



Clongriffin Central

Consultation & Stakeholder
Engagement Report

MAY 2026

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LDA Consultation

In progressing its plans and proposals, the Land Development Agency (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 conditions.

Consultation process to date

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

The first steps in 2024 were to bring an amended planning application for Block 5 & 6 through a Large-Scale Residential Development (LRD) process with Dublin City



Council (DCC) in order to reignite development on this stalled project, and to move forward with construction commencement of Phase 1, which broke ground in February 2025. A Public Information process in June 2024 outlined an executive summary of the main aspects of this plan to inform members of the public and all interested stakeholders. The main changes made to this application were bringing the mix of housing to be provided into alignment with Dublin City Council's Development Plan policies, as well as allocating space for a further Community, Cultural and Arts provision in line with DCC's objectives.

An LRD Planning application was made in July 2024 with planning granted in late 2024. There were no third-party appeals, and the project then moved to the Tender stage by Autumn of 2024. This first phase began construction in early 2025, when Walls Construction Ltd commenced work on 408 new homes, a new creche, community facilities and a public park. This first phase is now approximately six months away from practical completion, reflecting the LDA's aim to expediate the delivery of new affordable housing in this area.

Following extensive work carried out with its design team, the LDA revised an overall development Framework in cooperation from DCC, so that an overarching vision for all of the LDA's lands would guide each subsequent planning application it developed. 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 Clongriffin Central Vision Document (the Vision) was developed by the LDA and Henry J Lyons (HJL), with engagement from DCC.

Following the successful approval of the principles of this Masterplan by DCC, the LDA was then in a position to launch a Vision

Document for Clongriffin Central alongside a full public consultation stage in June 2025.

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 and by regenerating brownfield lands which have lain unused for around

twenty years or so, since the previous landowner did not develop their original plans for the area. The LDA proposes unlocking this land for much needed new homes and services, which are located beside a key transport corridor to the city, with major transport links, and will integrate this into the fabric of the existing town and enhance the area's potential as a place to live, work, and play.

connectivity and creating a high-quality public realm. This Phase 2 planning application will greatly improve the northern side of Main Street and complete Market Street, filling in the undeveloped section of the Main Street and creating a new important focal point at the junction with Station Square, while also connecting at the northern end with the completion of Market Street which has already commenced as part of Phase 1.

helping to make this area a brighter, more welcoming and active focal point for the neighbourhood.

It will also reinvigorate and bring life to Station Square as the town centre, with a ground floor Restaurant or Gastro-pub envisaged to bring life to the area both during the day and also at night-time, enhancing safety on the main street and bringing activity to an unused corner of vacant land at a focal point for activity.

It will create new, attractive public spaces and a new corner building facing Station Square,

Six Guiding Objectives were key to this Vision:

High-quality homes



Improved connectivity



Integrated communities



Green spaces



Dynamic town centre



Sustainability and biodiversity



In February 2026, a public consultation phase was launched for Phase 2 of Clongriffin Central.

This Phase aligns with the overarching principles set out within the Vision Document previously released for Clongriffin Central and 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, crèches, commercial units, new parks, improved transport facilities and other public infrastructure.

Phase 2 of Clongriffin Central is guided by a set of integrated design principles focused on strengthening the town centre, enhancing



Proposed view of Station Square and Main Street

Timeline

Q1 2025

Start of construction Phase 1

Completed

Q2 & Q3 2025

Clongriffin Central public consultation

Completed

Q1 2026

Pre-planning application public consultation of Phase 2

Current

Q2 2026

Planning application lodgement of Phase 2

Upcoming

Q3 2026

Design progression of Phase 2

Upcoming

Q1 2027

End of construction of Phase 2 with delivery of 400 homes, a public park, a creche and community facilities

Upcoming

Key Statistics throughout all public consultation:

Stakeholder Meetings:

During planning stage, we have met on a quarterly basis with the Department of Education and Youth, the National Transport Authority (NTA), Córas Iompair Éireann (CIE), ESB and Uisce Éireann.

We have met with Dublin Fire Brigade and the Community safety Team of An Garda Síochána. We have also met with various departments of DCC on a monthly basis.

Website Visits:

5000+

Individuals spoken with:

150+

Emails received and responded to:

420

Submissions Received:

1

Communication Channels:

From the early stages of the project, a wide range of meetings took place with DCC officials, State Agencies, statutory bodies and relevant local stakeholders, as well as local community representatives to develop an understanding for the site and wider area. A design team, led by Henry J Lyons Architects, were appointed on the project.

The local Area Councillors, as well as the Dublin Bay North TD's have also contacted the LDA and meetings have been held with them to include them in the evolution of the project. A Briefing session was held with Local Area Councillors at key junctures and in advance of launching each phase of this Public Consultation.

A Consultation & Stakeholder Engagement Plan was developed in 2023 and preparations

for a full public launch and consultation were planned for 2024.

The Public Consultation and Stakeholder Engagement Report was completed and finalised in May 2026, following the second stage of the Public Consultation.

A dedicated website was created to share the proposals in a public forum: www.clongriffincentral.ie with communications channels as follows:

A dedicated Email address: community@clongriffincentral.ie

A Phone number to contact: **01-4102040**

And a Postal Address:
**The Land Development Agency Ashford House,
Tara St, Dublin 2, D02 VX67**

Summary of Key Feedback from Consultation to Date

Since commencing the consultation in Summer 2025, a wide range of issues and opportunities have been raised with the LDA for consideration. The publication of the Vision Document in June 2025 provided a clear vision and outline of initial proposals for people to respond to. There have been a wide range of topics commented on. In general, the majority of people have outlined support for the project in principle and many support the aims to deliver much needed housing in the area.

Alongside this, we also fully appreciate that many submissions expressed concerns or raised queries, pending the publication of

more detailed proposals and designs and further detail at this stage was requested to further aid with the understanding of the future proposals.

The LDA was keen to provide the community with further clarity and has responded to core issues raised. Our Design Team experts thoroughly studied the feedback received from the community, and this report outlines the significant changes that have been made in response to considering community and stakeholder input and balancing with our objectives to transform this site to deliver a sustainable new neighbourhood integrated into the local community.



Issues raised

Stakeholders who participated in the consultation raised a number of consistent themes. A emphasis was placed on the need for enhanced local amenities and supporting infrastructure, with many participants referencing longstanding concerns regarding the pace of delivery in the area. Some longer-term residents expressed a degree of scepticism regarding new proposals, informed

by perceptions that previous plans or identified local needs have not always progressed as anticipated. Feedback also reflected a desire for greater coordination among relevant public bodies, local authorities and development stakeholders to support the sustainable growth of the area and the timely provision of community infrastructure.

Formal Submission:

A formal submission based on a strategic development proposal for Clongriffin was received from Belmayne Community Centre. This proposal sets out a clear, deliverable and evidence-

based case for the development of a Belmayne-Clongriffin Family & Community Resource Centre as a core element of sustainable place-making in Dublin 13.

Consultation Feedback Summary

Infrastructure and services deficit

You said:

You shared that as Clongriffin continues to evolve; local services and amenities are an important priority for residents.

- There is strong interest in seeing more everyday amenities such as shops, supermarket, cafés, community spaces, sports, recreation and cultural facilities.
- Access to schools, healthcare services, childcare, youth facilities and supports for older persons was identified as a key concern, particularly in relation to existing capacity and future demand.
- Many residents would like facilities to be conveniently located within walking distance.
- There was support for community, cultural and arts spaces being delivered at each project phases.
- Residents highlighted the importance of coordinating new homes with supporting infrastructure and transport improvements.
- Residents also noted the importance of ensuring proposed commercial spaces are planned and activated to support long-term viability, including in the context of concerns regarding existing vacant units on Main Street.



We did:

In response to the priorities raised, Phase 2 of Clongriffin has been developed to strengthen the town centre and support a more active, service rich environment.

- Community and cultural amenities, gym, retail units, and food and beverage spaces are proposed to encourage activities throughout the day and evening.
- Phase 1 of Clongriffin includes a crèche, community spaces & Grant Park completing in 2027.
- The Community, Cultural and Arts (CCA) strategy is being progressed in consultation with Dublin City Council, with a focus on avoiding piecemeal provision or dispersed delivery across multiple phases, which could result in a fragmented approach and potentially undermine the long-term viability and activation of these spaces. Instead, a more cohesive and shared strategy is being prioritised to support an integrated approach to CCA provision and to respond effectively to demand at the neighbourhood scale.

The LDA is in ongoing consultation with Dublin City Council regarding a more consolidated approach in the next phase of the project.

- Retail and amenity uses are strategically distributed across

Station Square, Main Street and Market Street, consolidating activities around Station Square as the town centre focal point, while reactivating surrounding streets and integrating new development with the existing character of Clongriffin to create a balanced, walkable and cohesive neighbourhood.

As a result, Phase 2 has made allowance for a Café, some retail and also a Restaurant/ Gastropub at ground level, alongside a space for a Gym in the future.

- We continue to work closely with Dublin City Council to support a coordinated and integrated approach.
- The LDA commercial team will work closely with prospective end users and relevant stakeholders in relation to the proposed commercial spaces, with the aim of supporting appropriate activation, responding to local needs, and promoting the long-term viability and successful occupation of these uses. Phase 2 will provide a second Crèche, where early years childcare and after school services can be provided.
- As Phase 2 is well located, many people will live and be based within a ten to fifteen minute walks of local amenities.

Consultation Feedback Summary

Housing Mix

You said:

The engagement received highlighted the importance of creating a balanced and sustainable neighbourhood.

- A mix of housing tenures was seen as important to support a diverse community.
- There was interest in a range of home types, including houses with gardens alongside apartments.

- Many participants expressed a preference for additional 2- and 3-bedroom homes suitable for families.
- Building height and scale were identified as important and to be considered within the surrounding context.



We did:

Phase 2 has been shaped to provide high-quality, affordable and long-term homes that support a balanced and sustainable community.

- The majority of the homes will be delivered as cost rental or affordable for sale, providing secure, below-market accommodation managed by the LDA. This allows people to obtain a new home on a more cost effective basis. A proportion of the homes will also be for DCC Social Housing and this has been discussed with them in advance of planning lodgement.
- The residential mix has been carefully planned, offering a choice of studios, 1-bed, 2-bed, and 3-bed apartments to support various household needs and life stages. Some homes are situated at the ground floor of the building, giving them their own front door and a private terrace at street level. Each home has a private open space in the form of a balcony or a private terrace, and all homes have access to communal courtyard gardens as well.
- Future phases will integrate lower-rise houses and duplex-style units, ensuring a varied tenure and typologies. The homes are modelled to ensure the daylight and sunlight standards as set out by Dublin City Council, have been achieved. Care is taken to ensure the quality of the homes is high and they are well designed with ample storage provisions.
- The proposed building heights are aligned with the parameters set out in the Dublin City Council Local Area Plan, as this project is located within a Strategic Development Regeneration Area.
- Building heights will transition gradually across the site, with taller elements near the town centre and lower-rise buildings near existing homes, to create a balanced townscape.
- The buildings have been modelled to check their impact on the existing adjoining properties, and meet the required separation distances set out in DCC's Development Plan to ensure they are not negatively impacting the surrounding existing buildings.

Consultation Feedback Summary

Connectivity

You said:

In terms of the engagement we received, it was identified that connectivity was a key consideration for future development.

- The relationship between population growth and the timely delivery of transport infrastructure and services was highlighted as an important consideration.
- Concerns were raised regarding existing road congestion, public transport capacity and connectivity,

with support expressed for transport upgrades alongside development.

- Improved connections across the railway line for pedestrians, cyclists and vehicles, including connectivity between Clongriffin and Stapolin, were raised.
- Residents highlighted the importance of ongoing communication regarding the progress, timing and delivery of future connectivity improvements.



We did:

Connectivity has been a key consideration in the development of the Phase 2 proposals.

- Future phases of Clongriffin Central will support enhanced transport infrastructure, including provision for a future Bus Connects D3 bus route and new cycle lanes along Marrsfield Avenue, improving connections between Clongriffin Station and the wider area. Detailed engagement and coordination has taken place with the NTA to facilitate the route for the D3 route, as well as coordination on the provision of the existing bus infrastructure and strengthening the frequency and capacity of the services to the area.
- The overall approach prioritises walkability, cycling and public transport accessibility, with strong pedestrian and cycle connections linking Father Collins Park directly to

Clongriffin Station, while maintaining appropriate vehicular connectivity. The objectives within DCC's Development plan are to encourage use of public transport, cycling, and reduce car parking provisions to encourage future residents to use more sustainable forms of transport. This will mean that future developments do not add even more car traffic and congestion to existing local roads.

- The connectivity strategy reflects a shared vision developed in collaboration with key stakeholders, including the National Transport Authority (NTA), C oras Iompair  ireann (CIE), Fingal County Council (FCC) and Dublin City Council (DCC), with a particular focus on strengthening and improving connections between Clongriffin Central and Stapolin Square.

Consultation Feedback Summary

Green Space and sustainability

You said:

The feedback received emphasised the value of high-quality open space and environmental consideration.

- Protecting and integrating existing trees and biodiversity was seen as important.
- Participants expressed interest in new green areas, recreational routes and outdoor facilities.

- Sports and play facilities were identified as supporting health and wellbeing.
- Long-term stewardship and maintenance of open spaces were noted as important considerations.



We did:

Phase 2 places a strong emphasis on delivering high-quality green space alongside a low impact and climate-responsive design approach.

- The landscape strategy integrates native, climate-resilient planting and green corridors to protect ecological health and support wildlife movement across the site.
- New public space is provided, including a green travel corridor on Market Street which strengthens recreational links to Beltree, Father Collins, and Grant Parks.
- Health and wellbeing are supported through the provision of inclusive playgrounds, shaded seating, and

social nodes within both Station Square and landscaped podium-level courtyards.

- Environmental resilience is prioritised through Sustainable Drainage Systems (SuDS), including green roofs and rain gardens, ensuring the long-term management of surface water.
- The landscape design places a focus on increasing and enhancing the biodiversity of the site and will add additional tree planting and green spaces at street level, as well as a high quality design for the communal open spaces which will be accessible to future residents of the buildings.



Consultation Feedback Summary

Community safety

You said:

The feedback received spoke about the importance of fostering a strong sense of community.

- Facilities and spaces that encourage positive activity and interaction were highlighted.

- Youth amenities and inclusive spaces were seen as contributing to wellbeing.
- Many participants expressed a desire to see Clongriffin continue to grow as a cohesive and welcoming neighbourhood.

We did:

Phase 2 is designed to support community interaction and positive activity.

- Active frontages, well-overlooked streets and welcoming shared spaces have been integrated to promote natural surveillance and everyday interaction.
- Opportunities for youth-focused and community-oriented uses are included within the Community Culture and Arts spaces.
- Focus on the delivery of high-quality public realm, with an overall layout that supports walkability, interaction and neighbourhood identity

Transparency and phasing

You said:

The feedback received by the LDA highlighted the importance of clarity and engagement as the project progresses.

- Clear communication around phasing and delivery was requested.
- Participants expressed interest in

understanding how consultation feedback inform evolving plans.

- Estate management and long-term governance were raised as topics residents would like more information on.

We did:

We aim to provide clarity and engage constructively with the local community throughout the development process.

- The Vision for Clongriffin Central sets out a phased delivery framework, outlining the sequencing of key development components over time.
- This pre-planning consultation for Phase 2 aims to demonstrate how feedback received during the Vision consultation has been considered and has informed the evolving proposals.
- Summary materials will be published to outline the feedback received and summarise how it has been reflected in the design
- The longer term management of the buildings and the surrounding public realm areas will be become the responsibility of the Estate Management Company who the LDA will engage to manage the blocks on their behalf. They will work with existing local residents to encourage good integration and encourage interaction in order to foster greater community collaboration.

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.

Next Steps

Q2 2026

Planning application lodgement of Phase 2.

Q3 2026

Design progression of Phase 2 & Progression of planning application for further phases.

Q4 2026

First handovers in Phase 1, with the completion of 400 new homes and a new Creche, plus the public park.

Q4 2026

Following the planning determination, the Construction of phase 2 will begin with a Main Contractor.

Q4 2028

End of construction of Phase 2 with delivery of 707 homes, a creche and retail, as well as new community facilities.



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