

# Dublin City Council Strategic Policy Committee

## *Introduction to the Land Development Agency*

29<sup>th</sup> July 2020

Phelim O'Neill  
Head Of Property





- **Financial**: The Government has allocated €1.25bn to permanently capitalise the LDA and to provide a counter cyclical balance to the property market



- **Affordable Homes**: Deliver affordable housing incl. new tenure options: **Cost Rental & Affordable Sale**



- **Regeneration**: Compact urban growth delivering denser city cores through **urban and brownfield regeneration**
  - Improving sustainability and biodiversity through design and development
  - Unlocking development through delivery of infrastructure
  - Improving amenity and public realm
  - Improving community through engagement, consultation and ensuring associated services

*“The LDA will act as a key new Government instrument and in line with its mandate, the Agency will act as a national centre of expertise working with and supporting local authorities, public bodies and other interests to harness public lands as catalysts to stimulate regeneration and wider investment and to achieve compact sustainable growth, with a particular emphasis on complex regeneration projects and the provision of affordable housing.”*

# Current LDA position and progress



- LDA established in September 2018 by Statutory Instrument
- General Scheme of the Land Development Agency Bill published
- Pre-legislative scrutiny by joint Oireachtas Committee complete
- Legislation enactment likely in Autumn

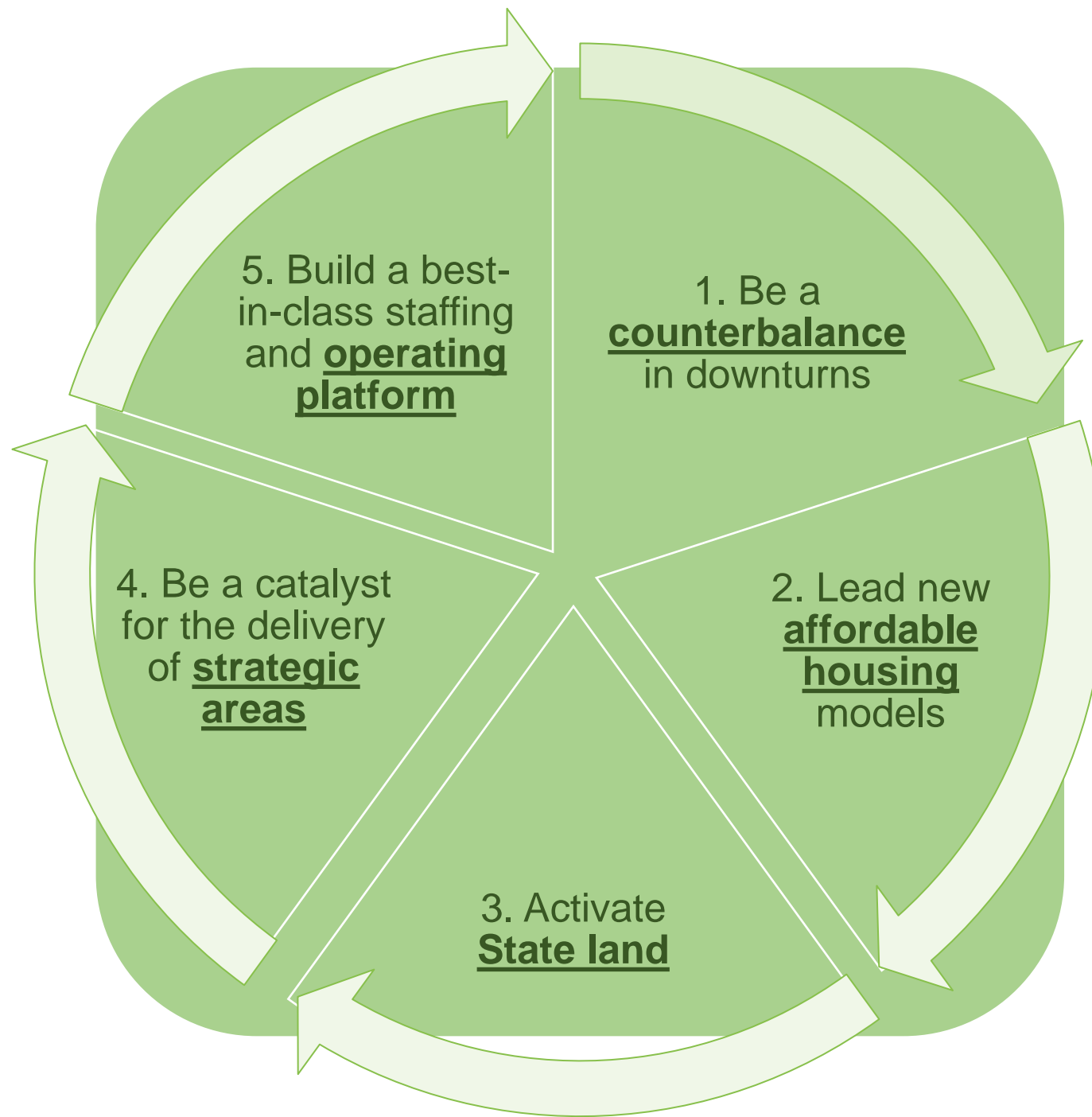


- Independent Board of Directors
- LDA fully operational – growing staff of c. 50 by end 2020



- Portfolio of 4,000+ units growing to c.10,000 in 2020/21
- Active on over 10 sites
- Numerous planning applications being progressed through established frameworks
- Largest Irish cost rental scheme granted in partnership with DLR County Council

# LDA Mandate



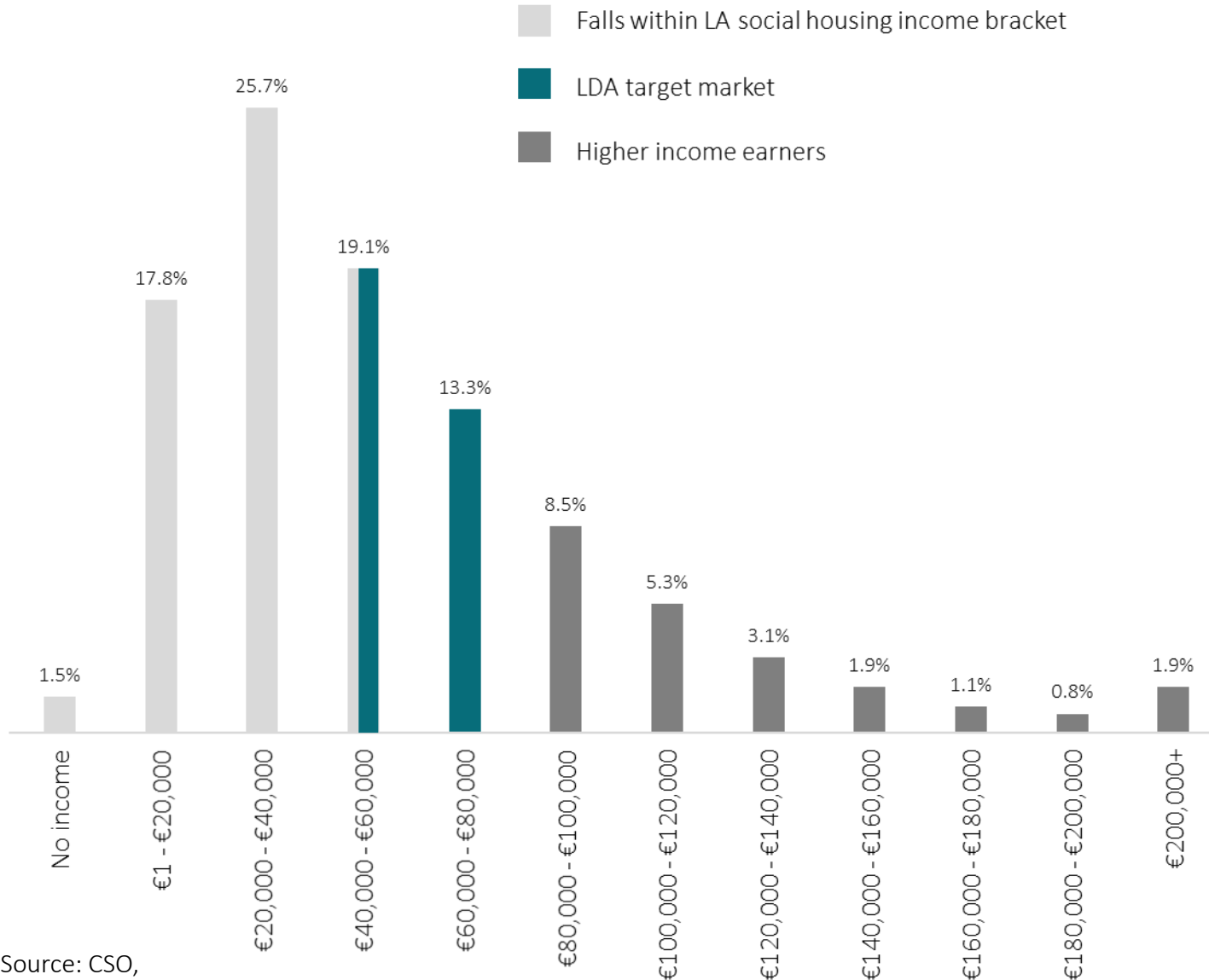
# LDA: Counterbalance in Downturn

- Perform countercyclical activities in a strategic way, with a focus on long-term affordability
- Promote and engage in housing construction through funding and partnership arrangements with landowners (e.g. local authorities) by taking a longer-term view.
- Engage in development activities during a downturn to ensure continuous supply of affordable homes
- Engage in strategic land acquisition to deliver at scale as required
- Engender value through effective contractor procurement

# Lead new affordable housing models

## Affordable Housing Demand

Household Income (Gross)



Source: CSO,  
Census 2016

- LDA target targeting **“mid-market & more affordable, key worker accommodation”**
- For those who don't qualify for social housing assistance, but struggle to pay private rents
- Part V will still apply to developments

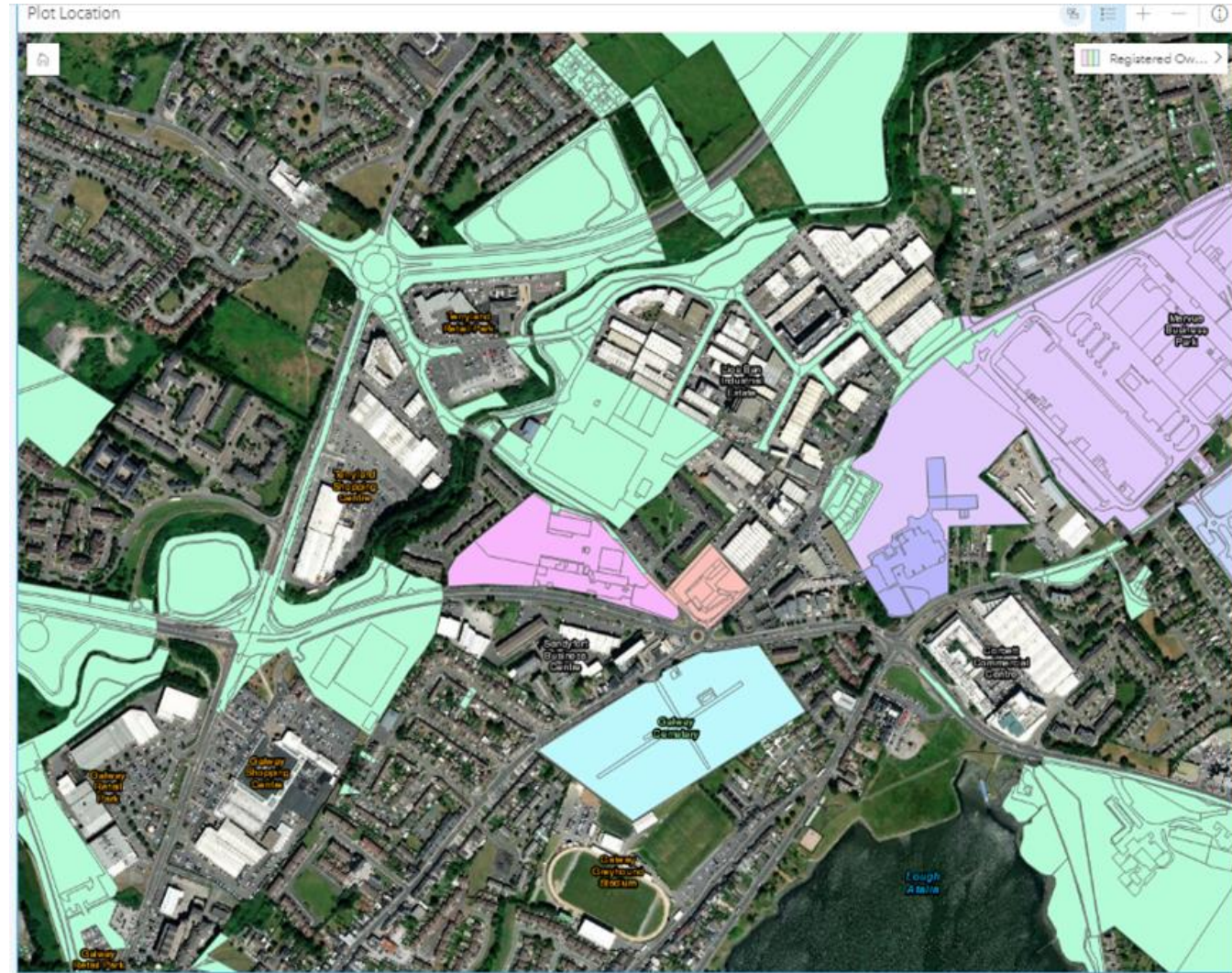


# State Lands Database

# An interactive ‘WebMap’ of all State-owned lands

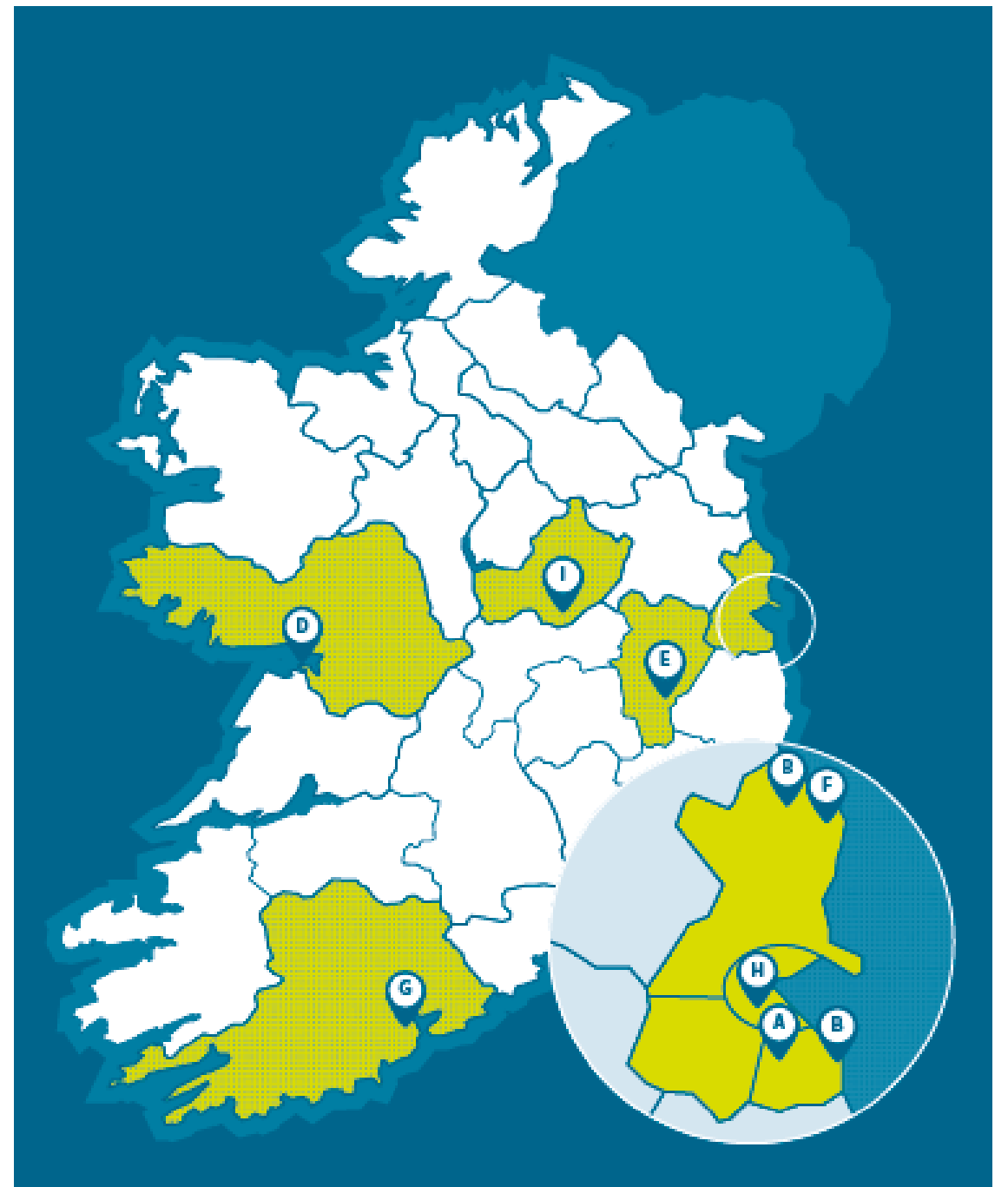
- **Benefits:**

- Assist in greater strategic planning and urban regeneration
- Aid strategic decisions in planning, land management and infrastructure provision
- Greater communication between state bodies to allow for larger strategic developments
- Galway / Limerick / Waterford prototypes complete



# LDA Active Sites

<b>A</b>	Central Mental Hospital site, Dundrum	<b>1,200</b>
<b>B</b>	Hampton, Balbriggan	<b>800-1,000</b>
<b>C</b>	Shanganagh, Dún Laoghaire	<b>600</b>
<b>D</b>	Dyke Road, Galway	<b>250</b>
<b>E</b>	Devoy Barracks, Naas	<b>250</b>
<b>F</b>	Hacketstown, Skerries	<b>250</b>
<b>G</b>	St. Kevin's Hospital, Cork	<b>150-200</b>
<b>H</b>	Former Meath Hospital, Dublin City Centre	<b>100</b>
<b>I</b>	Columb Barracks, Mullingar	<b>100</b>





# Shanganagh, Shankill

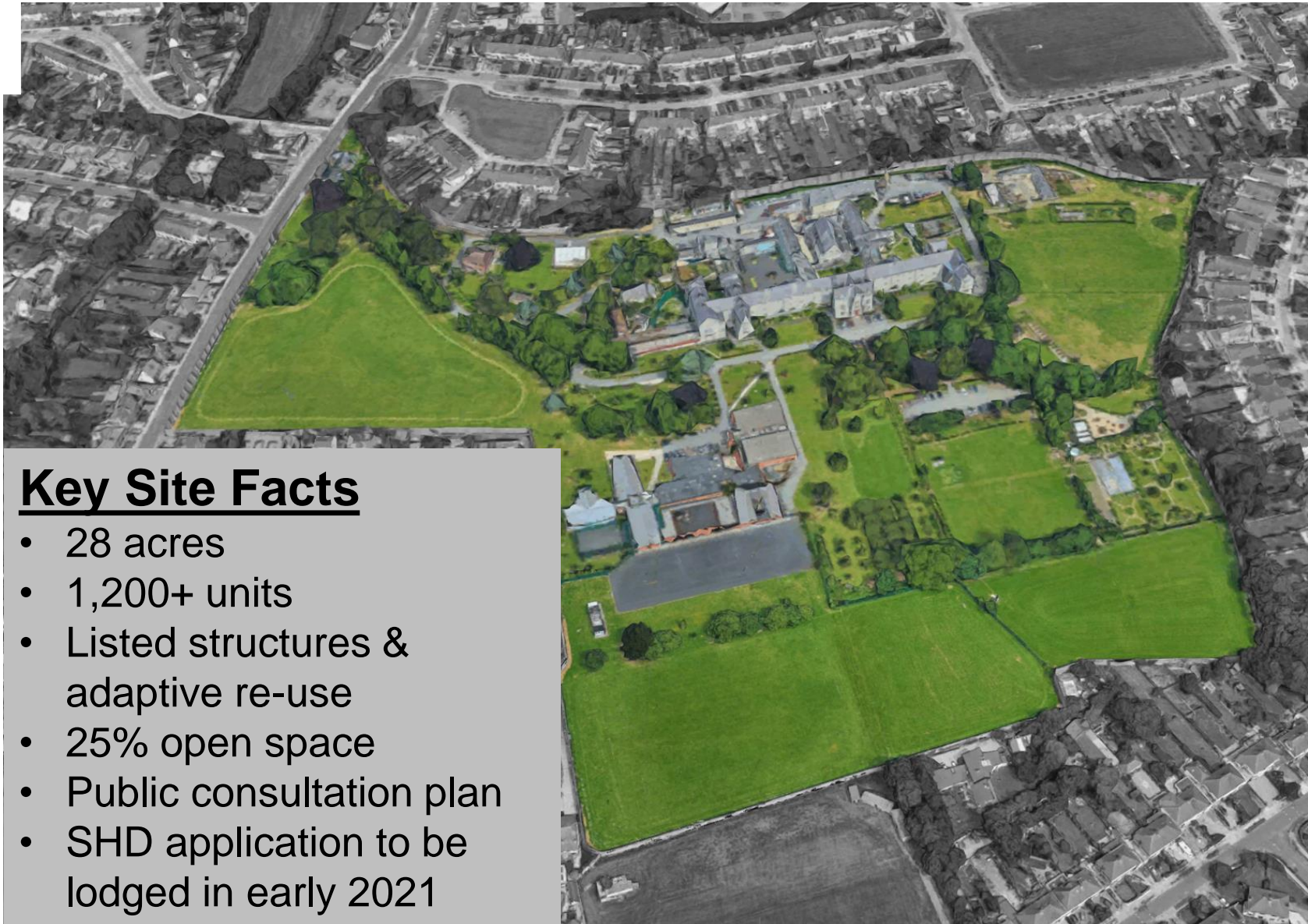
## Key Site Facts

- In partnership with DLRCC
- Planning Permission secured for 597 homes
- Passive House standard
- 100% Social & Affordable
- Detailed design and procurement plan underway
- Construction planned to commence in early 2021





# CMH, Dundrum



## Key Site Facts

- 28 acres
- 1,200+ units
- Listed structures & adaptive re-use
- 25% open space
- Public consultation plan
- SHD application to be lodged in early 2021





# Stakeholder Engagement



## Consultation and Engagement Road Map

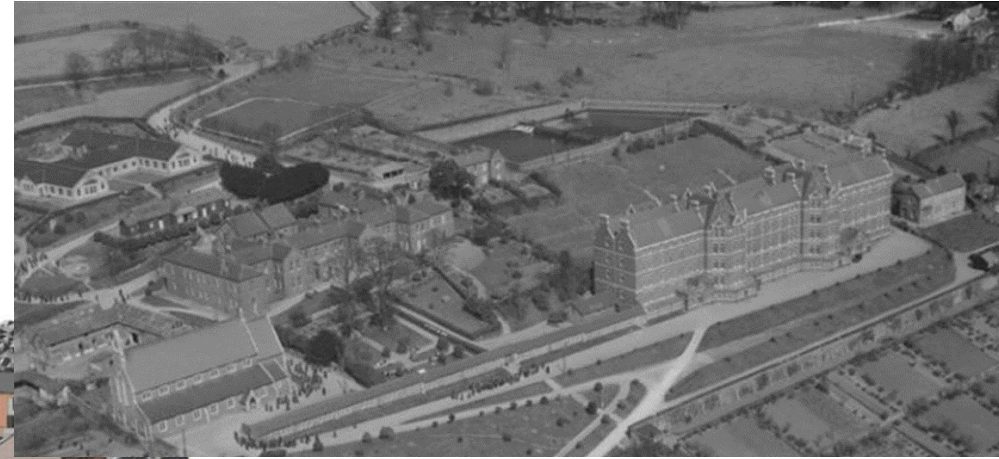
### Process

Community and stakeholder engagement is a key process within this important project – it will guide and inform our understanding of the local opportunities, challenges and the way in which the Dundrum Central project can enhance and support the area and the community. The engagement process will involve 5 key stages within this indicative timescale as follows:





# St Kevin's, Cork



## Key Site Facts

- 274 homes
- Apartments and houses
- Adaptive re-use of listed structures
- Cork's first 'cost rental' homes
- SHD pre-app lodged in June 2020





# Strategic Areas - Design Review, Galway



## A Vision for a new Neighbourhood Sandy Road, Galway

RIAI Design Review for Sandy Road Galway Executive Summary



## 5. Common Themes



**Sustainability** and climate change action are common themes for all proposals.



Creating a **new urban quarter** based on a close study of the context of the site within easy reach of Galway city-centre and major employment locations. Working with existing communities and the current users of the site is key.



Establishing an attractive living space including vibrant and **pedestrian-friendly streets**, with as many own-door entrances as possible.



Taking full advantage of the **proximity to Terryland Forest Park** and the potential to create high quality public and communal open spaces within the layout.



Developing new **pedestrian and cycle routes** to the city centre via the Forest Park and / or Lough Atalia.



Minimising the need for on-site car parking by facilitating **greater use of public transport** (especially the proposed Bus Connects scheme) and car-pooling.



Adapting some of the existing depot buildings for **workspace or commercial use** to provide a central focus for the new quarter.



**Re-imagining** the role of Sean Mulvoy Road within the wider area.

## 6. Next Steps & Public Consultation

This report is available online at the Galway City Council, LDA and RIAI websites. As part of a public consultation process, feedback on the ideas contained is welcome and should be sent to [insert feedback email address].



Comhairle Cathrach na Gaillimhe  
Galway City Council



Ghléinnhairsacht Forbartha Tíola  
Land Development Agency

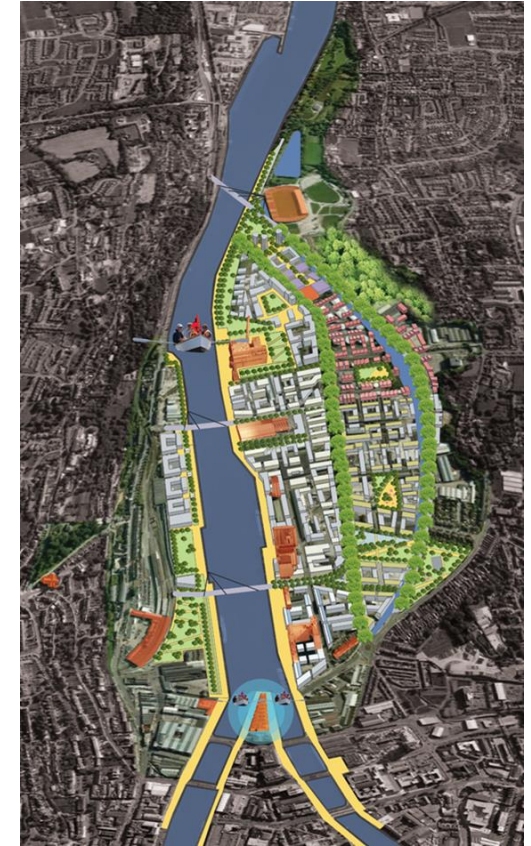
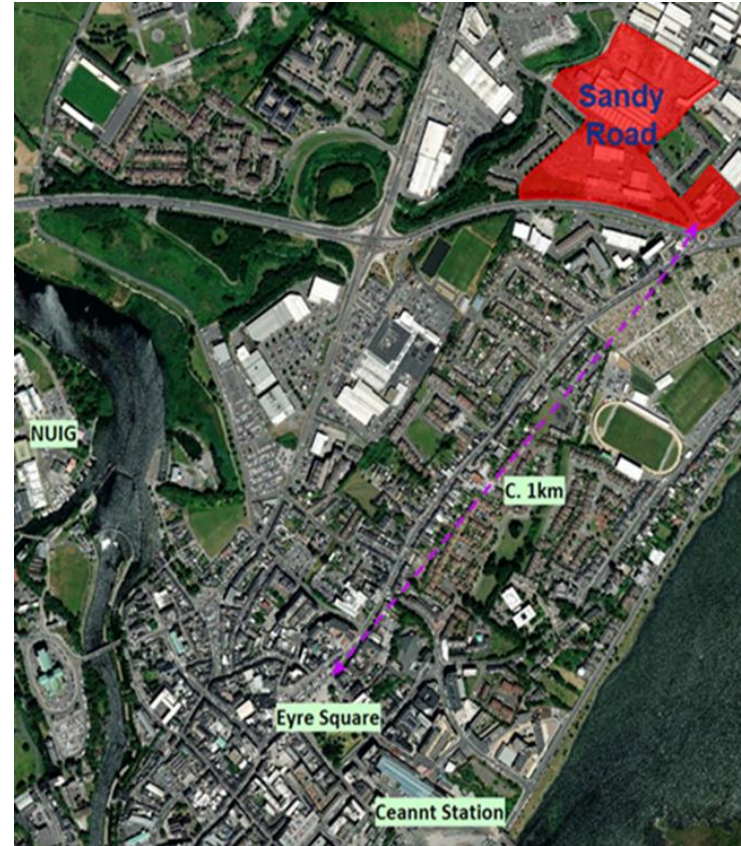




# Local Authority Partnerships

## 4,000+ residential units

- Shanganagh, DLR
  - Planning granted for 597 units
- Cork Docklands
  - LDA working with CCC to bring forward the Docklands
- Sandy Road, GCCC
  - Design review
- Colbert Station, LCCC
  - Design review followed by development framework plan
- St Teresa's Garden, DCC
  - Exploring delivery options





# St Teresa's Garden





# St Teresa's Garden – Proposal

- DCC & LDA agree Governance structure and legal agreement for the project
- LDA to engage a Design Team immediately to progress the scheme, with lodgement in early 2021
- DCC & LDA develop a comprehensive public consultation plan
- Significant stakeholder engagement opportunities throughout the process
- LDA would deliver the social and affordable cost rental units together, ensuring swift delivery



# Potential Benefits to LDA involvement for DCC

- State company with a mandate to deliver affordable homes
- Funded to deliver affordable cost rental product at scale
- Early delivery of scheme design, procurement and delivery
- Experienced team of development professionals to deliver large scale projects
- Mitigates Covid-19 related funding risks
- DCC is the 'Client' with key roles for the Elected Members and public stakeholders

# Thank you for your attention

