

# Housing Land Initiative

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Tionscadal Éireann  
Project Ireland  
**2040**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# HLI Programme

Housing Lands Initiative (O'Devaney Gardens & Oscar Traynor Road)

## Development Summary

<b>1900</b>	<b>Total residential units</b>
616	Social housing
340	Cost Rental
420	Affordable Purchase
524	Private

# HLI Programme – Oscar Traynor Road

## Status Update

### Construction Stage:

- Enabling works commenced 20<sup>th</sup> Nov.
- Pre-commencement conditions fulfilled
- Main contract works commencing End May 2024

### Tenures:

- Social (40%) 343 units
- Affordable Purchase (20%) 170 units
- Cost Rental (40%) 340 units

### Cultural & Community Provision

- 5% Community & Cultural confirmed (Dev. Plan)
- 1680 Sq.M.
- Including:
  - Retail/Café 269 Sq.M.
  - Community 1411 Sq.M.

### Consultation

- Ongoing through Consultative Forum
- 21<sup>st</sup> May Construction Stage meetings commence
- Administration of Community Gain fund, etc.

### Land swop

- Dept. of Ed. & Sc. to advance



**Status:** Construction Dec. 2023 – Q1 2027

### Delivery:

Phase 1: March 2025	378 units
Phase 2: Sept. 2026	162 units
Phase 3: Dec. 2026	158 units
Phase 4: March 2027	155 units

# HLI Programme – O’Devaney Gardens

## Status Update

### Construction Stage:

- Enabling works complete
- Main contract works commenced
- Phase delivery to 2027

### Tenures:

- Social (30%) 280 units
- Affordable Purchase (20%) 233 units
- Cost Rental 264 units
- Private 267 units

### Amenity Provision

- Creche
- Community Centre
- Retail
- Parks (Northern Park, Central Park, MUGA)
- Former Isolation Hospital

### Consultation

- Ongoing monthly Consultative Forum meetings



**Status:** Construction Nov. 23 – Q3 2027

### Delivery:

Phase 1: November 2026 379 units  
Phase 2: February 2027 369 units  
Phase 3: June 2027 299 units

# Land Development Agency

Laura O’Gorman  
LDA Project Manager



Tionscatal Éireann  
Project Ireland  
**2040**



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Dublin City Council

# Land Development Agency

LDA led Programme

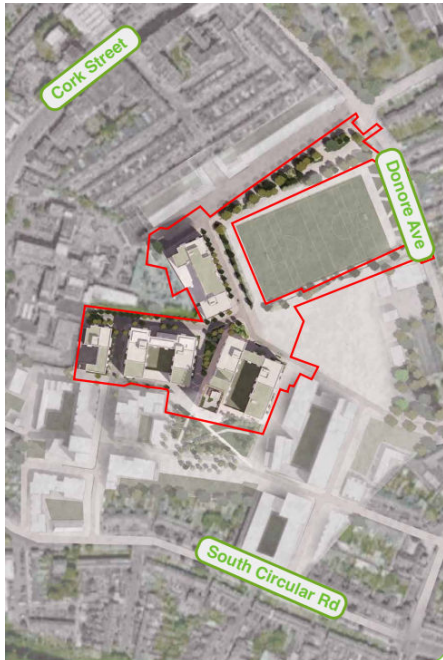
## Development Summary 2023-2029

<b>2173</b>	<b>Total residential units</b>
<b>526</b>	Social housing
<b>1479</b>	Cost Rental
<b>168</b>	Affordable Purchase

1. Donore Project
2. Cromcastle Underpass
3. Cherry Orchard Point
4. Bluebell Lands



# LDA Programme Donore Project



## Development Summary

543- total residential units

154 (28%)- social housing

389 (72%)- cost rental

**Site Area:** 3.26 Hectares

**Density:** 265 Units per Hectare

**Height:** Typical 7 storeys, max 15 storeys

**Status:** Pt 10 Planning Granted.

### Next Milestone:

Contractor Procurement (2023 – Q4 2024)

Procurement strategy – ECI (3-stage)

Stage 3 format to be submitted late April

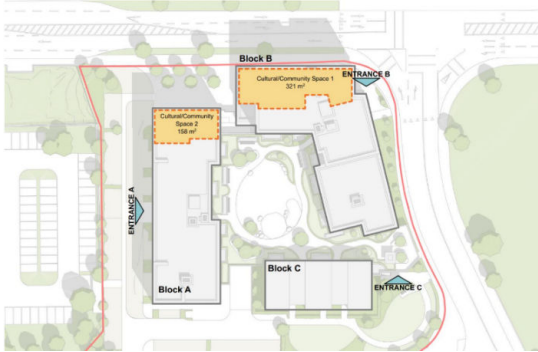
**Estimated Delivery:** Construction Q4 2024-Q4 2027

### Public Consultation:

Donore Project Consultative Forum meetings  
bimonthly

Ongoing meetings with Sporting Liberties

# LDA Programme Cromcastle Underpass Project



## Development Summary

146- total residential units

13 (9%)- social housing

133 (91%)- cost rental

**Density:** 201 Units per Hectare

**5% Cultural & Community:** 479 sqm internal space. 440sqm Public Plaza

**Mobility:** 103 parking spaces, 319 bicycle spaces

**PSC:** Stage 3 application- End of April 2024

**Planning Route:** S179a –notified in Nov 23  
(Public notices in place and JR period expired on 24<sup>th</sup> Jan)

**Next Milestone:** Tender (June 24)

**Phasing:** one phase, construction comm. Q4 2024

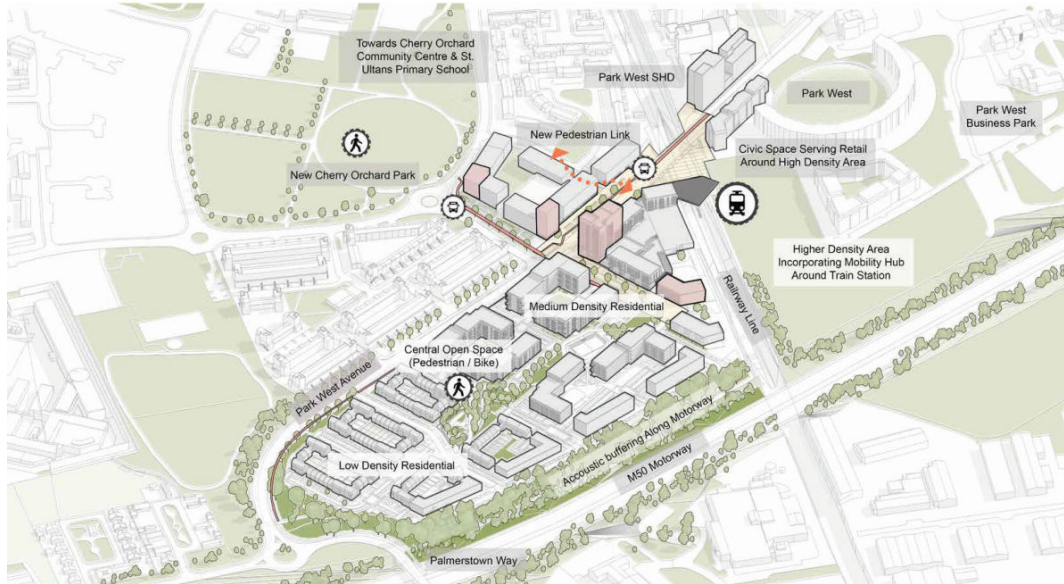
**Estimated Delivery:** Q4 2027

**Public Consultation:** Two stages completed.





# LDA Programme Cherry Orchard Point



## Development Summary

1072- total residential units

219 (20%)- social housing

685 (64%)- cost rental

168 (16%)- affordable purchase

**Nett Developable Site Area:** 12.1 Hectares

**Density:** 90.5 Units per Hectare

**Planning Route:** Part 10 to ABP

**Status:** Public Consultation 16<sup>th</sup> Nov. Planning Submission lodged on 1<sup>st</sup> December 2024  
Stage 1 Approval received from the DHLGH on 29.11.23. Preliminary Stage 2 information was lodged in Sept 2023. Currently working through the Stage 2 RFI schedule

**PSC:** Stage 2 submission

**Phasing:** Delivered over 4 Phases

**Next Milestone:** Phase 1 Planning Decision June 2024 (709 units). Phase 2 planning lodgment July 2024 (168 affordable purchase homes)

**Estimated Delivery:** 2029



## LDA Programme Bluebell Lands



### Development Summary

410- total residential dwellings

140 (34%)- social housing

270 (66%)- affordable rental

**Nett Developable Site Area:** 2.63 Hectares

**Density:** 156 Units per Hectare

**Status:** Stage 1 Approved by DHLGH for 140 social homes.

**Phasing:** Delivered over 2 Phases

Phase 1: 241 dwellings, Phase 2: 169 dwellings

**Next Milestone:** HJL appointed. Stage 1a design report completed and reviewed.

**Estimated Delivery:** Stage 2 end of June 2024. Part 8 Planning lodgment Sept. 2024. Completion 2029

**Public Consultation:** Ongoing with the Bluebell Community Council. Ongoing Meetings. Consultation with Primary School & parish re boundary