers under the AFS scheme.

Kilbarry, Co. Waterford: 92 units. Scheme has launched and homes are selling to qualifying purchasers under the AFS scheme.

<https://lda.ie/affordable-homes/lda-affordable-purchase>

### *Cost Rental*

Delgany, Co. Wicklow: 142 Cost Rental units. First tenants in homes, with phased launch of rental units as completed.

Citywest, Co. Dublin: 95 Cost Rental units. First tenants in homes, with phased launch of rental of units as completed.

<https://lda.ie/affordable-homes/lda-cost-rental>

A significant amount of additional Project Tosaigh projects are in the process of delivery and will be released to the market in 2023 and beyond.

# 3. Longer-Term Land Assembly & Enablement

A core role of the LDA is to enable larger-scale and/or more complex ‘Strategic Areas’ of Ireland’s cities over the longer-term by bringing together disparate land ownerships to create larger development opportunities. It is one of the key roles envisaged for the LDA in various NESC reports and now mandated through the LDA Act.

## UPDATES SINCE LAST REPORT:

- Register of Public Lands (per S50 LDA Act 2021) was published on the LDA website in Q4 2022 (available [here](#)). It is a public webmap showing all relevant public lands and land owned by the LDA.
- A [Report on Relevant Public Land](#) has been submitted to Government for consideration in line with S52 of the LDA Act 2021 (by end Q1 2023).
- The Report is the first of its kind and is designed to serve as a strategic tool in the assessment of the potential for some State-owned lands to support delivery of affordable housing development into the future. The main objective of the report is to identify public lands that may have potential for future sustainable development, including the provision of new affordable homes, subject to further assessment and due diligence. This first report identifies 83 parcels of land and assesses them as having the potential to deliver up to 67,000 new affordable homes over the medium to long term.
- Work is ongoing in four ‘Strategic Areas’ – areas with significant potential for regeneration or transformational change into the future – to optimise underutilised relevant public lands to deliver housing and other uses. In Dublin, lands around Inchicore CIE works are being explored through a Design Review. For Digital Hub, in Dublin Liberties, consultation has finished and the final masterplan will shortly be published at [www.peartreecrossing.ie](http://www.peartreecrossing.ie).
- On 3<sup>rd</sup> April, LDA launched a 6-week public consultation for plans to transform land surrounding Galway’s Sandy Road into a new urban quarter involving up to 750 affordable and social homes. The Draft Spatial Framework for [The Sandy Quarter](#) details a comprehensive vision for the future and optimal development of this strategically significant area of Galway city, proposing medium-high scale density, mixed tenure homes, situated around a central park and a public square. It also envisages high quality office and commercial space, alongside biodiverse landscaping and much-needed places to live, socialise and work, close to Galway city centre. At Colbert Limerick, a Spatial Framework has been adopted by LDA, and more detailed plans are being developed for implementation (see [www.colbertquarter.ie](http://www.colbertquarter.ie)). A Masterplan is being developed for the St Joseph’s lands at HSE and expected to be published for public consultation in Q2 2023.

# 3. Longer-Term Land Assembly & Enablement

Strategic Areas		Description	Potential Capacity	Status	Next Milestone
1	Colbert Quarter, Limerick	69 acre area in the centre of Limerick City. Significant opportunity to regenerate strategically located and underutilised public land for housing, healthcare, office/research, and community uses.	ca. 2,800 homes	Spatial Framework approved. Governance to support implementation established. Site-wide Infrastructure Delivery and Phasing Plan (IDPP), together with Masterplan for HSE Lands underway. Draft Masterplan due for consultation Q2 2023. IDPP will assist in identifying essential and critical infrastructure and inform future work programme.	Consult on Masterplan for HSE land Q2 2023. Finalise infrastructure plan and then progress detailed design for Phase 1 planning application  See <a href="http://www.colbertquarter.ie">www.colbertquarter.ie</a>
2	Digital Hub, Dublin 8	ca. 3.7 ha site in Dublin 8. Opportunity to transform this currently underutilised area into a residential-led mixed use development incorporating the adaptive re-use of heritage structures	ca. 550 homes	Draft Masterplan has been consulted on and is now being finalised following feedback from stakeholders. Due diligence on DHDA lands for transfer is ongoing.	Public Consultation report published Q1 2023. Finalise and publish Masterplan Q2 2023. Progress detailed design for Phase 1 planning application See <a href="http://www.peartreecrossing.ie">www.peartreecrossing.ie</a>
3	Sandy Road, Galway	ca. 8.6 ha site in Galway City with opportunity for landscape-led, new and mixed-use urban community redevelopment	ca. 750 homes	Draft Spatial Framework Masterplan published for consultation.	Public consultation underway on Draft Spatial Framework for <a href="#">The Sandy Quarter</a> for 6 weeks from 3 <sup>rd</sup> April 2023.
4	Inchicore, Dublin 8	ca. 45 ha combined CIE, ESB and OPW lands. Complex area with ongoing operational requirements. Potential for transformative transport-oriented regeneration and scope as potential Urban Development Zone (UDZ).	[TBC]	Design review underway and Design Report being drafted for stakeholder engagement .	Finalise Draft Report for stakeholder engagement during Q2 2023

# APPENDIX:

## LDA Project Portfolio Information

QUARTER 1 2023



An Ghníomhaireacht Forbartha Talún  
The Land Development Agency

# Overview

1. Active Sites		Units (projected)	Status
1	Shanganagh, Shankill, Co. Dublin	597	Construction underway
2	St. Kevin's Hospital, Cork	265	Works underway, contractor commencement July 2023
3	Hacketstown, Skerries, Co. Dublin	344	SHD Planning Application granted
4	Devoy Barracks, Naas, Co. Kildare	219	SHD Planning granted, contractor appointment underway
5	Castlelands, Balbriggan, Co. Dublin	817	SHD Planning Application granted
6	Dundrum CMH, Co. Dublin	1,051	SHD Planning Application lodged, decision awaited
7	St. Teresa's Gardens, Co. Dublin	543	Part 10 Planning Application lodged Q4 2022
8	Cherry Orchard, Co. Dublin	1,000	Design Team appointed
9	Cromcastle, Coolock, Co. Dublin	150	Design Team appointed
10	Dyke Road, Galway	200	Design Team procurement
2. Project Tosaigh		Units (projected)	Status
Various		5,000	Overall projection to end 2026



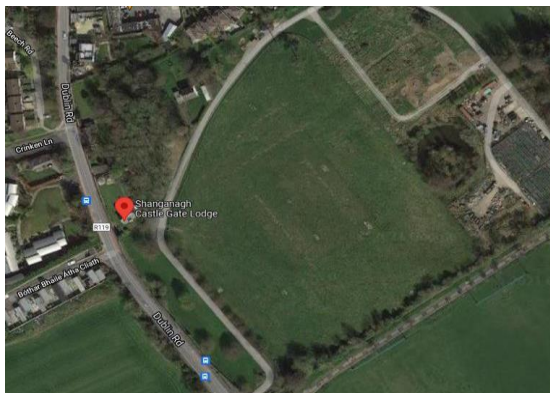
# Overview (cont.)

3. Strategic Areas (Long-Term)		Units (projected)	Status
1	Colbert, Limerick	ca. 2,800	Spatial Framework approved. Site-wide Infrastructure Delivery and Phasing Plan (IDPP), together with Masterplan for Ballysimon and Roxboro districts, due to be completed Q2 2023
2	Sandy Road, Galway	750	Draft Masterplan published for consultation. Publication April 2023.
3	Digital Hub, Dublin	ca. 550	Masterplan being finalised and will be published Q2 2023
4	Inchicore Lands, Dublin	TBC	Design review commenced Jun 2022. Draft Design Report due Q1 2023 and being reviewed to support stakeholder engagement

# Active Sites

## Shanganagh

<b>Address:</b>	Shanganagh Castle, Shankill, Dublin 18	<b>Land Owner:</b>	Dún Laoghaire-Rathdown County Council
<b>Site Area:</b>	9.69 ha	<b>Capacity:</b>	597 units
<b>Site Update:</b>	Walls Construction started on site in Sep 2022 following a procurement process. Units will be completed on a phased basis from 2024.		
<b>Current Tenure &amp; Typology</b>	597 units made up of 200 social apartments, 306 cost rental apartments, 40 affordable purchase apartments and 51 affordable purchase houses. Stand alone creche facility also to be delivered.		
<b>Proposed Delivery Mechanism</b>	Single contract Design and Build contract. Walls Construction has been appointed as main Contractor		
<b>Project Milestones</b>	Contractor appointed. Works commenced in September 2022		



# Active Sites

## St. Kevin's, Cork

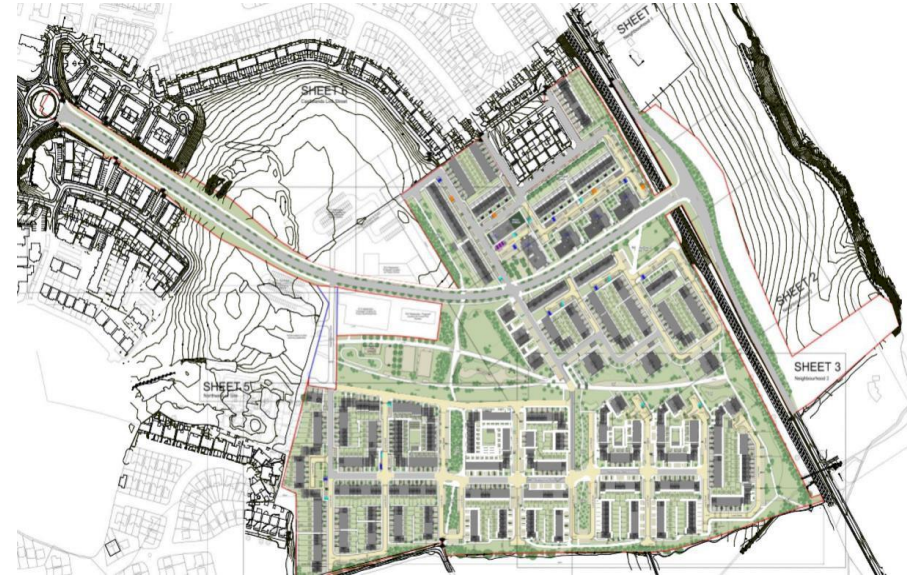
<b>Address:</b>	St Kevin's Hospital, Sunday's Well, Cork	<b>Land Owner:</b>	HSE
<b>Site Area:</b>	5.7 ha	<b>Capacity:</b>	265 units
<b>Site Update:</b>	Planning granted April 2021. Enabling Works: Works commenced onsite Sep 2022. Phase 1 Construction Works: Delivery of 97 units commencing July 2023		
<b>Current Tenure &amp; Typology</b>	265 units with up to 60 social (for Part V requirement), remainder are affordable cost rental/affordable purchase. Non residential elements include Creche; adaptive reuse of existing St. Kevin's Chapel		
<b>Proposed Delivery Mechanism</b>	Direct contractor appointment		
<b>Project Milestones</b>	Commence on site – Q3 2022 Phase 1 completion - H2 2024		
<b>Additional Information:</b>	Challenging site – extensive protected structures and steeply sloping topography (c.40m). Numerous locations where invasive plant species are present. One site entrance.  Extensive underground services –no. large watermains serving substantial proportion of Cork City need to be diverted. Ongoing discussions with IW/CCC.		



# Active Sites

## Balbriggan

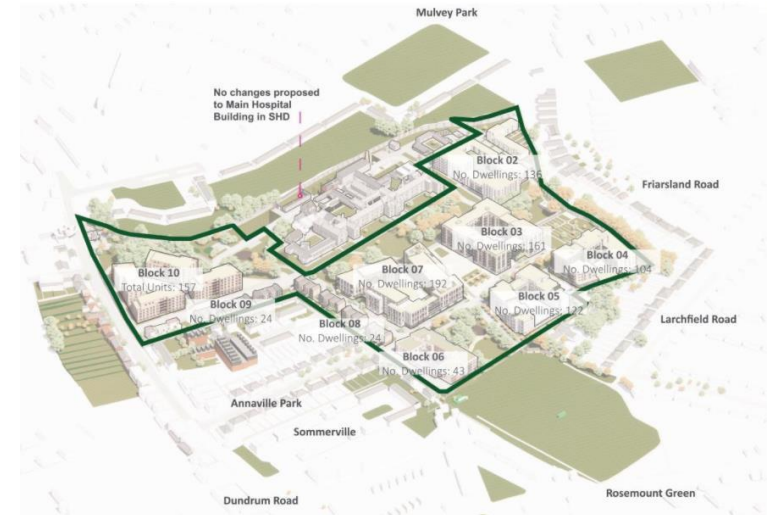
<b>Address:</b>	Kilsough North, Co. Dublin	<b>Land Owner:</b>	Housing Agency
<b>Site Area:</b>	25.3 ha	<b>Capacity:</b>	817 units
<b>Site Update:</b>	Greenfield and undulating site, with elevated views over the coast to the east. The Dublin-Belfast railway line and Skerries Rd form the eastern boundary of the site. The proposed development provides for 817 homes across a wide range of typologies, together with a local neighbourhood centre and creche. The development includes the completion of the Castlelands distributor road, which incorporates the provision of a bridge crossing the Dublin-Belfast railway line and the Skerries Road. The masterplan also facilitates sites for a school and swimming pool / leisure centre (to be delivered by others).		
<b>Current Tenure &amp; Typology</b>	817 units made up of 82 social (Part V requirement), remainder are affordable cost rental/ affordable purchase. Non residential elements include Creche and retail (ca. 1,000m <sup>2</sup> ).		
<b>Proposed Delivery Mechanism</b>	Direct tender for the large infrastructure package with options appraisals underway for housing delivery elements, subject to positive planning decision.		
<b>Project Milestones</b>	SHD decision granted in March 2023 Detailed design underway for infrastructure and with tender packages and pre qualification progressing		



# Active Sites

## CMH Dundrum

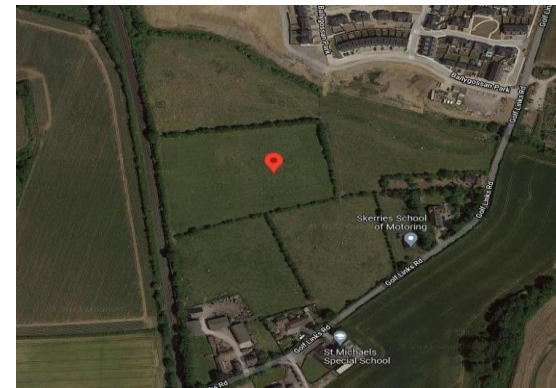
<b>Address:</b>	Central Mental Hospital, Dundrum Road, Dublin 14	<b>Land Owner:</b>	OPW, HSE in the process of vacating the site
<b>Site Area:</b>	11.3 ha	<b>Capacity:</b>	1,050 units
<b>Site Update:</b>	<p>Extensive consultation process complete with community and local authority. Planning lodged in April 2022. Low level of observations considering the project scale (56).</p> <p>SHD decision for new buildings is overdue. HSE are vacating the site by year end.</p>		
<b>Current Tenure &amp; Typology</b>	<p>100% Social and Affordable. SHD App: 940 apts, 37 houses &amp; duplex units. Future application around the hospital building</p>		
<b>Proposed Delivery Mechanism</b>	<p>Delivery options for the site along with the adaptive re-use of the hospital buildings are being considered, subject to planning decision</p>		
<b>Project Milestones</b>	<p>SHD application lodged in April 2022 with decision outstanding. Judicial review risk is considered high.</p>		



# Active Sites

## Skerries

<b>Address:</b>	Hacketstown, Skerries, Co. Dublin	<b>Land Owner:</b>	Housing Agency
<b>Site Area:</b>	9.2 ha	<b>Capacity:</b>	345 units
<b>Site Update:</b>	<p>Located to the South-West of Skerries town. The Dublin-Belfast railway line runs along the site's western boundary, it is bound by existing residential neighbourhoods to the north with the lands to the east and south currently in agricultural use. The proposed project is a residential development that provides social and affordable housing in several typologies; apartments, duplexes and houses. The development will also include a Creche. A separate planning application for the public road upgrade works form's part of the overall project delivery as well a Section 34 Advanced Infrastructure Application for a road that crosses zoned open space within the development.</p>		
<b>Current Tenure &amp; Typology</b>	344 units. 97 social, remainder are affordable purchase and affordable cost rental.		
<b>Proposed Delivery Mechanism</b>	Delivery options for the site are being finalised with the benefit of the grant of planning		
<b>Project Milestones</b>	S.34 Advanced Infrastructure Application – Granted on 16 <sup>th</sup> Nov 2021. SHD Application granted in March 2023		



# Active Sites

## Naas

	Barracks near John Devoy Road, Naas West, Naas, Co. Kildare	<b>Land Owner:</b>	Housing Agency
<b>Site Area:</b>	4.14 ha	<b>Capacity:</b>	219 units
<b>Site Update:</b>	The project was refused planning permission on 04-08-2021 primarily on the basis of insufficient parking and parking layout. Re-design / re-application made in April 2022.		
<b>Current Tenure &amp; Typology</b>	219 no. units; 42 no. houses; 73 no. duplexes; 104 no. apartments and a creche.		
<b>Proposed Delivery Mechanism</b>	Contractor delivery, design by employer		
<b>Project Milestones</b>	Planning granted, contractor procurement currently out to tender.		



# Active Sites

## St. Teresa's Gardens

<b>Address:</b>	St. Teresa's Gardens, Donore Avenue, Dublin 8	<b>Land Owner:</b>	DCC
<b>Site Area:</b>	1.7 ha	<b>Capacity:</b>	543 units
<b>Site Update:</b>	The STG site is situated inside the canal cordon and extends to approx. 1.74 ha. It is adjacent to the Players Wills & Bailey Gibson sites which are owned by Hines. The 3 sites form part of an overall Site Masterplan that has been prepared by DCC and Hines. The proposed masterplan envisaged providing c.543 residential units with 30% of the units being social and 70% being cost rental. The development will also include a Creche / with public open spaces.		
<b>Current Tenure &amp; Typology</b>	72% Cost Rental, 28% Social 9% Studios 35% 1 Bed Apts. 50% 2 Bed Apts. 8% 3 Bed Apts.		
<b>Proposed Delivery Mechanism</b>	Part 10 Planning Application		
<b>Project Milestones</b>	Planning application lodged in Dec 2022		





# Design Team Appointments

## Cromcastle, Coolock

<b>Address:</b>	Cromcastle Road, Coolock, Dublin	<b>Land Owner:</b>	DCC
<b>Site Area:</b>	0.7 ha	<b>Capacity:</b>	150 units
<b>Site Update:</b>	Design Team to be appointed in Q1 2022 to carry out masterplan and initial planning application.		
<b>Current Tenure &amp; Typology</b>	TBC however potential for 100% cost rental		
<b>Proposed Delivery Mechanism</b>	n/a		
<b>Project Milestones</b>	Planning lodgement in 2023		

## Cherry Orchard, Dublin 10

<b>Address:</b>	Cherry Orchard, Co. Dublin	<b>Land Owner:</b>	DCC
<b>Site Area:</b>	12.86 ha	<b>Capacity:</b>	Up to 1,000 units
<b>Site Update:</b>	Design team appointed in Q1 2022 to carry out masterplan and initial planning application across multiple phases		
<b>Current Tenure &amp; Typology</b>	TBC however potentially 70:30 cost rental:social		
<b>Proposed Delivery Mechanism</b>	TBC		
<b>Project Milestones</b>	Planning lodgement in 2023		



Aerial Image Cromcastle



Aerial Image Cherry Orchard

# Design Team Appointments

## Dyke Road, Galway

<b>Address:</b>	Dyke Road, Galway	<b>Land Owner:</b>	Galway City Council
<b>Site Area:</b>	1.8 ha	<b>Capacity:</b>	200 units
<b>Site Update:</b>	Collaboration with Galway City Council. Design team being appointed currently.		
<b>Current Tenure &amp; Typology</b>	TBC		
<b>Proposed Delivery Mechanism</b>	TBC		



Phasing map Dyke Road

# Strategic Areas (Existing and Emerging)



An Ghníomhaireacht Forbartha Talún  
The Land Development Agency

# Strategic Areas

## Colbert Quarter, Limerick

### Overview

- Colbert Quarter is a once in a generation opportunity to regenerate strategically located, underutilised, publicly-owned land.
- The approved Colbert Quarter Spatial Framework identifies lands for significant development including ca. 2,800 new affordable, social, and private homes, new healthcare uses, new office/research facilities, community uses, and open spaces, all set within a high-quality public realm with active mobility at its heart. The Framework sets a template for more efficient use of the landholding and facilitates the unlocking of a closed off part of the city.
- To support implementation and alignment on priorities, Limerick Strategic Oversight/Advisory Group (LSOG) was established May 22. This brings together key partners in support of achieving the area's regeneration objectives. LSOG agreed to publication of the Framework subject to completion of the SEA/AA. LCCC members were briefed at the September meeting.
- Implementation of the Spatial Framework is also supported by a project working group which comprises LDA, LCCC and CIÉ.
- A site-wide Infrastructure Delivery and Phasing Plan (IDPP), together with a Masterplan for Ballysimon and Roxboro districts (HSE site) is underway. IDPP will assist in identifying essential and critical infrastructure and will inform the future work programme.

### Process and Progress

- ✓ Colbert Quarter Spatial Framework finalised and SEA/AA complete
- ✓ LSOG established and meeting scheduled agreed
- ✓ Masterplan for HSE lands and IDPP commenced Aug 2022 and consultation Q2 23
- Work progressing on Carey's Rd site with LCCC
- Work programme ongoing to support implementation of the Colbert Quarter Spatial Framework – see [www.colbertquarter.ie](http://www.colbertquarter.ie)

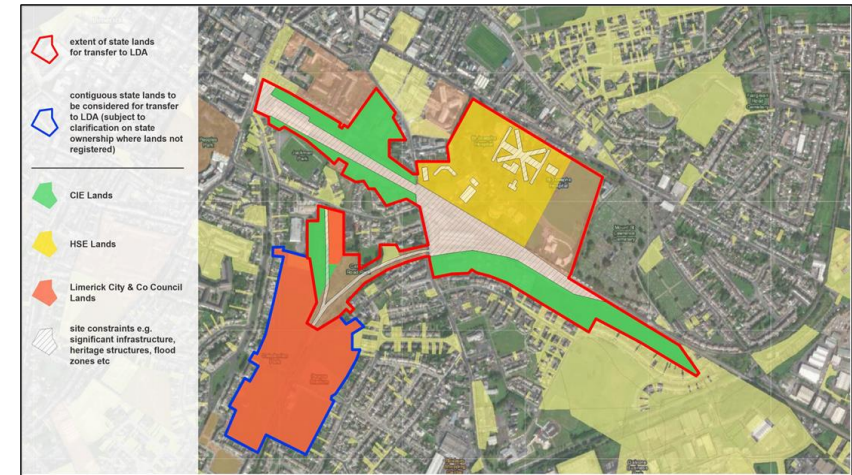


Fig.1 – Site Overview & Ownership

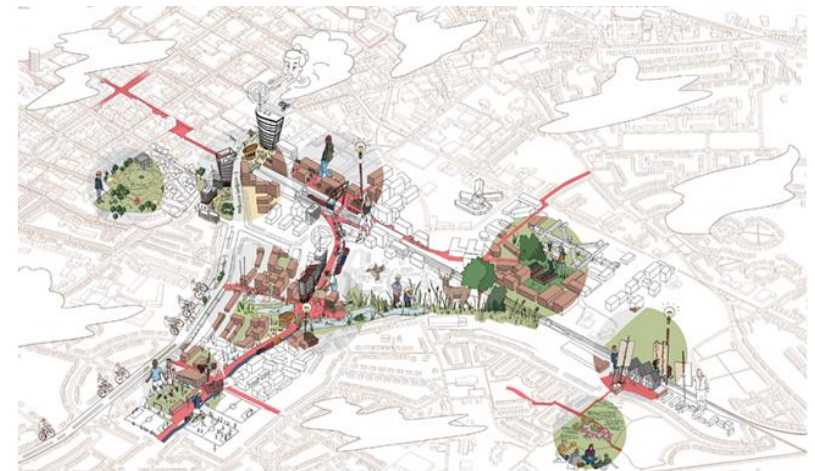


Fig.2 – Conceptual View of Spatial Framework

# Strategic Areas

## Colbert Quarter, Limerick (St. Joseph's District)

### Overview

#### Brief Description

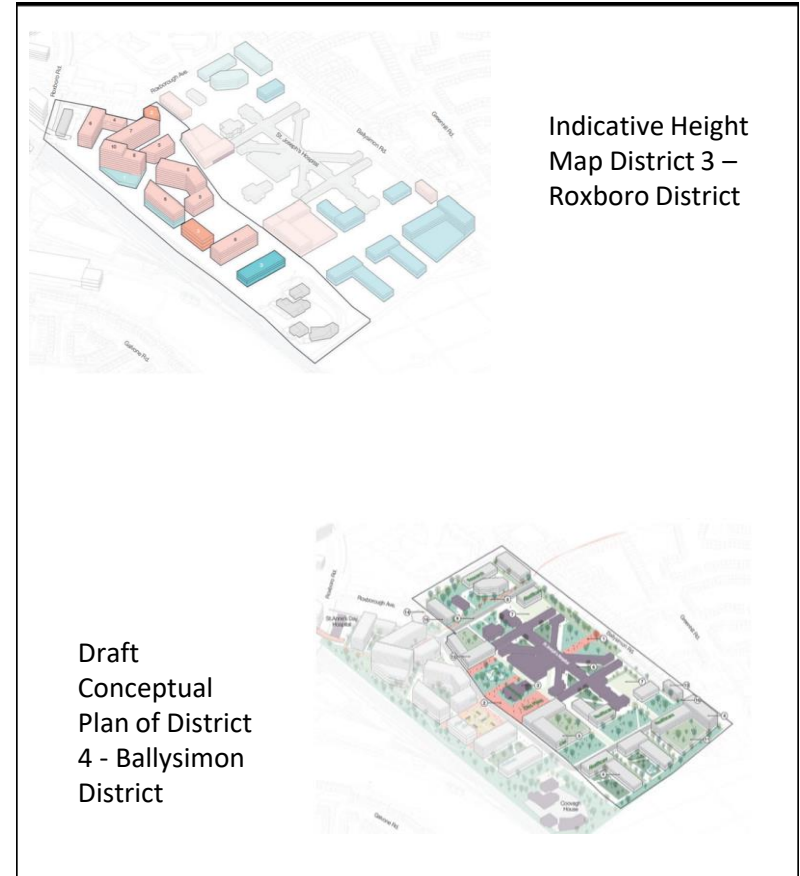
- Spatial framework has been prepared for the entire Colbert site (zoned city centre in draft development plan) dividing it into 8 distinct districts.
- Two districts comprise St. Joseph's site owned by Health Service Executive (HSE) and identified for transfer in 'Housing for All'.
- Masterplan procured August 22 for Roxboro and Ballysimon and early phase of development is expected to be progressed.
- Infrastructure delivery and phasing plan procured to align the delivery of infrastructure across the entire site.

#### Key Aims – Overall Objectives

- Roxboro district – consolidate HSE uses into a single facility, repurpose underutilised existing horticultural green space, provide complementary residential units and healthcare uses
- Ballysimon district – provide new healthcare facilities to complement existing, new neighbourhood scale uses, and a mix of houses and apartments
- Strategic Oversight Group established LDA/Limerick City & County Council
- Masterplan and IDPP in preparation

### Process and Progress

- ✓ Spatial Framework complete
- ✓ Draft Masterplan underway/ongoing
  - Consultation on draft Masterplan due by May 2023
  - Finalise Masterplan
  - Phase 1 Planning Application



# Strategic Areas

## Sandy Road, Galway

### Overview

#### Brief Description

- Site extends to 8.63 ha and comprises ESB land, Galway City Council and Galway County Council land and Galway Diocese land currently leased to the Galway and Roscommon Education and Training Board. Redevelopment could create a new Sustainable Urban Village within walking distance of Galway City. Redevelopment would likely result in need for existing ESB networks site and Council depots to relocate operations.
- Part of site within flood zone limits development and masterplan is under development considering constraints and opportunities.
- Land is currently zoned commercial/industrial. Submission made to Draft Development Plan consultation sought zoning to facilitate significant residential element envisaged. Material Alterations consultation in Oct 2022 included reference to exceptions for predominantly residential uses on Sandy Road in accordance with national housing policy.
- Masterplan to be subject to consultation following publication adopted City Development Plan.

#### Overall Objectives and Approach

- Housing-led regeneration to create a sustainable urban village, landscape-inspired strategic site in Galway, optimising green/blue infrastructure link along the existing river corridor and redesigning road layout to create a new, vibrant, mixed-use urban community.
- Steering group established LDA / ESB / Galway City Council / Galway County Council

### Process and Progress

- ✓ Design Review complete
- ✓ Draft Masterplan underway/ongoing
- ✓ Publish draft Framework Masterplan for public consultation Q1 2023
- Finalise Masterplan
- Phase 1 Planning Application



Design concept



Site location plan

# Strategic Areas

## Digital Hub, Dublin

### Overview

#### Brief Description

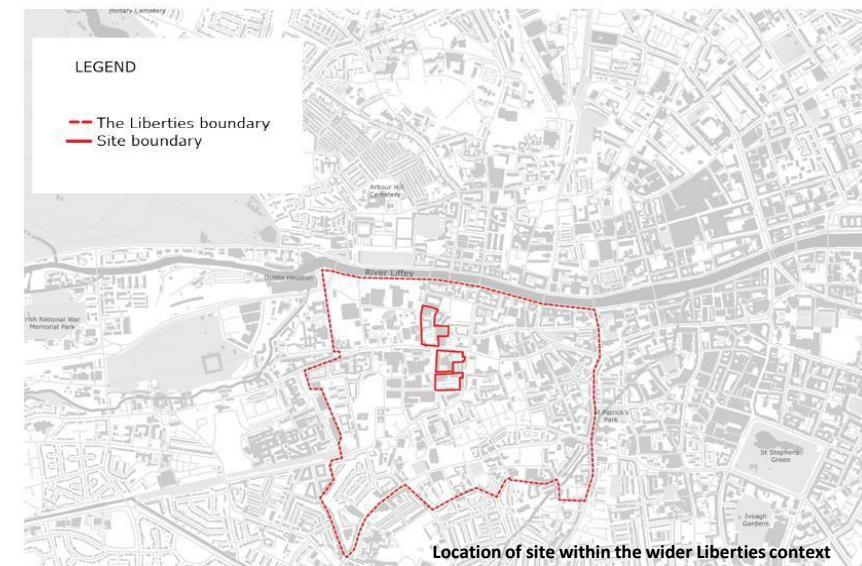
- 3.72 ha mixed-use zoned site located in Dublin 8 to be masterplanned to transform this currently underutilised area which has significant heritage and buildings in poor repair into a new, sustainable urban community with a distinctive identity, integrated into the wider Liberties area to achieve a sustainable residential-led development while ensuring key architectural heritage is repurposed as appropriate.
- Draft Masterplan published for consultation Q4 2022.
- Ongoing discussions on the portfolio transfer from DHDA and due diligence

#### Key Aims – Overall Objectives

- A residential-led mixed use development incorporating the adaptive reuse of heritage structures. Residential offering of ca. 550 homes with a mix of commercial, community and cultural supporting uses. See [www.peartreecrossing.ie](http://www.peartreecrossing.ie)

### Process and Progress

- ✓ Baseline analysis and Vision statement
- ✓ Draft Masterplan and Stakeholder engagement completed Q4 2022
- ✓ Consultation report due Q1 2023
- Finalise and publish Masterplan Q2 2023
- Phase 1 Planning Application



# Strategic Areas

## Inchicore, Dublin

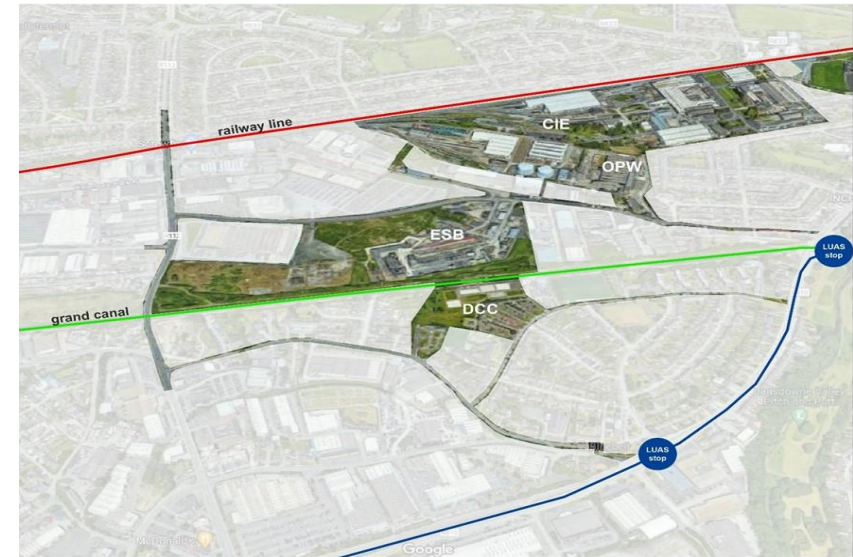
### Overview

#### Brief Description

- The CIE, ESB and OPW lands together extend to approximately 42 ha. All are zoned 'enterprise and employment'
- The Design Review also incorporates ca. 3 ha of DCC land to the south at Bluebell
- Significant site challenges include ESB infrastructure (including 220 kv lines), a Seveso Site (22 million litres of fuel storage), 17 proposed protected structures on the CIE Lands, the NIAH listed warehouse on the OPW lands, contamination, the railway/canal (physical barriers), access considerations, and consolidation/relocation of occupiers
- Forms part of the City Edge Project and significant public transport investment is planned in rail, luas and bus services

#### Key Aims – Overall Objectives

- RIAI Design Review commenced June 2022 with draft outputs to inform public consultation in Jan/Feb 2023. Final Design Review Report end Q1 2023.
- Comprehensive redevelopment opportunity with potential to catalyse a key part of the emerging City Edge Project and potential to be progressed as a UDZ subject to feasibility, legislation, and designation.



### Process and Progress

- ✓ Strategic Appraisal and Parameter Plan complete
- ✓ Stakeholder engagement and design review underway/ongoing
  - Design Review stakeholder engagement/Consultation Q2 2023
  - Undertake supporting studies
  - Masterplanning

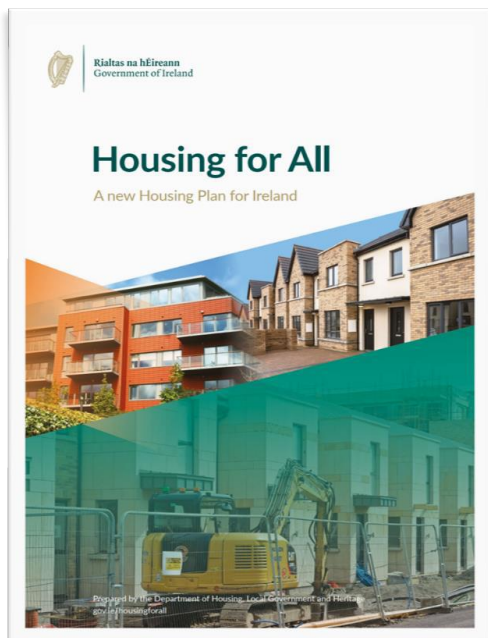


Lands listed for  
transfer to the LDA  
in '*Housing For All*'



An Ghníomhaireacht Forbartha Talún  
The Land Development Agency

# Housing For All Lands



### List of State lands planned for transfer to the Land Development Agency

Parent Department	Organisation	Lands
Department of Transport	CIE	<ul style="list-style-type: none"> <li>Inchicore Works, Dublin</li> <li>Broadstone garage, Dublin</li> <li>Conyngham Road garage, Dublin</li> <li>Colbert Station environs, Limerick</li> </ul>
	Ports	<ul style="list-style-type: none"> <li>Lands in Dublin Port</li> <li>Lands in Cork Port</li> <li>Lands in Limerick Docklands</li> </ul>
Department of Environment, Climate and Communications	Digital Hub Development Agency (DHDA)	<ul style="list-style-type: none"> <li>All DHDA land and property assets, Dublin 8</li> </ul>
	ESB	<ul style="list-style-type: none"> <li>Inchicore, Dublin</li> <li>Cork Docklands</li> <li>Wilton, Cork</li> <li>Sean Mulvoy Road Galway</li> </ul>
	Bord na Mona	<ul style="list-style-type: none"> <li>Cork Docklands</li> </ul>
Department of Agriculture, Food and the Marine	Teagasc	<ul style="list-style-type: none"> <li>Lands at Kinsealy, Dublin</li> </ul>
	Horse Racing Ireland	<ul style="list-style-type: none"> <li>Lands at Carrickmines, Dublin</li> </ul>
Department of Defence	Defence Forces	<ul style="list-style-type: none"> <li>St Bricin's Hospital, Dublin</li> </ul>
Department of Health	HSE	<ul style="list-style-type: none"> <li>Colbert Station area, Limerick</li> </ul>
Department of Enterprise	IDA Ireland	<ul style="list-style-type: none"> <li>Kilbarry, Cork.</li> </ul>
Department of Public Expenditure and Reform	OPW	<ul style="list-style-type: none"> <li>Inchicore, Dublin</li> </ul>
Department of Housing, Local Government & Heritage	Ervia (Gas Networks Ireland)	<ul style="list-style-type: none"> <li>Limerick Docks</li> </ul>



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