



# Clongriffin Central

**Phase 2**  
Planning Application  
Public Consultation  
FEBRUARY 2026



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# Foreword

In June 2025, 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 Clongriffin Central lands, acquired in December 2023, will deliver the largest planned state-led housing project, with the capacity for over 2,000 homes along with community facilities, amenities, services and commercial spaces to support both new and existing residents.

The Vision sets out a comprehensive plan for the transformation of 13.2 hectares of strategic land in this vibrant north Dublin suburb, and outlines how state investment will enhance the area by better connecting existing residential and business communities.

Providing high-quality affordable and social homes based on strong sustainability principles,

with a focus on active travel and access to quality open spaces are the driving objectives of this Vision. The LDA sincerely thanks its partners and the local communities who have engaged and supported us in exploring the potential for Clongriffin Central. Your inputs have been key in helping us unlock this well-located land near major transport links.

We are pleased to share that we are now progressing with the **Phase 2 planning application** which will further integrate Clongriffin Central into the town and strengthen its role as a vibrant place to live, work and enjoy.

The Agency looks forward to continued engagement with our many stakeholders, as we enter 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.



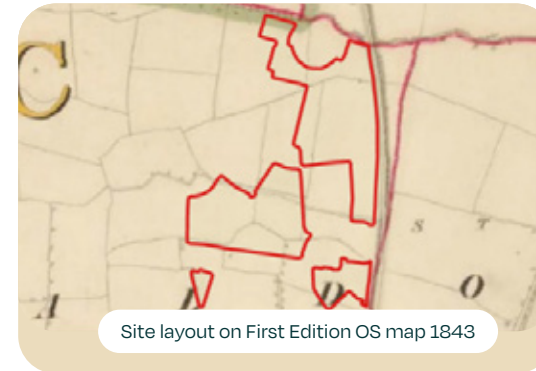
**Phelim O'Neill,**  
Director of Development  
at the LDA



# Introduction

Clongriffin is located at the northern edge of Dublin's suburbs 2 km (1.24 mi) inland from Baldoye Bay and 10 km (6.21 mi) northeast of Dublin city centre in northern Donaghmede, in the jurisdiction of Dublin City Council / Dublin Postal District Dublin 13. The development lies within the townland

of Grange, in the civil parish of Baldoye, from which Donaghmede was largely formed. The Clongriffin Central lands are located beside the train station and offer a unique opportunity for a well planned urban development that builds on its strong location, infrastructure, and natural setting.



Site layout on First Edition OS map 1843

## History and timeline of development

Acquired in December 2023 by the LDA, the Clongriffin Central site is the largest planned state housing project. This Vision for Clongriffin Central has been carefully crafted to align with the development of the neighbouring Stapolin Square, ensuring a cohesive and integrated overall plan for the area. Stapolin Square comprises 18-hectares of land with permission granted for 1,931 homes, creches, commercial units, new parks, improved transport facilities and other public infrastructure. The Clongriffin Wider Lands project will include over 2,000 homes, along with community facilities, services, and shops, all designed to improve quality of life for both new and current residents.

The initial phase of the Vision for Clongriffin Central began in early 2025 when construction of Phase 1 got underway, following the appointment of Walls Construction as delivery partner. 408 new affordable homes, a creche, community and cultural spaces and a public park will be delivered in Q1 2027.



Phase 1 Clongriffin Central



## The Vision

### Guiding Objectives

High-quality  
homes



Integrated  
communities



Dynamic  
town centre



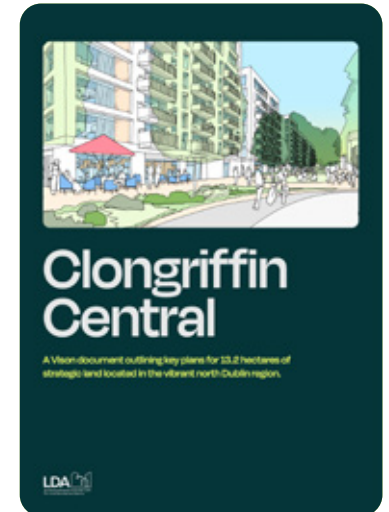
Improved  
connectivity



Green  
spaces



Sustainability  
and  
biodiversity

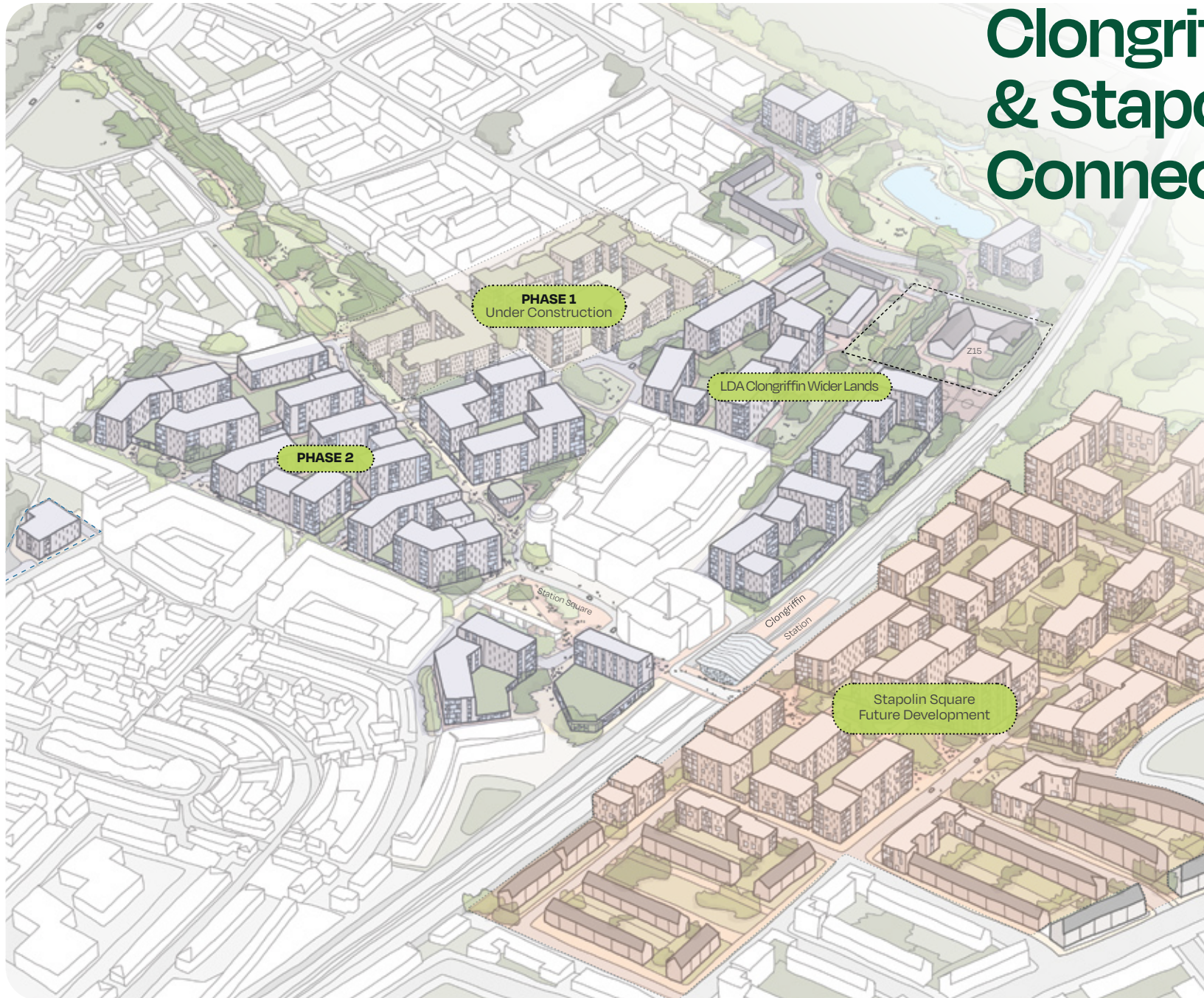


A vision document for the Clongriffin Central was launched in June 2025. The Vision underpinned by six guiding objectives aims to:

- 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 purchase and cost rental homes for sale —to meet the needs of future residents.



## Clongriffin Central and Stapolin lands



# Clongriffin Central & Stapolin Square Connections

With both Clongriffin Central and Stapolin Square projects, the LDA is well-positioned to oversee the delivery of over 4,000 new homes in the area in addition to services, amenities and new infrastructure. The LDA is working closely with both Dublin City Council (DCC) and Fingal County Council (FCC), community representatives, and other local stakeholders to coordinate an integrated approach for the area, which includes land owned by both Local Authorities.

The draft plans for Stapolin Square represents a comprehensive plan for the delivery of a new public square, the new bus ramp to Clongriffin Station, a new village centre and six Residential Apartment Buildings, which will bring a total of c. 593 new homes to the area.

A core strategic aim for both sites will be the new connecting route between Clongriffin and Stapolin Square over the Railway line.

**Stapolin Square Webpage**  
[www.lda.ie/projects/stapolin-square](http://www.lda.ie/projects/stapolin-square)



## Integrated communities between Clongriffin and Stapolin Square

The LDA are committed to supporting the creation of thriving communities and delivering ongoing positive social impact. With improved connections between Clongriffin and Baldoyle, both sides of the DART track will have an increased access to essential local amenities for the community:

### Phase 1 of Clongriffin Central

Creche with 99 new child spaces, 500m<sup>2</sup> of community facilities, Grant Park new public park of 1,400m<sup>2</sup> delivered by Q4 2026 – Q1 2027.

### Phase 2 of Clongriffin Central

Creche with 120 new child spaces, 2,200m<sup>2</sup> of gym, retail, food & beverage, and essential local amenities.

### Future phases of Clongriffin Central

Affordable town houses and apartments to buy and to rent, a new educational facility, public open spaces, cycle lanes, and bus routes.

### Stapolin Square

A residential-led development comprising approximately 1,800 homes, supported by commercial and childcare facilities, a 1.5-hectare public park, and a series of additional pocket parks. Permanent pedestrian, cyclist, and bus connectivity between Baldoyle and Clongriffin will be provided through the delivery of a new public square and dedicated bus ramp.

### Racecourse Park

Fingal County Council has recently opened a new community centre for Baldoyle within the existing Racecourse Park. Over the coming years, the park will be extended northwards to provide additional parkland incorporating playing pitches, playgrounds, a skate park, multi-use courts, and approximately 4.5 km of new walking and cycling routes. Once complete, the park will extend to over 80 hectares in total.







# Improved connections

In future phases of Clongriffin Central, the LDA will continue to support improved transport connections, including the delivery of a future D3 bus lane and new cycle lanes along Marrsfield Avenue. These upgrades will help connect Clongriffin Station to the northern part of Clongriffin Central, making movement across the wider area more seamless.

This diagram illustrates the shared vision of all key stakeholders involved in shaping movement and access across Clongriffin and Stapolin, including the National Transport Authority (NTA), Córas Iompair Éireann (CIE), Fingal County Council (FCC), Dublin City Council (DCC) and the LDA. The overall aim is to create a well-connected, walkable and sustainable environment that makes it easier for people to move safely and comfortably by foot, bicycle, public transport and car, while strengthening links between the DCC and FCC lands and creating a more unified Clongriffin–Stapolin area.

Ongoing collaboration with FCC, DCC, CIE and the NTA will ensure the coordinated delivery of pedestrian, cycle, bus and vehicle connections between the Stapolin lands and Clongriffin Central through Clongriffin Station, helping to create a more connected and accessible community for everyone.



## By bike



Racecourse Park	2 mins
Baldoyle Sports Hall & Community Centre	3 mins
Father Collins Park	5 mins
Portmarnock Beach	17 mins

## By train



Malahide	10 mins
Connolly Station	25 mins
Dublin City	27 mins

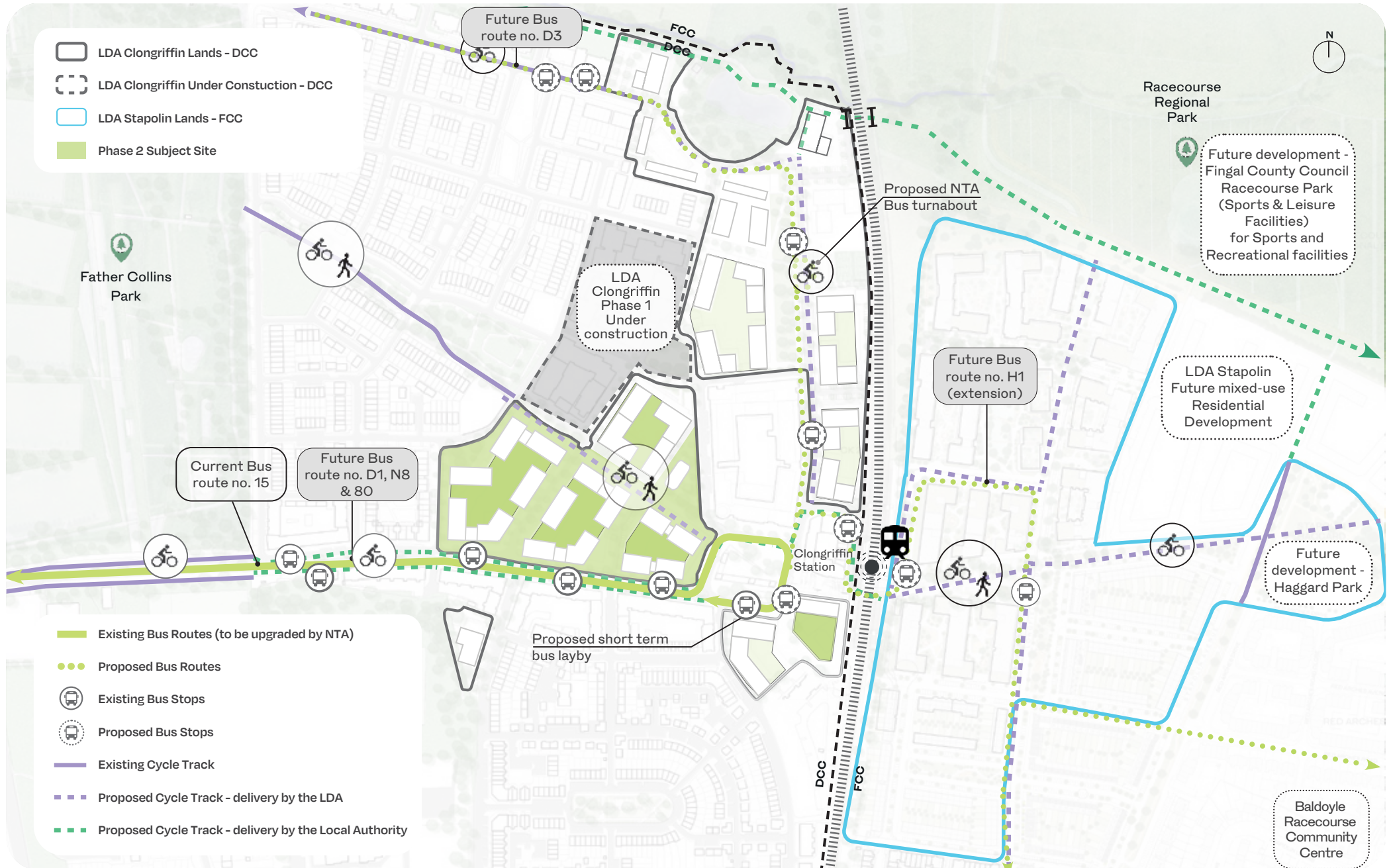
## By car



Howth	15 mins
M1 & M50	15 mins
Dublin Airport	20 mins



## Public transport and cycle links





# Phase 2: Key Facts

Phase 2 of Clongriffin Central is guided by a set of integrated design principles focused on strengthening the town centre, enhancing connectivity and creating a high-quality public realm.

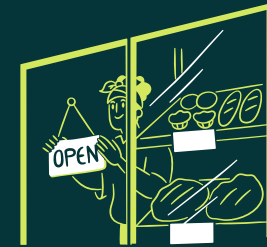
This Phase 2 planning application will improve the northern side of Main Street and complete Market Street. It will create new, attractive public spaces and a new corner building facing Station Square, helping to make this area a brighter, more welcoming and active focal point for the neighbourhood.



**700  
new affordable  
high-quality  
homes**



**5,100m<sup>2</sup>  
of green space  
with new routes  
and gathering  
points**



**2,200m<sup>2</sup>  
Gym, retail, food  
& beverage, and  
essential local  
amenities**



**Creche with 120  
new child spaces**



**1,500  
bike spaces**



**Improved  
connectivity and  
walkability**



**Sustainable and  
climate-resilient**





# Proposed Design

The building heights in Phase 2 will change gradually across the site. Taller buildings will be located closer to the town centre, while lower buildings will be placed nearer to existing homes.

This considered approach helps keep a balanced look and feel to the area. It allows the town centre to stand out, while also respecting the character and privacy of nearby residential neighbourhoods.

Phase 2's frontage onto Main Street will create a strong and lively street edge, helping to support local shops and bring more activity to the area. Main Street and Station Square will act as important entrance points to Clongriffin, and their upgrade will help bring people together and strengthen the sense of community across the wider area.





# High-Quality Homes

## Affordable long-term homes

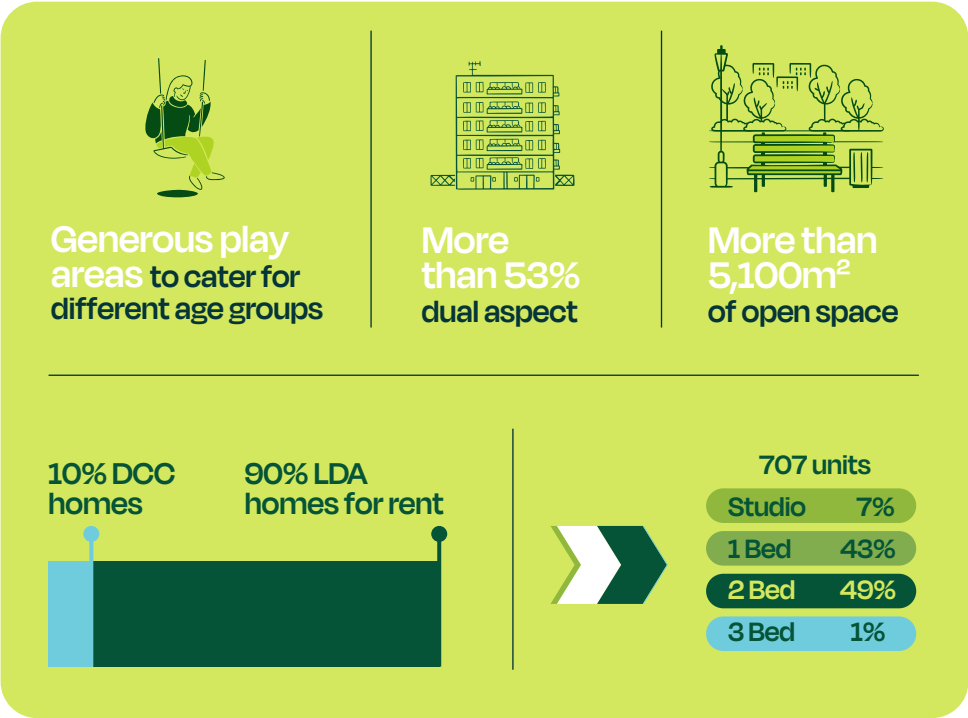
A core aim of the LDA is to provide new high-quality and affordable homes to the Clongriffin area. The cost rental homes will provide secure, long-term rental accommodation at discounted market rates, and will be managed by the LDA.

Phase 2 is carefully planned to provide a wide choice of home types, while supporting a welcoming and varied community, with homes suited to different household needs and lifestyles.

By offering a balanced mix of homes, the development encourages everyday interaction and helps create a pleasant and comfortable living environment. This approach reflects the goals of the DCC Development Plan and the local desire for **long-lasting communities** within well-planned neighbourhoods achieving high living standards.



All images are drafts and are for illustrative purposes only



## Thoughtful design for everyday living

The architectural design for Phase 2 focuses on creating a warm, welcoming and distinctive neighbourhood that feels part of Clongriffin's growing identity. Buildings are designed with the intent to support a safer and more connected community, with active frontages, good visibility and welcoming shared spaces that encourage people to feel comfortable and part of their surroundings.

Carefully chosen materials and design features work together with the surrounding landscape to form a cohesive and attractive environment. The overall

approach aims to create a rich and harmonious setting that not only looks good but also supports everyday life and strengthens the identity of Clongriffin as a comfortable and well-designed community.

Community safety is a key priority for the Land Development Agency in progressing plans for Clongriffin. In this regard, we have liaised with the local Crime Prevention Officer and have incorporated the principles of the An Garda Síochána Security by Design approach into the development proposals.



Typical floorplans

2-bedroom unit



3-bedroom unit



3D Images of apartment



3D of a typical 1-bed apartment



# Dynamic Town Centre



Proposed view of Station Square and Main Street



Illustrative view of the creche

Phase 2 aims to strengthen Clongriffin's town centre by bringing new life, activity and services to its key streets and public spaces. The goal is to support a vibrant, welcoming place where people can meet, shop, relax and connect as part of everyday life.

Community and cultural amenities, gym, retail and food and beverage spaces will be located along Station Square, Main Street and Market Street to help reactivate these areas and encourage social interaction throughout the day and evening.

Consolidating retail activity around Station Square reinforces its role as the main hub of the town centre, creating a lively focal point for the community while supporting a more active, connected and dynamic environment.

The reactivation of Main Street and Market Street will also help blend the new development with the existing character of Clongriffin, building on what people already value while responding thoughtfully to changing local needs.

This balanced approach ensures that amenities are well distributed and work together to bring new life to the area.

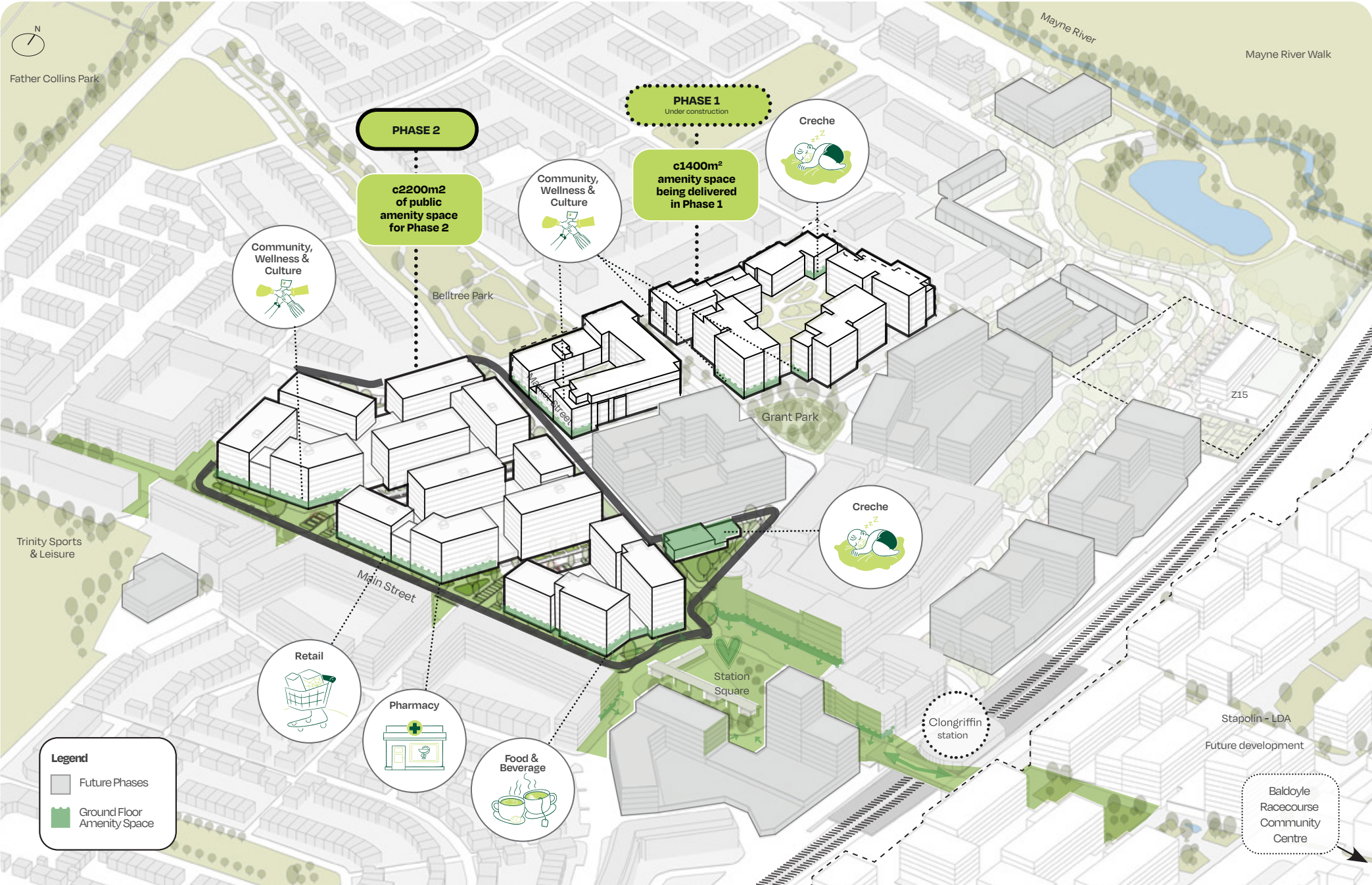


**Creche**  
with c. 120 new  
child spaces  
c. 800 m<sup>2</sup>



**Amenities, Gym,  
Retail, Food and  
Beverage Spaces**  
c.2,200m<sup>2</sup>







# Green Spaces



The public and green spaces for Phase 2 focus on enhancing the overall urban environment by creating a network of interconnected open spaces that support both nature and community life.

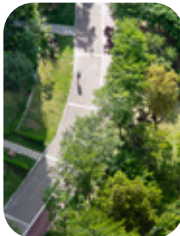
**Main Street** will be designed as a lively, multi-use boulevard where landscaping supports everyday activity and creates a pleasant setting for commercial, residential and social life. Landscaped elements along the street will contribute to both environmental quality and the overall character of the town centre.

## 5,100m<sup>2</sup>

**Station Square** will provide welcoming green spaces at street level, with pockets of planting, bicycle parking and shaded seating beneath a canopy of trees. These areas will create comfortable places for people to meet, relax and enjoy their surroundings, enhancing social vibrancy and passive recreation.

**Market Street** will act as a key green and active travel corridor, linking people to important destinations such as Belltree Park, Father Collins Park and Grant Park from Phase 1. This landscaped route will support walking and cycling while also providing space for recreation and playground areas designed to welcome a broad range of young people, from younger children to older age groups, encouraging shared use, community activity and social interaction.

Podium-level open spaces within each block will provide generously sized landscaped communal areas, featuring secluded seating where residents can relax, meet others and enjoy time outdoors. Seating areas, play spaces and key social nodes are carefully arranged alongside access to sunlight to create comfortable, safe and welcoming shared spaces for everyday use.



Proposed view of Market Street towards Station Square

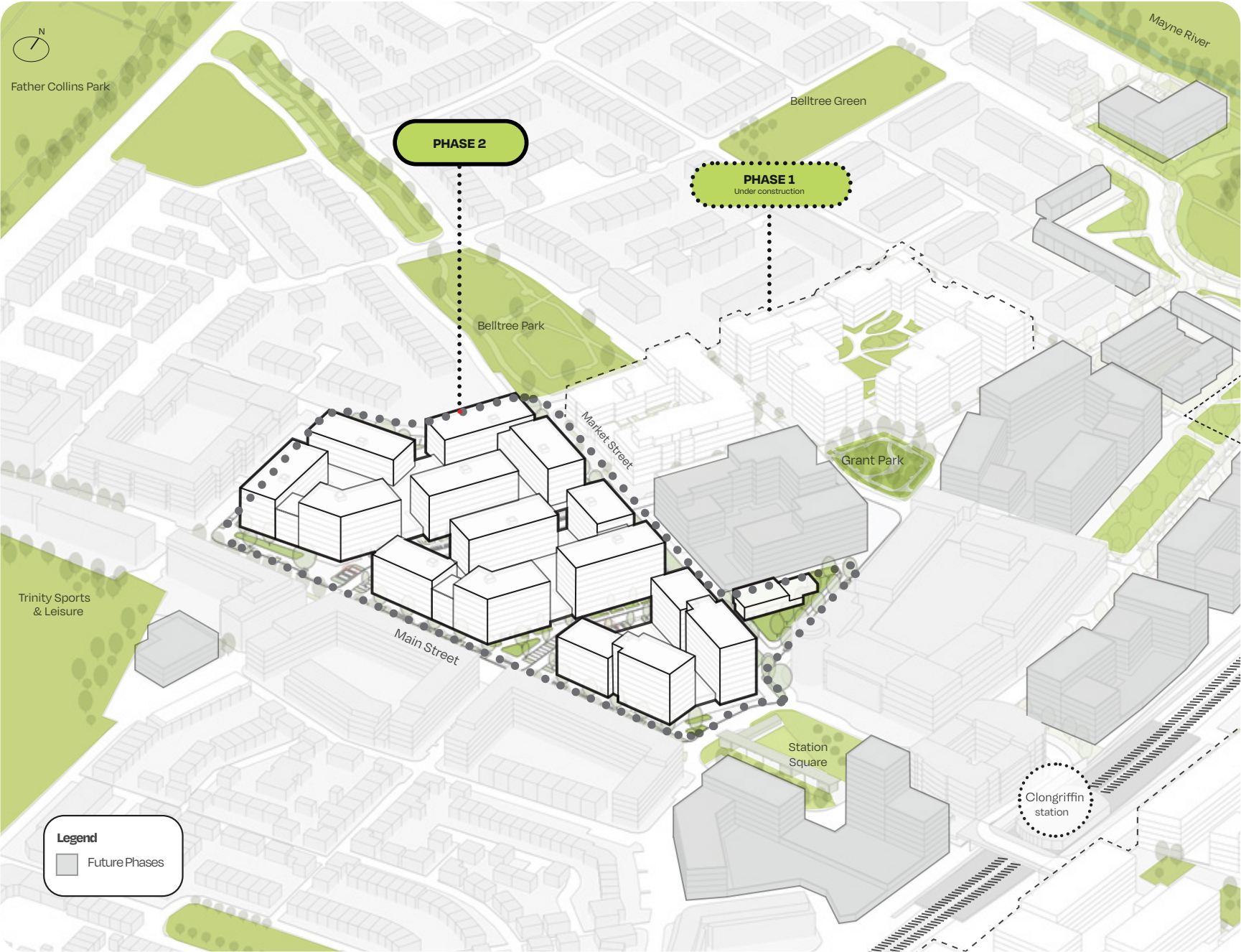
Overall, the public and green spaces aim to create a healthier, more connected and more liveable neighbourhood, where thoughtful landscaping supports environmental sustainability, everyday wellbeing and a strong sense of safety. Through good visibility, natural surveillance and welcoming shared areas, these spaces help people feel secure, comfortable and encouraged to spend time outdoors together.



Proposed View from of Station Square



Green Spaces





# Sustainability & Biodiversity

## Resilient and low impact design

Phase 2 is designed with a strong focus on resilience and low environmental impact, ensuring the development is both efficient and environmentally responsible.

The approach to sustainability begins with reducing carbon at every stage, by using materials and construction methods efficiently and thoughtfully. In terms of day-to-day operation, the buildings are designed to retain heat and reduce energy demand before energy is even used. This supports lower energy consumption, high performance and comfort.



## Biodiversity & Climate Resilience

Biodiversity and climate resilience are central to the landscape design. New tree planting and green corridors will enhance biodiversity, improve air quality and support wildlife movement, while also creating a more attractive and enjoyable environment for residents and visitors. Native and climate-resilient planting, including meadow grasslands and pollinator-friendly vegetation, will help protect the area's natural character, reduce maintenance and support long-term ecological health.

Sustainable Drainage Systems (SuDS) are also integrated throughout the development to manage surface water in a natural and effective way. These include permeable paving for parking areas and footpaths, tree pits and bio-retention areas within landscaped spaces, rain gardens and planter boxes at podium level, and extensive green roofs across flat roof areas. These features help reduce surface water run-off while adding greenery and contributing to a healthier microclimate.



Together, these measures create a balanced strategy that supports environmental protection, climate resilience and everyday wellbeing, ensuring Phase 2 contributes positively to both the local environment and the wider community.





## LDA Sustainable Homes

For residents, LDA apartment living offers

### **Comfortable, stable temperatures**

Homes stay at a comfortable temperature throughout the year, creating a predictable and pleasant living environment in every season.

### **Cleaner, fresher air**

Fresh air circulates continuously, helping keep indoor spaces well-ventilated and comfortable.

### **Quiet, peaceful homes**

Well-designed walls and construction help keep outside noise to a minimum, making homes calm and relaxing.

### **A healthier place to live**

Consistent airflow and thoughtful design support a healthier indoor environment.

### **Built to last**

These homes are designed to the highest performing energy standard which will reduce ongoing maintenance helping the building last longer.



**The delivery of high-quality homes underpins the LDA's commitment to creating sustainable homes and thriving communities. Through innovation and strong partnerships, the LDA is creating homes that are energy-efficient, comfortable, and built for the future.**



## Ensuring Meaningful Change

This Vision for Clongriffin Central is a shared commitment to creating a place that supports everyday life, strengthens community connections and responds positively to local needs and aspirations. Phase 2 has been carefully shaped through consultation, collaboration and a clear focus on delivering practical improvements that will benefit both existing and future residents.

The LDA is working closely with Dublin City Council to progress these plans in a coordinated and responsible way. Through the delivery of high-quality homes, improved amenities, enhanced public spaces and better connectivity, Phase 2 aims to build on what already exists while bringing forward meaningful change that will support a stronger and more vibrant town centre.

Progress takes time, but this next step marks a clear move from vision to action. By advancing the Phase 2 planning application, we are reinforcing our commitment to delivering a more connected, inclusive and sustainable Clongriffin that people can enjoy, take pride in and call home for generations to come.



## Consultation

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.

## Get Involved

The LDA is now launching a public consultation phase as we bring the detailed designs to the public to discuss the process and give feedback on. We will be holding a number of drop-in clinics and meetings with individual groups.

Our website and communication channels remain open throughout the consultation period, and we encourage everyone to take part by viewing the proposals and providing feedback. **[clongriffincentral.ie](https://clongriffincentral.ie)**

## Contact us

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# Next Steps

The LDA is planning to lodge a planning application for Phase 2 of Clongriffin Central in late March.

Q1 2025	Q2 & Q3 2025	Q1 2026	Q2 2026	Q3 2026	Q1 2027
Start of Construction Phase 1	Clongriffin Central Public consultation	Phase 2 Planning application public consultation	Phase 2 Planning application lodgement	Phase 2 Design progression	End of Construction of Phase 1 with delivery of 400 homes, a Public Park, a creche and community facilities





