



Clongriffin Central

A Vision document outlining key plans for 13.2 hectares of strategic land located in the vibrant north Dublin region.

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Foreword

The Clongriffin Central Vision Document (the Vision) was developed by the Land Development Agency (LDA) and Henry J Lyons (HJL), with engagement from Dublin City Council. The Vision sets out a comprehensive plan for the transformation of 13.2 hectares of strategic land located in the vibrant north Dublin suburb.

The Vision demonstrates how state investment in this area will enhance an already thriving north Dublin community neighbourhood, by connecting the existing adjacent residential and business communities. The LDA proposes to unlock this land located near to major transport links, by integrating it into the fabric of the existing town and enhancing the area's potential as a place to live, work, and play.

The Clongriffin Central land, bought in December 2023, is the largest state housing project currently planned. It will ultimately involve a new community of more than 2,000 homes, community facilities and amenities, in addition to new services and commercial premises — all aimed at supporting a higher quality of life for both incoming residents and the existing local population.

A key objective of the project is to provide high quality affordable and social homes that reflect strong sustainability principles, with an emphasis on active mobility and access to quality open spaces.

The LDA sincerely thanks its partners and all those who have engaged and supported the process of exploring the potential for Clongriffin Central from the outset.

The Agency looks forward to continued engagement with our many stakeholders, as the LDA enters a full public consultation phase as part of the planning application process.

Feedback from the public consultation 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 our proposed ambitions for a sustainable community and affordable homes at Clongriffin. Building on our progress, now with 408 affordable homes in construction, we have engaged with architects Henry J Lyons to design a new high quality and sustainable residential development in this strategic area. We value 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."



Clongriffin Initial phase



Stapolin, Baldoyle

Introduction

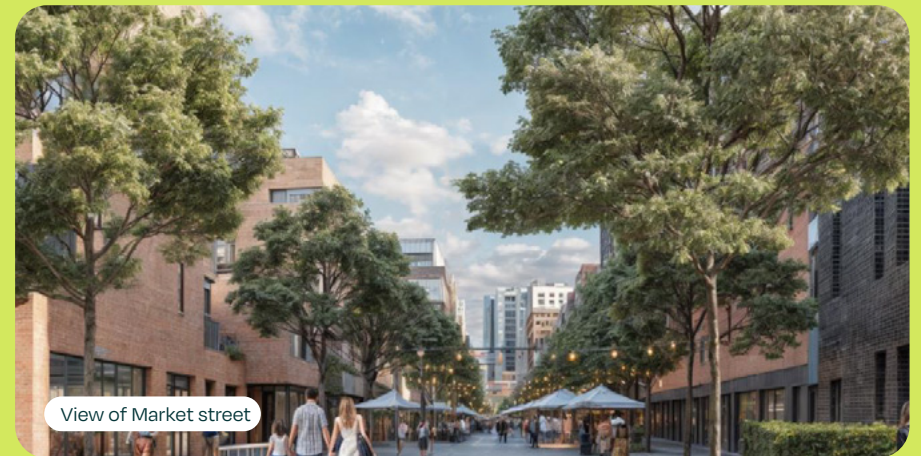
Located on the northern edge of Dublin 13, Clongriffin offers a unique opportunity for a well-planned urban development that builds on its strong location, infrastructure, and natural setting. The LDA aims to create a vibrant community with quality housing, green spaces, retail, and community facilities and amenities for existing and future residents and visitors.

The initial phase of the Vision for Clongriffin Central began in early 2025 when construction on 408 homes got underway, with Walls Construction being appointed to deliver. A new creche, a public park and community and cultural spaces will also be provided. This marked an important milestone with the start of the LDA's work in the area.

This Vision for Clongriffin Central is being carefully crafted to align with the development of the neighbouring Stapolin, Baldoyle, ensuring a cohesive and integrated overall plan for the area. The Stapolin, Baldoyle land, acquired in March 2025 by the LDA, comprises 18-hectares of land with permission granted for 1,931 homes, the delivery of permanent access to Clongriffin train station, creche facilities, commercial units, new parks, transport facilities and other public infrastructure works to enhance community amenities.

An immediate priority for the LDA was to enhance the existing access to the Clongriffin Train station and create a more accessible route for the existing community by increasing maintenance on the lift at the station.

The initial phase of the Vision for Clongriffin Central began in early 2025

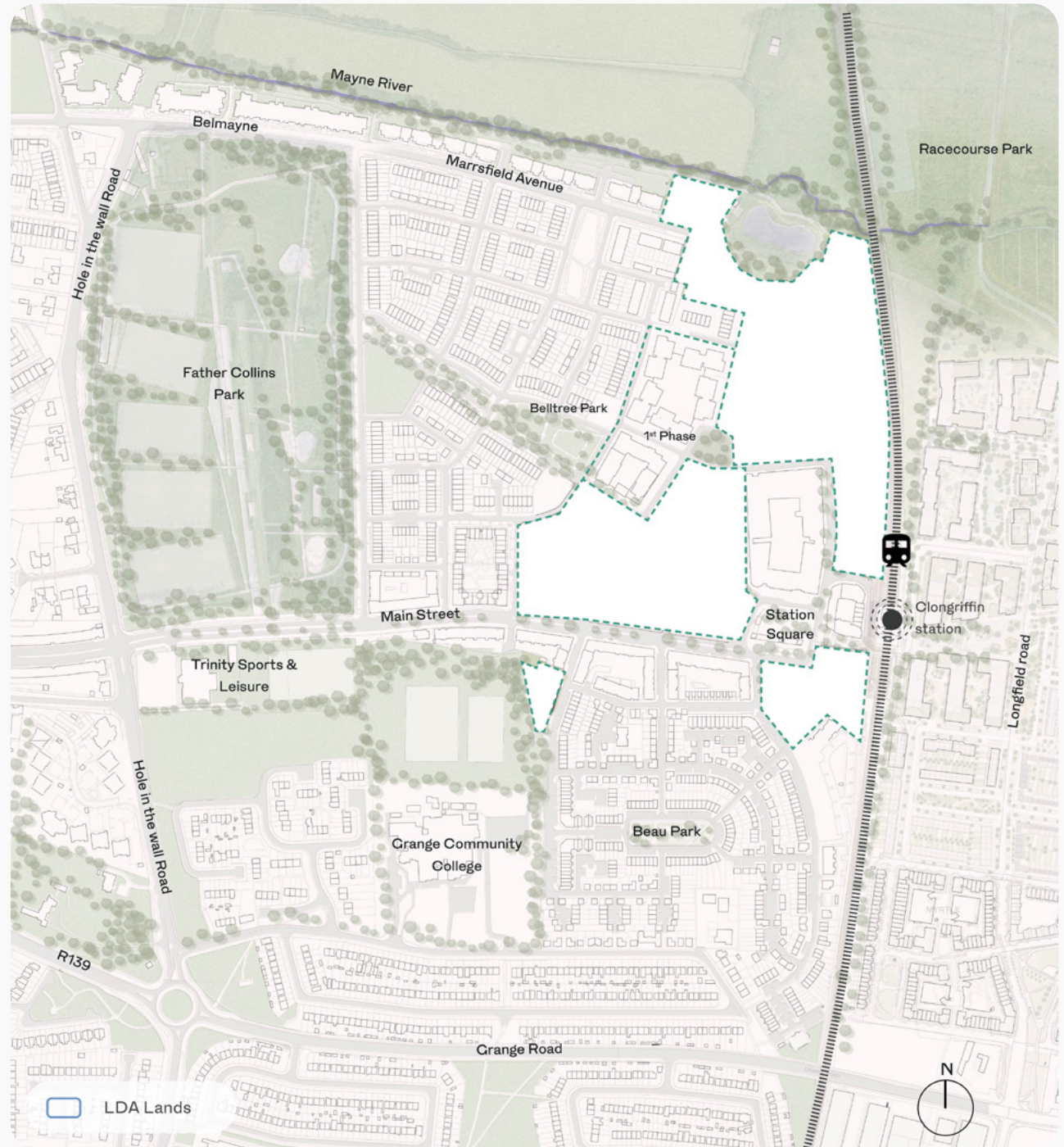


View of Market street

NOTE: ALL IMAGES ARE DRAFTS AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

The Clongriffin Central Lands

Clongriffin is 2 km (1.24 mi) inland from Baldoyle Bay and 10 km (6.21 mi) northeast of Dublin city centre in northern Donaghmede, at the northern edge of Dublin's suburbs, in the jurisdiction of Dublin City Council. The development lies within the townland of Grange, in the civil parish of Baldoyle, from which Donaghmede was largely formed. Clongriffin is in the Dublin Postal District Dublin 13, and in the constituency of Dublin Bay North, having been previously in Dublin North-East.



The Vision for Clongriffin Central

Create a sustainable, affordable, and environmentally friendly community that adapts to local needs and supports a healthy future

Build a vibrant, welcoming neighbourhood with a mix of homes, shops, and public spaces that are safe, accessible, and enjoyable for all.

Provide well-designed, comfortable homes—with a mix of affordable for rent and homes for sale—to meet the needs of future residents.



Defined town centre for Clongriffin Central:



Infrastructure & Utilities

Extensive road, railway and utility network for future connectivity.



Planning & Zoning

Clongriffin-Belmayne defined as a Strategic Development and Regeneration Area (SDRA) by DCC.



Station Square

Defined town centre for Clongriffin Central.

Site opportunities:



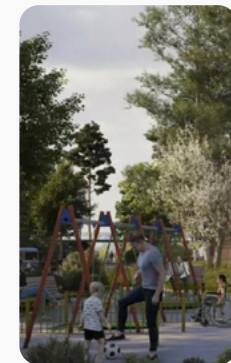
Green Links

Build walking and bike paths that connect parks and local places to encourage people to stay active.



Urban

Add more streets to better connect homes with nearby areas and create a stronger, more connected community.



Lively Spaces

Create a busy main street and village area to support local businesses and community events.



Transport

Facilitate improved access to public transport.

6 Guiding Objectives

Objective 1

High-Quality
Homes

Objective 4

Improved
Connectivity

Objective 2

Integrated
Communities

Objective 5

Green
spaces

Objective 3

Dynamic
Town
Centre

Objective 6

Sustainability



Objective 1

High-Quality Homes

Affordable Long-term Homes

The aim for Clongriffin Central is to deliver well-designed, high-quality, and attractive homes that are both liveable and accessible. With a mix of Cost Rental and Affordable Purchase homes, the development will offer a balanced mix of secure, affordable apartments and houses to promote the long-term well-being of existing and future communities.



Kitchen example in LDA project, Shanganagh

Creating Great Places to Live, Through Thoughtful Design:

Streets will have different characters — busier streets will have shops and will be vibrant and active, while quieter ones will have more private homes with safer streets.

The layout will clearly separate public, shared, and private spaces to make the area safe and welcoming for walking, cycling, and driving.

Important street corners will stand out as landmarks to help people find their way and give the area a strong identity.

Public areas will be improved with wider paths, more greenery, and improved facilities, and homes will be positioned to get plenty of sunlight and use energy efficiently.



Objective 2

Integrated Communities

Spaces for retail, community, sports, leisure and creativity will bring people together, celebrate local identity, and support mental health. They also encourage young people to get involved, promote learning at all ages, and boost the local economy. These spaces make towns livelier and welcoming and are an important part of the LDA's vision for Clongriffin Central.

A Community Assets and Infrastructure audit was undertaken in August 2024 as part of the planning application for 408 homes—the first phase of Clongriffin Central—which highlighted challenges in childcare, youth, medical, arts and cultural amenities.



The Clongriffin Central Vision Document

To respond to these needs in the local community, and following the Community Assets and Infrastructure audit, the LDA intends to deliver the following amenities as part of Clongriffin Central:

A mix of **retail, dining options and important services** including:

- Restaurant / Café/ Gastropub
- Newsagents / Convenience Store / local shops
- Healthcare services



Community and recreational spaces to support the growing population in the area, including:

- Crèche / Childcare
- Gym / Leisure Facilities
- Youth Services
- School site designated in the project
- Community and cultural spaces (indoor/outdoor)



Engagement is ongoing by the LDA, DCC and the Department of Education (DoE) to facilitate a future educational facility for this area.

Objective 3

Dynamic Town Centre



Town Centre

The town centre around Station Square will be the heart of Clongriffin Central, offering shops, a place to congregate, and community services. It will help define Clongriffin as a lively and welcoming place for all.

- **Strong Community Identity:** Creating a sense of belonging with key local amenities.
- **Economic Growth:** Attracting visitors and supporting local businesses.
- **Cultural Opportunities:** Providing better access to cultural, educational, and recreational spaces.
- **Social Spaces:** A central square for community events and interaction.
- **Flexibility:** A design that can adapt to meet changing community needs.



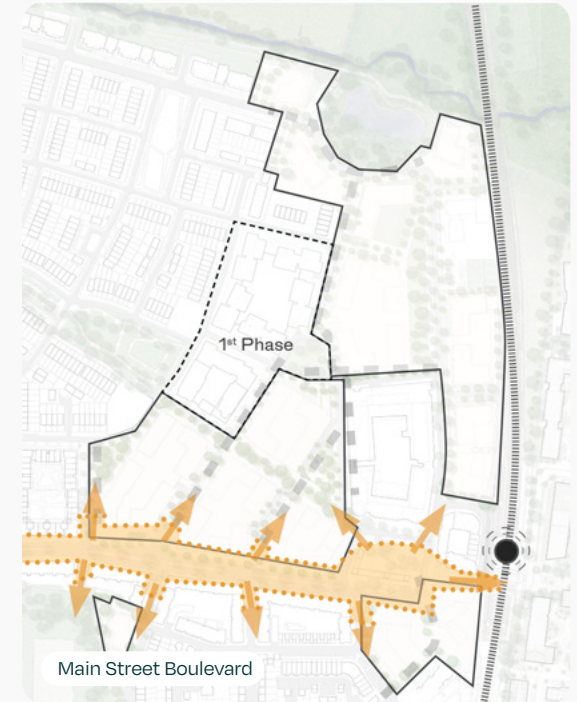
Main Street Boulevard:

A Hub for Movement and Economic Growth

Main Street Boulevard will connect Clongriffin Station Square and the train station, with wide footpaths, native plants, and street furniture, creating a calm, walkable, and inviting space.

Small plazas and gathering areas along the boulevard will enhance connection and create gathering spaces to encourage social interaction, building a strong community feeling.

The boulevard will improve connectivity and boost the local economy by providing better access to public transport, safe walking and cycling paths, and a mix of retail, leisure and café spaces that support local businesses and promote daytime and nighttime uses.



Objective 4

Improved Connectivity

Clongriffin Central aims to improve connections within the Clongriffin area through:

1. Key links that will connect developments:

Station Square to Belltree Park and Father Collins Park:
A pedestrian and cycle route linking Station Square to local parks

Connected Green Spaces:
Integration of Station Square with Market Street and Grant Park

Station Street to Racecourse Park: A green corridor promoting walking, cycling, and biodiversity



2. Green routes

These will be pleasant and safe routes that allow for community interaction and create a well-connected neighbourhood.

The green routes are designed to be clear and easy to follow, helping people move around and reach important places like Father Collins Park through Market Street. Market Street seeks to create a nature-friendly space where people can relax and enjoy the outdoors. This green route will link with nearby parks, adding to and strengthening the local natural areas.



3. Improved public transport infrastructure

Bus connects:

Dublin Area Revised Bus Network is being implemented to improve the city's bus service. As part of this, the current Route 15 serving Station Square and Clongriffin Main Street will be discontinued. It will be replaced by four new routes serving Clongriffin Station: D1 & D3 and N8 & L80. An extension of the H1 route to Clongriffin is also proposed, subject to the construction of a bus ramp over the railway to connect Station Square with Red Arches Road.

<https://busconnects.ie/>

Dart+

DART+ is the NTA (National Transport Authority) and Córas Iompair Éireann (CIÉ)'s programme for the expansion and modernisation of Dublin Area Rapid Transit (DART) medium rail services. The DART+ Coastal North Project will extend the electrified rail network from Malahide to Drogheda MacBride Station, increasing rail capacity on the Northern Line. At Clongriffin specifically, the DART+ Coastal North Project will result in: An increase in peak hour Commuter trains from 1 per hour to 2 per hour, and an increase in peak hour DART trains from 3 per hour to 9 per hour.

<https://www.dartplus.ie/en-ie/home>



Objective 5

Green Spaces

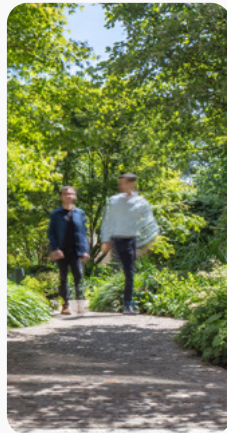
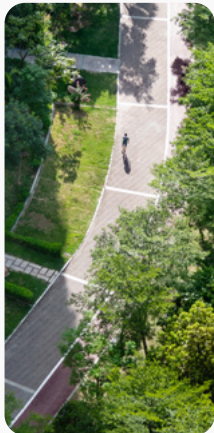
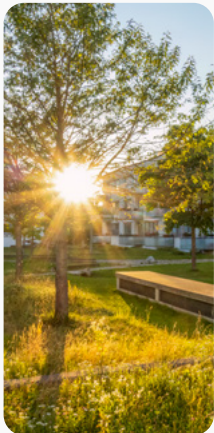
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Ground-Level Green Spaces

A network of thoughtfully designed parks, playgrounds and pedestrian-friendly routes balance urban density with the need for natural environments. These green spaces encourage recreation and social interaction, particularly for children and families.

Landscaped buffers act as natural barriers between public and private areas, enhancing privacy, reducing noise, and improving air quality.

The design prioritises safety, with well-lit paths, clear sightlines, and strategically placed planting to ensure a secure and welcoming environment.

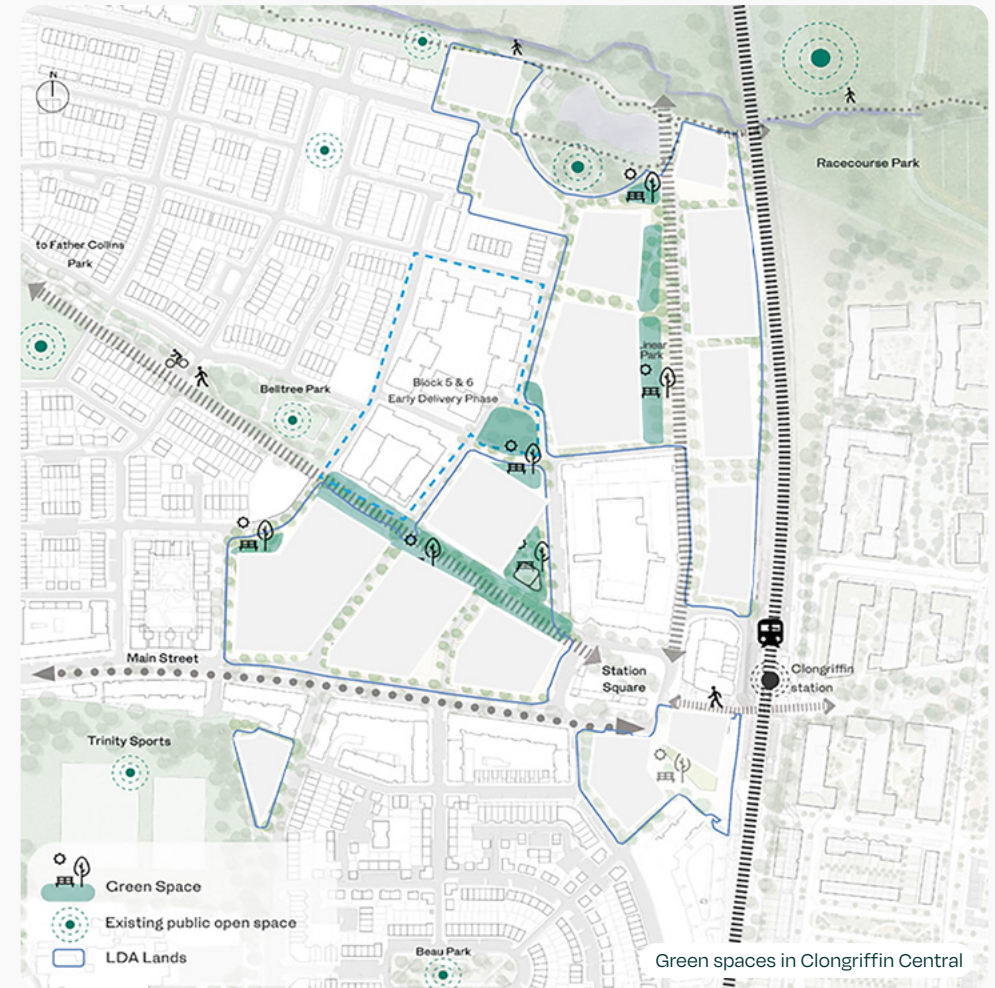


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Private Courtyards and Podium Gardens

At upper levels, podium gardens and private courtyard spaces offer tranquil, accessible environments above street level. These green areas are designed to foster social engagement, support biodiversity, and contribute to climate resilience.

Features such as seating, walking paths, and play areas cater to all ages, creating vibrant community hubs. These elevated gardens also enhance the aesthetic appeal of the residential area, contributing to a more attractive, healthier, and cohesive living environment.



Objective 6

Sustainability

Biodiversity

Clongriffin Central will be designed to prioritise and enhance local biodiversity by achieving Biodiversity Net Gain, as set out in the LDA Sustainable Development Strategy.

Habitat & Ecological Preservation

Local habitats will be preserved and connected to the Mayne River corridor, promoting biodiversity and ecological links.

Green Spaces & Parks

A network of parklands, including Railway Park, Linear Park, and Grant Park, will feature biodiverse planting, interconnected.

Sustainable Streets & Tree Planting

Main streets and residential avenues will include sustainable drainage systems, tree planting, rain gardens, and pollinator-friendly planting, supporting both green infrastructure and local ecology.

Biodiversity in Residential Spaces

Courtyards and communal areas will promote biodiversity by integrating native plants and support local wildlife.



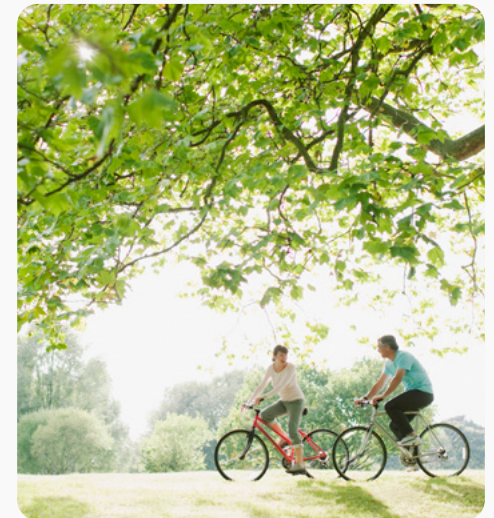
LDA Sustainability Strategy

The sustainability strategy for Clongriffin Central aligns with the LDA Sustainable Development Strategy, Home Performance Index (HPI) certification, and best practice guidelines.

Through comprehensive preliminary surveying, the sustainability strategy was shaped to achieve the following principles:

- Reduced carbon emissions
- Enhanced biodiversity and climate resilience
- Efficient water management
- Robust blue and green infrastructure
- Promotion of circularity
- Creation of social value
- Optimised land use and mobility

This establishes Clongriffin Central as a model of sustainable urban design, prioritising environmental stewardship and community wellbeing, while progressing towards HPI certification and meeting the LDA's sustainable strategic objectives.



Ensuring Meaningful Change

The Vision analysed the development history the wider Clongriffin area and, based on the knowledge gathered, intends to facilitate:

Community-Focused Design:

Prioritising the needs of the local community through shared spaces, active meeting areas, and a strong sense of belonging.

Connected and Inclusive Neighbourhoods:

A network of pedestrian routes, parks, squares, and civic spaces to create a well-connected environment for living, working, and playing.

Phased Development with Key Amenities:

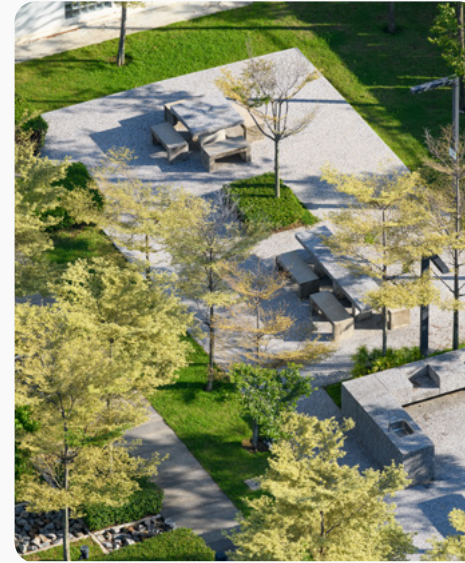
The development will unfold in carefully planned phases, each delivering essential amenities and infrastructure over time.

Sustainable and Green Urbanism:

Integrating greening strategies and sustainable public realm improvements throughout the site to foster a greener, more sustainable neighbourhood.

Mixed-Use and Future-Ready Spaces:

Creating vibrant, mixed-use areas with residential, live/workspaces, and adaptable uses to support long-term community growth and connection.



Get Involved



The LDA's Approach to Engagement

In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme. The LDA supports proactive engagement processes, aiming to provide opportunities to hear the views of communities at key stages.

The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities. The views of stakeholders vary and are diverse – the LDA is committed to finding resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable housing developments.

The Agency adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific requirements and condition.

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Next Steps

The LDA is now preparing two additional planning applications in consultation with DCC.



Q4 2023

Clongriffin Central Land acquisition

Q4 2024

Planning Consent from DCC Phase 1

Q1 2025

Start of Construction Phase 1

Q2 & Q3 2025

Clongriffin Central Public consultation

Q4 2025

First planning application to be submitted for the next phases

Q1 2027

408 new homes to be delivered as part of the Phase 1

