

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

Land Development Agency

QUARTER 3 2023



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Executive Summary

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

Highlights Since Last Report:

Direct Delivery:

- Construction continues according to plan for the development of 597 new homes at Shanganagh, Co. Dublin, a project being delivered in partnership with Dún Laoghaire-Rathdown County Council (DLRCC) to deliver affordable and social homes, with completions commencing next year.
- Works are continuing as planned at St. Kevin's Hospital in Cork which will deliver 265 homes.
- A building contractor is being appointed to build out Devoy Barracks in Naas (219 homes) with construction commencing imminently.
- In March 2023, planning permission was granted for both Balbriggan (817) and Skerries (345). These sites are now being advanced to construction stage.
- In June 2023, planning permission was granted for both Dundrum Central Mental Hospital (852 homes) and St. Teresa's Gardens (543 homes) – both landmark LDA sites. A judicial review challenge has been lodged in relation to Dundrum. Contractor pre-qualification will commence shortly for St. Teresa's Gardens.
- Planning applications are being advanced for submission in relation to Cherry Orchard (c. 1,000 homes total capacity), Cromcastle (c. 145 homes), Bluebell (c. 400 homes), Dyke Road (c. 200 homes), Kinsealy (c. 200 homes). Cherry Orchard and Cromcastle planning applications are being lodged imminently.
- In addition to the above, the LDA is in advanced discussions to acquire a site from NAMA at Clongriffin with capacity for c. 2,300 homes. The LDA is open to further land acquisitions if value can be obtained.

Project Tosaigh:

- Currently tracking c. 2,500 affordable homes being secured through forward purchase (i.e., payment upon completion). The LDA remains on track to achieve the overall 5,000 homes target for Project Tosaigh (phase 1).
- 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). The LDA, in conjunction with Meath Co. Council, launched an additional affordable for sale scheme (Navan) in September 2023.
- Tenants have taken occupation in cost rental schemes in Delgany, Co. Wicklow and Citywest, Dublin. Additional schemes are due for release shortly.
- The LDA has also commenced a process to establish a panel of delivery partners with the intention to facilitate additional affordable delivery through forward funding (stage payments) and other mechanisms to qualifying partners, to scale up and accelerate delivery through this channel. It is anticipated that the panel will be established in early 2024.

1. Near to Medium-Term Delivery

Development Projects		Homes (est.)	Design / Pre-App	Lodge Planning	Planning Decision	Construction Start	First Homes Delivered
1	Shanganagh, Shankill, Co. Dublin	597	Completed	Completed	Completed	Completed	Q3 2024
2	St. Kevin's Hospital, Cork	265	Completed	Completed	Completed	Completed	Q1 2025
3	Devoy Barracks, Naas, Co. Kildare	219	Completed	Completed	Completed	Completed	Q2 2025
4	Hacketstown, Skerries, Co. Dublin	345	Completed	Completed	Completed	Q2 2024	TBC
5	Castlelands, Balbriggan, Co. Dublin	817	Completed	Completed	Completed	Q2 2024	TBC
6	Dundrum CMH, Co. Dublin	852	Completed	Completed	Completed	TBC (JR)	TBC
7	St. Teresa's Gardens, Co. Dublin	543	Completed	Completed	Completed	TBC	TBC
8	Clongriffin – Initial Phase (5&6)	408	In Progress	Completed	Completed	TBC - 2024	TBC
9	Cherry Orchard, Co. Dublin	708	In Progress	Q4 2023	TBC	TBC	TBC
10	Cromcastle, Coolock, Co. Dublin	146	In Progress	Q4 2023	TBC	TBC	TBC
11	Dyke Road, Galway	200	In Progress	TBC	TBC	TBC	TBC
12	Digital Hub, Co. Dublin	550	In Progress	TBC	TBC	TBC	TBC
13	Kinsealy, Co. Dublin	185	In Progress	TBC	TBC	TBC	TBC
14	Bluebell, Co. Dublin	410	In Progress	TBC	TBC	TBC	TBC
15	ESB Wilton Cork	350	In Progress	TBC	TBC	TBC	TBC
		6,595					

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. 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, local scale retail and community uses.	ca. 2,800 homes	Spatial Framework approved. Governance to support implementation established. Site-wide Infrastructure Development and Delivery Plan (IDDP), together with Masterplan for HSE Lands underway. Draft Masterplan due for consultation Q4 2023. IDDP will assist in identifying essential and critical infrastructure and inform future work programme. Resolution of site access and land transfer with HSE critical for next steps.	Consult on Draft Masterplan for HSE land Q4 2023 subject to agreement with HSE Finalise infrastructure plan and progress programme development for key projects Progress design for Phase 1 planning application on HSE lands See www.colbertquarter.ie
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 finalised. Due diligence on DHDA lands for transfer is ongoing, however it is only intended to accept land once it is ready for development due to meanwhile uses providing site activation and passive security.	Masterplan published Q2 2023. Progress design for Phase 1 planning application See www.peartreecrossing.ie
3	Sandy Road, Galway	ca. 8.6 ha site in Galway City with opportunity for housing and landscape-led, new and mixed-use urban community redevelopment	ca. 750 homes	Draft Spatial Framework Masterplan public consultation now complete. Final update to Framework being undertaken prior to publication Q4. Key challenges to be addressed to unlock potential will require relocation of existing uses required prior to delivery of housing.	See www.thesandyquarter.ie Progress design for Phase 1 planning application
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 almost complete and summary report being drafted to aide stakeholder engagement. Extensive due diligence including potential for undergrounding overhead lines, determining extent of contamination, assessment of heritage and ecological constraints together with preparation of IDDP to commence in Q4 2023.	Stakeholder (landowner) engagement ongoing during Q4 2023 . There is also work on technical baseline studies to help inform planning and infrastructure framework.

APPENDIX:

LDA Project Portfolio Information

QUARTER 3 2023

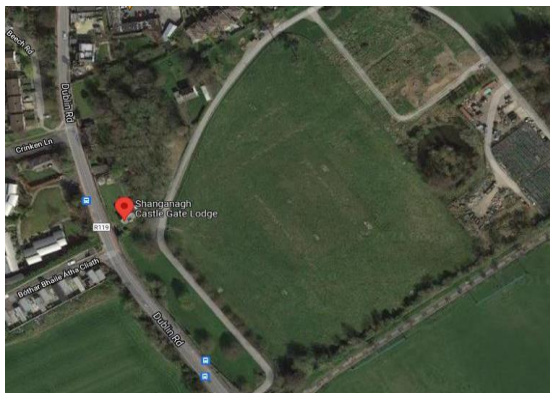


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Active Sites

Shanganagh

Address:	Shanganagh Castle, Shankill, Dublin 18	Land Owner:	Dún Laoghaire-Rathdown County Council
Site Area:	9.69 ha	Capacity:	597 homes
Site Update:	Walls Construction started on site in Sep 2022 following a procurement process. Homes will be completed on a phased basis from 2024.		
Current Tenure & Typology	597 homes 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.		
Proposed Delivery Mechanism	Walls Construction has been appointed as main Contractor and works are progressing to programme		
Project Milestones	Contractor appointed. Works commenced in September 2022. First homes delivered next year.		



Active Sites

St. Kevin's, Cork

Address:	St Kevin's Hospital, Sunday's Well, Cork	Land Owner:	HSE
Site Area:	5.7 ha	Capacity:	265 homes
Site Update:	Phase 1 Construction Works for housing elements commenced.		
Current Tenure & Typology	265 homes 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		
Proposed Delivery Mechanism	Contractor		
Project Milestones	Phase 1 completion - H1 2025		
Additional Information:	<p>Challenging site – extensive protected structures and steeply sloping topography (c.40m). Numerous locations where invasive plant species are present. One site entrance.</p> <p>Extensive underground services –no. large watermains serving substantial proportion of Cork City need to be diverted. Ongoing discussions with IW/CCC.</p>		



Active Sites

Naas

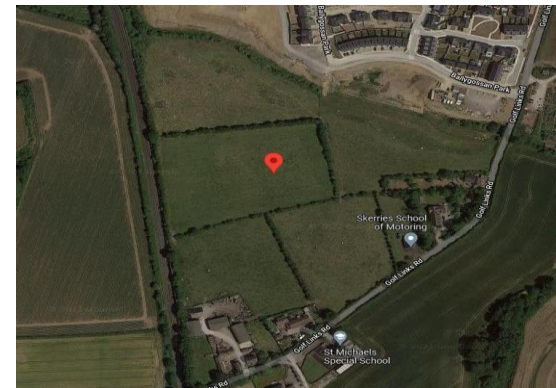
	Barracks near John Devoy Road, Naas West, Naas, Co. Kildare	Land Owner:	Housing Agency
Site Area:	4.14 ha	Capacity:	219 homes
Site Update:	Planning permission granted, building contractor being appointed.		
Current Tenure & Typology	219 no. homes in total; 42 no. houses; 73 no. duplexes; 104 no. apartments and a creche.		
Proposed Delivery Mechanism	Contractor		
Project Milestones	Planning granted, contractor appointment and site start planned for Q4 2023 with first homes delivered by Q1 2025		



Active Sites

Skerries

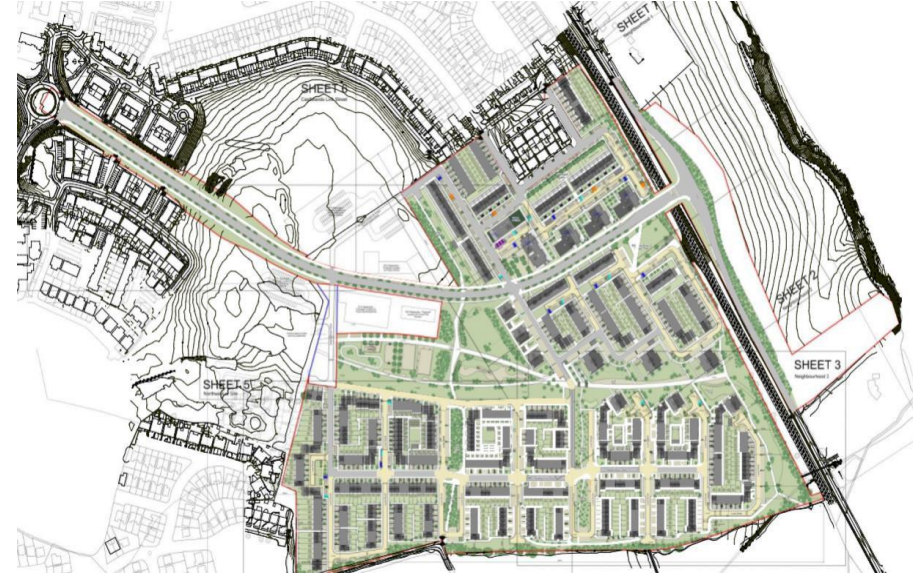
Address:	Hacketstown, Skerries, Co. Dublin	Land Owner:	Housing Agency
Site Area:	9.2 ha	Capacity:	345 homes
Site Update:	Planning permission in place, procurement of builder being advanced.		
Current Tenure & Typology	345 homes. 97 social, remainder are affordable purchase and cost rental.		
Proposed Delivery Mechanism	Delivery partner procurement being advanced.		
Project Milestones	S.34 Advanced Infrastructure Application – Granted on 16 th Nov 2021. SHD Application granted in March 2023 planning to commence on site in Q2 2024		



Active Sites

Balbriggan

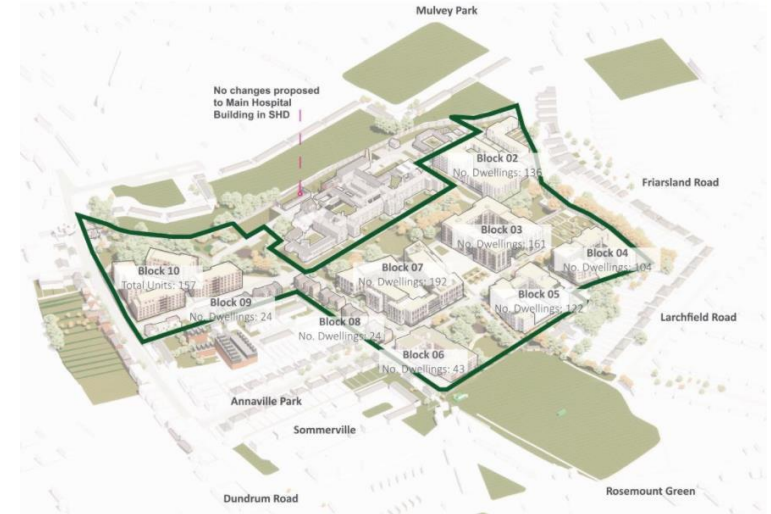
Address:	Castlelands, Balbriggan, Co. Dublin	Land Owner:	Housing Agency
Site Area:	25.3 ha	Capacity:	817 homes
Site Update:	Procurement of major site access and enabling works being advanced.		
Current Tenure & Typology	817 homes made up of 82 social (Part V requirement), remainder are affordable cost rental/ affordable purchase. Non residential elements include Creche and retail (ca. 1,000m ²).		
Proposed Delivery Mechanism	Direct tender for the large infrastructure package with options appraisals underway for housing delivery elements, subject to positive planning decision.		
Project Milestones	SHD decision granted in March 2023 Detailed design underway for infrastructure and with tender packages and pre qualification progressing with works planned to start on site in Q2 2024		



Active Sites

CMH Dundrum

Address:	Central Mental Hospital, Dundrum Road, Dublin 14	Land Owner:	OPW, HSE in the process of vacating the site
Site Area:	11.3 ha	Capacity:	852 homes
Site Update:	LDA was granted permission for 852 homes, however a JR challenge has been made.		
Current Tenure	100% Social and Affordable.		
Proposed Delivery Mechanism	Contractor.		
Project Milestones	Contractor appointment, pending resolution of JR issue		



Active Sites

St. Teresa's Gardens

Address:	St. Teresa's Gardens, Donore Avenue, Dublin 8	Land Owner:	DCC
Site Area:	1.7 ha	Capacity:	543 homes
Site Update:	Planning has been granted. Contractor procurement about to commence.		
Current Tenure & Typology	72% Cost Rental, 28% Social 9% Studios 35% 1 Bed Apts. 50% 2 Bed Apts. 8% 3 Bed Apts.		
Proposed Delivery Mechanism	Contractor.		
Project Milestones	Planning application lodged in Dec 2022 and granted in June 2023. Delivery strategy being advanced.		



Design Team Appointments

Cromcastle, Coolock

Address:	Cromcastle Road, Coolock, Dublin	Land Owner:	DCC
Site Area:	0.7 ha	Capacity:	145 homes
Site Update:	Design complete. Planning application about to be lodged.		
Current Tenure & Typology	Cost rental + Part V provision		
Proposed Delivery Mechanism	TBC – likely contractor		
Project Milestones	Planning lodgement in Nov 2023		

Cherry Orchard, Dublin 10

Address:	Cherry Orchard, Co. Dublin	Land Owner:	DCC
Site Area:	12.86 ha	Capacity:	Up to 1,000 homes
Site Update:	Design complete. Planning application about to be lodged		
Current Tenure & Typology	TBC however potentially 70:30 cost rental:social		
Proposed Delivery Mechanism	TBC – likely contractor		
Project Milestones	Phase 1 Planning lodgement in Nov 2023		



Aerial Image Cromcastle



Aerial Image Cherry Orchard

Design Team Appointments

Dyke Road, Galway

Address:	Dyke Road, Galway	Land Owner:	Galway City Council
Site Area:	1.8 ha	Capacity:	200 homes
Site Update:	Collaboration with Galway City Council. Design team appointed.		
Current Tenure & Typology	TBC		
Proposed Delivery Mechanism	TBC		



Phasing map Dyke Road

Strategic Areas (Existing and Emerging)



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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 consultation on Draft Masterplan now due Q4 23 following engagement with HSE and detailed design to progress to support a first phase planning application to follow (c. 500 homes)
- Work progressing on Carey's Rd site with LCCC. Work progressing on land assembly.
- Work programme ongoing to support implementation of the Colbert Quarter Spatial Framework – see www.colbertquarter.ie

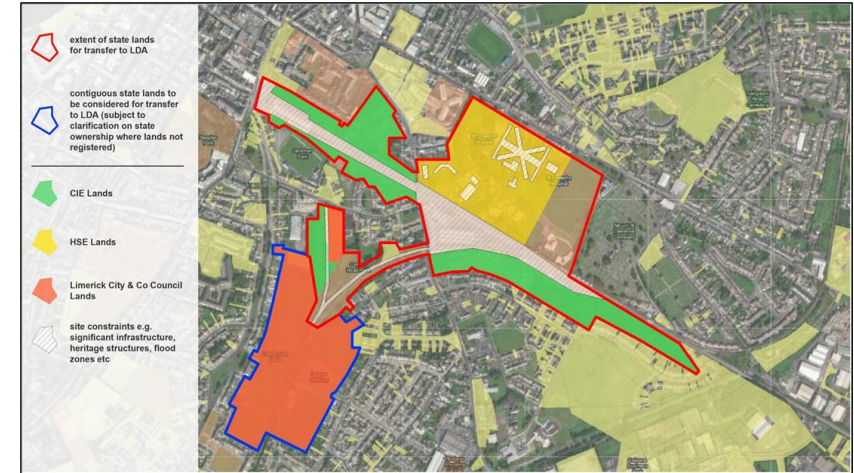


Fig.1 – Site Overview & Ownership

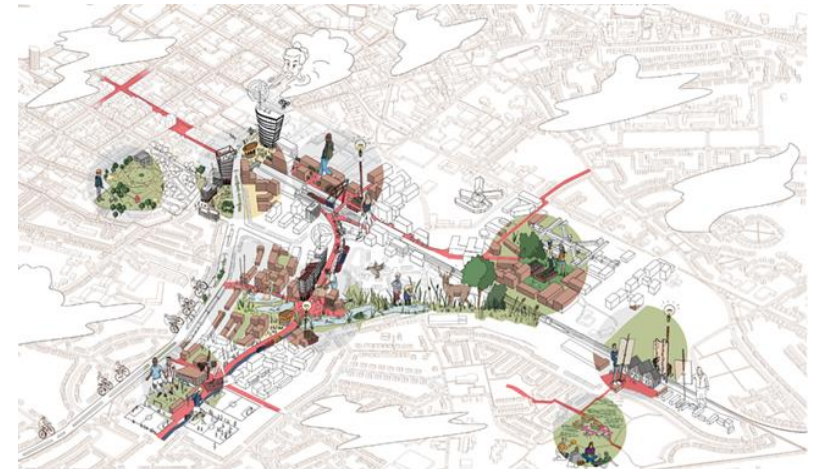


Fig.2 – Conceptual View of Spatial Framework

Strategic Areas

Sandy Road, Galway

Overview

Brief Description

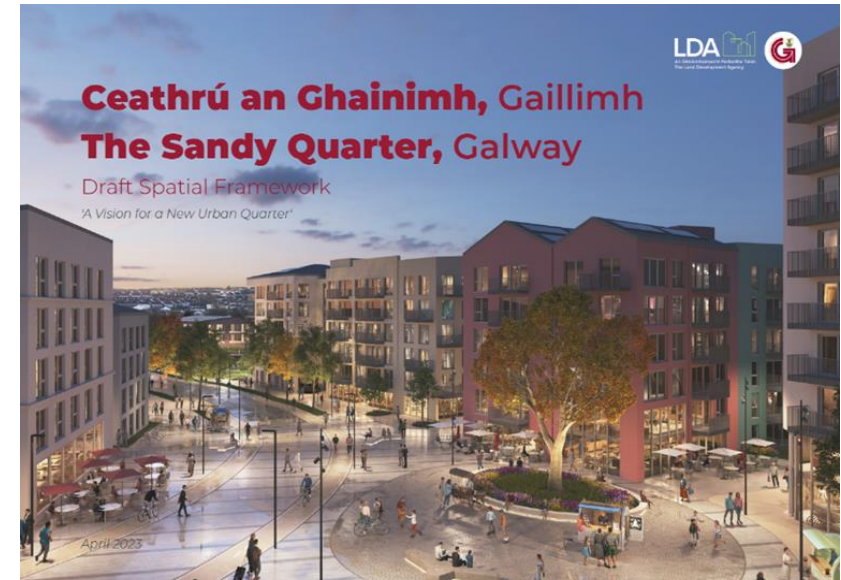
- Site extends to 8.63 ha and comprises ESB, Galway City Council, Galway County Council, and Galway Diocese lands currently leased to the Galway and Roscommon Education and Training Board. Redevelopment will create a new Sustainable Urban Village within walking distance of Galway City. Redevelopment will require existing ESB networks site and Council depots to relocate operations.
- Part of site within flood zone limits development and a large new public park forms part of the scheme together with acting as a flood mitigation measure.
- Draft Spatial Framework consulted on with good engagement from local community.
- Potential for site to deliver a new mixed-use quarter with up to 750 mixed tenure homes, including affordable, social and private.

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 Spatial Framework consulted on and being finalised.
- Publish final Spatial Framework Q4 2023. Land assembly and relocation issues to be scoped and business case developed to enable phased development subject to resources and approvals
- Phase 1 Planning Application
- Relocation of existing uses.



Strategic Areas

Digital Hub, Dublin

Overview

Brief Description

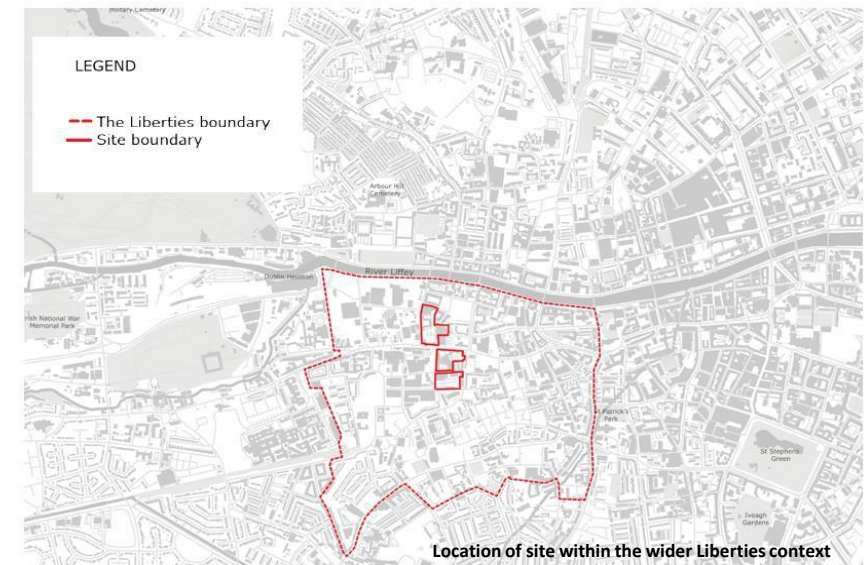
- 3.72 ha mixed-use zoned site located in Dublin 8 to be masterplanned to transform this currently underutilised area which has significant heritage and buildings in poor repair into a new, sustainable urban community with a distinctive identity, integrated into the wider Liberties area to achieve a 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 relevant Departments to LDA in a phased manner.

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

Process and Progress

- ✓ Baseline analysis and Vision statement
- ✓ Draft Masterplan and Stakeholder engagement completed Q4 2022
- ✓ Consultation report due Q1 2023
- ✓ Final Masterplan published Q2 2023
- Design Team procured and progressing detailed plans for Phase 1 Planning Application



Strategic Areas

Inchicore, Dublin

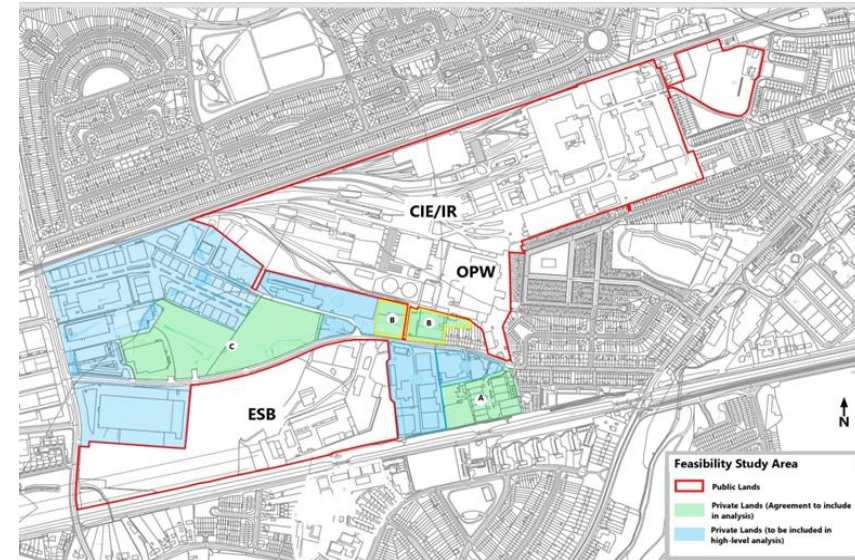
Overview

Brief Description

- The CIÉ, ESB and OPW lands together extend to approximately 42 ha. All are currently zoned 'enterprise and employment'
- The Design Review undertaken 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 CIÉ 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 overview document to support commencement of public consultation in Q4 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 to include supporting information to aide stakeholder engagement underway.
- ✓ Design team appointed and work progressing on Bluebell site to provide ca. 360-410 homes.
- Stakeholder engagement and supporting technical studies Q4 2023
- Procurement of Infrastructure Delivery Plan – Q4 2023
- Planning policy considerations to support phased planning and delivery ongoing 2024





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