

LDA launches public consultation on plans to deliver more than 2,000 homes in Clongriffin

- **New website and vision document outline proposals for the development of ‘Clongriffin Central’**
- **Public and stakeholders invited to provide their feedback ahead of planning applications**
- **LDA seeking to transform 13.2 hectares of strategic land in North Dublin**
- **Construction on first 400 homes began in early 2025**

The Land Development Agency (LDA) has launched a public consultation and stakeholder engagement process on the proposed delivery of over 2,000 homes on land it owns in Clongriffin in north Dublin.

Subject to planning approval, the proposed ‘Clongriffin Central’ development will deliver high-quality apartments and new green spaces, in addition to retail outlets and new community facilities and amenities.

A new vision document and website have been created by the LDA and the architectural firm Henry J Lyons, in consultation with Dublin City Council. Members of the public and stakeholders are invited to engage with the LDA’s information campaign and to provide their feedback on the proposals.

The newly published vision document outlines the LDA’s plans to deliver a well-planned and vibrant urban development that builds on the site’s strong location, infrastructure and natural setting.

The ‘Clongriffin Central’ land is located on the northern edge of Dublin 13, next to Clongriffin train station and existing retail facilities. It is also situated beside other housing and retail outlets at the heart of the Clongriffin community.

The site was acquired by the LDA in late 2023. In March of this year, the LDA also acquired an adjacent site in Stapolin in Baldoyle with the potential to deliver a further 1,900 homes.

The two sites are located either side of the Dublin to Belfast railway line and provide an opportunity for the LDA to deliver an estimated total of over 4,000 homes.

Construction work has already begun on the first phase delivery of 408 apartments in Clongriffin Central in March of this year. This development will include a new creche, public park and cultural spaces. The LDA is working closely with Dublin City Council on the planned approach and has integrated engagement with other stakeholders to achieve increased public transport routes for the area, as well as enhancing childcare and youth facilities.

The new vision document includes proposals for the remainder of the site and the LDA intends to make further planning applications later this year.

The vision for Clongriffin Central has been carefully crafted to align with the proposed development of the neighbouring Stapolin site and to provide a cohesive and integrated overall plan for the area.

Key ambitions for the Clongriffin Central site include:

- The creation of a sustainable, affordable, and environmentally friendly community that adapts to local needs and supports a healthy future.
- Building a vibrant, welcoming neighbourhood with a mix of homes, shops, and public spaces that are safe, accessible, and enjoyable for all.
- The provision of well-designed, comfortable homes—with a mix of affordable for rent and homes for sale—to meet the needs of future residents.

A new website www.clongriffincentral.ie has been created to showcase the vision document, and a series of drop-in clinics and meetings will also be arranged to facilitate engagement from local residents, community groups, businesses and elected representatives. As well as the website, printed booklets will be distributed at the drop-in clinics to clearly communicate the vision for the future residents in this area.

Feedback from the public consultation process will be carefully considered by the design team to help bring its vision for Clongriffin Central to life.

Phelim O’Neill, Director of Development at the LDA, said:

“I am delighted to see the launch of this vision document outlining the LDA’s ambitious proposals for a sustainable community and affordable homes at Clongriffin. We have engaged architects Henry J Lyons to plan and design a new high quality and sustainable residential development with social and commercial amenities that will cater for existing residents, future residents and visitors.

“The LDA values the local community’s engagement and feedback, and I am actively encouraging local residents, businesses and community groups to contribute to this important process as we strive to deliver a development that meets the needs of the area. The LDA will also continue to work with Dublin City Council on the project. ”

About the LDA

The Land Development Agency (LDA) is the State’s affordable housing delivery body. Its main role is to acquire and develop State and other land to deliver affordable homes to address the country’s housing need.

The Agency has a direct delivery pipeline of more than 19,000 homes. It is also delivering affordable housing by working with private home builders on an initiative

called 'Project Tosaigh', which will yield a further 8,000 homes.

Additionally, the LDA undertakes work on large-scale longer-term strategic areas by master-planning and bringing forward planning applications in locations such as Limerick Colbert Quarter, Pear Tree Crossing in Dublin and Sandy Road in Galway.

The LDA is also responsible for a range of public functions including research, master planning and the development of construction guidelines and best practices. The LDA has produced and now regularly updates the Report on Relevant Public Land, which identified 102 State owned sites with the potential for 70,830 homes.

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