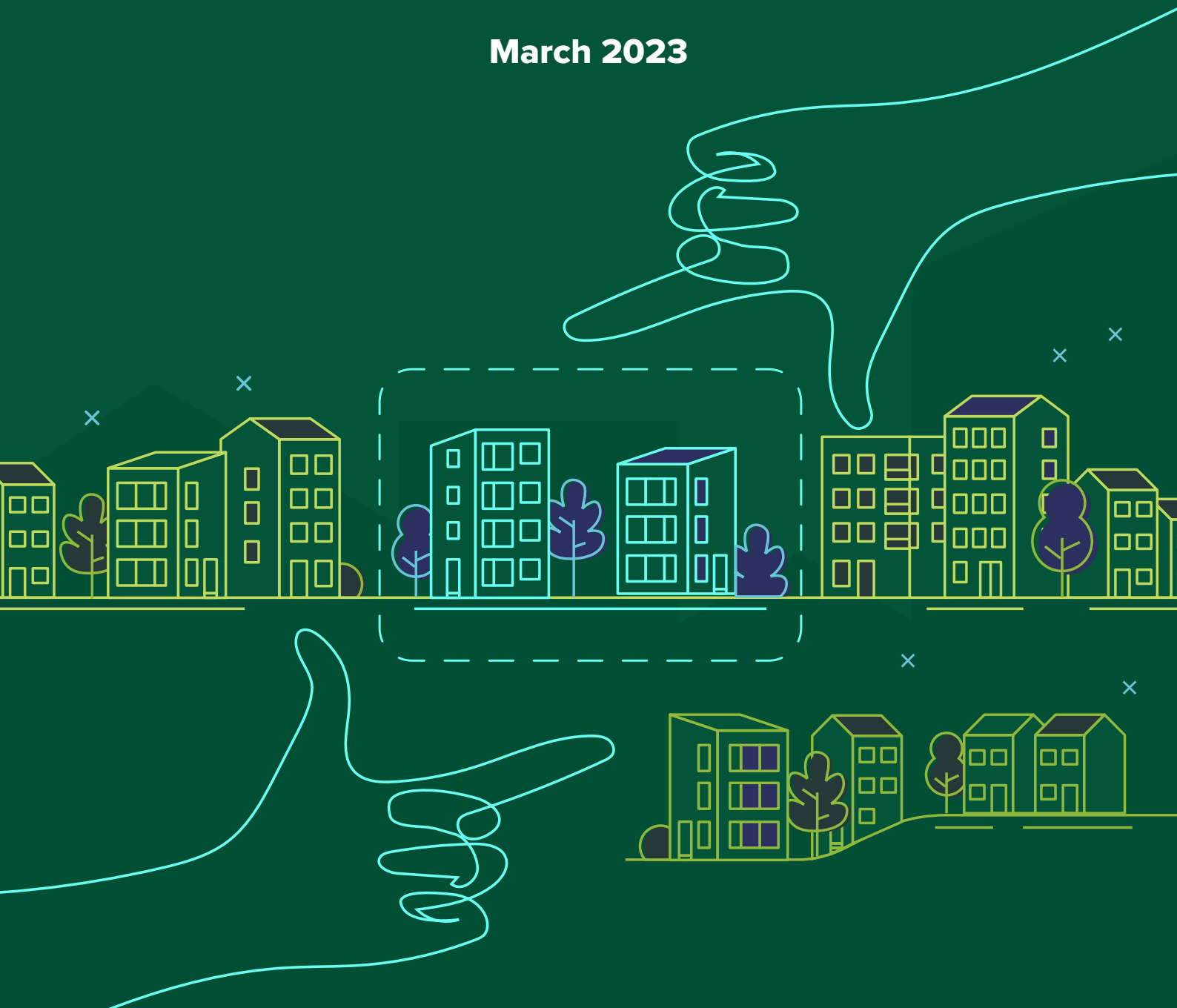


Section 52 LDA Act 2021

Report on Relevant Public Land 2023

Report No. 1

March 2023



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FOREWORD BY CHAIR & CHIEF EXECUTIVE

The Land Development Agency (LDA) is pleased to publish the first ever report on state-owned land in Ireland, formally titled in the LDA Act as the Report on Relevant Public Land. The assembly of the underlying database has been a mammoth task. In preparation for over two years, the “Register of Relevant Public Land” database, has information from over 180,000 separate folios.

This initial report covers the five cities and five regional centres, assessing approximately 75% of the public land database assembled. The LDA’s next report, to be published in 2024, will include consideration of the remaining census towns (population higher than 10,000), covering the 25% of remaining relevant public land.

The publication of this report is an important milestone for the LDA, whose Board adopted as its vision: *the provision of affordable housing to meet the nation’s needs, delivering a social return from the development and renewal of communities, and a stable, national capacity to support sustainable, inclusive, and vibrant communities.*

This report identifies relevant public land in key urban areas. These parcels of land have the potential to be unlocked and repurposed to deliver new affordable and social homes over the medium to long term. Much of the land identified is currently being used for public services. Parts of or all of the public land identified have potential to be better used in the public interest. The unlocking of this land for housing may involve moving infrastructure that is not easily or cheaply relocated. However, it is only through open and transparent debate about the land

identified that its most advantageous future use for society can be agreed. The Board of the LDA believes that the analysis in this and subsequent reports will greatly assist the Government and its state agencies in locating public facilities and affordable housing in the optimum locations.

This report cannot mandate the transfer or repurposing of the land identified. This is a policy matter for Government. The LDA will work with other state agencies to try and find common ground for the release of land for housing purposes. However, this report provides a ‘first step’ in identifying, in a coherent and comprehensive way, state land that could feasibly be repurposed for housing.

There are numerous examples of countries successfully repurposing land owned by their governments and agencies to create new communities and affordable housing. Germany, Austria, Sweden, Denmark and the Netherlands, in particular, have been successful in planning and developing new urban neighbourhoods using state-owned land that was previously in legacy or inefficient use. It was these exemplars that provided the inspiration to create the Land Development Agency, whose core mandate is to activate state land for affordable housing. This and future reports will be a key tool in providing the Government with basic information to make informed decisions on the future use of land that it owns.

This report identifies land which we consider has development potential in the order of 9,760 homes in the next 5 to 10 years, subject to land being made available, due diligence and the planning process. Additional longer-



term land is identified that could yield another 57,150 homes, giving a total potential of 66,910 homes from the land included in this report.

Our aim is to assist the Government to designate public land to build a pipeline of affordable and social housing. Our goal is to build compact and climate-resilient developments to meet the needs of our growing population and enhance the wellbeing and prosperity of our communities, towns and cities into the future.

Since this is the first report of its kind in Ireland, and given the intrinsic complexity in compiling the underlying information, which is not always readily available, the LDA acknowledges that this report will require additions, refinements and updating as land is registered or other updates are available. The LDA will be reporting to Government on public land at least every two years. The LDA encourages all stakeholders to treat this report as the first report in an ongoing process of continuous review as per the

requirement of the legislation. We welcome engagement regarding this report. The LDA team can be contacted on publicland@lda.ie.

It is hoped that this report will present the Government, local authorities, state agencies and other stakeholders with the starting point for a debate on land use that will lead to the identification of locations where new affordable and social homes can be built for the benefit of our society.

John Coleman - Chief Executive

Cormac O'Rourke - Chair



GLOSSARY

Term	Definition
Brownfield land	Previously developed land that is currently not in use or is underused.
Census town	The area of a town (including all the environs of the town for the purpose of the census of population concerned) the population of which, when rounded to the nearest 500 as shown in the latest census report of the Central Statistics Office, is equal to or greater than 10,000 persons ¹ . The latest published information at settlement level is from the 2016 census.
Class 1 Land	Class 1 – considered to be land with least constraints within census towns that is regarded as being substantially ready for near to medium term residential delivery. It is generally brownfield land located inside the development boundary of existing towns and cities. Further details in Section 3.1.
Class 2 Land	Class 2 – medium to long term land within census towns that is regarded as being appropriate for residential led development, subject to overcoming some limited constraints. Further details in Section 3.1.
Class 3 Land	Class 3 – generally large, complex long-term land within census towns that is regarded as having potential for residential led development and urban regeneration, but due to several existing constraints require a number of supports in order to unlock their potential. Further details in Section 3.1.
DAC	Designated Activity Company.
Design Review	A high-level vision generating study usually undertaken on larger and more complex areas.
Folio	Individual registered property. A land holding may be made up of a combined series of individual folios.
Geographical Information System	A computer system that analyses and displays geographically referenced information.
High Level Land Assessment	Process of analysing and assessing land for this report aiming to provide high level indicative housing yields and costing to unlocking and delivering the land.
Housing For All	'Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030, published in September 2021.
Local Authority	(i) a county council, (ii) a city council, (iii) a city and county council.

¹ Land Development Agency Act 2021

Term	Definition
Project Tosaigh	The LDA's near-term delivery pipeline to unlock land with full planning permission that is not being developed by private sector owners due to financing and other constraints and use it to accelerate the supply of affordable housing.
Register of Relevant Public Land	The Register of Relevant Public Land. This can be found at https://lda.ie/register-of-relevant-lands/ .
Relevant Public Body	(a) a local authority; (b) a Schedule 1 Public Body, or (c) a Schedule 2 Public Body.
Relevant Public Land	All land within a census town owned by a relevant public body.
Schedule 1 Public Body	(b) a person or body specified in Schedule 1 of the Land Development Agency Act 2021 (and set out in Appendix 7.1).
Schedule 2 Public Body	(c) a person or body specified in Schedule 2 of the Land Development Agency Act 2021 (and set out in Appendix 7.1).
Schedule 3	Relevant Public Land referred to in section 56(1)(c) of the Land Development Agency Act 2021 (and set out in Appendix 7.1)
Sift 1	A GIS-led review of land to allow certain areas that were not suitable for the provision of housing be ruled out, such as public roads or land outside census towns. Further details in Section 3.1.
Sift 2	A GIS-led examination of land, assessed against a range of criteria including planning, environmental, infrastructural and feasibility criteria. The full list of criteria used at this stage is summarised in Table 3.1.
Strategic Areas	Areas with significant potential for regeneration or transformational change and will optimise underutilised relevant public land to deliver housing and a range of other supporting and complementary uses including education, community, open space and employment.
Strategic Environmental Assessment	A systematic process for evaluating the environmental implications of a proposed policy, plan or programme.
Strategic Land Assembly	Strategic land assembly, which involves consolidating and advancing plans for larger, longer-term and more complex strategic parcels of land owned by the State.

EXECUTIVE SUMMARY

The LDA has two broad strategic aims, comprising the near-term delivery of homes and strategic land assembly. Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage. The LDA's near-term delivery pipeline is bolstered by a programme, known as Project Tosaigh, that will deliver a further 5,000 affordable homes.

This Report on Relevant Public Land ("this report") is a statutory report required by Section 52 of the Land Development Agency Act 2021 ("the Act"). Under the Act, the LDA is obliged to provide the Government with a report on "relevant public land", which comprises land owned by "relevant public bodies"¹. This report is a key tool in delivering on the aim of strategically assembling state land for future delivery

In essence, relevant public land is land owned by state bodies in settlements with a population of greater than 10,000 persons at the last census, when rounded to the nearest 500. There are currently some 48 settlements meeting this size criterion, ranging from Gorey, Co. Wexford (population 9,822) to Dublin City and suburbs (population 1,173,179).

This report will comprise multiple phases, of which this is the first. The LDA will provide further reports on public land to Government at least every two years. To ensure a priority focus on areas of greatest need and projected future growth, this first report is focused on the five cities (Dublin, Cork, Limerick, Galway and Waterford) and the

five regional centres (Drogheda, Dundalk, Athlone, Letterkenny and Sligo). In total, these cities and growth areas account for approximately 75% of the relevant public land identified nationally. This is consistent with the National Planning Framework objectives to achieve compact and sustainable growth and balanced regional development.

The remaining settlements with a population of over 10,000 will be considered as part of the LDA's next report to Government, to be published in 2024. This will include consideration of all the 25% remaining relevant public land.

It is requirement of the Act² that the LDA establishes and maintains a Register of Relevant Public Land ("the register"). This report builds on the register, created by the LDA following extensive information-gathering and compilation. The register, a web map showing all relevant public land, is publicly available at www.lda.ie/register-of-relevant-lands/.

The register, the starting point for this report, seeks to identify the extent of public land and provides a description and location on a map. It also shows whether the land will be subject to affordable housing requirements in relation to the development of dwellings on relevant public land (Part (9) Section 75 (1) of the Act), or has been exempted from these provisions. The register is presented in graphical format, using Geographic Information Systems. This approach supports land management and understanding the extent and locations of relevant public land.

1 As defined in section 5 of the Act and summarised in the Glossary.
2 Section 50 of the Act



This report uses the register to identify and assess public land that could potentially be used to develop housing and deliver compact urban development and regeneration. The methodology for identifying land involves a number of steps. It filters out public land that is unlikely to be suitable for housing, and assesses planning, environmental and other land characteristics to determine suitability for housing delivery.

The methodology used to compile this report is based on a filtering and classification system. Classes 1 to 3 indicate which parcels of land, in the LDA's assessment, will deliver housing most quickly; Class 1 is the most likely to do so. The level of existing constraints on the land largely determines its classification.

This report identifies 83 parcels of public land across the 10 subject locations with potential for affordable housing development over the medium and long term.

Ultimately, while the land identified in this report is well located, many are actively operated by their current owners. Other constraints may need to be overcome in order to unlock land for housing. Indeed, the majority of the land identified has existing use or other constraints which might, if the land were released, delay the delivery of housing. However, other parcels identified have the potential to be developed in the near term.

Delivering future housing on public land is subject to the identified land being made available to the LDA, local authorities or others that will develop it for that purpose.

Given the housing affordability requirements placed on public land through the Act, long-term cost rental and affordable-for-sale housing as legislated for in the Affordable Housing Act 2021 are the forms of housing that are likely to be developed on any state land released.

This report presents land with the least known constraints, i.e. Class 1 land, which could yield up to 9,760 homes in the near to medium term. This estimate is subject to the land being released quickly for development. While a number of these are being assessed and progressed by the LDA or local authorities, others are newly identified opportunities.

This initial assessment of public land identifies an overall potential pipeline of up to 66,910 homes across the 83 parcels of public land which could theoretically be delivered over the medium to long term, subject to land becoming available. It will require substantial further work to unlock the potential of the public land identified. Landowner and stakeholder engagement, due diligence, planning and legal analysis is required to understand the practicality and deliverability of housing on the land identified. This whole process is fundamentally complex and will take varying timeframes to complete, depending on the level of constraints.

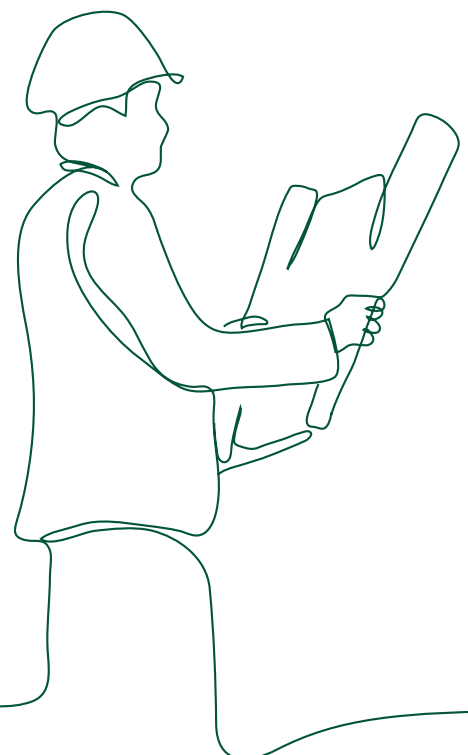
The LDA has engaged extensively on a collaborative basis with bodies that own state land regarding the release of land for the purposes of housing. The LDA has no power to compel landowners to grant access to land; decisions which ultimately depends on Government and the landowners agreement.



This report, the LDA believes, will inform the decision-making of all stakeholders who will have to balance the operational needs of current landowners (often delivering public services) with the potential for the land to be used for housing.

Please note the following:

- This report, prepared in compliance with the requirements of Section 52 of the LDA Act 2021, is the first of its type to be prepared in Ireland. The LDA acknowledges that updates and additions to this report will be required in future iterations. All stakeholders are encouraged to identify any error or omissions, or to provide commentary at publicland@lda.ie.
- This report represents an early and important first step in identifying land in public ownership with potential for affordable and social housing development in key locations.
- This report will be subject to Government consideration and instruction.
- Many of the land parcels identified are currently in use by public bodies.
- Initial engagement has been sought where possible with relevant state landowning interests. More detailed work, including feasibility studies, due diligence and further detailed assessment, will be needed to determine the extent and potential for future development on the land identified.
- Numbers indicating development potential and costs are provided as a high-level indicative range and are subject to change, following future due diligence.
- The timeframes for development of land are lengthy. Even the most straightforward land holdings can require up to six years from access being granted to housing being delivered. Six years is an industry standard timeframe and covers design development, public consultation, planning approval, procurement and construction delivery. It does not include delays caused by factors such as appeals or judicial reviews of planning decisions.
- Infrastructure costs are also provided as a high-level indicative range and are subject to change. Detailed due diligence would be required should an area progress to development to determine the exact requirement and cost of infrastructure.
- Costs are based on relevant cost data as of Q4 2022 and make no allowance for future tender price inflation or any volatility associated with future market conditions. The indicative costs do not include VAT and costs associated with land acquisition, service relocation, reprovision of operational or other services displaced or costs of leasehold or other interests.



83 parcels of land

— ACROSS —

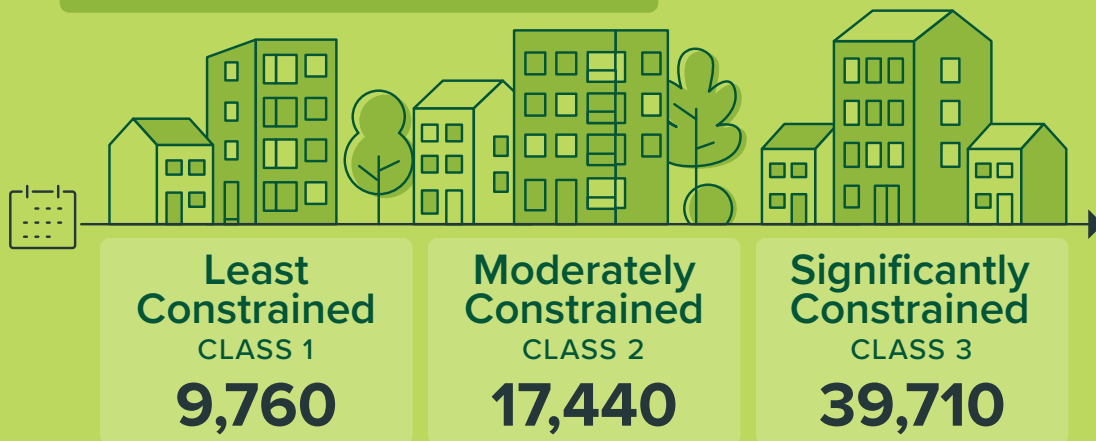
10 cities and regional towns

— UP TO —

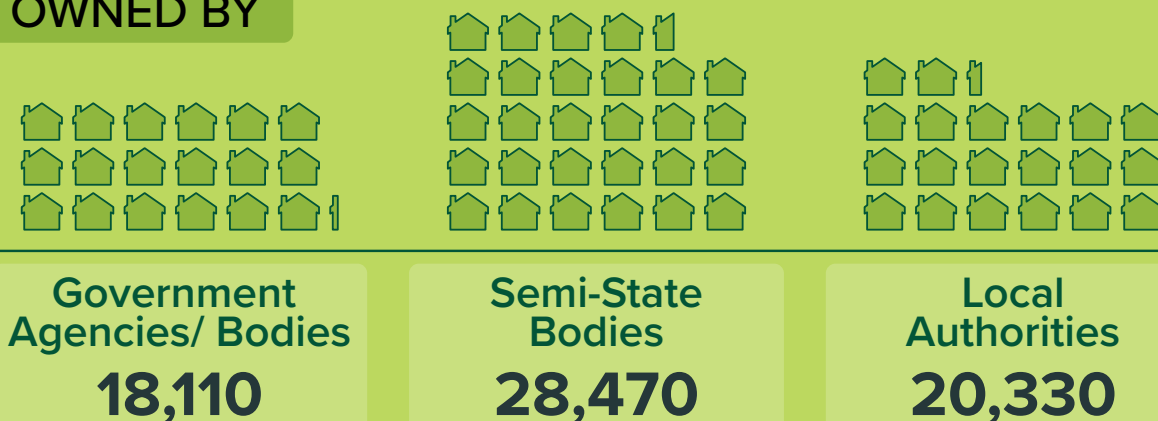
66,910 homes could be delivered



LEVEL OF CONSTRAINT



OWNED BY





1.0

THE ROLE AND REMIT OF THE LAND DEVELOPMENT AGENCY

1.1 Introduction and Context

1.2 Settlements Assessed in First LDA Report (2023)

1.3 Role and Remit of the Land Development Agency



1.1 INTRODUCTION AND CONTEXT

This Report on Relevant Public Land (“this report”) is a statutory report required under Section 52 of the Land Development Agency Act 2021 (“the Act”).

It represents an important step by the Land Development Agency (“the LDA”) in the process of identifying state land that it has assessed as having potential for development for affordable homes in the medium and long term.

Public land has been identified and included in this report following assessment and analysis of the [Register of Relevant Public Land](https://lda.ie/register-of-relevant-lands/)¹ (“the register”) by the LDA. It is considered that this land has potential for future residential development subject to further detailed assessment and due process.

While this report is a statutory requirement, its submission to Government supports some of the key aims of the LDA, namely:

- to identify and report on relevant public land;
- to co-ordinate and make more efficient use of land within state control;
- to provide more affordable homes where they are needed most; and
- to build sustainable communities now and into the future.



¹ <https://lda.ie/register-of-relevant-lands/>

1.2 SETTLEMENTS ASSESSED IN FIRST LDA REPORT (2023)

The focus for this first report is on public land that the LDA has assessed as having potential for future development. Relevant public land is defined in the Act, and is located in all cities, towns or urban areas with a population of over 10,000 population as per the 2016 census. The list of settlements in this category will be updated following the publication of each census (see Appendix 7.2).

The Register of Relevant Public Land shows the 48 settlements that meet the size criterion ranging in size from Gorey, Co. Wexford (9,822) to Dublin City and Suburbs (1,173,179). The register is the starting point for the LDA's assessment of relevant public land. This first report is assessing public land in Ireland's largest urban areas as set out in Table 1.1 and 1.2 below. This comprises the five key cities and five regional centres and represents a significant proportion of relevant public land from the register, amounting to approximately 75% of total database.

Work is underway and will be ongoing to review the full extent of relevant public land. The LDA's next report will include consideration of the remaining census towns including any additional towns that meet the size criteria following future census updates. This will comprise the remaining 25% of relevant public land from the register. In addition, further land in towns included

in this report may also be considered.

This subsequent report is expected to be published in 2024. The LDA will bring forward updated reports to the government on a regular basis, and at least every two years.

Figure 1.1 maps the 48 areas which meet the current size criteria; Table 1.1 and 1.2 indicate the settlements that are the focus of this first report. To ensure a priority focus on areas of greatest need and potential growth, this first report is focused on the five cities (Dublin, Cork, Limerick, Galway and Waterford) and the five regional centres (Drogheda, Dundalk, Athlone, Letterkenny and Sligo). This is in support of the implementation of the National Planning Framework and compact growth.

This report identifies public land in the above areas that the LDA has assessed as having the potential to be developed for affordable housing. This land will be the subject of more detailed assessment and due diligence, and if progressed, will be subject to the appropriate statutory planning processes.

This report also summarises relevant public land offered to the LDA under Section 53(2) of the Act from the establishment of the agency to March 2023 (see Chapter 6.2). This report provides information as to whether that land was acquired by the LDA or whether it refused to acquire the land.

Table 1.1 Cities examined in 2023 Report

Cities
Dublin
Cork
Limerick
Galway
Waterford

Table 1.2 Regional centres examined in 2023 Report

Regional Centre
Letterkenny
Sligo
Athlone
Dundalk
Drogheda

Figure 1.1 Settlements to be assessed in the LDA Report on Relevant Land 2023

**KEY**

- Settlements assessed in 2023 report
- Census towns for future consideration (as per the 2016 census)

1.3 ROLE AND REMIT OF THE LAND DEVELOPMENT AGENCY

The LDA is a commercial semi-state body with two broad strategic aims:

- (1) Strategic land assembly, which involves consolidating and advancing plans for larger, longer-term and more complex strategic parcels of land owned by the State, akin to strategic development zones that have been planned in the past.
- (2) Near-term delivery of homes, which comprises less complex but often significant land that can be advanced to deliver housing more quickly than strategic areas.

1.3.1 AIM NO.1 - STRATEGIC LAND ASSEMBLY

The LDA is working to help address current deficiencies in the Irish housing market and enhance the quality of life of existing and future residents. To support this goal, the LDA is seeking to achieve a number of key objectives:

- accelerate the availability of affordable housing in Ireland;
- unlock challenges through collaboration in developing and managing affordable housing;
- foster innovation and enhance capability in the housing system to support the delivery of low-carbon and climate-resilient housing to meet the public's need; and
- lead a focused approach to strategic land assembly, to ensure a consistent pipeline of land in areas of greatest need, in line with policy objectives.

This report is key to achieving the LDA's overall strategy. In particular, it supports the aim of leading a focused approach to strategic land assembly to ensure that a consistent pipeline of land is available in areas of greatest demand and growth.

The LDA will continue to work to:

- develop a strategic approach to the development and management of a pipeline of state land to expedite the provision of affordable homes;
- secure a stable landbank to facilitate the continuous development of communities and homes in line with demand;
- prepare public land for housing development;
- enable the continuation of urban regeneration and strategic development activities in the event of negative economic cycles;
- increase the State's capacity to intervene strategically in land and housing supply for the medium to long-term; and
- manage state land to optimise outcomes in the public interest.

The LDA is currently progressing work on a number of larger-scale, longer-term strategic areas. This involves developing visions and masterplans for these areas across the country. These are areas with potential for regeneration or transformational change. This work involves optimising underused public land to deliver housing and a range of supporting and complementary uses including education, community, open space and employment.

The LDA is currently advancing four such strategic areas:

1. Lands around CIÉ railway works at Inchicore, Dublin which are being explored through a Design Review, a high-level vision generating study necessary for larger and more complex areas. The Design Review is a precursor to a more detailed masterplan which will look at how the land can be optimised for the delivery of new homes while protecting the current operational requirements of the area.

2. The Digital Hub and other land, in the Liberties in Dublin. Public consultation on a Draft Masterplan has been completed (see www.peartreecrossing.ie).
3. Sandy Road, Galway (see www.sandyquarter.ie), for which a draft masterplan has been prepared.
4. Colbert Quarter, Limerick, where a Spatial Framework has been adopted by the LDA and stakeholders. More detailed plans are being developed to support implementation in this strategic, centrally located area (see www.colbertquarter.ie).

Additionally, a number of land parcels were earmarked for transfer/advancement by the LDA in the *Housing for All*² plan. The LDA is in ongoing discussions with the landowning bodies and Government departments regarding the advancement of the land.

Many constraints apply to much of this land as it is typically in operational use. Work under way to resolve such issues includes:

- understanding existing land conditions and remediation requirements;
- estimating the extent of enabling infrastructure required; and
- assessing the potential for consolidation or relocation of current operational uses.

In many cases, it will take time to develop plans to enable land to be unlocked in a coherent and structured manner. Working with partners across Government to secure funding for remediation and enabling infrastructure is also critical to the successful delivery of these complex areas.

The LDA is working collaboratively with partners and has established, or is seeking to agree, memoranda of understanding (MoU) with the land-owning bodies to determine

how the LDA will work with landowners to advance plans on land while also accounting for current operations. Such MoU have already been established for strategic areas in Limerick, Galway and the CIÉ works in Inchicore. (See Chapter 1.4 for an overview of *Housing for All* land and their current status.)

1.3.2 AIM NO.2 - NEAR TERM DELIVERY OF HOMES

The LDA also has a major focus on developing and delivering affordable housing in the near term on a number of land parcels. These include:

- Shanganagh, Shankill, Co. Dublin: the LDA has appointed a building contractor to progress the construction of 597 new homes. Construction began in September 2022 and is progressing according to plan. The project is being delivered in partnership with Dún Laoghaire-Rathdown County Council (DLRCC) and will provide 100% affordable and social homes, built to high sustainability standards. It is one of the largest passive-house schemes in Europe.
- St. Kevin's Hospital, Cork City: works have commenced at this prominent Cork location, which will deliver 265 homes on strategic brownfield land.
- Devoy Barracks, Naas, Co. Kildare: planning permission has been granted for 219 homes. Contractor procurement is under way, with a proposed construction start in 2023.

The LDA has a substantial pipeline of new homes, many of which are awaiting planning permission. This includes planning applications for land in Skerries, Balbriggan, Dundrum and St Teresa's Gardens (the Donore Project) in Dublin, which comprise an additional 2,700 homes, as shown in Table 1.3.

² 'Housing for All - a New Housing Plan for Ireland' is the government's housing plan to 2030. It is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs.

Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage.

The LDA's near-term delivery pipeline is bolstered by a programme, known as Project Tosaigh, to achieve delivery of affordable housing on land that currently is not state-owned. This will deliver a further 5,000 affordable homes in addition to the 5,000 homes being advanced on state-sourced land.

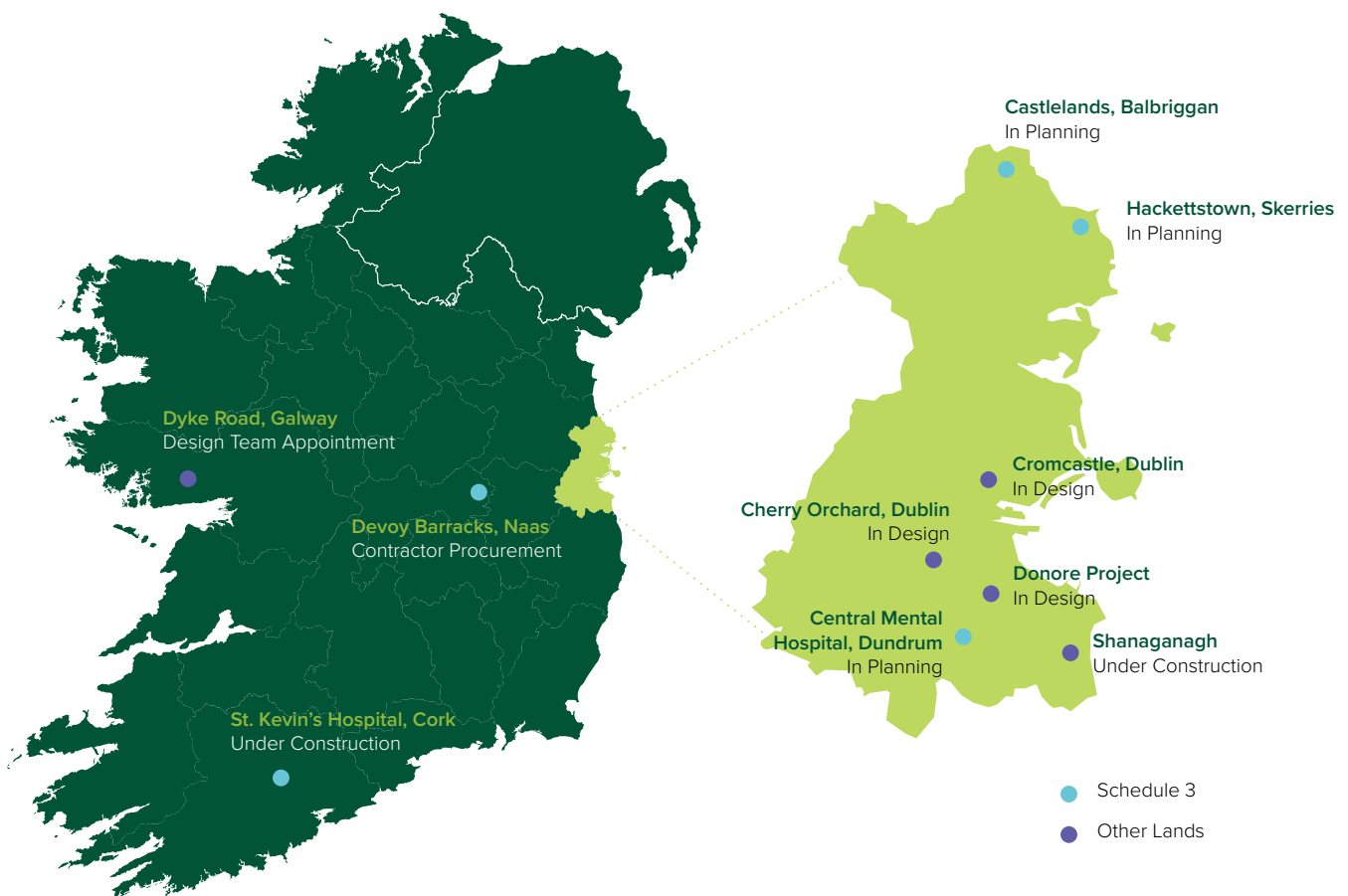
Project Tosaigh targets land in the control of private housebuilders that has planning consent, but where delivery has not commenced, or is not proceeding quickly enough. The LDA is entering into commercial arrangements with these housebuilders in

order to accelerate delivery and to capture the homes for either affordable sale or cost rental. The 5,000 homes target will be achieved through multiple phases.

A large volume of homes located in Dublin City, the Greater Dublin Area (GDA), Cork and Waterford have already been contracted for delivery. The first completed homes under the programme have been delivered, with more due over the course of 2023 and beyond.

Going forward, it is expected that the initiative will be more focused on higher-density types of housing, including apartments and duplex houses.

Figure 1.2 Schedule 3 and active LDA land



1.4 LDA PROGRESS UPDATE

As noted above, the LDA's delivery pipeline includes a number of land parcels at various stages of the delivery process. Table 1.3 provides an overview of land identified in Schedule 3³ of the Act, together with other land the LDA is currently progressing. The land identified ranges from those currently under construction (Shanganagh and St Kevin's) to those awaiting planning decisions (Castlelands and Hacketstown) to those where design work is under way and planning applications will be lodged in due course (Dyke Road and Cromcastle).

Housing for All, the Government's overarching housing policy document published in September 2021, identified public land for

transfer to the LDA. While the LDA has since been engaging with the key stakeholders and progressing feasibility on these areas, the areas listed in *Housing for All* have been included and assessed in this report, subject to the same methodology as it applies to the new parcels of land identified. It is evident that many of the land areas identified for transfer are Class 2 or 3 land (see Chapter 3) and have multiple complexities and constraints, including being in active operational use. Therefore, many of the parcels of land will require a number of steps to be taken and challenges to be overcome before their potential can be realised. Table 1.4 below provides an overview and status update on the *Housing for All* land.

Table 1.3: Schedule 3 and active LDA land

Land Name	Owner	Status	Residential Yield
Schedule 3			
Central Mental Hospital, Dundrum, Dublin	OPW	In Planning	977 homes
St. Kevin's Hospital, Cork	HSE	Under Construction	266 homes
Devoy Barracks, Naas	Housing Agency	Contractor Procurement	219 homes
Hacketstown, Skerries	Housing Agency	In Planning	345 homes
Castlelands, Balbriggan	Housing Agency	In Planning	817 homes
Other Land			
Shanganagh	Dún Laoghaire Rathdown County Council	Under Construction	597 homes
Cromcastle	Dublin City Council	In Design	c.148 homes
Cherry Orchard	Dublin City Council	In Design	c.1,000 homes
Dyke Road, Galway	Galway City Council	Design Team Appointment	c.200 homes
Donore Project	Dublin City Council	In Planning	543 homes

³ Schedule 3 refers to Schedule 3 of the Act and the initial land identified for transfer to the LDA including Central Mental Hospital, Dundrum; St Kevin's, Cork; Devoy Barracks, Naas; Hacketstown, Skerries, and Castlelands, Balbriggan.

Table 1.4: Housing For All Status Updates

Land Name	Owner	Status
Inchicore, Dublin	CIÉ, OPW & ESB	LDA is progressing a Royal Institute of the Architects of Ireland (RIAI) Design Review for land at Inchicore, which identifies ideas and concepts for how the area might be developed. This will help inform consideration of a Draft Masterplan to be commenced in the second half of 2023. Engagement is ongoing with landowners around operations and requirements.
Broadstone Bus Garage (incl. Phibsboro), Dublin	CIÉ	LDA is progressing a feasibility study to examine potential issues, opportunities and capacity of the land.
Conyngham Road, Dublin	CIÉ	LDA is progressing a feasibility study to examine the potential issues, options and capacity of the land.
Colbert & Environs HSE/CIÉ, Limerick	CIÉ, HSE	Following a Design Review for the Colbert Quarter, and the development of a Spatial Framework in conjunction with Limerick City & County Council, CIÉ and HSE, the final Spatial Framework to guide and support the unlocking of underused brownfield land has been published at www.colbertquarter.ie . The LDA is preparing detailed proposals, including an Infrastructure Delivery Plan and a masterplan for HSE land to progress design and delivery of affordable and social housing. In addition, the LDA is working with Limerick City and County Council on preparing detailed design proposals for a phase 1 residential-led scheme on land south of Carey's Road.
Lands in Dublin Port	Dublin Port Company	Subject to review. Most of the Dublin Port land is in operational use and not easily relocated.
Lands in Cork Port (Tivoli)	Port of Cork	This is a strategic opportunity subject to the relocation of existing operational Port activities. The LDA is in discussions with the Port of Cork regarding progressing a plan-led approach to unlocking the land's potential.
Lands in Limerick Docklands	Shannon Foynes Port Company	This is a long-term opportunity, subject to relocation of operational port activities. It will also require flood mitigation measures prior to development.
Cork South Docks	ESB	The ESB is carrying out remediation works on this land prior to transfer to the LDA. The LDA is working with Cork City Council on a Spatial Framework for the South Docks and has established a Docklands Delivery Office with the council.
Wilton Cork	ESB	Further to the publication of Section 55 of the LDA Act (Valuation Regulations) on 10th March, the valuation of the land is now underway. Subject to the completion of that process the land will transfer to the LDA. The LDA will be progressing detailed designs.
Sean Mulvoy Road, Galway	ESB	The LDA has completed a Design Review for the Sandy Quarter, which also includes local authority land.
Digital Hub, Dublin	Digital Hub Development Agency	A Spatial Framework is being prepared and will be published for consultation by Q2 2023. On completion of the framework, a phase 1 application will be progressed.
Cork South Docks	Bord na Móna	Further to the publication of Section 55 of the LDA Act (Valuation Regulations) on 10th March, the valuation of the land is now underway. Subject to the completion of that process and finalisation of due diligence, the land will transfer to the LDA.
Lands at Kinsealy, Co. Dublin	Teagasc	LDA is progressing feasibility and development strategy work on land which is high priority for transfer. A masterplan for the land will be published and consulted on in April 2023.
Carrickmines, Dún Laoghaire–Rathdown	Horse Racing Ireland	LDA is undertaking scoping and baseline assessment to support masterplanning and help inform Area-Based Transport Assessment which is being led by the council.
St Bricin's Hospital	Department of Defence	The LDA is carrying out a feasibility study and has sought EU funding to support adapting the existing structure for residential use.
Kilbarry, Cork	IDA	The LDA is procuring a detailed feasibility and due diligence study.
Limerick Docks	Ervia	The LDA is progressing with feasibility and design proposals for the land.



2.0

LEGISLATIVE AND POLICY CONTEXT

2.1 Legislative Context – The Land Development Agency Act 2021

2.2 Policy Overview

2.3 Strategic Environmental Assessment



2.1 LEGISLATIVE CONTEXT – THE LAND DEVELOPMENT AGENCY ACT 2021

The requirement to prepare this report is set out in Section 52 of the Act, which requires the LDA to provide the Government with a report on relevant public land. The definitions of relevant public land and what is a relevant public body are provided in Section 5 of the Act, as follows:

- (1) *In this Act, all land with a census town owned by a relevant public body shall be relevant public land.*
- (2) *In this Act, “relevant public body” means any of the following:*
- (a) A local authority;*
 - (b) A person or body specified in Schedule 1 (in this Act referred to as a “Schedule 1 public body”);*
 - (c) A person or body specified in Schedule 2 (in this Act referred to as a “Schedule 2 public body”).*

A census town is defined at Section 4 of the Act as “the area of a town (including all the environs of the town for the purpose of the census of population concerned) the population of which, when rounded to the nearest 500 as shown in the latest census report of the Central Statistics Office, is equal to or greater than 10,000 persons” (see Appendix 7.2).

As set out in Chapter 1, this first report is focused on the five cities and the five regional centres as set out in the National Planning Framework. The next report will consider the remaining settlements.

Section 52 of the Act goes on to identify what this report should contain. The requirements are set out as follows:

- (1) *The Agency shall prepare and furnish a report to the Government on relevant public land and land owned by the Agency or a subsidiary DAC.*
- (2) *A report under this section shall contain information on—*

- (a) relevant public land and land owned by the Agency or a subsidiary DAC assessed by the Agency to be fit for use for the purposes of this Act,*
 - (b) the matters referred to in subsection (3), and*
 - (c) the current use of the land referred to in paragraph (a).*
- (3) *In providing a report under subsection (2) the Agency shall, in relation to each parcel of land referred to in the report, take account of:*
- (a) the objectives of the development plan and local area plan in force for the area where the land is situated;*
 - (b) any masterplan affecting the land;*
 - (c) the potential for development of the land in conjunction with contiguous sites that also constitute relevant public land or land owned by the Agency or a subsidiary DAC;*
 - (d) the cost of provision of infrastructure and development costs estimated by the Agency to be associated with the use to which the land may be put;*
 - (e) the priority, having regard to the nature of the land, proposed to be given to its development relative to other relevant public land or land owned by the Agency or a subsidiary DAC and the period within which that development is proposed to take place;*
 - (f) any housing strategy for the area where the land is situated.*
- (4) *A report under this section shall also contain information concerning relevant public land offered to the Agency under section 53(2) during the period, referred to in subsection (6), to which this report relates.*

This report meets the requirements of Section 52 of the LDA Act 2021. See Chapter 6 for a list of relevant public land offered to the LDA to date.

2.2 POLICY OVERVIEW

This report has been developed within the context and framework of the overarching strategic development and placemaking vision for the country, which is set out at a national level in the National Planning Framework and supported by the National Development Plan, among others.

The **National Planning Framework** expresses the need to deliver over half a million new households by 2040 in a more sustainable way, discouraging outward urban sprawl. The solutions put forward at a national strategic level, and which have subsequently permeated through regional and local tiers of policy and plans, seek the delivery of National Strategic Outcomes. All of these are interrelated and relevant to the development of this report. Particular emphasis is placed on the priorities of:

- Compact Growth, and
- Sustainable Mobility.

Compact growth focuses on the development potential in Ireland's urban centres to deliver higher urban densities, and better access to jobs, amenities and services. This combines a focus on brownfield and gap sites, previously underused, including those sites in state ownership.

The National Planning Framework seeks to deliver 50% of new homes for the cities in the existing settlement footprint and 40% for the regional centres.

Developing compact centres involves considering the full range of needs of those who live in, work in and visit each settlement, including access to employment, education, social and community infrastructure and recreational facilities, while protecting and enhancing heritage, history and sense of place.

Figure 2.1 National Planning Framework and Its National Strategic Outcomes and Priorities of the National Development Plan



Source: National Planning Framework DHPLG p.13

Sustainable mobility is a core principle in the investment planned in the **National Development Plan**. The plan identifies infrastructural enhancements to deliver a well-functioning, integrated public transport system, enhancing competitiveness, sustaining economic progress and enabling sustainable mobility choices.

The National Development Plan facilitates the delivery of **Housing for All**, seeking to support the delivery of an average of 10,000 new social homes and 4,000 new affordable homes per year up to 2030. Housing for All provides four detailed pathways for delivering a more sustainable housing system overall:

- supporting home ownership and Increasing affordability;
- eradicating homelessness, increasing social housing delivery and supporting social inclusion;
- increasing new housing supply; and
- addressing vacancy and efficient use of existing stock.

A primary mechanism through which this is to be achieved is new large-scale, transport-led Urban Development Zones, which are “designated areas of strategic importance which may include transport-led development”.

The national principles, strategies and plans are implemented through **Regional Spatial and Economic Strategies**. These include **Metropolitan Area Strategic Plans** and **Transport Strategies**, and at a planning authority level, statutory **City and County Development Plans**. These are supported by more detailed **Local Area Plans, Masterplans** and **Strategic Development Zones** for key major identified landbanks.

Delivering on these priorities will contribute to the Government commitment in the **Climate Action Plan 2023**. This ambitious plan aims to achieve a 51% reduction in greenhouse-gas emissions by 2030 and net-zero by no later than 2050, as well as a climate-resilient

economy. It promotes the concentration of development, bringing services and amenities closer to where we live and work, and in doing so contribute to a shift to low-energy consumption travel by reducing the need for vehicular journeys overall, and encouraging the use of sustainable transport modes.

The **Climate Action Plan 2023 Annex of Actions** sets out the measures and actions that will support the delivery of Ireland’s climate action ambition. The 2023 Annex of Actions was published in March 2023. The LDA has the lead responsibility for the delivery of two of the actions as follows:

CP/23/10 – Plan for and progress the regeneration and development of underutilised and centrally located sites to provide compact sustainable development, jobs, amenities, and services.

CP/23/11 – Support and promote a modal shift towards healthy active and sustainable mobility in the design and delivery of our developments. Plan to reduce travel by private car and design to optimise connectivity and access to sustainable and active travel. Promote mobility management planning and e- mobility as well as options for car sharing/clubs.

Both actions have been facilitated by this report. In particular, Action CP/23/10 aligns with the principles and objectives that underpin the analysis, assessment and selection of land.

This report has been prepared in consideration of the overarching National Planning Framework principles and climate policy drivers. It seeks to assemble and assess underused land with housing potential in our regional centres and cities. Ultimately, the aim is to contribute to the delivery of more compact, walkable urban centres that are well connected via high-quality public transport links and are supported by investment in facilities and infrastructure, so as to deliver quality environments to live in, work in and visit.

2.3 STRATEGIC ENVIRONMENTAL ASSESSMENT

A Screening Opinion (see Appendix 7.3) was prepared to consider whether this report could comprise a qualifying “plan or programme” under Directive 2001/42/EC — Strategic Environmental Assessment Directive (SEA).

The screening found that this report is not such a plan or programme and therefore is not required to be subject to SEA screening. It concluded:

- The outcome of this report is to determine whether land could be more optimally used for the provision of housing and not to provide a framework for consent for development of that land.
- The framework for consent is established under statutory planning policy from the National Planning Framework and the Regional Spatial and Economic Strategy to the relevant City or County Development Plan and any Local Area Plan that may apply. Each of these statutory plans has been subject to SEA. Any land that would require a change of zoning to achieve the potential yield would be subject to screening for SEA at that stage.
- The purpose of this report is not to “establish, by defining rules and procedures, a significant body of criteria and detailed rules for the grant and implementation”, and therefore cannot be defined as a plan or programme under the SEA Directive and thus is not required to be subject to SEA screening.



3.0

METHODOLOGY

3.1 Overview of Project Steps

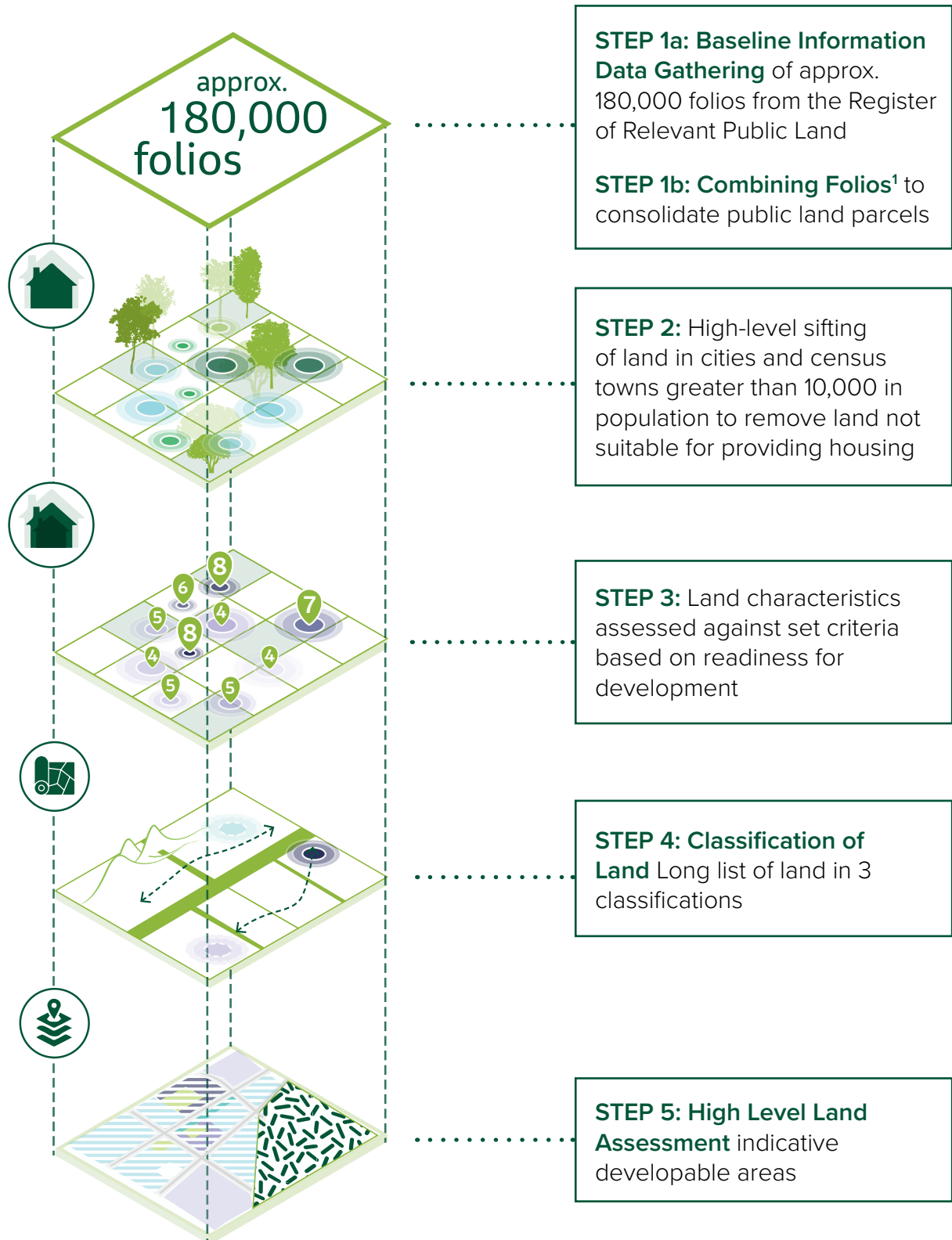
3.2 Methodology for Preparing Relevant Public Land Assessments



3.1 OVERVIEW OF PROJECT STEPS

This section sets out the approach taken to review relevant public land and assess whether it is fit for the purpose of providing affordable housing. The steps undertaken are detailed below and summarised in Figure 3.1.

Figure 3.1 Land Selection Methodology Summary



1

Often land is registered as multiple folios. Folios were amalgamated to identify larger areas in single ownership.

STEP 1: BASELINE INFORMATION GATHERING

A baseline analysis of the planning, transport and housing policy framework was carried out for the study areas. This comprised a review of the local context, policy and plans related to planning, development and infrastructure, and an overview of the housing strategy and supporting housing assessments for each area.

The baseline information on land ownership comes from the LDA's Register of Relevant Public Land, comprising land identified as coming within public ownership.

A methodology and approach to screening, assessing and prioritising relevant public land was developed to identify priority land with the potential to deliver affordable housing. This land selection methodology is briefly described in Steps 2 and 3 below.

STEP 2: HIGH-LEVEL SIFTING OF LAND

Sift 1 involved a review of all relevant public land identified in the Register of Relevant Public Land. This comprised an initial Geographical Information System (GIS) analysis being carried out on each parcel of land identified to determine whether it merited further analysis.

Sift 1 was carried out to exclude areas not suitable for housing. For example, it excluded areas outside the settlement boundaries (with a buffer applied); areas comprising certain land uses such as roads, public parks or airports, areas below 200m² and areas with single houses. The sift also allowed the inclusion of social housing areas where some infill potential was identified. Areas of existing social housing have been excluded for the purposes of this report.

STEP 3: LAND ASSESSED AGAINST SET CRITERIA

Once the areas deemed not appropriate for providing housing were screened out in Sift 1, the remaining areas were further examined, using GIS as an assessment tool. Each area

that came through the initial sift was assessed against a range of criteria including planning, environmental, infrastructural and feasibility criteria. The full list of criteria used at this stage is summarised in Table 3.1.

Given the volume and complexity involved in assessing all the land areas that fulfilled the Sift 1 criteria against the criteria in the Extended Location Criteria (see Table 3.2), a computational model was developed that incorporated and rated how well each area met each of the Extended Location Criteria.

The output of this analysis determined which areas were to be taken forward to the next stage.

The GIS analysis produces a rating for each land area based on its performance against the criteria outlined in Table 3.1, with higher scores going to land with planning objectives supporting residential/mixed-use development, lower environmental and development constraints, and better accessibility to current and future infrastructure.

STEP 4: CLASSIFICATION OF LAND

A key requirement of the Act as set out at Section 52(3)(e) is to put an order of priority on the development of public land relative to other relevant public land and indicate over what period that development might take place. Given the extent of areas assessed and the complexity of certain land, including operational uses which may need consolidation/relocation, at this stage it is appropriate to provide a broad, indicative range for when land may be developed. The analysis carried out as part of Sift 2 allows land to be classified based on the level of constraints to development and the likelihood that these will have an impact on the delivery of housing units.

Based on the constraints identified in Table 3.2, a classification system was developed which supports the indicative prioritisation of land. It should be noted that all of the

land identified will require greater and deeper analysis. Further engagement with Government, the landowner/operator and the local authority will be required to determine the specific development potential and delivery timeline.

The LDA have divided relevant public lands into 3 broad classifications for the purposes of this report which are defined as follows:

- **Class 1** land is regarded as being less constrained and could be progressed for residential development in the near to medium term subject to due process. It is generally brownfield land located inside the development boundary of towns and cities. Its zoning under current development plans support residential-led development. In the view of the LDA, this land is either underused, or their uses are dormant or expired.

Class 1 land is (a) generally located close to residential communities and essential services, such as employment, education, health, retail and open space; (b) accessible and generally connected to essential infrastructure (water, foul sewers, electricity, gas, etc); (c) can accommodate sustainable infill residential development in the near term, and (d) located in an area of existing need.

- **Class 2** land is medium to long-term land that is regarded as being appropriate for residential-led development, subject to planning policy alignment, relocation of existing operational uses and provision of infrastructure. Class 2 land will be brownfield or greenfield land located within the development boundary of existing towns and cities. The Class 2 land might not have a zoning that can support residential development. Therefore, it may require an amendment to the development plan, (noting that strategic development of the settlement and its planning policy is a function of the elected members of the relevant planning authority). It may depend on the adoption of a new development plan

in the future. The existing uses on a Class 2 land might be active and require relocation or consolidation before development can take place.

Class 2 land is generally located close to residential communities and essential services, such as employment, education, health, retail, and open space. Class 2 land might require new physical access and/or provision of new transport infrastructure, and will be close to essential infrastructure (water, foul sewers, electricity, gas, etc). Class 2 land can accommodate sustainable infill residential-led development in the medium to long term.

- **Class 3** land is generally large, complex land that is regarded as having long-term potential for residential-led development and urban regeneration. However, due to significant planning policy alignment, relocation of existing operational uses and infrastructure requirements, Class 3 land will require significant further work in order to unlock its potential. Class 3 land may meet some of the criteria of Class 1 and 2 land, such as proximity to residential communities and services, but due to its zoning, active uses or infrastructure requirements for example, will not contribute to residential-led redevelopment in the near future. It requires a strategic plan-led approach, provision of new infrastructure, and extensive stakeholder engagement before it can be advanced (approx. 10+ years), noting in particular, that the strategic development of the settlement and its planning policy is a function of the elected members of the relevant planning authority.

The above is an initial classification based on the criteria that can be derived using GIS tools. The classification of land taken forward for further assessment is refined throughout the assessment process as area-specific characteristics that would not have been identified through GIS can present themselves.

Table 3.1 Relevant Public Land Assessment criteria

Extended Location Criteria	Description and Rationale
Accessibility	Availability of high-capacity public transport.
Proposed Transport Infrastructure	Proximity to future infrastructure.
Land Use Zoning and Objectives	Is there current support for residential in the land zoning?
Other Strategic Location	For example, is the land within a Strategic Development Zone or identified in statutory policy for strategic growth?
Extent of Nature Protection Designations	The presence of European and nationally designated land within the area is likely to constrain development.
Architectural Heritage	Are National Inventory of Architectural Heritage (NIAH) structures within the area?
National Monuments	Is the residential delivery impacted by National Monuments?
Flood Risk	To avoid potential conflicts with the provisions of the Floods Directive.
Water Supply Capacity	Is there adequate water capacity?
Wastewater Capacity	Is there adequate wastewater capacity?
Land Gradient	Influence on constructability.
Residential Yield	Higher preference given to land with higher yield potential, i.e. bigger land size and proximity to city centres and transport corridors.
Planning History	To indicate if there is a pattern of planning refusals.
Extent of Land Occupancy	Indicates the extent of undeveloped land available.
Existing Building Footprint	Building footprint indicates extent of clearance required.
Developable Area	Higher preference where developable area is larger.

Table 3.2 Land Characteristics used in determining Classification of Land

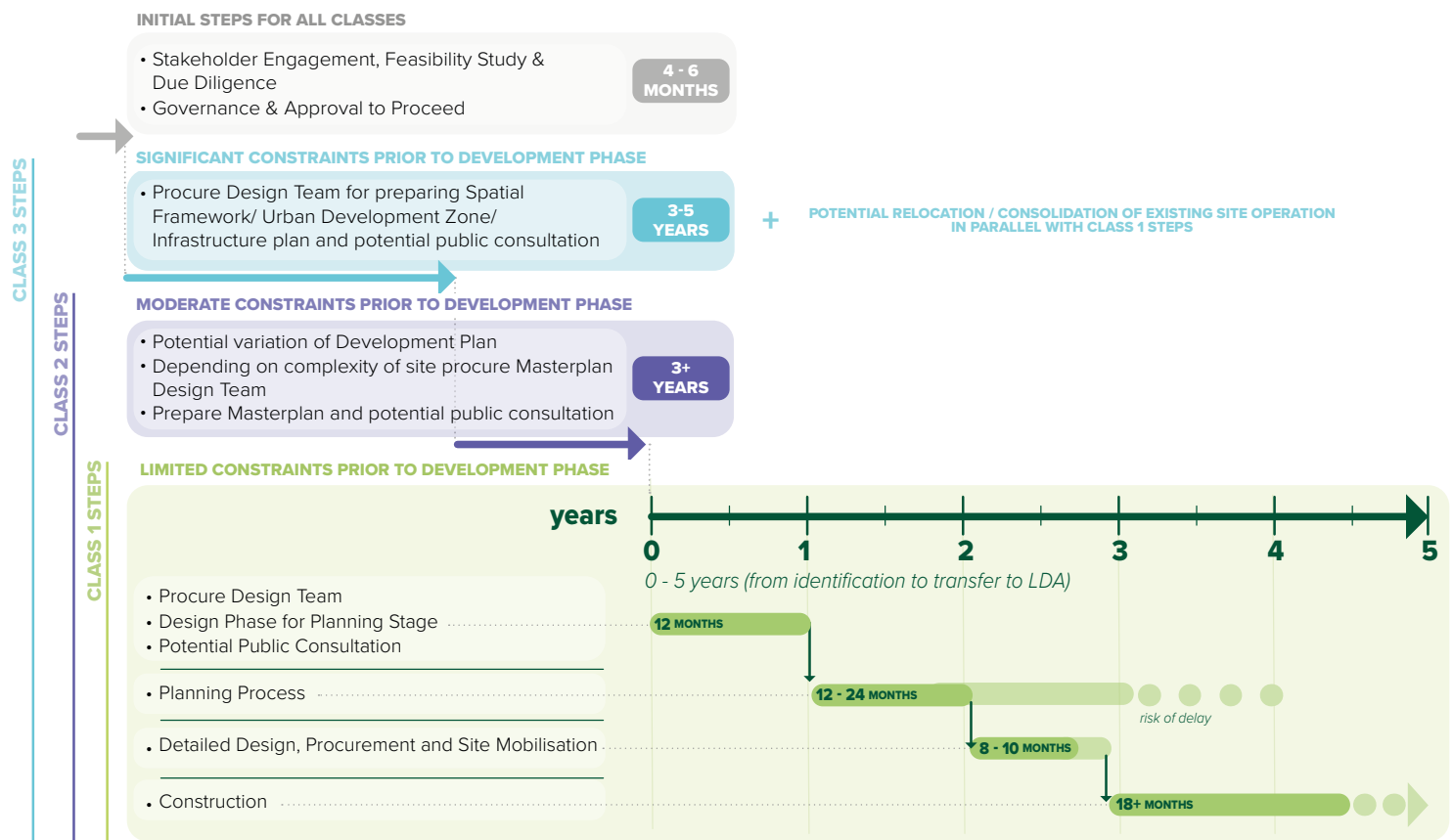
Extended Location Criteria	Description and Rationale
Land Use Zoning and Objectives	Is a zoning change required to deliver housing?
Other Strategic Location	Strategic Development Areas likely to be subject to a more time-consuming process to develop.
Proposed Transport Infrastructure	Delivery of future transport infrastructure likely to affect delivery.
Extent of Nature Protection Designations	Likely to delay delivery.
Architectural Heritage	Likely to delay delivery.
Architectural Heritage	Are National Inventory of Architectural Heritage (NIAH) structures within the area?
Water Supply Capacity	Is there adequate water capacity?
Wastewater Capacity	Is there adequate wastewater capacity?
Existing Building Footprint	Building footprint indicates extent of clearance or decanting of existing uses required.

CLASSIFICATION OF LAND AND INDICATIVE DELIVERY TIMELINES

The classification of land as set out above reflects the level of constraints associated with the area based on the high-level assessment carried out as part of this report. The level of constraints has, in turn, an impact on the steps required to bring the land to a stage where housing can be delivered and, therefore, on the associated timelines.

Figure 3.2 below sets out an indicative overview of the timeline for delivery of land within each classification and some of the associated steps that may be required to unlock land for delivering new affordable housing. Further analysis of land (such as ground investigations), wider economic factors and the uncertainty around planning timelines may individually or collectively affect ultimate delivery timelines.

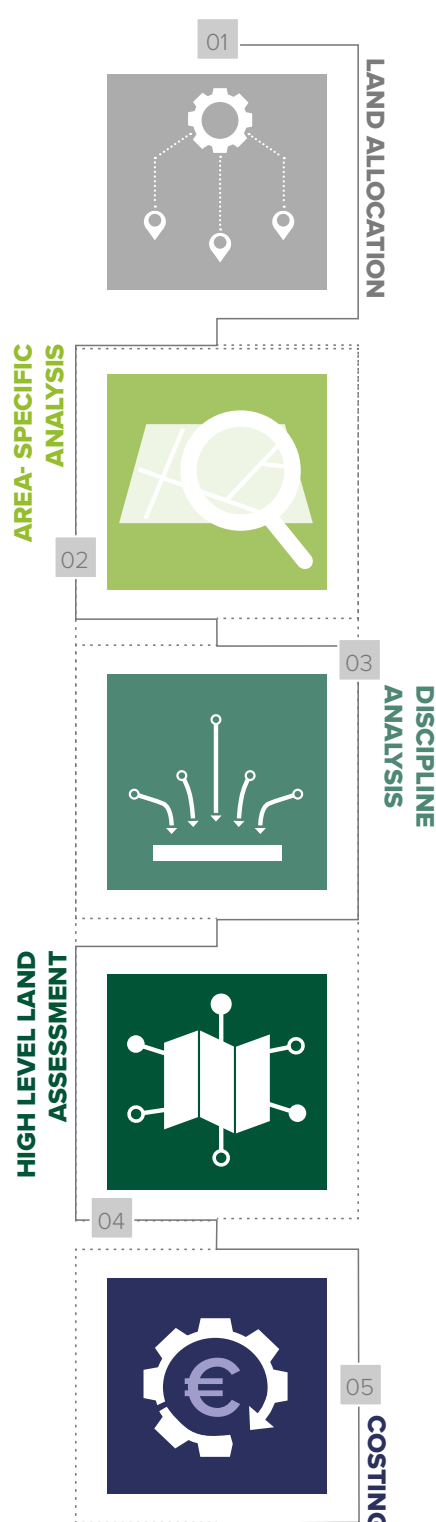
Figure 3.2 indicative timeline² for class 1, 2 and 3 Land



² Timeframes reduced by approx. 6 months for house typologies. Relates to LDA only; does not factor in other administrative hurdles that apply to other bodies, e.g. local authorities. Public Spending Code approval timeframes are up to 12 months cumulatively.

STEP 5: HIGH-LEVEL LAND ASSESSMENT AND COSTING

The process set out above in Steps 1 to 4 produces a list of land for each settlement being assessed. This list includes all of the land in Sift 2 and allows a broad ranking of land to give an initial sense of priority to the land that is most suitable for the delivery of housing.



HIGH-LEVEL ASSESSMENT FOR EACH LAND

For each city and regional centre, the list of land was analysed and reviewed in order to identify areas to take forward for further analysis and high-level land assessment. The purpose of the assessment is to identify an indicative number of new homes and infrastructural requirements to unlock the potential of the land. This in turn allows the generation of an indicative cost estimate to be developed as per the requirement of Section 52(3)(d) of the Act.

The high-level land assessments sense-checked the GIS scoring and looked at area-specific characteristics that could not be identified by way of GIS; this included the appropriateness of moving the current user, any recent planning permission or construction within the area, any masterplans for the land, including any non-statutory plans, or where only a limited extent of land is appropriate for providing housing.

The assessments consider the infrastructure needs, such as roads, water and wastewater services and power, open space and other green and blue infrastructure, following discipline analysis from planning, environmental, transport planning, socioeconomics and utilities. Suitable density typologies for housing developments are allocated to the indicative developable areas to generate the potential yield of the land, considering the local contexts, outcomes and recommendations from the area-specific and discipline analysis. The density typologies for housing development were derived from a detailed benchmarking study that analysed a series of best-practice case studies across Ireland and elsewhere to determine appropriate urban housing typologies and densities.

In summary, each high-level land assessment aids understanding of what can be achieved on the land examined and informs decisions on whether the land should be brought forward for consideration for providing

affordable housing. Further feasibility studies, consultation and design are required, along with the appropriate statutory planning process.

The land assessed and their associated indicative yields are set out in Chapter 5 of this report.

COSTING

The cost summary sets out the indicative and high level initial cost of developing each land area under the following categories:

- development costs,
- general infrastructure costs; and
- abnormal infrastructure costs.

The Order of Cost Estimates was prepared based on the high-level analysis and review of the Relevant Public Land assessment outcomes. The land appraisal costs are based on two scenarios: a minimum number of units and a maximum number of units which could be facilitated in each area.

A cost profiling calculator was developed using a cost database combined with market cost intelligence. The calculator makes adjustments to a base cost per m² of residential development costs based on the information relating to each land plot such as location, density, type of construction, number of storeys, quality of finish, etc.

The costs of general infrastructure include costs of general works and service provisions that will be applicable, such as land clearance, foul and storm drainage, road footpaths and paving, car parking provision (surface, podium and basement), landscaping and external service installations. The costs depend on the extent of the land,

and allowances have been applied based on internal cost data and typical allowances for land development.

Abnormal infrastructure makes allowance for costs associated with anything unique and specific to the land area. It may relate to matters such as public infrastructure works (roads, bridges, public realm works), demolition works and asbestos removal, contaminated land, extraordinary cut & fill, ground stabilisation works, retaining structures, etc. The costs associated with abnormal items are based on pertinent information from the high-level land assessments and professional interpretation to include costs based on internal cost data and market intelligence, including benchmarking. The costs of abnormal items were estimated on a likely risk impact weighting.

The total estimated outturn costs including hard (e.g. construction) and soft costs (e.g. professional fees, utility charges, surveys & reports, contingency), show the high-level estimate of costs of developing the land.

Note: Costs are based on relevant cost data as of Q4 2022 and make no allowance for future tender price inflation or any volatility associated with future market conditions, VAT and land acquisition costs.

Due to the high-level and early-stage assessment and many unknowns, a risk allowance is included to reflect the level of risk at this early stage of the design process. Therefore, the total cost is indicative and does not include land purchase or service relocation, reprovision of operational or other services displaced or costs of leasehold or other interests. Further assessment and refinement is required when an area or land is being progressed and as part of future design stages.



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4.0

RELEVANT PUBLIC LAND ASSESSMENTS SUMMARY

4.1 Summary Findings of This Report

4.2 Overall Potential of Land Assessed



4.1 SUMMARY FINDINGS OF THE REPORT

This report identifies 83 parcels of public land in the 10 main urban locations under review. They have been assessed as having potential to deliver housing-led development that could deliver up to 66,910 homes. This report provides indicative development and infrastructure costs in line with the requirements of the Act and attributes a development priority ranking to each area, based on the level of constraints and complexity, which affect how quickly new housing can be delivered. Chapter 3 sets out these issues in greater detail.

Assessments were prepared for 70 parcels of relevant public land in the five cities. In addition, 13 Relevant Public Land Assessments

have been prepared across the five regional centres of Letterkenny, Sligo, Athlone, Dundalk and Drogheda, as set out in Table 4.1.

More detailed surveys and assessments will be required to determine the full extent and scale of enabling requirements for each area of land. Future steps may include carrying out detailed feasibility assessment and due diligence, and will require more detailed consideration of land conditions, existing uses, design constraints, the nature of proposed development, and potential timing. In many cases, in order to deliver on the potential, land would require rationalisation or relocation of some existing uses. This is subject to their current operational need and availability.

Table 4.1 Relevant Public Land Identified per Location and Indicative Yield

Location	No. of Lands	Relevant Public Land Assessment Indicative Yield	Indicative Yield by Class			Indicative Yield by Owner		
			Class 1	Class 2	Class 3	Schedule 1	Schedule 2	Local Authority
Dublin City and suburbs	38	26,070 - 35,130	3,830 - 5,160	7,550 - 9,830	14,690 - 20,140	5,360 - 7,110	9,520 - 12,750	11,190 - 15,270
Cork City	14	11,810 - 16,080	870 - 1,230	2,860 - 3,920	8,080 - 10,930	4,090 - 5,610	6,770 - 9,150	950 - 1,320
Limerick	6	3,440 - 4,600	140 - 190	70 - 90	3,230 - 4,320	150 - 210	3,220 - 4,300	70 - 90
Galway	8	4,330 - 6,050	300 - 420	1,030 - 1,430	3,000 - 4,200	2,270 - 3,250	730 - 950	1,330 - 1,850
Waterford	4	870 - 1,220	120 - 170	750 - 1,050	0	580 - 840	290 - 380	0
Total 5 Cities	70	49,420 - 63,080	5,260 - 7,170	12,260 - 16,320	29,000 - 39,590	12,450 - 17,020	20,530 - 27,530	13,540 - 18,530
Sligo	4	700 - 980	300 - 420	310 - 440	90 - 120	200 - 290	110 - 150	390 - 540
Letterkenny	2	560 - 770	350 - 480	210 - 290	0	210 - 290	0	350 - 480
Dundalk	4	760 - 1,070	480 - 680	280 - 390	0	150 - 210	560 - 790	50 - 70
Drogheda	1	210 - 300	210 - 300	0	0	210 - 300	0	0
Athlone	2	670 - 710	670 - 710	0	0	0	0	670 - 710
Total Regional Centres	13	2,900 - 3,830	2,010 - 2,590	800 - 1,120	90 - 120	770 - 1,090	670 - 940	1,460 - 1,800
Total	83	49,420 - 66,910	7,270 - 9,760	13,060 - 17,440	29,090 - 39,710	13,220 - 18,110	21,200 - 28,470	15,000 - 20,330

Tables 4.2 and 4.3 summarise the output by class and by registered owner.

Table 4.2 Relevant Public Land Identified, Indicative Yield and Area per Class

	No. of Lands (out of the 83 total)	No of Settlements (out of the 10 Cities and Regional Centres)	Relevant Public Land Assessment Indicative Yield	Relevant Public Land Area (ha)
Class 1	25	10	7,270 - 9,760	144
Class 2	35	8	13,060 - 17,440	213
Class 3	23	5	29,090 - 39,710	710
Total	83	-	49,420 - 66,910	1,067

Table 4.3 Relevant Public Land Identified, Indicative Yield and Area per Owner Type

	No. of Lands (out of the 83 total)	No of Settlements (out of the 10 Cities and Regional Centres)	Relevant Public Land Assessment Indicative Yield	Relevant Public Land Area (ha)
Schedule 1	25	9	13,220 - 18,110	309
Schedule 2	32	7	21,200 - 28,470	317
Local Authority	26	8	15,000 - 20,330	441
Total	83	-	49,420 - 66,910	1,067

The selection of land assessed has been reviewed for consistency with the proposed growth in population identified in the National Planning Framework (NPF) to ensure that, as far as possible, there is an appropriate balance of land identified across the country that is consistent with balanced regional development.

As seen in Table 4.4, the allocation of residential units broadly matches the projected growth as set out in the NPF. Dublin has a higher proportional yield than the NPF. However, this is justifiable on the basis of the housing need identified in the preparation of the developments in each of the 4 Dublin planning authorities.

Table 4.4 Distribution of Assessments across the 5 Cities

Location	NPF Population Targets (high basis)	% by Settlement	No of Lands	Relevant Public Land Assessment Indicative Yield (high)	% by Settlement
Dublin City and suburbs	290,000	53%	38	35,130	56%
Cork City	125,000	23%	14	16,080	25%
Limerick	55,000	10%	7	4,600	7%
Galway	45,000	8%	8	6,050	10%
Waterford	35,000	6%	2	1,220	2%
Total	550,000		70	63,080	

4.2 OVERALL POTENTIAL FOR CLASS 1 LAND

This report concludes that there are 25 parcels of public land falling into the Class 1¹ category, meaning that they have the lowest level of constraints and therefore represent an opportunity to deliver new homes in the near to medium term (approx. 5 to 10 years). Subject to further assessment, the Class 1 land could

deliver between 7,270 - 9,760 new homes. While some of the land is currently being acted upon by the LDA or other state bodies, many are not. Table 4.5 provides an overview of the Class 1 land, their owners and their potential yield.

Table 4.5 LDA Report on Relevant Public Land Class 1 Land across the 5 Cities and 5 Regional Centres

LDA Report on Relevant Public Land - Class 1 Land across 5 Cities			
Dublin Metropolitan Area	Owner	Schedule	Indicative Yield**
Davitt Road	HSE	Schedule 1	540 - 730
East Wall Road Yard, Dock Road (part Class 2)	Local Authority	LA	100 - 140
Navan Road	OPW	Schedule 1	90 - 120
Rathmines DCC Depot, Gulistan Terrace	Local Authority	LA	90 - 120
Sarsfield Road	Local Authority	LA	220 - 290
Sheriff Street Upper	CIÉ	Schedule 2	590 - 800
Land adjacent to Leopardstown Park Hospital	HSE, IDA	Schedule 1	200 - 270
Carrickmines Little, Leopardstown*	HRI, Local Authority	Schedule 2, LA	1,550 - 2,080
Land at Tallaght Community School	Department of Education and Skills	Schedule 1	80 - 120
Land at Technological University Dublin Tallaght	Institute of Technology Tallaght	Schedule 1	370 - 490
Total			3,830 - 5,160
Cork	Owner	Schedule	Indicative Yield**
Estuary Drive/St Michael's Drive	Local Authority	LA	290 - 410
Cork County Council Depot, Farranlea Road	Local Authority	LA	360 - 510
Land adjacent to Gas Networks Ireland, Rockboro Road	Bord Gáis, ESB	Schedule 2	220 - 310
Total			870 - 1,230
Limerick	Owner	Schedule	Indicative Yield**
Ervia/Gas Networks Ireland, Dock Road	Ervia	Schedule 2	140 - 190
Total			140 - 190
Galway	Owner	Schedule	Indicative Yield**
Ballymoneen Road	Local Authority	LA	140 - 200
Land at Terryland Waterworks, Dyke Road	Local Authority	LA	160 - 220
Total			300 - 420
Waterford	Owner	Schedule	Indicative Yield**
Bolton Street Car Park	OPW	Schedule 1	50 - 80
Waterside Car Park	Ervia	LA	70 - 90
Total			120 - 170
Land Assessment Indicative Yield in 5 Cities			5,260 - 7,170

¹ Class 1 – considered to be land with least constraints within census towns that is regarded as being substantially ready for near to medium term residential delivery. It is generally brownfield land located inside the development boundary of existing towns and cities. Further details in Section 3.1.

LDA Report on Relevant Public Land - Class 1 Land across 5 Regional Centres			
Sligo	Owner	Schedule	Indicative Yield**
Cranmore Road	Local Authority	LA	300 - 420
Total			300 - 420
Letterkenny	Owner	Schedule	Indicative Yield**
Neil T Blaney Road	Local Authority	LA	350 - 480
Total			350 - 480
Dundalk	Owner	Schedule	Indicative Yield**
Bus Depot Ardee Road	CIÉ	Schedule 2	330 - 470
Land Adjacent to Langfield	HSE	Schedule 1	150 - 210
Total			480 - 680
Drogheda	Owner	Schedule	Indicative Yield**
Land at Department of Psychiatry, Our Lady of Lourdes Hospital, Cross Lane (part Class 2)	HSE	Schedule 1	210 - 300
Total			210 - 300
Athlone	Owner	Schedule	Indicative Yield**
Grace Park Road	Local Authority	LA	90 - 130
Land at Lissywollen South, Brawney Road	Local Authority, ESB	LA, Schedule 2	c.580
Total			670 - 710
Land Assessment Indicative Yield in 5 Regional Centres			2,010 - 2,590
Land Assessment Indicative Yield in all Settlements			7,270 - 9,760

* Housing For All Land

LA = Local Authority

** Subject to transfer/due diligence & planning permission during the near to medium term

The remaining 58 parcels of public land identified is land with greater levels of complexity and more constraints. Should they come forward for development, they will require numerous actions to be undertaken, which may include some or all of the following:

- feasibility study and/or masterplan preparation,
- rezoning to facilitate residential-led development,
- consolidation or relocation of existing uses,
- decontamination,
- detailed design,
- significant infrastructure works,
- planning permission.

While the remaining 58 parcels of land are more challenging to deliver and will require considerable investment, they represent a substantial pipeline of public land that can

continue to yield housing over the medium to long term (10+ years), subject to zoning and future development plans.

The LDA is currently working on a number of these areas, including Pear Tree Crossing (Digital Hub), Inchicore in Dublin, Colbert Quarter in Limerick and Sandy Road in Galway. While they have longer lead times, meaningful progress is possible within a short number of years. For example, Colbert Quarter in Limerick has achieved a number of milestones to date, including completion of a Design Review, preparation of a Spatial Framework and now an Infrastructure Phasing and Delivery Plan. The LDA is at a point where clearly deliverable plots within this large, complex area have emerged. These will progress towards planning application stage in the near future while further work to unlock remaining parts of the land will continue.



5.0

RELEVANT PUBLIC LAND ASSESSMENTS

5.1 Dublin

5.2 Cork

5.3 Limerick

5.4 Galway

5.5 Waterford

5.6 Sligo

5.7 Letterkenny

5.8 Dundalk

5.9 Drogheda

5.10 Athlone



5.1 DUBLIN

INTRODUCTION

Dublin City and suburbs, has a population of 1,242,000 residents (2022 census) rising from 1,173,179 in 2016. It has a pivotal role nationally and in the Eastern and Midland Region. It has international importance across a range of functions including high-technology sectors such as information technology, digital media, financial services and pharmaceuticals, as well as being the primary location for third-level education, administration and business.

However, Dublin faces challenges relating to housing affordability, transport, and urban amenities and liveability. As outlined in the policy documents in this section, Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries, and to offer improved housing choice, transport mobility and quality of life to accommodate the growing population.

At a metropolitan scale, this will require focus on large regeneration and redevelopment projects, particularly with regard to underused land inside the canals area and the M50 ring and a more compact urban form, facilitated through well-designed, higher-density development.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN METROPOLITAN DUBLIN

The register identifies 28,050 property folios in the metropolitan area of Dublin, in the functional areas of Dublin City Council, Dún Laoghaire-Rathdown County Council, South Dublin County Council and Fingal County Council.

Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

RELEVANT PUBLIC LAND IDENTIFIED

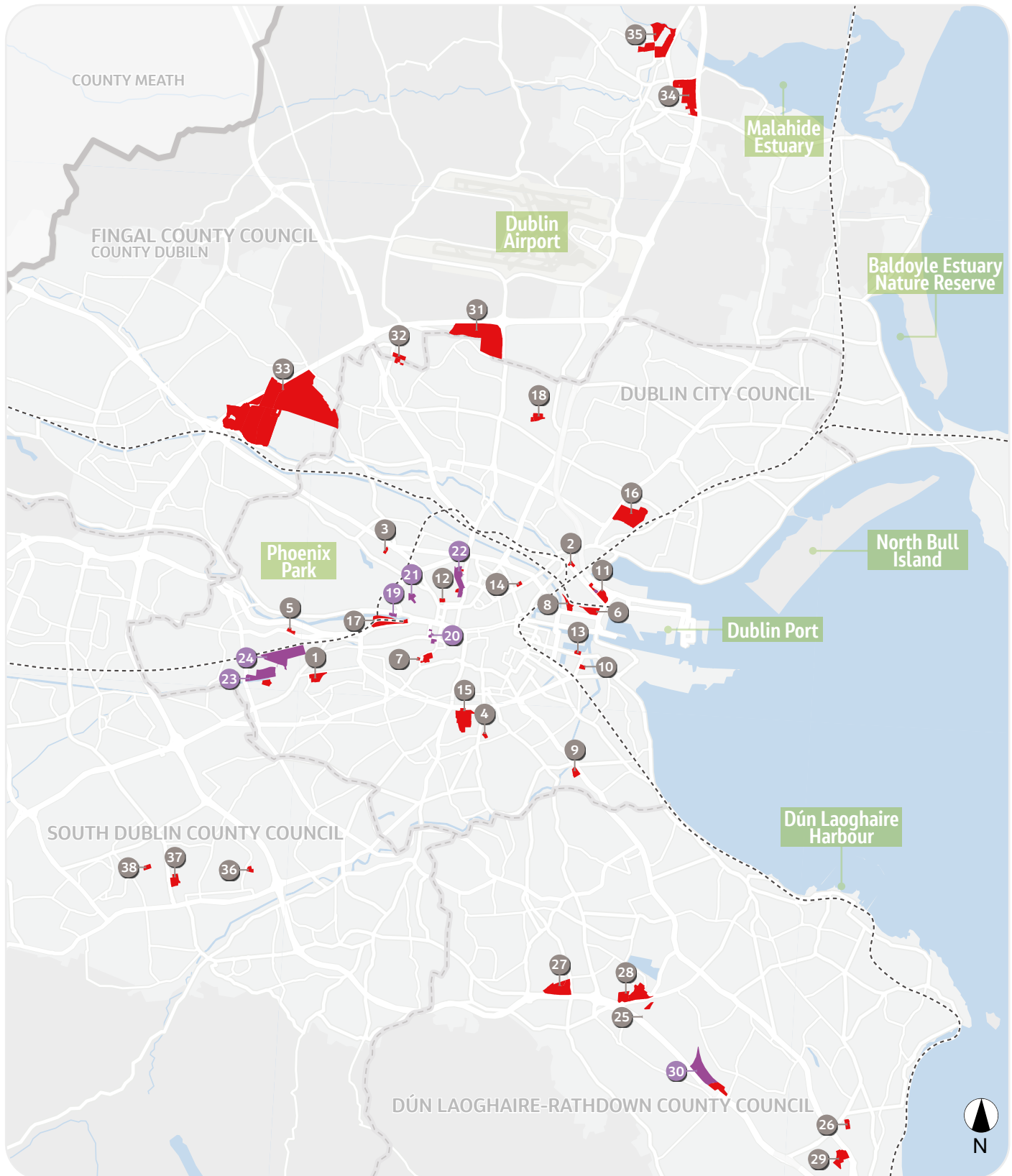
A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.1 DUBLIN

FOUR LOCAL AUTHORITIES VIEW



KEY

- | | |
|---|---|
| ■ Relevant Public Land Assessments | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| Dublin Council Boundary | ■ Railway Line |
| County Boundary | |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Dublin City Council (DCC)

- 1 Davitt Road
- 2 East Wall Road Yard, Dock Road
- 3 Navan Road
- 4 Rathmines DCC Depot
- 5 Sarsfield Road
- 6 Sheriff Street Upper
- 7 DCC Depot Marrowbone Lane
- 8 Land adjacent to Docklands Station, Dock Road
- 9 Donnybrook Bus Garage
- 10 ESB Depot, South Lotts Road
- 11 ESB Gateway Car Park
- 12 Fire Brigade Maintenance Land
- 13 Ringsend Bus Depot
- 14 Summerhill Bus Depot
- 15 Cathal Brugha Barracks
- 16 Clontarf Golf Course
- 17 Land at Heuston Station
- 18 Land at Shanowen Road
- 19 Conyngham Road Bus Depot
- 20 Pear Tree Crossing/Digital Hub
- 21 Saint Brice's Military Hospital
- 22 Broadstone Bus Éireann Depot and Dublin Bus Depot
- 23 Land adjacent to ESB Substation at Grand Canal Inchicore
- 24 Land at CIÉ Inchicore Works

Dún Laoghaire-Rathdown County Council (DLRCC)

- 25 Land adjacent to Leopardstown Park Hospital
- 26 Loughlinstown Training Centre
- 27 Sandyford Mint
- 28 ESB Networks and Local Authority Land, Leopardstown Road
- 29 St. Columcille's Hospital
- 30 Carricksmines Little, Leopardstown

Fingal County Council (FCC)

- 31 ESB Depot St Margaret's Road
- 32 St. Margarets Road, Ballymum
- 33 Dunsink
- 34 Land adjacent to Swords Business Campus
- 35 Land adjacent to Swords Business Campus

South Dublin County Council (SDCC)

- 36 Land at Tallaght Community School
- 37 TU Dublin Land, Belgard Road
- 38 Land at ETB Training Centre Tallaght

TOTAL HOUSING POTENTIAL

Indicative Range: 26,070 - 35,130 homes

No. of Lands: 38

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	3,830 - 5,160	10
Class 2	7,550 - 9,830	15
Class 3	14,690 - 20,140	13

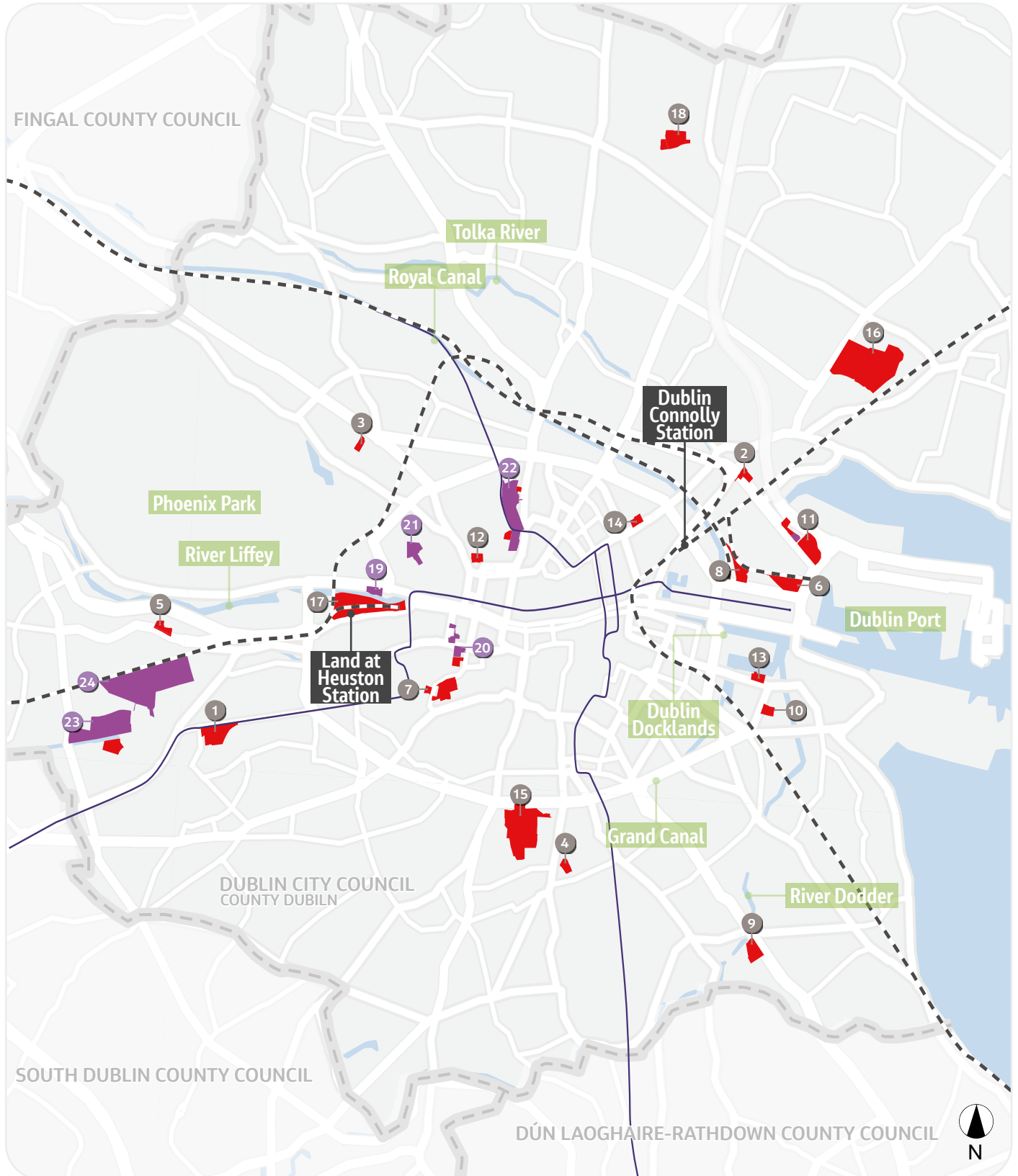
* considers the highest classification in case an area identified multiple classes

HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	5,360 - 7,110	12
Schedule 2	9,520 - 12,750	15
Local Authority	11,190 - 15,270	11

** considering largest land owner of the total area if there are multiple owners

5.1.1 DUBLIN CITY COUNCIL



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| --- Dublin Council Boundary | ■ Railway Line |
| | — Luas Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Davitt Road	Health Service Executive	Schedule 1
2	East Wall Road Yard, Dock Road (part Class 2)	Local Authority	LA
3	Navan Road	The Commissioners of Public Works in Ireland	Schedule 1
4	Rathmines DCC Depot	Local Authority	LA
5	Sarsfield Road	Local Authority	LA
6	Sheriff Street Upper	Córas Iompair Éireann	Schedule 2
Class 2			
7	DCC Depot Marrowbone Lane	Local Authority	LA
8	Land adjacent to Docklands Station, Dock Road	Córas Iompair Éireann	Schedule 2
9	Donnybrook Bus Garage	Córas Iompair Éireann	Schedule 2
10	ESB Depot, South Lotts Road	Electricity Supply Board	Schedule 2
11	ESB Gateway Car Park	Electricity Supply Board, Dublin Port Company	Schedule 2
12	Fire Brigade Maintenance Land	Local Authority	LA
13	Ringsend Bus Depot	Córas Iompair Éireann	Schedule 2
14	Summerhill Bus Depot	Córas Iompair Éireann	Schedule 2
Class 3			
15	Cathal Brugha Barracks	Minister for Defence	Schedule 1
16	Clontarf Golf Course	Local Authority	LA
17	Land at Heuston Station	Córas Iompair Éireann	Schedule 2
18	Land at Shanowen Road	The Commissioners of Public Works in Ireland, Electricity Supply Board	Schedule 1, 2
Land that incorporate Housing for All proposals		Land Owner	Schedule
Class 2			
19	Conyngnam Road Bus Depot	Córas Iompair Éireann	Schedule 2
20	Pear Tree Crossing/Digital Hub	Digital Hub Development Agency, The Commissioners of Public Works in Ireland, Local Authority, Land Development Agency	Schedule 1, LA, Other
21	Saint Brigid's Military Hospital	Minister for Defence	Schedule 1
Class 3			
22	Broadstone Bus Éireann Depot and Dublin Bus Depot	Grangegorman Development Agency, Health Service Executive, Córas Iompair Éireann, Local Authority	Schedule 1, 2, LA
23	Land adjacent to ESB Substation at Grand Canal Inchicore (part Class 1)	Electricity Supply Board, Local Authority	Schedule 2, LA
24	Land at ClÉ Inchicore Works	Córas Iompair Éireann, The Commissioners of Public Works in Ireland (OPW)	Schedule 1, 2

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 12,630 - 16,850 homes

No. of Lands: 24

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	1,630 - 2,200	6
Class 2	3,540 - 4,570	11
Class 3	7,460 - 10,080	7

* considers the highest classification in case an area identified multiple classes

HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	2,030 - 2,570	5
Schedule 2	7,450 - 10,000	13
Local Authority	3,150 - 4,280	6

** considering largest land owner of the total area if there are multiple owners

5.1.1 DUBLIN CITY COUNCIL

DAVITT ROAD



Land Area - 5.6 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - The National Ambulance Service facility is to be retained.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land adjacent to National Ambulance Service in use as temporary construction compound for National Children's Hospital	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028:	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan which includes SDRA 9.								
<ul style="list-style-type: none"> located within Zoning Z10: Inner Suburban (Sustainable Mixed-Use); located within a Conservation Area; and located within Strategic Development and Regeneration Zone 9: Emmet Road. 	Estimated cost range of development and infrastructure								
Masterplan affecting the land	<table> <tr> <td>Development</td><td>€130,000,000 - €190,000,000</td></tr> <tr> <td>Infrastructure</td><td>€15,500,000 - €17,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€9,350,000 - €9,650,000</td></tr> <tr> <td>TOTAL</td><td>€154,850,000 - €217,150,000</td></tr> </table>	Development	€130,000,000 - €190,000,000	Infrastructure	€15,500,000 - €17,500,000	Abnormal Infrastructure	€9,350,000 - €9,650,000	TOTAL	€154,850,000 - €217,150,000
Development	€130,000,000 - €190,000,000								
Infrastructure	€15,500,000 - €17,500,000								
Abnormal Infrastructure	€9,350,000 - €9,650,000								
TOTAL	€154,850,000 - €217,150,000								
Located within SDRA 9 within Development Plan with guiding principles to include: <ul style="list-style-type: none"> mixed-use/residential use in the 'four development sites' to which the land is included in Site Number 2 – Davitt Road West; and the SDRA seeks strategic permeability to Galtymore Road and across the Grand Canal, with taller buildings framing open space to the north of the site and appropriately scaled and massed development adjoining existing residential areas. 	INDICATIVE YIELD								
Potential in conjunction with contiguous relevant public land	540 - 730 homes								
The land incorporates a single parcel of relevant public land in the ownership of HSE. Contiguous land in public ownership is currently in use as residential and has not been incorporated. The area of the National Ambulance Service facility has not been included in the land assessed.									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.
Class 2 - Moderate known constraints with medium to long term delivery potential.
Class 3 - Complex lands with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

EAST WALL ROAD, NORTH STRAND



Land Area - 0.9 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - The land is currently being progressed by DCC as part of a Public Private Partnership Programme. Potential retention and consolidation of the fire station into the new development.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Fire station and undeveloped land	Class 1 and Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zoning Z4: District Centres; located within SDRA 6: Docklands; and Opportunity Site 6: North Strand Fire Station/Former Readymix Site (see below). 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 6.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
SDRA 6: Docklands with guiding principles for development.	<table> <tr> <td>Development</td><td>€29,500,000 - €37,000,000</td></tr> <tr> <td>Infrastructure</td><td>€3,050,000 - €3,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€1,850,000 - €1,900,000</td></tr> <tr> <td>TOTAL</td><td>€34,400,000 - €42,400,000</td></tr> </table>	Development	€29,500,000 - €37,000,000	Infrastructure	€3,050,000 - €3,500,000	Abnormal Infrastructure	€1,850,000 - €1,900,000	TOTAL	€34,400,000 - €42,400,000
Development	€29,500,000 - €37,000,000								
Infrastructure	€3,050,000 - €3,500,000								
Abnormal Infrastructure	€1,850,000 - €1,900,000								
TOTAL	€34,400,000 - €42,400,000								
Opportunity Site 6: <ul style="list-style-type: none"> locally higher buildings located at the northern corner of the site; non-residential uses at ground floor; public pedestrian route through the scheme; and a masterplan shall be prepared for the entire area. 									
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of the local authority. There is no known contiguous land in public ownership.	100 - 140 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

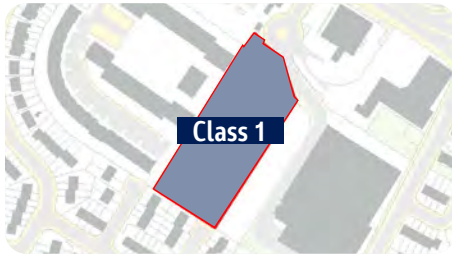
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

NAVAN ROAD



Land Area - 0.9 ha

Registered Owner - The Commissioners of Public Works in Ireland (OPW)

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Office	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028: • located within Zoning Z4: District Centre.	<table> <tr> <td>Development</td><td>€25,500,000 - €34,500,000</td></tr> <tr> <td>Infrastructure</td><td>€3,000,000- €3,400,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €1,750,000</td></tr> <tr> <td>TOTAL</td><td>€30,250,000 - €39,650,000</td></tr> </table>	Development	€25,500,000 - €34,500,000	Infrastructure	€3,000,000- €3,400,000	Abnormal Infrastructure	circa €1,750,000	TOTAL	€30,250,000 - €39,650,000
Development	€25,500,000 - €34,500,000								
Infrastructure	€3,000,000- €3,400,000								
Abnormal Infrastructure	circa €1,750,000								
TOTAL	€30,250,000 - €39,650,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	90 - 120 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of OPW. Contiguous public land comprise residential, road and library use and have not been incorporated.									
Classification of Land									
Class 1 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

RATHMINES DCC DEPOT



Land Area - 1.2 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Proposals for health care services are developed which will occupy the northern portion of the land. Local authority is progressing with social housing scheme on the southern portion of the land.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Local authority depot	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zoning Z4: District Centres; and located within Key District Centre No. 7: Rathmines. 	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Land is located within the non statutory study - Gulistan Depot Land – Draft Masterplan with guiding principles for development: <ul style="list-style-type: none"> a new primary Health Care Centre located on the northern part of the site; a new Age Friendly housing scheme to the eastern side of the site; a new Cost Rental Scheme; repurposed Stone Building; a new Civic Space; and a new private mews development. 	<table> <tr> <td>Development</td><td>€25,500,000 - €32,000,000</td></tr> <tr> <td>Infrastructure</td><td>€3,350,000 - €3,700,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€2,400,000 - €2,450,000</td></tr> <tr> <td>TOTAL</td><td>€31,250,000 - €38,150,000</td></tr> </table>	Development	€25,500,000 - €32,000,000	Infrastructure	€3,350,000 - €3,700,000	Abnormal Infrastructure	€2,400,000 - €2,450,000	TOTAL	€31,250,000 - €38,150,000
Development	€25,500,000 - €32,000,000								
Infrastructure	€3,350,000 - €3,700,000								
Abnormal Infrastructure	€2,400,000 - €2,450,000								
TOTAL	€31,250,000 - €38,150,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of the local authority. There is no contiguous land in public ownership.	90 - 120 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

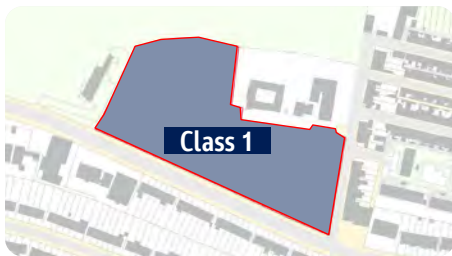
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

SARSFIELD ROAD



Land Area - 1.6 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - The land is currently being progressed by DCC to deliver social housing.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land adjacent to Sarsfield House Day Care Centre	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028</u> <ul style="list-style-type: none"> located within Zoning Z1: Sustainable Residential Neighbourhoods; and proposed Bus Connects Radial Core Bus Corridors. 	The area forms part of the capacity of land zoned for residential development identified in the Housing Strategy, although it is not specifically referenced.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€59,500,000 - €75,500,000</td></tr> <tr> <td>Infrastructure</td><td>€4,800,000 - €5,400,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €2,850,000</td></tr> <tr> <td>TOTAL</td><td>€67,150,000 - €83,750,000</td></tr> </table>	Development	€59,500,000 - €75,500,000	Infrastructure	€4,800,000 - €5,400,000	Abnormal Infrastructure	circa €2,850,000	TOTAL	€67,150,000 - €83,750,000
Development	€59,500,000 - €75,500,000								
Infrastructure	€4,800,000 - €5,400,000								
Abnormal Infrastructure	circa €2,850,000								
TOTAL	€67,150,000 - €83,750,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of the local authority. The contiguous land in public ownership is currently in use as a pitch and putt course and as residential and has not been incorporated.	220 - 290 homes								

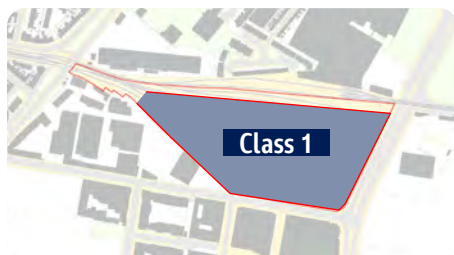
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

SHERIFF STREET UPPER



Land Area - 5.6 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - Retention of the northern section of railway tracks proposed in order to maintain operational access to the port.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Railway sidings	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028</u> <ul style="list-style-type: none"> located within Zoning Z14: Strategic Development and Regeneration Areas which includes SDRA 6: Docklands (SDZ and Wider Docklands Area). 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 10.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Located within SDRA 6: Docklands with guiding principles for development. Not identified as an opportunity site in the SDRA No site-specific objectives	<table> <tr> <td>Development</td><td>€170,000,000 - €210,000,000</td></tr> <tr> <td>Infrastructure</td><td>€17,500,000 - €20,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€15,000,000 - €15,500,000</td></tr> <tr> <td>TOTAL</td><td>€202,500,000 - €245,500,000</td></tr> </table>	Development	€170,000,000 - €210,000,000	Infrastructure	€17,500,000 - €20,000,000	Abnormal Infrastructure	€15,000,000 - €15,500,000	TOTAL	€202,500,000 - €245,500,000
Development	€170,000,000 - €210,000,000								
Infrastructure	€17,500,000 - €20,000,000								
Abnormal Infrastructure	€15,000,000 - €15,500,000								
TOTAL	€202,500,000 - €245,500,000								
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. There is no contiguous land in public ownership.									

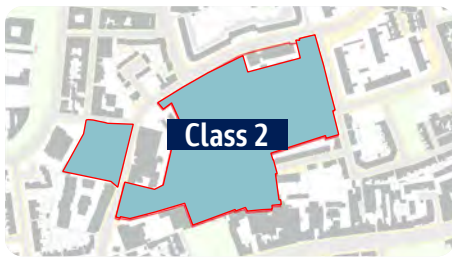
INDICATIVE YIELD

590 - 800 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

DCC DEPOT MARROWBONE LANE



Land Area - 10.5 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Portion of the land is being progressed by Dublin City Council. Consolidated depot use could also be considered subject to further studies.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use		uses and for residential development and this has not been incorporated.	
Local authority depot and ancillary office use		Classification of Land	
Development plan/local area plan objectives		Class 2 ¹	
Dublin City Development Plan 2022-2028:		Housing strategy for the area	
<ul style="list-style-type: none"> located within Zone Z9: Amenity/Open Space Green Network and Zone Z14: Strategic Development and Regeneration Areas (included in SDRA 15: Liberties and Newmarket Square, Site 6). 		Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 15 and Opportunity Site 6 – Marrowbone Lane.	
Liberties Local Area Plan (LAP):		Estimated cost range of development and infrastructure	
<ul style="list-style-type: none"> land located within 'H: Depot Lands'. *The Depot Consolidation Project expedites the implementation of important elements of the LAP by facilitating elements including provision of 100 plus new residential units. 		Development	€220,000,000 - €330,000,000
Masterplan affecting the land		Infrastructure	€30,500,000 - €33,500,000
SDRA 15: Liberties and Newmarket Square – Marrowbone Lane and Opportunity site 6: Marrowbone Lane with guiding principles for development:		Abnormal Infrastructure	€18,500,000 - €19,500,000
<ul style="list-style-type: none"> developed as a Green Infrastructure and Recreational Area; and mixed uses at Summer Street. 		TOTAL	€269,000,000 - €383,000,000
Potential in conjunction with contiguous relevant public land		INDICATIVE YIELD	
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is currently in use as for community		740 - 1,040 homes	

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

LAND ADJACENT TO DOCKLANDS STATION, DOCK ROAD



Land Area - 4.2 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - Docklands Train Station to remain operational.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus parking and undeveloped land adjacent to Dockland Train Station	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zoning Z1: Sustainable Residential Neighbourhoods; partially located within a Conservation Area; mainline Rail and DART; proposed DART Underground; and located within SDRA 6: Docklands (see below). 	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Located within SDRA 6: Docklands: <ul style="list-style-type: none"> site identified for Proposed / Improved Open Space. 	<table> <tr> <td>Development</td><td>€140,000,000 - €180,000,000</td></tr> <tr> <td>Infrastructure</td><td>€12,000,000 - €13,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €11,000,000</td></tr> <tr> <td>TOTAL</td><td>€163,000,000 - €204,500,000</td></tr> </table>	Development	€140,000,000 - €180,000,000	Infrastructure	€12,000,000 - €13,500,000	Abnormal Infrastructure	circa €11,000,000	TOTAL	€163,000,000 - €204,500,000
Development	€140,000,000 - €180,000,000								
Infrastructure	€12,000,000 - €13,500,000								
Abnormal Infrastructure	circa €11,000,000								
TOTAL	€163,000,000 - €204,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. There is no contiguous land in public ownership.	510 - 690 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

DONNYBROOK BUS GARAGE



Land Area - 2.8 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - The retention and repurposing of Donnybrook Bus Garage is subject to further assessment.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Bus depot with current operational requirements	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zoning Z6: Employment/Enterprise; located within a Conservation Area; and adjacent to Proposed Bus Connects Radial Core Bus Corridors (indicative)/Bus Connects Spines. 	<table> <tr> <th>Development</th><td>€80,000,000 - €100,000,000</td></tr> <tr> <th>Infrastructure</th><td>€8,200,000 - €8,950,000</td></tr> <tr> <th>Abnormal Infrastructure</th><td>circa €4,400,000</td></tr> <tr> <th>TOTAL</th><td>€92,600,000 - €113,350,000</td></tr> </table>	Development	€80,000,000 - €100,000,000	Infrastructure	€8,200,000 - €8,950,000	Abnormal Infrastructure	circa €4,400,000	TOTAL	€92,600,000 - €113,350,000
Development	€80,000,000 - €100,000,000								
Infrastructure	€8,200,000 - €8,950,000								
Abnormal Infrastructure	circa €4,400,000								
TOTAL	€92,600,000 - €113,350,000								
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. There is no contiguous relevant public land in public ownership.									
Classification of Land	INDICATIVE YIELD								
Class 2 ¹	310 - 390 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

ESB DEPOT, SOUTH LOTTS ROAD



Land Area - 2.4 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
ESB depot and associated uses	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028:	The area forms part of the capacity of land zoned for residential development identified in the Housing Strategy, although it is not specifically referenced.								
<ul style="list-style-type: none"> located within Zone Z1: Sustainable Residential Neighbourhoods; and located within SDRA 6: Docklands identified as Key Opportunity Site 12: ESB Complex, South Lotts Road. 	Estimated cost range of development and infrastructure								
Masterplan affecting the land									
SDRA 6: Docklands Opportunity Site 12: ESB Complex, South Lotts Road within Development Plan with guiding principles for development:	<table> <tr> <td>Development</td><td>€55,500,000 - €70,000,000</td></tr> <tr> <td>Infrastructure</td><td>€9,500,000 - €11,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€4,850,000 - €4,950,000</td></tr> <tr> <td>TOTAL</td><td>€69,850,000 - €86,450,000</td></tr> </table>	Development	€55,500,000 - €70,000,000	Infrastructure	€9,500,000 - €11,500,000	Abnormal Infrastructure	€4,850,000 - €4,950,000	TOTAL	€69,850,000 - €86,450,000
Development	€55,500,000 - €70,000,000								
Infrastructure	€9,500,000 - €11,500,000								
Abnormal Infrastructure	€4,850,000 - €4,950,000								
TOTAL	€69,850,000 - €86,450,000								
<ul style="list-style-type: none"> public open space at the western edge of the site; east-west and north-south connectivity through the site should be achieved; respond to the built character of the adjacent residential streets; some locally higher buildings in the north-eastern quadrant; and a masterplan shall be prepared for the entire area. 									
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates depots along the East Wall Road in the separate ownership of ESB and Dublin Port. Contiguous relevant public land comprises greyhound racing stadium land which has not been incorporated.	200 - 270 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

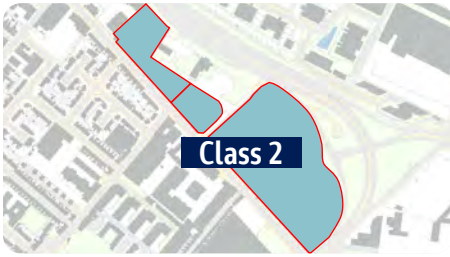
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

ESB GATEWAY CAR PARK



Land Area - 6.0 ha

Registered Owner - Electricity Supply Board, Dublin Port Company

Public Body Specified in Schedule - Schedule 2

Note - Part of the land is identified for transfer under Housing for All.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Car parking and port related vehicle storage	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zoning Z6: Employment/Enterprise; and located within SDRA 6: Docklands (SDZ and Wider Docklands Area); and Dublin Port Tunnel. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 6.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan effecting the land. However, the land is located within SDRA 6: Docklands with guiding principles for development. Not identified as an opportunity site in the SDRA. No site-specific objectives.	<table> <tr> <td>Development</td><td>€170,000,000 - €220,000,000</td></tr> <tr> <td>Infrastructure</td><td>€13,000,000 - €13,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€6,500,000 - €6,700,000</td></tr> <tr> <td>TOTAL</td><td>€189,500,000 - €240,200,000</td></tr> </table>	Development	€170,000,000 - €220,000,000	Infrastructure	€13,000,000 - €13,500,000	Abnormal Infrastructure	€6,500,000 - €6,700,000	TOTAL	€189,500,000 - €240,200,000
Development	€170,000,000 - €220,000,000								
Infrastructure	€13,000,000 - €13,500,000								
Abnormal Infrastructure	€6,500,000 - €6,700,000								
TOTAL	€189,500,000 - €240,200,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates two parcels of land owned by the ESB and Dublin Port. Contiguous relevant public land comprises the Dublin Port Tunnel and associated control centre office. These have not been incorporated.	600 - 790 homes								

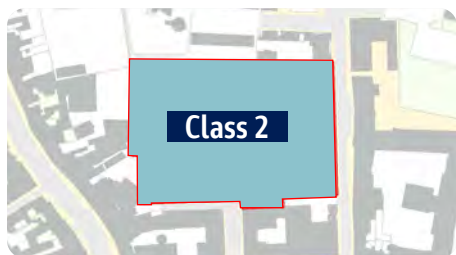
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

FIRE BRIGADE MAINTENANCE LAND



Land Area - 1.2 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Dublin City Council progressing with delivery of this land as part of the Public Private Partnership Programme.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Fire Brigade maintenance depot	The land forms part of the capacity of land zoned for residential development identified in the Housing Strategy, although it is not specifically referenced.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028: • located within Zoning Z5: City Centre.	<table> <tr> <td>Development</td><td>€130,000,000 - €160,000,000</td></tr> <tr> <td>Infrastructure</td><td>€20,000,000 - €24,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€8,400,000 - €8,500,000</td></tr> <tr> <td>TOTAL</td><td>€158,400,000 - €193,000,000</td></tr> </table>	Development	€130,000,000 - €160,000,000	Infrastructure	€20,000,000 - €24,500,000	Abnormal Infrastructure	€8,400,000 - €8,500,000	TOTAL	€158,400,000 - €193,000,000
Development	€130,000,000 - €160,000,000								
Infrastructure	€20,000,000 - €24,500,000								
Abnormal Infrastructure	€8,400,000 - €8,500,000								
TOTAL	€158,400,000 - €193,000,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	160 - 210 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of the local authority. There is no contiguous land in public ownership.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

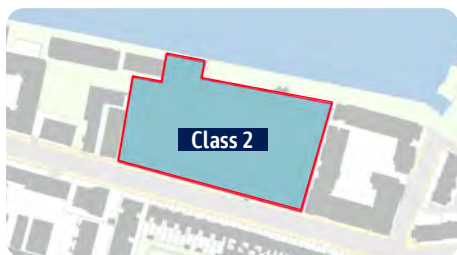
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

RINGSEND BUS DEPOT



Land Area - 1.2 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2



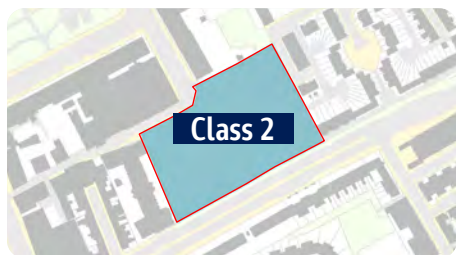
REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot with existing operational requirements	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone Z14: Strategic Development and Regeneration Areas (which includes SDRA 6: Docklands (SDZ and Wider Docklands Area); located within a Conservation Area; and located within a Zone of Archaeological Interest. <u>Strategic Development Zone (SDZ):</u> <ul style="list-style-type: none"> located within the North Lotts and Grand Canal SDZ as part of the SDRA 6: Docklands Area. Land located within City Block 18. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan which includes SDRA 6 and North Lotts and Grand Canal SDZ.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
SDRA 6: Docklands City Block 18 within Development Plan with guiding principles to include: <ul style="list-style-type: none"> 60% Residential 40% Commercial; 6-storey commercial /7-storey residential; frame Grand Canal Dock Ringsend Road; and new north-south Street. 	<table> <tr> <td>Development</td><td>€38,000,000 - €49,500,000</td></tr> <tr> <td>Infrastructure</td><td>€6,700,000 - €8,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,800,000 - €3,850,000</td></tr> <tr> <td>TOTAL</td><td>€48,500,000 - €61,350,000</td></tr> </table>	Development	€38,000,000 - €49,500,000	Infrastructure	€6,700,000 - €8,000,000	Abnormal Infrastructure	€3,800,000 - €3,850,000	TOTAL	€48,500,000 - €61,350,000
Development	€38,000,000 - €49,500,000								
Infrastructure	€6,700,000 - €8,000,000								
Abnormal Infrastructure	€3,800,000 - €3,850,000								
TOTAL	€48,500,000 - €61,350,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. There is no contiguous land in public ownership.	140 - 190 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.
Class 2 - Moderate known constraints with medium to long term delivery potential.
Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

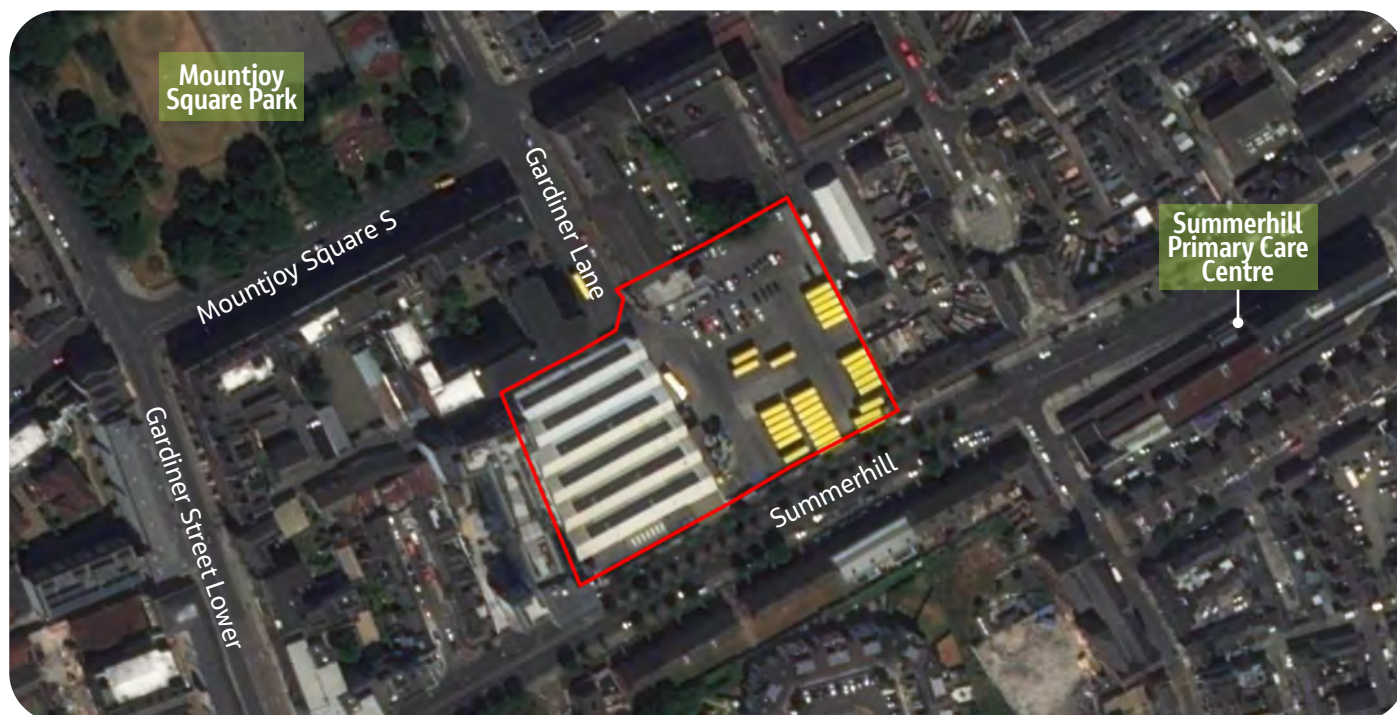
SUMMERHILL BUS DEPOT



Land Area - 1.1 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot with existing operational requirements	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zoning Z5: City Centre; and located within SDRA 10: North East Inner City. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 10.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land. However, the land is located within SDRA 10: North East Inner City within Development Plan with guiding principles for development: <ul style="list-style-type: none"> two north-south connections; and limited increased height on either side of new park. 	<table> <tr> <td>Development</td><td>€37,000,000 - €47,000,000</td></tr> <tr> <td>Infrastructure</td><td>€4,100,000 - €4,800,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,000,000 - €3,150,000</td></tr> <tr> <td>TOTAL</td><td>€44,100,000 - €54,950,000</td></tr> </table>	Development	€37,000,000 - €47,000,000	Infrastructure	€4,100,000 - €4,800,000	Abnormal Infrastructure	€3,000,000 - €3,150,000	TOTAL	€44,100,000 - €54,950,000
Development	€37,000,000 - €47,000,000								
Infrastructure	€4,100,000 - €4,800,000								
Abnormal Infrastructure	€3,000,000 - €3,150,000								
TOTAL	€44,100,000 - €54,950,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. The contiguous land in public ownership is in use as existing residential. This land has not been incorporated.	110 - 150 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

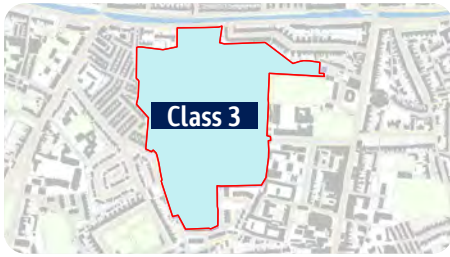
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

CATHAL BRUGHA BARRACKS



Land Area - 15.7 ha

Registered Owner - Minister for Defence

Public Body Specified in Schedule - Schedule 1

Note - Feasibly Study to understand the requirements of the Army in respect to Barracks underway. Assessment of potential to preserve and retain existing National Inventory of Architectural Heritage barracks.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Military barracks	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zone Z15: Community and Social Infrastructure; part of Land Zoned Z9 – Amenities / Open Space Green Network; located within Conservation Area; and protected Structure within the area. 	<table> <tr> <th>Development</th><td>€190,000,000 - €290,000,000</td></tr> <tr> <th>Infrastructure</th><td>€23,500,000 - €25,500,000</td></tr> <tr> <th>Abnormal Infrastructure</th><td>circa €30,000,000</td></tr> <tr> <th>TOTAL</th><td>€243,500,000 - €345,500,000</td></tr> </table>	Development	€190,000,000 - €290,000,000	Infrastructure	€23,500,000 - €25,500,000	Abnormal Infrastructure	circa €30,000,000	TOTAL	€243,500,000 - €345,500,000
Development	€190,000,000 - €290,000,000								
Infrastructure	€23,500,000 - €25,500,000								
Abnormal Infrastructure	circa €30,000,000								
TOTAL	€243,500,000 - €345,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of the Minister for Defence. The contiguous land in public ownership is in use as existing residential. This land has not been incorporated.	810 - 1,110 homes*								
Classification of Land									
Class 3 ¹	<i>*the yield indicated does not include numbers arising from adaptive reuse of existing buildings which could yield up to 150 homes.</i>								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

CLONTARF GOLF COURSE



Land Area -24.8 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Golf course. The land is a significant amenity space and will require significant local authority, political and community engagement if the land is to come forward.	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zoning Z9: Amenity/Open Space Lands/Green Networks. 	<table> <tr> <td>Development</td><td>€550,000,000 - €640,000,000</td></tr> <tr> <td>Infrastructure</td><td>€55,500,000 - €63,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€54,500,000 - €56,000,000</td></tr> <tr> <td>TOTAL</td><td>€660,000,000 - €759,500,000</td></tr> </table>	Development	€550,000,000 - €640,000,000	Infrastructure	€55,500,000 - €63,500,000	Abnormal Infrastructure	€54,500,000 - €56,000,000	TOTAL	€660,000,000 - €759,500,000
Development	€550,000,000 - €640,000,000								
Infrastructure	€55,500,000 - €63,500,000								
Abnormal Infrastructure	€54,500,000 - €56,000,000								
TOTAL	€660,000,000 - €759,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of the local authority. The contiguous land in public ownership is in use as a school. This land has not been incorporated.	1,840 - 2,480 homes								
Classification of Land									
Class 3 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

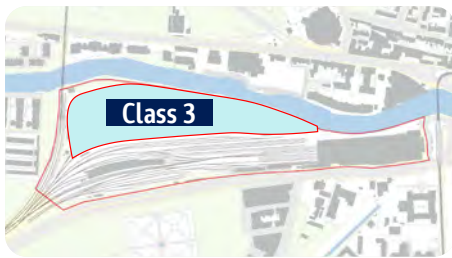
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

LAND AT HEUSTON STATION

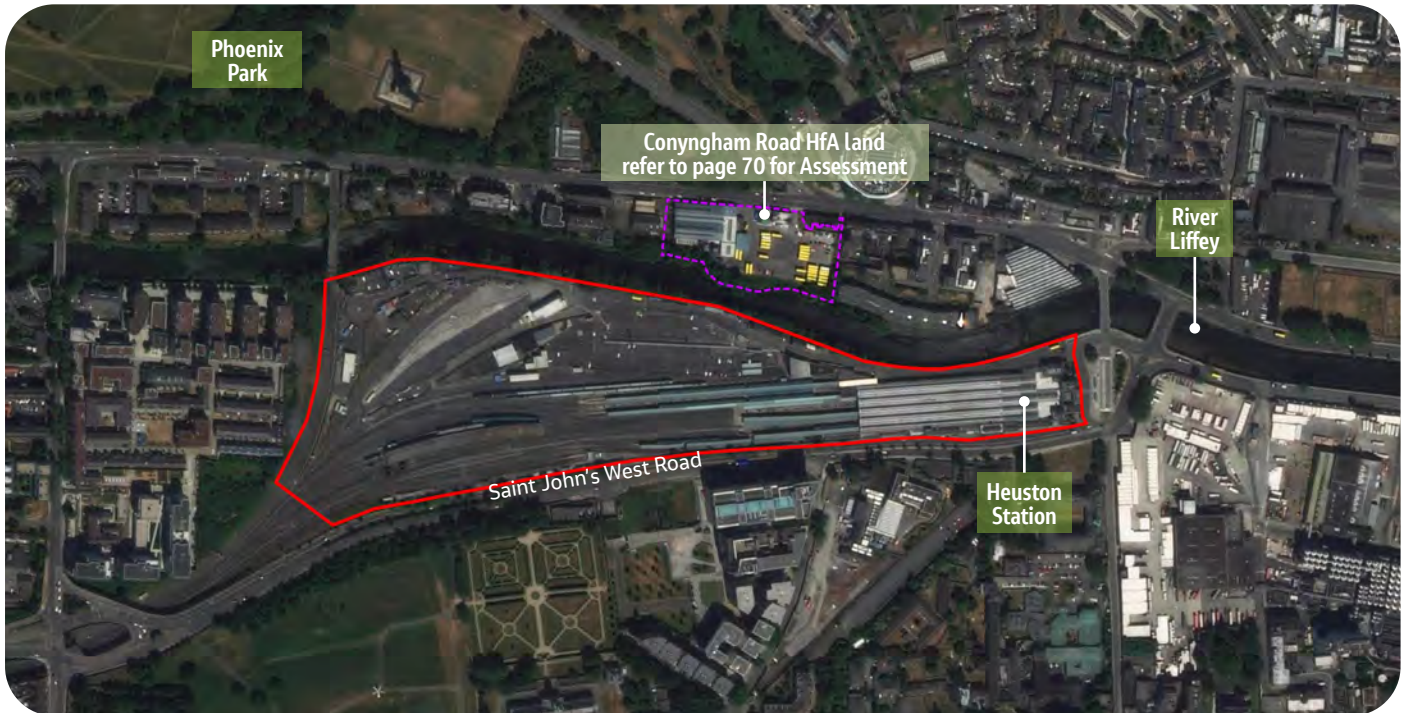


Land Area - 12.9 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - Heuston Station and railway tracks to remain operational and not proposed for development. A masterplan for the redevelopment of Heuston Station incorporating residential uses is currently being advanced by CIÉ.



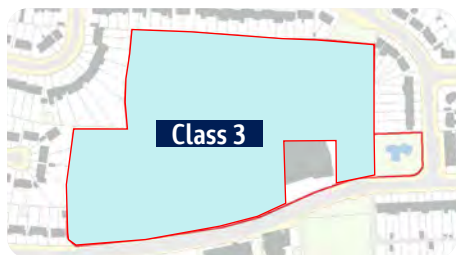
REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Railway station and associated uses	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zoning Z5: City Centre; located within Zoning Z9: Amenity/Open Space Land/Green Network; Strategic Regeneration and Development Areas (which includes SDRA 7: Heuston and Environs including Opportunity Site 3 and 1,200 residential units for this SDRA; conservation area; and road Schemes and Bridges runs through the land (Link Military Road to Conyngham Road). 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 7.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Dublin City Centre Public Realm Masterplan. Land also located within SDRA 7: Heuston and Environs within Opportunity Site 3: Heuston: <ul style="list-style-type: none"> 8-10 storeys as benchmark height, subject to conservation and design considerations; local higher buildings could be accommodated, including landmark; a masterplan shall be prepared considering the wider area; and east-west and north-south connections. 	<table> <tr> <td>Development</td><td>€140,000,000 - €190,000,000</td></tr> <tr> <td>Infrastructure</td><td>€27,500,000 - €31,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€33,000,000 - €42,500,000</td></tr> <tr> <td>TOTAL</td><td>€200,500,000 - €264,000,000</td></tr> </table>	Development	€140,000,000 - €190,000,000	Infrastructure	€27,500,000 - €31,500,000	Abnormal Infrastructure	€33,000,000 - €42,500,000	TOTAL	€200,500,000 - €264,000,000
Development	€140,000,000 - €190,000,000								
Infrastructure	€27,500,000 - €31,500,000								
Abnormal Infrastructure	€33,000,000 - €42,500,000								
TOTAL	€200,500,000 - €264,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. There is no contiguous land in public ownership. The land assessed is cognisant of Conyngham Road land to the north.	530 - 730 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

LAND AT SHANOWEN ROAD



Land Area - 4.5 ha

Registered Owner - The The Commissioners of Public Works in Ireland (OPW), Electricity Supply Board

Public Body Specified in Schedule - Schedule 1, Schedule 2

Note - Garda Station use to be retained.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Garda station and associated use	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028: • located within Zoning Z6: Employment/Enterprise.	<table> <tr> <td>Development</td><td>€10,500,000 - €110,000,000</td></tr> <tr> <td>Infrastructure</td><td>€10,500,000 - €11,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €8,650,000</td></tr> <tr> <td>TOTAL</td><td>€108,650,000 - €130,150,000</td></tr> </table>	Development	€10,500,000 - €110,000,000	Infrastructure	€10,500,000 - €11,500,000	Abnormal Infrastructure	circa €8,650,000	TOTAL	€108,650,000 - €130,150,000
Development	€10,500,000 - €110,000,000								
Infrastructure	€10,500,000 - €11,500,000								
Abnormal Infrastructure	circa €8,650,000								
TOTAL	€108,650,000 - €130,150,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	340 - 460 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates two parcels of relevant public land in the ownership of ESB and OPW. Contiguous land in public ownership is in amenity and recreational use and has not been incorporated.									
Classification of Land									
Class 3 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

CONYNGHAM ROAD BUS DEPOT

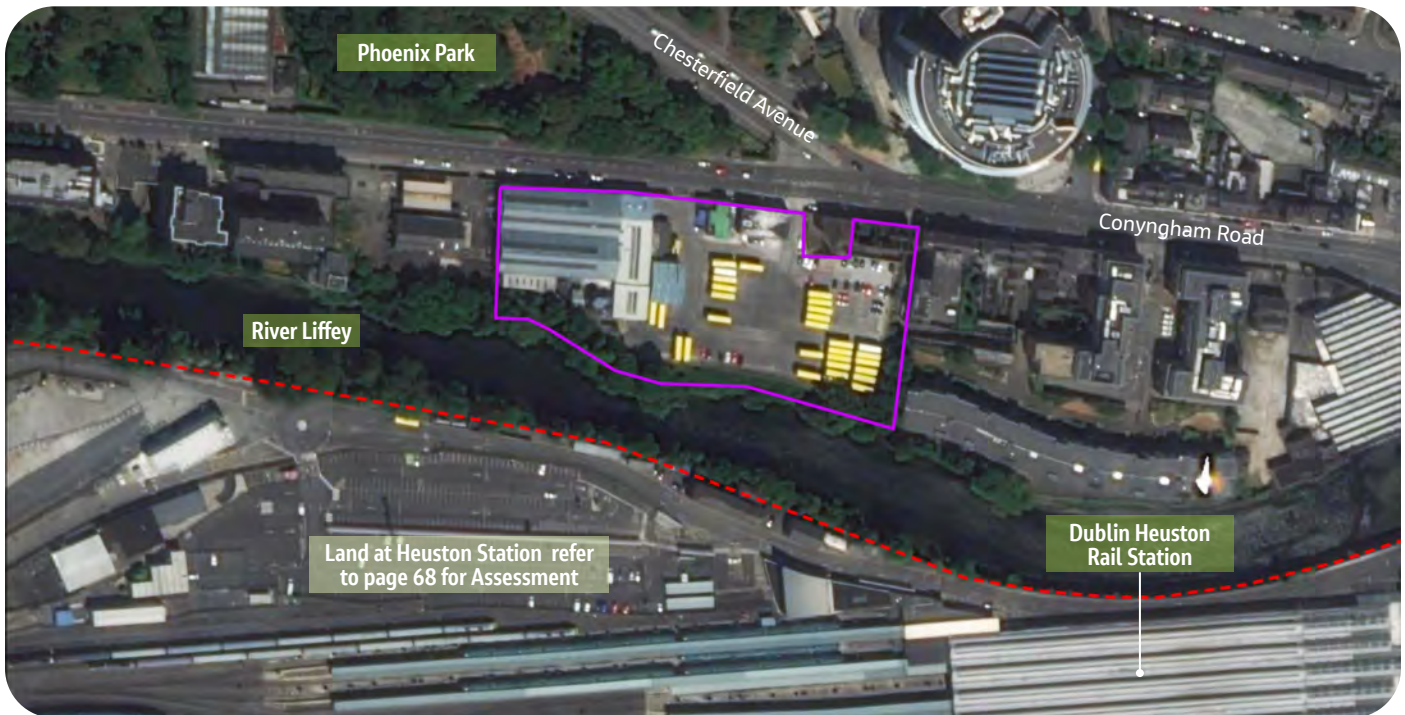


Land Area - 1.3 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All. The LDA are working collaboratively with CIÉ and progressing a feasibility study for the land.



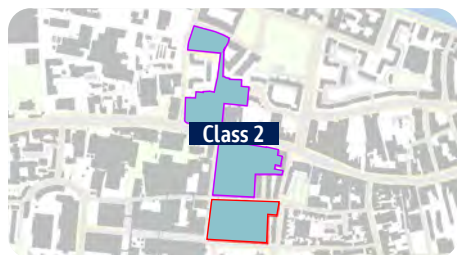
REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot with existing operational requirements	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028:	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan which includes SDRA 7.								
<ul style="list-style-type: none"> located within Zoning Z5: City Centre and Z9: Amenity/Open Space Lands/Green Network; located within a conservation area; protected Structures on land; and located within SDRA 7: Lands at Heuston Station and Environs. 	Estimated cost range of development and infrastructure								
Masterplan affecting the land									
Located within SDRA 7: Lands at Heuston Station and Environs within Opportunity Site 2 with guiding principles for development.	<table> <tr> <td>Development</td><td>€48,500,000 - €64,500,000</td></tr> <tr> <td>Infrastructure</td><td>€3,100,000 - €3,250,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€4,150,000 - €4,300,000</td></tr> <tr> <td>TOTAL</td><td>€55,750,000 - €72,050,000</td></tr> </table>	Development	€48,500,000 - €64,500,000	Infrastructure	€3,100,000 - €3,250,000	Abnormal Infrastructure	€4,150,000 - €4,300,000	TOTAL	€55,750,000 - €72,050,000
Development	€48,500,000 - €64,500,000								
Infrastructure	€3,100,000 - €3,250,000								
Abnormal Infrastructure	€4,150,000 - €4,300,000								
TOTAL	€55,750,000 - €72,050,000								
<ul style="list-style-type: none"> waterfront open space; north-south connectivity - cycle and pedestrian bridge, vehicular bridge; base heights in accordance with prevailing conyngham road frontage; potential for increased height further to the west; restoration of the vacant buildings on conyngham road a priority; and buildings of 12-14 storeys could be provided subject to a visual impact analysis. 									
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of CIÉ. Contiguous relevant public land comprises existing offices which has not been incorporated. The land assessed is cognisant of Lands at Heuston Station land to the south.									
	INDICATIVE YIELD								
	180 - 230 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

PEAR TREE CROSSING/DIGITAL HUB



Land Area - 3.7 ha

Registered Owner - Digital Hub Development Agency, The Commissioners of Public Works in Ireland (OPW), Local Authority, Land Development Agency

Public Body Specified in Schedule - Schedule 1, Local Authority, Other

Note - Part of the land is identified for transfer to the LDA under Housing for All. LDA has published a draft Masterplan on behalf of Digital Hub and OPW. Retain and repurpose existing heritage buildings. The land also includes 1-3 Thomas Court owned by the LDA.



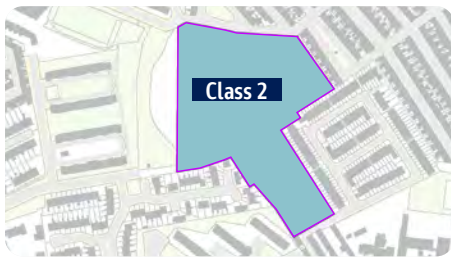
REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Derelict buildings, warehouses, offices, car parking, residential	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p>Dublin City Development Plan 2022-2028:</p> <ul style="list-style-type: none"> zoning Z1: Sustainable Residential Neighbourhoods, Z5: City Centre and Z9: Amenity/Open Space Lands/Green Network; located within SDRA 15: Liberties and Newmarket Square; protected structures within area; and within an Architectural Conservation area. <p>The Liberties Local Area Plan:</p> <ul style="list-style-type: none"> located within Development Area F: Digital Hub. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan which includes SDRA 15.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
<p>Located within SDRA 15: Liberties and Newmarket Square with guiding principles for development.</p> <ul style="list-style-type: none"> north-south pedestrian connections; base heights 6-8 storeys, up to 10-12 storeys; public space and community infrastructure; enterprise and employment; and masterplan to be prepared for entire area. 	<table> <tr> <td>Development</td><td>circa €150,000,000</td></tr> <tr> <td>Infrastructure</td><td>circa €22,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €8,400,000</td></tr> <tr> <td>TOTAL</td><td>circa €180,400,000</td></tr> </table>	Development	circa €150,000,000	Infrastructure	circa €22,000,000	Abnormal Infrastructure	circa €8,400,000	TOTAL	circa €180,400,000
Development	circa €150,000,000								
Infrastructure	circa €22,000,000								
Abnormal Infrastructure	circa €8,400,000								
TOTAL	circa €180,400,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The relevant public land assessed are in the ownership of the Digital Hub and contiguous land in the ownership of the local authority and OPW.	circa 550 homes*								
	<i>*based on Draft Masterplan. Please refer to https://peartreecrossing.ie/ for more information.</i>								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

SAINT BRICIN'S MILITARY HOSPITAL



Land Area - 2.7 ha

Registered Owner - Minister for Defence

Public Body Specified in Schedule - Schedule 1

Note - The land is identified for transfer to the LDA under Housing for All. Feasibility study for adaptive reuse in preparation. Existing hospital buildings to be retained and repurposed.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Military hospital	The area forms part of the capacity of land zoned for residential development identified in the Housing Strategy, although it is not specifically referenced.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Dublin City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zoning Z14: Strategic Development and Regeneration Areas. 	<table> <tr> <td>Development</td><td>€12,000,000 - €16,500,000</td></tr> <tr> <td>Infrastructure</td><td>€5,150,000 - €5,250,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €6,100,000</td></tr> <tr> <td>TOTAL</td><td>€23,250,000 - €27,850,000</td></tr> </table>	Development	€12,000,000 - €16,500,000	Infrastructure	€5,150,000 - €5,250,000	Abnormal Infrastructure	circa €6,100,000	TOTAL	€23,250,000 - €27,850,000
Development	€12,000,000 - €16,500,000								
Infrastructure	€5,150,000 - €5,250,000								
Abnormal Infrastructure	circa €6,100,000								
TOTAL	€23,250,000 - €27,850,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	40 - 60 homes*								
Potential in conjunction with contiguous relevant public land									
The land incorporates a single parcel of relevant public land in the ownership of the Minister for Defence. The contiguous land in public ownership is in use as existing residential and the O'Devaney Gardens regeneration scheme. This land has not been incorporated.									
Classification of Land									
Class 2 ¹									

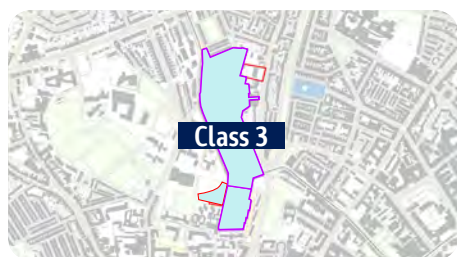
**the yield indicated is new build only and does not include numbers arising from adaptive reuse of existing buildings, which could provide an additional 120 - 150 homes resulting in a total yield of 160 - 210 homes.*

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

BROADSTONE BUS ÉIREANN DEPOT AND DUBLIN BUS DEPOT

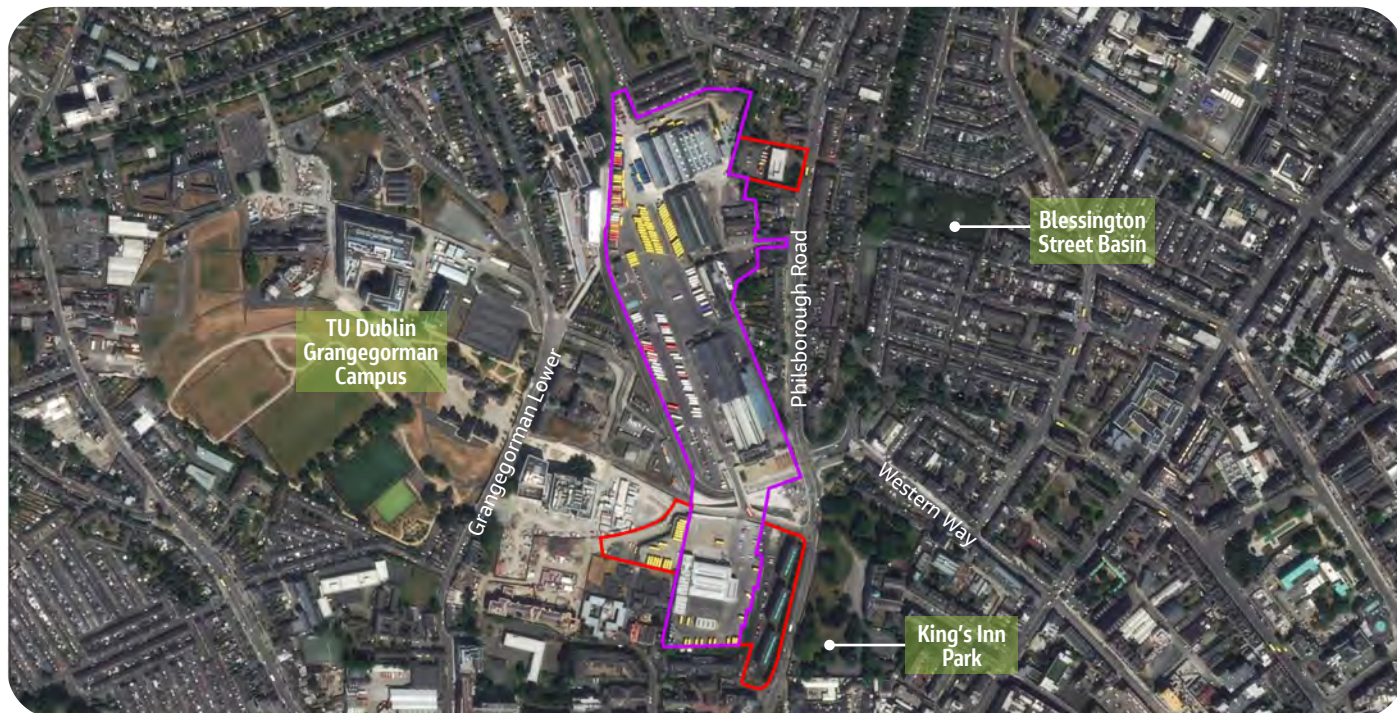


Land Area - 11.8 ha

Registered Owner - Grangegorman Development Agency, Health Service Executive, Córas Iompair Éireann, Local Authority

Public Body Specified in Schedule - Schedule 1, Schedule 2, Local Authority

Note - The land is identified for transfer to the LDA under Housing for All. LDA are working collaboratively with CIÉ and undertaking a feasibility study and stakeholder engagement. Constitution Hill social housing scheme to be redeveloped under a Part 8 application by the Local Authority. Fire station use to remain.



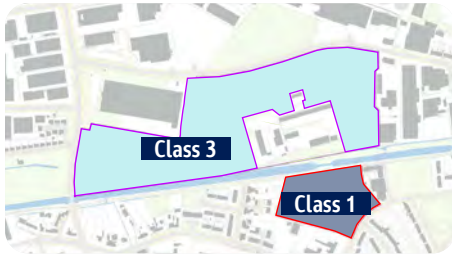
REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot, fire station with existing operational requirements and existing residential	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Dublin City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zoning Z1: Sustainable Residential. Neighbourhoods and Z10: Inner Suburban and Inner City Sustainable Mixed-Uses; and partially within SDRA 8: Grangegorman/Broadstone. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan which includes SDRA 8.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Partially within Grangegorman Planning Scheme: <ul style="list-style-type: none"> in area for mixed use. 	<table> <tr> <td>Development</td><td>€330,000,000 - €450,000,000</td></tr> <tr> <td>Infrastructure</td><td>€31,000,000 - €33,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€31,500,000 - €32,500,000</td></tr> <tr> <td>TOTAL</td><td>€392,500,000 - €516,000,000</td></tr> </table>	Development	€330,000,000 - €450,000,000	Infrastructure	€31,000,000 - €33,500,000	Abnormal Infrastructure	€31,500,000 - €32,500,000	TOTAL	€392,500,000 - €516,000,000
Development	€330,000,000 - €450,000,000								
Infrastructure	€31,000,000 - €33,500,000								
Abnormal Infrastructure	€31,500,000 - €32,500,000								
TOTAL	€392,500,000 - €516,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a parcel of relevant public land in the ownership of Grangegorman Development Agency, CIÉ, Local Authority and HSE. Contiguous land in public ownership comprises Grangegorman Development Agency land being developed as part of Technological University Dublin masterplan. This land has not been incorporated.	1,230 - 1,660 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

LAND ADJACENT TO ESB SUBSTATION AT GRAND CANAL INCHICORE



Land Area - 15.6 ha

Registered Owner - Electricity Supply Board, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - Part of the land is identified in Housing for All for transfer to the LDA. LDA currently progressing design review with RIAI. LDA working with the local authority to progress housing proposals on the Bluebell land. ESB Substation to be retained. Significant infrastructure challenges due to overhead cables.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Housing for All: utilities, ESB depot and undeveloped land. Bluebell Land: existing residential and undeveloped land	The Bluebell land forms part of the capacity of land zoned for residential development identified in the Housing Strategy, although it is not specifically referenced.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zoning Z1: Sustainable Residential Neighbourhoods and Z6: Employment/Enterprise; and located within a Conservation Area. 	<table> <tr> <td>Development</td><td>€340,000,000 - €450,000,000</td></tr> <tr> <td>Infrastructure</td><td>€39,000,000 - €42,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€43,500,000 - €46,000,000</td></tr> <tr> <td>TOTAL</td><td>€422,500,000 - €538,500,000</td></tr> </table>	Development	€340,000,000 - €450,000,000	Infrastructure	€39,000,000 - €42,500,000	Abnormal Infrastructure	€43,500,000 - €46,000,000	TOTAL	€422,500,000 - €538,500,000
Development	€340,000,000 - €450,000,000								
Infrastructure	€39,000,000 - €42,500,000								
Abnormal Infrastructure	€43,500,000 - €46,000,000								
TOTAL	€422,500,000 - €538,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	1,310 - 1,740 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates two parcels of relevant public land in the ownership of the ESB and the local authority. Contiguous land in public ownership is in use for distribution and has not been incorporated. Use of part of the land for the ESB substation will continue.									
Classification of Land									
Class 1 and Class 3 ¹									

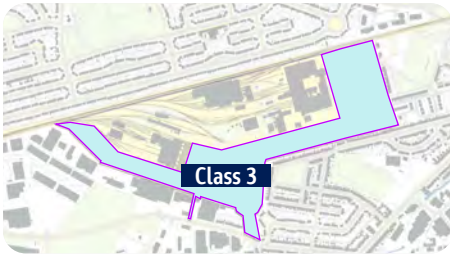
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.1 DUBLIN CITY COUNCIL

LAND AT CIÉ INCHICORE WORKS



Land Area - 28.7 ha

Registered Owner - Córas Iompair Éireann, The Commissioners of Public Works in Ireland (OPW)

Public Body Specified in Schedule - Schedule 1, Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All. Part of the area's active use to be retained. LDA currently progressing design review with RIAI. Design review being advanced in collaboration with CIÉ, ESB and the OPW.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Rail depot and ancillary uses	The land is not specially identified within the Dublin City Development Plan 2022-2028 Housing Strategy.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
Dublin City Development Plan 2022-2028:	
<ul style="list-style-type: none"> located within Zoning Z6: Employment/Enterprise; and SEVESO II establishments within Land. 	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates two parcels of relevant public land in the ownership of CIÉ and OPW. Contiguous land in public ownership is in residential use and has not been incorporated.	
Classification of Land	
Class 3 ¹	
	INDICATIVE YIELD
	1,400 - 1,900 homes

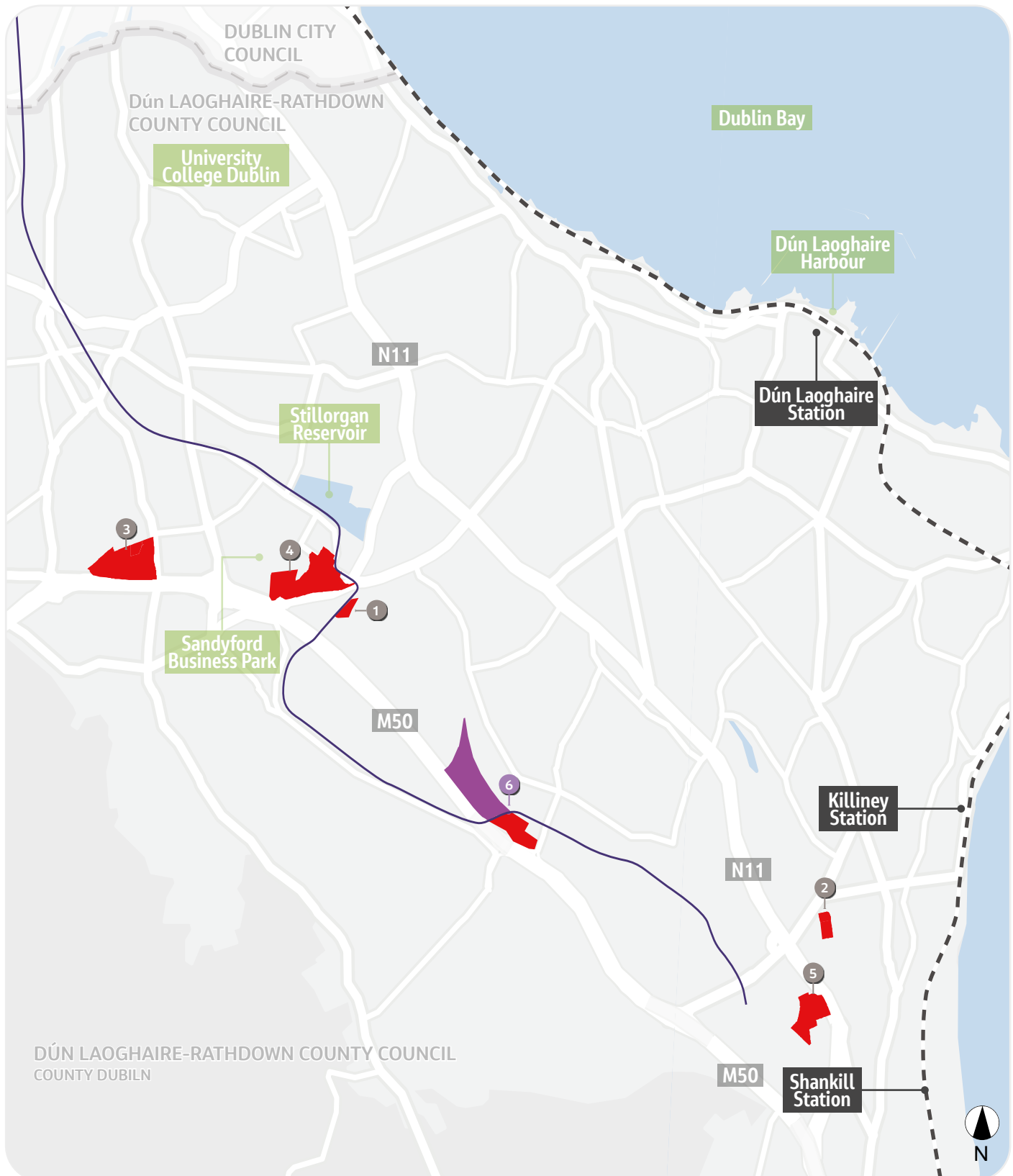
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL



KEY

- | | |
|--|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| --- Dublin Council Boundary | ■ Railway Line |
| | — Luas Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Land adjacent to Leopardstown Park Hospital	The Industrial Development Authority	Schedule 1
Class 2			
2	Loughlinstown Training Centre	Local Authority	LA
3	Sandyford Mint	Central Bank of Ireland	Schedule 1
Class 3			
4	ESB Networks and Local Authority Land, Leopardstown Road	Electricity Supply Board, Local Authority	Schedule 2, LA
5	Land at St Columille's Hospital Loughlinstown	Health Service Executive	Schedule 1
Land that incorporate Housing for All proposals		Land Owner	Schedule
Class 1			
6	Carrickmines Little, Leopardstown	Horse Racing Ireland, Local Authority	Schedule 2, LA

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 3,970 - 5,330 homes

No. of Lands: 6

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	1,750 - 2,350	2
Class 2	670 - 950	2
Class 3	1,550 - 2,030	2

* considers the highest classification in case an area identified multiple classes

HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	1,180 - 1,610	3
Schedule 2	1,550 - 2,080	1
Local Authority	1,240 - 1,640	2

** considering largest land owner of the total area if there are multiple owners

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

LAND ADJACENT TO LEOPARDSTOWN PARK HOSPITAL



Land Area - 1.1 ha

Registered Owner - The Industrial Development Authority

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land								
Office	The land incorporates one parcel of relevant public land in the ownership of the IDA. Contiguous land in public ownership is in use as Leopardstown Park Hospital and a racecourse and has not been incorporated.								
Development plan/local area plan objectives	Classification of Land								
Dún Laoghaire-Rathdown County Development Plan 2022-2028:	Class 1 ¹								
<ul style="list-style-type: none"> located within Zoning Objectives SNI – Sustainable Neighbourhood Infrastructure and A2 - Residential; Specific Local Objectives 63 – Expand medical use and 60 – Seeking International Trade Services on employment lands; 2 Protected Structures and Tree Protection; and 6 Year Road Objectives/Traffic Management/Active Travel Upgrades – Leopardstown Link Road – Murphystown Link Road. 	Housing strategy for the area								
Masterplan affecting the land	The residential zoned element of the land is included as part of the DLR Residential Development Capacity Audit zoned for residential development identified in the Core Strategy and Housing Strategy.								
Sandyford Urban Framework Plan 2016 (Appendix 16 of Development Plan):	Estimated cost range of development and infrastructure								
<ul style="list-style-type: none"> located within Leopardstown Park Hospital and Reference Site 12; land is partially zoned as Hospital/Medical Campus and Residential Density = 70/Ha; 6 Year Road Objectives/Traffic Management/Active Travel Upgrades – Leopardstown Link Road – Murphystown Link Road; existing walking routes, proposed access walking and cycling routes; 2b: Central Park to South County Business Park; green routes Network including Open Spaces via Active Travel; Woodlands; possible Link to Carrickmines for future consideration; and design principles and character areas include Residential, Open Space. 	<table> <tr> <td>Development</td><td>€59,000,000 - €75,000,000</td></tr> <tr> <td>Infrastructure</td><td>€2,400,000 - €2,650,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€2,050,000 - €2,150,000</td></tr> <tr> <td>TOTAL</td><td>€63,450,000 - €79,800,000</td></tr> </table>	Development	€59,000,000 - €75,000,000	Infrastructure	€2,400,000 - €2,650,000	Abnormal Infrastructure	€2,050,000 - €2,150,000	TOTAL	€63,450,000 - €79,800,000
Development	€59,000,000 - €75,000,000								
Infrastructure	€2,400,000 - €2,650,000								
Abnormal Infrastructure	€2,050,000 - €2,150,000								
TOTAL	€63,450,000 - €79,800,000								
INDICATIVE YIELD									
200 - 270 homes									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

LOUGHLINSTOWN TRAINING CENTRE



Land Area - 2.3 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Potential to provide consolidated Training/Education use within the overall footprint.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Education and training	The land is not included as part of the DLR Residential Development Capacity Audit zoned for residential development identified in the Core Strategy and Housing Strategy.								
Development plan/local area plan objectives									
Dún Laoghaire-Rathdown County Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zoning Objective A - Residential; and tree protection. 									
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in office, residential and education use and has not been incorporated.									
Classification of Land									
Class 2 ¹									
	Estimated cost range of development and infrastructure								
	<table> <tr> <th>Development</th><th>€39,000,000 - €51,500,000</th></tr> <tr> <th>Infrastructure</th><th>€5,150,000 - €5,500,000</th></tr> <tr> <th>Abnormal Infrastructure</th><th>€3,800,000 - €3,900,000</th></tr> <tr> <th>TOTAL</th><th>€47,950,000 - €60,900,000</th></tr> </table>	Development	€39,000,000 - €51,500,000	Infrastructure	€5,150,000 - €5,500,000	Abnormal Infrastructure	€3,800,000 - €3,900,000	TOTAL	€47,950,000 - €60,900,000
Development	€39,000,000 - €51,500,000								
Infrastructure	€5,150,000 - €5,500,000								
Abnormal Infrastructure	€3,800,000 - €3,900,000								
TOTAL	€47,950,000 - €60,900,000								
	INDICATIVE YIELD								
	140 - 200 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Limited known constraints with near term delivery potential.

Class 2 - Moderate known constraints with medium term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

SANDYFORD MINT



Land Area - 14.7 ha

Registered Owner - Central Bank of Ireland

Public Body Specified in Schedule - Schedule 1

Note - The Central Bank has signalled the relocation of the Mint. LDA and Central Bank are in discussions regarding access to the land.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Office	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Dún Laoghaire-Rathdown County Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone Objective A - Residential Amenity and Objective F – Open Space; tree protection; Record of Monuments and Places (For Areas of Archaeological Potential) Classification 022-036001 – Church; and Specific Local Objective 138 – ‘To support and encourage a new sports complex with indoor and outdoor facilities allowing a mix of recreational sporting facilities’. 	The land is included as part of the DLR Residential Development Capacity Audit zoned for residential development identified in the Core Strategy and Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€140,000,000 - €200,000,000</td></tr> <tr> <td>Infrastructure</td><td>€51,500,000 - €61,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€34,500,000 - €37,000,000</td></tr> <tr> <td>TOTAL</td><td>€226,600,000 - €298,000,000</td></tr> </table>	Development	€140,000,000 - €200,000,000	Infrastructure	€51,500,000 - €61,000,000	Abnormal Infrastructure	€34,500,000 - €37,000,000	TOTAL	€226,600,000 - €298,000,000
Development	€140,000,000 - €200,000,000								
Infrastructure	€51,500,000 - €61,000,000								
Abnormal Infrastructure	€34,500,000 - €37,000,000								
TOTAL	€226,600,000 - €298,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of the Central Bank of Ireland. There is no contiguous relevant public land.	530 - 750 homes								

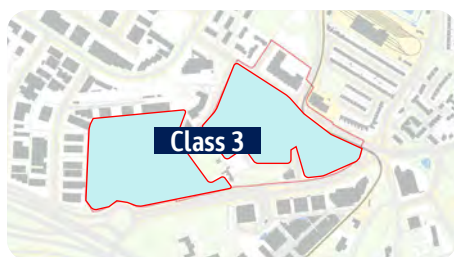
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

ESB NETWORKS AND LOCAL AUTHORITY LAND, LEOPARDSTOWN ROAD

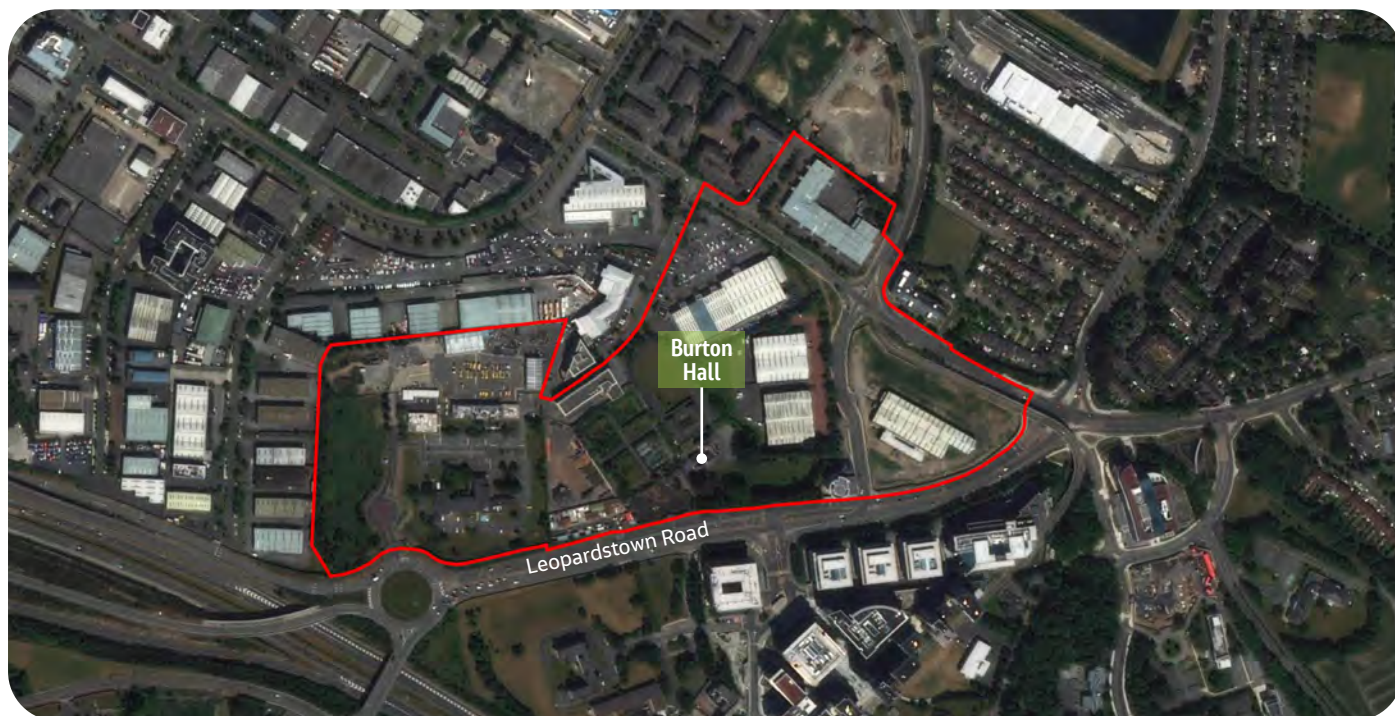


Land Area - 15.4 ha

Registered Owner - Electricity Supply Board, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - Retention of Burton Hall, the surrounding gardens and offices.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land
Office, retail and depot	The land incorporates parcels of relevant public land in the ownership of ESB and the local authorities. Contiguous land in public ownership is in use as an office, warehouse and retail and has not been incorporated.
Development plan/local area plan objectives	Classification of Land
<p>Dún Laoghaire-Rathdown County Development Plan 2022-2028:</p> <ul style="list-style-type: none"> located within Zone Objective OE – Office and Enterprise, F – Open Space, and A2 – Residential; Objectives 56 Expansion of use at Burton Hall and 59 provision of pocket parks / plazas in Sandyford; Objective to protect and/or provide for Institutional Use in open lands; Objective to provide accommodation for the travelling community; Objective for 6 year road Objectives / Traffic Management / Active Travel Upgrades; and tree protection. 	Class 3 ¹
Masterplan affecting the land	Housing strategy for the area
<p>Sandyford Urban Framework Plan 2016 (Appendix 16 of Development Plan):</p> <ul style="list-style-type: none"> located within Sandyford Business Park (Refer to Policy SUFP13 Phasing); section of land located within Residential Density = 70/Ha; local road - Level 1 (50Km/h) goes through land; green routes network including open spaces via pedestrian and or cycle routes; and design principles and character areas include: Commercial, Residential, Existing/Permitted Development, Open Space. 	The residential zoned element of the land is included as part of the DLR Residential Development Capacity Audit zoned for residential development identified in the Core Strategy and Housing Strategy.
Estimated cost range of development and infrastructure	
Development	€250,000,000 - €360,000,000
Infrastructure	€32,000,000 - €34,500,000
Abnormal Infrastructure	€42,000,000 - €44,500,000
TOTAL	€324,000,000 - €439,000,000

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with medium to long term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

INDICATIVE YIELD

1,100 - 1,440 homes

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

LAND AT ST COLUMCILLE'S HOSPITAL LOUGHLINSTOWN



Land Area - 8.5 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - Retain St. Columcille's Hospital and the Famine Graves and safeguard land for future expansion of the hospital.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Hospital campus	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p>Dún Laoghaire-Rathdown County Development Plan 2022-2028:</p> <ul style="list-style-type: none"> located within Zone Objective SNI – Sustainable Neighbourhood Infrastructure and F – Open Space; Specific Objective 146 supports hospital expansion and 89 – retain famine grave; proposed Luas line extension; tree protection; and within the boundary of land for which a Local Area Plan will be prepared - Rathmichael/Ferndale Road Local Area Plan. 	<p>The land is not specially identified within the Dún Laoghaire-Rathdown County Development Plan Housing Strategy and Housing Need Demand Assessment (HNDA) 2022-2028.</p>								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <th>Development</th><th>€140,000,000 - €190,000,000</th></tr> <tr> <th>Infrastructure</th><th>€18,500,000 - €20,500,000</th></tr> <tr> <th>Abnormal Infrastructure</th><th>circa €19,000,000</th></tr> <tr> <th>TOTAL</th><th>€177,500,000 - €229,500,000</th></tr> </table>	Development	€140,000,000 - €190,000,000	Infrastructure	€18,500,000 - €20,500,000	Abnormal Infrastructure	circa €19,000,000	TOTAL	€177,500,000 - €229,500,000
Development	€140,000,000 - €190,000,000								
Infrastructure	€18,500,000 - €20,500,000								
Abnormal Infrastructure	circa €19,000,000								
TOTAL	€177,500,000 - €229,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a single parcel of relevant public land in the ownership of the HSE. There is no contiguous relevant public land.	450 - 590 homes								

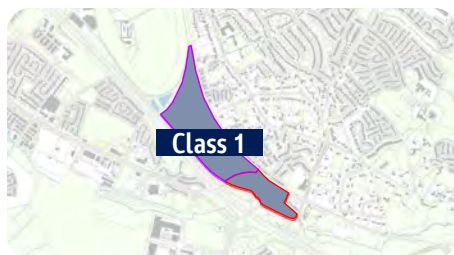
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.2 DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

CARRICKMINES LITTLE, LEOPARDSTOWN



Land Area - 23.3 ha

Registered Owner - Horse Racing Ireland, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - LDA in discussions with Horse Racing Ireland regarding proposals for the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land
Temporary car park, traveller accommodation, undeveloped land	The land incorporates two parcels of relevant public land in the ownership of Horse Racing Ireland and the local authority. Contiguous land in public ownership is in use as a racecourse and has not been incorporated.
Development plan/local area plan objectives	Classification of Land
<p>Dún Laoghaire-Rathdown County Development Plan 2022-2028:</p> <ul style="list-style-type: none"> boundary of Ballyogan and Environs Local Area Plan; located within Zoning Objective A – Residential; objective for Link Road from Leopardstown to Carrickmines Interchange; Specific Objectives 84 – Carrickmines Castle and 143 – Area Based Traffic Assessment; proposed education use within land; to provide accommodation for the Travelling Community within land; industrial heritage within land; and to protect and preserve Trees and Woodlands within land. <p>Ballyogan and Environs Local Area Plan 2019-2025:</p> <ul style="list-style-type: none"> Located within Ballyogan Quarter within No. 7 Racecourse Southern. 	Class 1 ¹
Masterplan affecting the land	Housing strategy for the area
<p>Development Framework for land set out in Ballyogan and Environs LAP:</p> <ul style="list-style-type: none"> indicative 950 units; density highest to west; connectivity northwards to Foxrock and south across M50; school on site; racecourse Luas stop focal point; and full size sports pitch. 	The land is included as part of the DLR Residential Development Capacity Audit zoned for residential development identified in the Core Strategy and Housing Strategy.
Estimated cost range of development and infrastructure	
Development	€360,000,000 - €450,000,000
Infrastructure	€50,000,000 - €55,500,000
Abnormal Infrastructure	€29,500,000 - €30,000,000
TOTAL	€439,500,000 - €535,500,000
INDICATIVE YIELD	
1,550 - 2,080 homes	

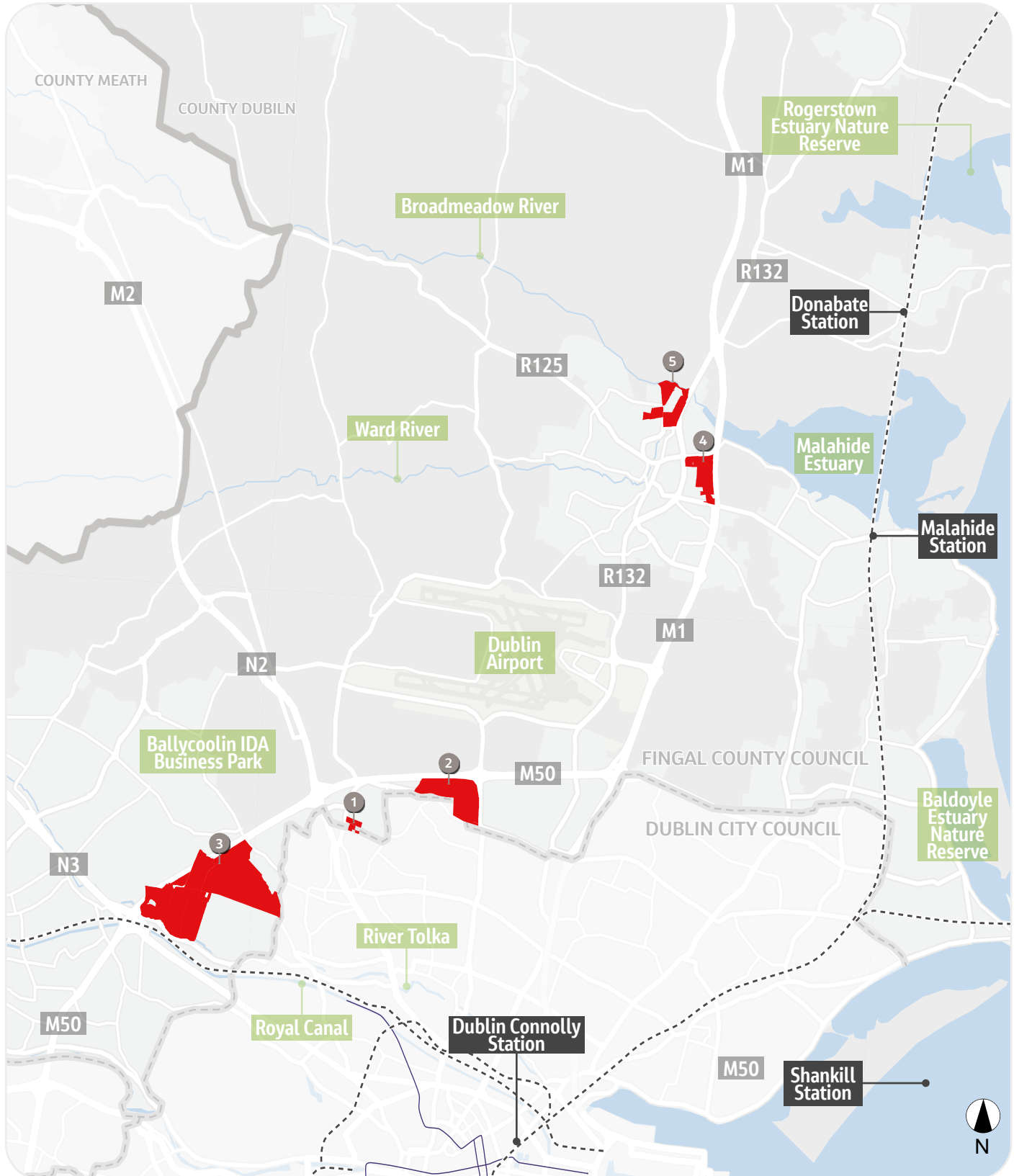
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.3 FINGAL COUNTY COUNCIL



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| --- Dublin Council Boundary | ■ Railway Line |
| --- County Boundary | --- Luas Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 2			
1	ESB Depot St Margaret's Road	Electricity Supply Board	Schedule 2
2	St. Margarets Road, Ballymun	Local Authority	LA
Class 3			
3	Dunsink	Bord Gáis Éireann, Local Authority	Schedule 2, LA
4	Land adjacent to Swords Business Campus	Industrial Development Agency, Dublin and Dún Laoghaire Education and Training Board, Local Authority	Schedule 1, LA
5	Land adjacent to Swords Business Park	Industrial Development Agency, An Post, Electricity Supply Board, Local Authority	Schedule 1, 2, LA

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 8,920 - 12,190 homes

No. of Lands: 5

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	-	-
Class 2	3,340 - 4,310	2
Class 3	5,580 - 7,880	3

* considers the highest classification in case an area identified multiple classes

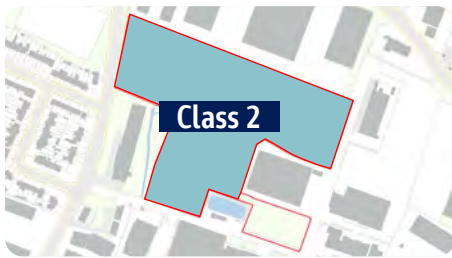
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	1,600 - 2,170	1
Schedule 2	520 - 670	1
Local Authority	6,800 - 9,350	3

** considering largest land owner of the total area if there are multiple owners

5.1.3 FINGAL COUNTY COUNCIL

ESB DEPOT ST MARGARET'S ROAD



Land Area - 4.5 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Depot and associated ancillary uses	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Fingal County Development Plan 2023-2029</u> <ul style="list-style-type: none"> zoning GE: General Employment. <u>Dublin City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> zoning Z6: Employment/Enterprise Zone; and zoning Z14: Strategic Regeneration and Development Areas within SDRA 3: Finglas Village Environs and Jamestown Land. 	Dublin City Development Plan 2022-2028 Housing Strategy refers to Chapter 13: Strategic Development Regeneration Areas within the written statement of the Development Plan to outline development of the land, Chapter 13 includes details of SDRA 3. The land is not specifically referenced within the Fingal County Development Plan 2023-2029 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Located within SDRA 3: Finglas Village Environs and Jamestown Land with an estimated capacity for 2,800 residential units: <ul style="list-style-type: none"> residential focus; general building heights 6-8 storeys; and open space objective on part of site. 	<table> <tr> <td>Development</td><td>€140,000,000 - €170,000,000</td></tr> <tr> <td>Infrastructure</td><td>€11,500,000 - €12,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€8,200,000 - €8,400,000</td></tr> <tr> <td>TOTAL</td><td>€159,700,000 - €190,900,000</td></tr> </table>	Development	€140,000,000 - €170,000,000	Infrastructure	€11,500,000 - €12,500,000	Abnormal Infrastructure	€8,200,000 - €8,400,000	TOTAL	€159,700,000 - €190,900,000
Development	€140,000,000 - €170,000,000								
Infrastructure	€11,500,000 - €12,500,000								
Abnormal Infrastructure	€8,200,000 - €8,400,000								
TOTAL	€159,700,000 - €190,900,000								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of ESB, across two local authority areas. There is no contiguous relevant public land.									

INDICATIVE YIELD

520 - 670 homes

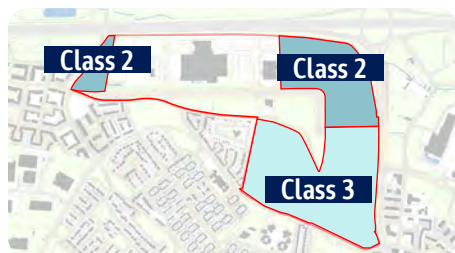
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.3 FINGAL COUNTY COUNCIL

ST. MARGARETS ROAD, BALLYMUN



Land Area - 43.6 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Retain retail use, sports fields to west and the local authority depot that is currently under construction.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land								
Industrial, retail, amenity and undeveloped land	The land incorporates parcels of relevant public land in the ownership of the local authorities. The boundary of the assessed land has been determined by the local road network. Contiguous land in public ownership in residential use has not been incorporated.								
Development plan/local area plan objectives	Classification of Land								
<p><u>Fingal County Development Plan 2023-2029:</u></p> <ul style="list-style-type: none"> land zoned as OS: Open Space, RW: Retail Warehousing, HT: High Technology, GE: General Employment and ME: Metro Economic Corridor; NTA – GDA Cycle Network Plan – Fingal passes through land; Specific Objective: Metrolink; GDA Cycle Network 2013; Low Lying Agriculture Landscape Character Area; and the land are to be served by a Metrolink station under the R108. <p><u>Dublin City Development Plan 2022-2028:</u></p> <ul style="list-style-type: none"> zoning objective – Zone Z6 Employment / Enterprise. <p><u>The Ballymun Local Area Plan 2017:</u></p> <ul style="list-style-type: none"> a large proportion of the land identified for Mixed Use, residential, offices, employment and retail uses; open green space and recreational use is proposed to the north west and to the south east; and Ballymun Industrial Estate is identified for industrial use. 	Class 2 and Class 3 ¹								
Masterplan affecting the land	Housing strategy for the area								
Partially located within SDR 2 – Ballymun, with guiding principles for development. Proposed development within Dublin City Council area is mainly industrial (as existing), with new proposed mixed uses.	The land is not specifically referenced within the Fingal County Development Plan 2023-2029 Housing Strategy.								
	Estimated cost range of development and infrastructure								
	<table> <tr> <td>Development</td><td>€710,000,000 - €920,000,000</td></tr> <tr> <td>Infrastructure</td><td>€120,000,000 - €130,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €100,000,000</td></tr> <tr> <td>TOTAL</td><td>€930,000,000 - €1,150,000,000</td></tr> </table>	Development	€710,000,000 - €920,000,000	Infrastructure	€120,000,000 - €130,000,000	Abnormal Infrastructure	circa €100,000,000	TOTAL	€930,000,000 - €1,150,000,000
Development	€710,000,000 - €920,000,000								
Infrastructure	€120,000,000 - €130,000,000								
Abnormal Infrastructure	circa €100,000,000								
TOTAL	€930,000,000 - €1,150,000,000								
	INDICATIVE YIELD								
	2,820 - 3,640 homes								

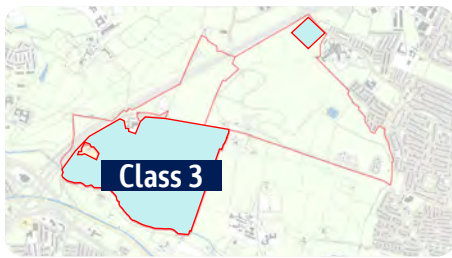
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Limited known constraints with medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.3 FINGAL COUNTY COUNCIL

DUNSINK



Land Area - 204.7 ha

Registered Owner - Local Authority, Bord Gáis Éireann

Public Body Specified in Schedule - Local Authority, Schedule 2

Note - Former land fill area reserved for future open space and retention of existing National Inventory of Architectural Heritage building. Public land form part of a wider development opportunity at Dunsink.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land
Golf course, traveller accommodation and undeveloped land	The land incorporates parcels of relevant public land in the ownership of the local authorities and Bord Gáis Éireann. Contiguous land in public ownership is in health and residential use and have not been incorporated.
Development plan/local area plan objectives	Classification of Land
<p>Fingal County Development Plan 2023-2029:</p> <ul style="list-style-type: none"> current zoning - Zone OS: Open Space, GB: Greenbelt, RS: Residential and GE: General Employment; Traveller Accommodation Objectives; road proposals; Highly Sensitive Landscape and Biodiversity Objectives; proposed zoning - RA: Residential Area, RS: Residential, OS: Open Space and GE General Employment; and Long Term Strategic Reserve lands and Framework Plan. 	Class 3 ¹
Masterplan affecting the land	Housing strategy for the area
<p>No local authority masterplan affecting the land. However, the land is located in Dunsink Feasibility Study Area which includes:</p> <ul style="list-style-type: none"> facilitation of approximately 7,000 residential units; and land bank will require a further plan / masterplan. 	The area is included as part of the Fingal urban capacity assessment of land that permit residential development, identified in the Core Strategy of the Development Plan.
Estimated cost range of development and infrastructure	
Development	€530,000,000 - €730,000,000
Infrastructure	circa €280,000,000
Abnormal Infrastructure	€260,000,000 - €270,000,000
TOTAL	€1,070,000,000 - €1,280,000,000

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

INDICATIVE YIELD

2,220 - 3,230 homes

5.1.3 FINGAL COUNTY COUNCIL

LAND ADJACENT TO SWORDS BUSINESS CAMPUS



Land Area - 34.3 ha

Registered Owner - Industrial Development Agency, Dublin and Dún Laoghaire Education and Training Board, Local Authority

Public Body Specified in Schedule - Schedule 1, Local Authority.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Office, warehouse and amenity space	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Fingal County Development Plan 2023-2029:</u> <ul style="list-style-type: none"> located within Zone ME Metro Economic Corridor; indicative cycle/pedestrian route running through land; Draft Specific Objective: Metrolink; road running through land, removed from Draft Plan; Masterplan Area – Estuary Central; and Local Objective 26: Preserve and seek to enhance the existing recreational facilities at Balheary. 	The land is not specifically referenced within the Fingal County Development Plan 2023-2029 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land. However, Estuary West Masterplan on adjacent land shows movement objectives through the subject land.	<table> <tr> <td>Development</td><td>€500,000,000 - €640,000,000</td></tr> <tr> <td>Infrastructure</td><td>€49,000,000 - €51,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€55,000,000 - €55,500,000</td></tr> <tr> <td>TOTAL</td><td>€604,000,000 - €746,500,000</td></tr> </table>	Development	€500,000,000 - €640,000,000	Infrastructure	€49,000,000 - €51,000,000	Abnormal Infrastructure	€55,000,000 - €55,500,000	TOTAL	€604,000,000 - €746,500,000
Development	€500,000,000 - €640,000,000								
Infrastructure	€49,000,000 - €51,000,000								
Abnormal Infrastructure	€55,000,000 - €55,500,000								
TOTAL	€604,000,000 - €746,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of IDA, ETB and the local authority. Contiguous land in public ownership is in use for education and residential and has not been incorporated.	1,760 - 2,480 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.3 FINGAL COUNTY COUNCIL

LAND ADJACENT TO SWORDS BUSINESS PARK



Land Area - 34.6 ha

Registered Owner - Industrial Development Agency, An Post, Electricity Supply Board, Local Authority

Public Body Specified in Schedule - Schedule 1, Schedule 2, Local Authority.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Business park	The land is not specifically referenced within the Fingal County Development Plan 2023-2029 Housing Strategy.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
Fingal County Development Plan 2023-2029:	
<ul style="list-style-type: none"> located within Zone ME Metro Economic Corridor; indicative cycle/pedestrian route running through land; and currently within Masterplan Area for Seatown South, Draft Plan removes Masterplan Objective. 	
Masterplan affecting the land	
Located within Seatown South Masterplan area 2019. No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates parcels of relevant public land in the ownership of IDA, An Post, ESB and the local authority. The boundary of the assessed land has been determined by the local road network.	
Classification of Land	
Class 3 ¹	
	INDICATIVE YIELD
	1,600 - 2,170 homes*
	<i>*future development of surrounding Land could lead to an increase of density on land and therefore achieve more homes.</i>

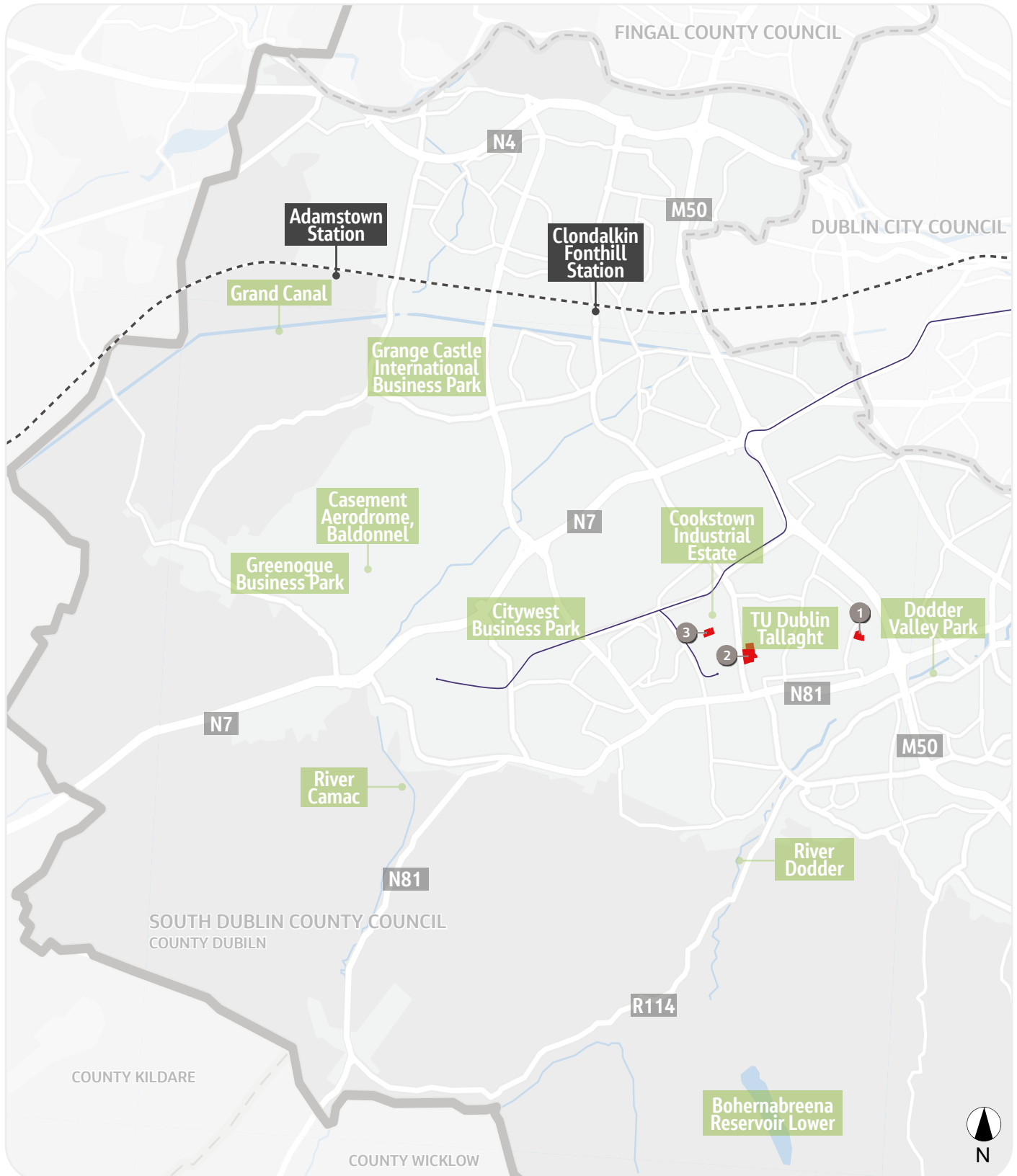
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

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5.1.4 SOUTH DUBLIN COUNTY COUNCIL



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| --- Dublin Council Boundary | ■ Railway Line |
| --- County Boundary | --- Luas Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Land at Tallaght Community School	Department of Education and Skills	Schedule 1
2	Land at Technological University Dublin Tallaght	Institute of Technology Tallaght	Schedule 1
Class 3			
3	Land at ETB Training Centre Tallaght	Dublin and Dún Laoghaire Education and Training Board	Schedule 1

TOTAL HOUSING POTENTIAL

Indicative Range: 550 - 760 homes

No. of Lands: 3

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	450 - 610	2
Class 2	-	-
Class 3	100 - 150	1

* considers the highest classification in case an area identified multiple classes

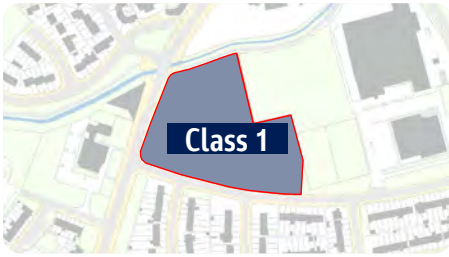
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	550 - 760	3
Schedule 2	-	-
Local Authority	-	-

** considering largest land owner of the total area if there are multiple owners

5.1.4 SOUTH DUBLIN COUNTY COUNCIL

LAND AT TALLAGHT COMMUNITY SCHOOL



Land Area - 1.8 ha

Registered Owner - Department of Education and Skills

Public Body Specified in Schedule - Schedule 1

Note - Consideration to be given to any future requirements for education provision.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Undeveloped land and amenity space	The part of the landbank zoned for residential that fed into the land capacity analysis carried out in developing the Core Strategy of the Development Plan.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
South Dublin County Development Plan 2022-2028:	
<ul style="list-style-type: none"> Land Use Zoning Objective RES - To protect and/or improve residential amenity. 	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates parcels of relevant public land in the ownership of the Department of Education and Skills. Contiguous land in public ownership is in residential and park use and has not been incorporated.	
Classification of Land	
Class 1 ¹	
	80 - 120 homes

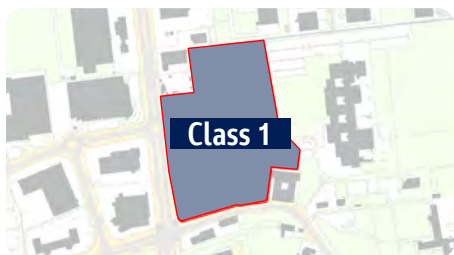
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.4 SOUTH DUBLIN COUNTY COUNCIL

LAND AT TECHNOLOGICAL UNIVERSITY DUBLIN TALLAGHT



Land Area - 4.8 ha

Registered Owner - Technical University of Dublin

Public Body Specified in Schedule - Schedule 1

Note - Consideration to be given to any future requirements for education provision.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Amenity space, car park, education	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>South Dublin County Development Plan 2022-2028:</u> <ul style="list-style-type: none"> Land Use Zoning Objective TC - to protect, improve and provide for the future development of Town Centres; and to the immediate west of the area there is a Cycleway Proposal (Cycle South Dublin) 'Tallaght to Clondalkin' and also a Long Term High Capacity Public Transport Route (RPA preferred route). <u>Tallaght Town Centre Local Area Plan 2020:</u> <ul style="list-style-type: none"> land shown as institutional land; consolidate institutional uses while protecting the parkland setting and providing for greater public access and usage; and indicative high capacity bus route shown to immediate south of the area. 	The area is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Tallaght Town Centre LAP 2020 sets out objectives as above.	<table> <tr> <td>Development</td><td>€93,500,000 - €130,000,000</td></tr> <tr> <td>Infrastructure</td><td>€8,500,000 - €9,050,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€7,850,000 - €8,300,000</td></tr> <tr> <td>TOTAL</td><td>€109,850,000 - €147,350,000</td></tr> </table>	Development	€93,500,000 - €130,000,000	Infrastructure	€8,500,000 - €9,050,000	Abnormal Infrastructure	€7,850,000 - €8,300,000	TOTAL	€109,850,000 - €147,350,000
Development	€93,500,000 - €130,000,000								
Infrastructure	€8,500,000 - €9,050,000								
Abnormal Infrastructure	€7,850,000 - €8,300,000								
TOTAL	€109,850,000 - €147,350,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of TUD. Contiguous land in public ownership is in educational use and has not been incorporated.	370 - 490 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.1.4 SOUTH DUBLIN COUNTY COUNCIL

LAND AT ETB TRAINING CENTRE TALLAGHT



Land Area - 1.5 ha

Registered Owner - Dublin and Dún Laoghaire Education and Training Board

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land, car parking	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p>South Dublin County Development Plan 2022-2028:</p> <ul style="list-style-type: none"> Land Use Zoning Objective REGEN - To facilitate enterprise and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery. <p>Tallaght Town Centre Local Area Plan 2020:</p> <ul style="list-style-type: none"> part of plot CT-F2 (plot ratio range of 0.75 – 1.0); part of a mixed-use residential and employment led neighbourhood; local pocket park; and 3 – 4 storeys residential or commercial. 	<p>The area is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.</p>								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Tallaght Town Centre LAP 2020 sets out objectives as above.	<table> <tr> <td>Development</td><td>€23,000,000 - €37,000,000</td></tr> <tr> <td>Infrastructure</td><td>€3,650,000 - €3,850,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,300,000- €3,350,000</td></tr> <tr> <td>TOTAL</td><td>€30,000,000 - €44,150,000</td></tr> </table>	Development	€23,000,000 - €37,000,000	Infrastructure	€3,650,000 - €3,850,000	Abnormal Infrastructure	€3,300,000- €3,350,000	TOTAL	€30,000,000 - €44,150,000
Development	€23,000,000 - €37,000,000								
Infrastructure	€3,650,000 - €3,850,000								
Abnormal Infrastructure	€3,300,000- €3,350,000								
TOTAL	€30,000,000 - €44,150,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of Relevant public land in the ownership of the ETB. Contiguous land in public ownership is in health, educational and ESB use and has not been incorporated.	100 - 150 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

INTRODUCTION

The Cork City region has a population of 255,800 residents. The National Planning Framework aims to build on Cork's strong and diverse economy. The city region has developed an international reputation for technology and ICT, life sciences, financial and business services and engineering; 170 multinational companies have invested in the city region. In addition, the city region has benefited from the presence of leading higher-education institutions such as University College Cork (UCC), Munster Technological University (MTU).

IDENTIFICATION OF RELEVANT PUBLIC LAND IN CORK CITY

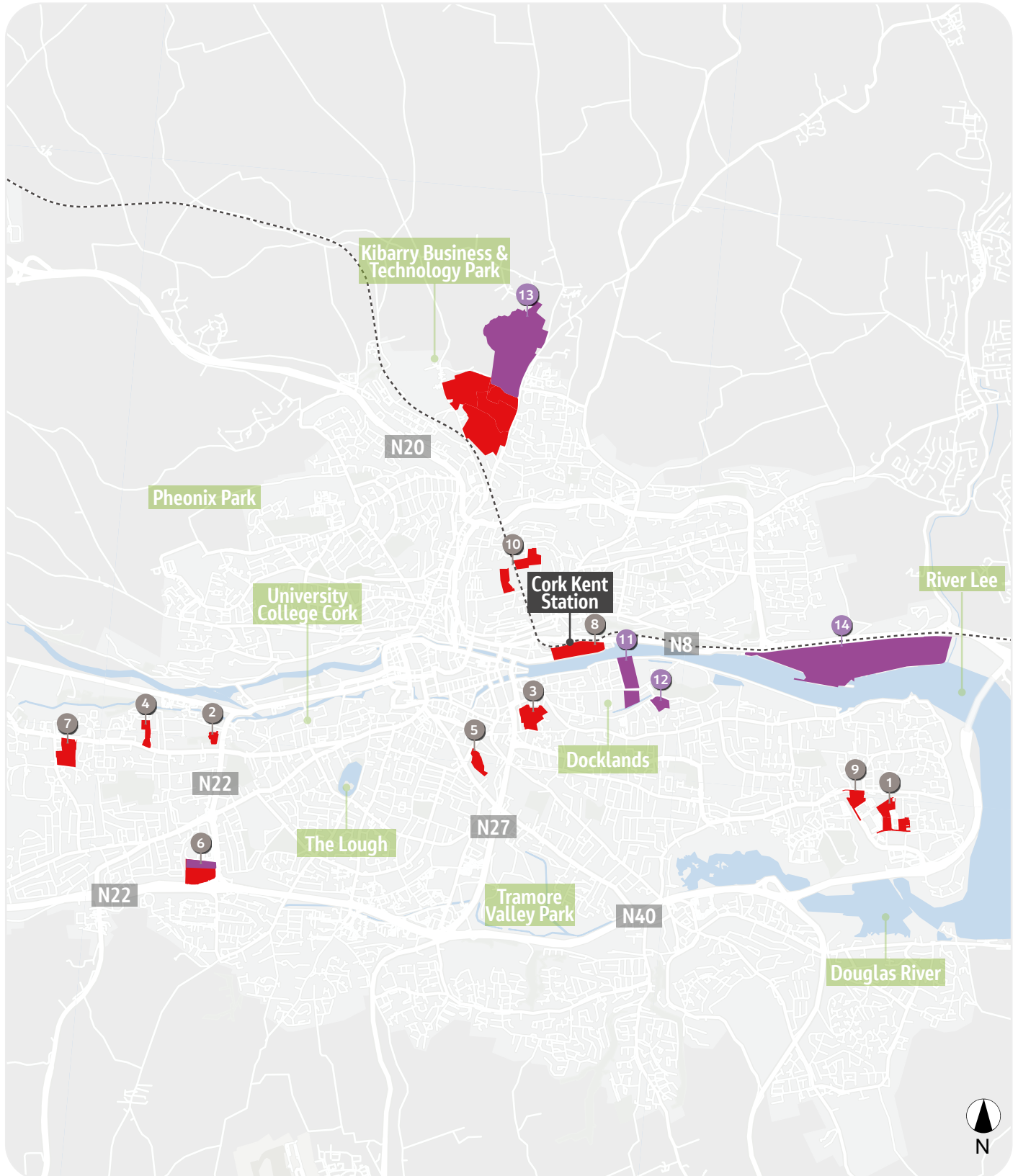
The register identifies 8,350 property folios in the metropolitan area of Cork. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

5.2 CORK



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| | ■ Railway Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Estuary Drive/St Michael's Drive	Local Authority	LA
2	Cork County Council Depot	Local Authority	LA
3	Land adjacent to Gas Networks Ireland, Rockboro Road	Bord Gáis Éireann, Electricity Supply Board	Schedule 2
Class 2			
4	Animal Laboratory Model Farm Road	Minister for Agriculture, Food and Marine	Schedule 1
5	Capwell Road Bus Depot	Córas Iompair Éireann	Schedule 2
6	ESB Networks, Sarsfield Road	Electricity Supply Board	Schedule 2
7	ETB Land, Rossa Ave	Cork Education and Training Board	Schedule 1
8	North Docks	Córas Iompair Éireann	Schedule 2
9	CSO HQ, Lough Mahon Technology Park	Local Authority	LA
10	Former Prison And Part of Military Barracks Land	The Minister for Justice, The Minister for Defence, Local Authority	Schedule 1, LA
Land that incorporate Housing for All proposals		Land Owner	Schedule
Class 2			
11	Marina Generating Station	Electricity Supply Board	Schedule 2
12	Monahan Road	Bord na Móna	Schedule 2
Class 3			
13	Land at Kilbarry	The Industrial Development Authority	Schedule 1
14	Tivoli Industrial Estate	Port of Cork Company	Schedule 2

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 11,810 - 16,080 homes

No. of Lands: 14

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	870 - 1,230	3
Class 2	2,860 - 3,920	9
Class 3	8,080 - 10,930	2

* considers the highest classification in case an area identified multiple classes

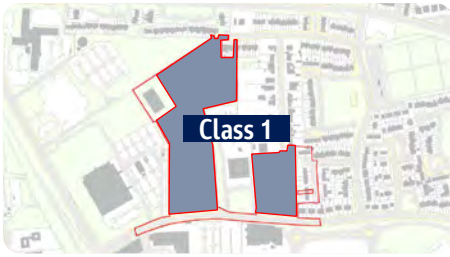
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	4,090 - 5,610	4
Schedule 2	6,770 - 9,150	7
Local Authority	950 - 1,320	3

** considering largest land owner of the total area if there are multiple owners

5.2 CORK

ESTUARY DRIVE/ST MICHAEL'S DRIVE



Land Area - 5.5 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Part of the land to be used for temporary residential accommodation.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Car park and undeveloped land	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Cork City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zone ZO 04: Mixed Use Development, ZO 14: Public Infrastructure and Utilities and XO 01: Sustainable Residential Neighbourhoods; located within Primary Urban Corridor and Principal Town for density and heights purposes; and located within Mahon which is earmarked for significant transport upgrades. 	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€86,000,000 - €110,000,000</td></tr> <tr> <td>Infrastructure</td><td>€10,000,000 - €10,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€8,000,000 - €8,100,000</td></tr> <tr> <td>TOTAL</td><td>€104,000,000 - €128,600,000</td></tr> </table>	Development	€86,000,000 - €110,000,000	Infrastructure	€10,000,000 - €10,500,000	Abnormal Infrastructure	€8,000,000 - €8,100,000	TOTAL	€104,000,000 - €128,600,000
Development	€86,000,000 - €110,000,000								
Infrastructure	€10,000,000 - €10,500,000								
Abnormal Infrastructure	€8,000,000 - €8,100,000								
TOTAL	€104,000,000 - €128,600,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in residential use and has not been incorporated.	290 - 410 homes								

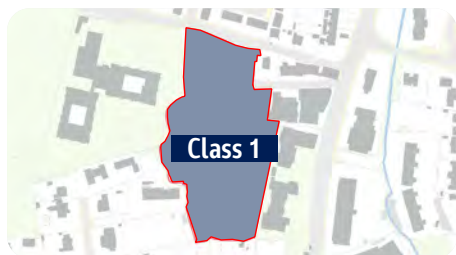
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

CORK COUNTY COUNCIL DEPOT



Land Area - 5.9 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Local authority depot	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Cork City Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zone ZO 01: Sustainable Residential Neighbourhoods; and located within Outer Suburbs for density and heights purposes. 	<table> <tr> <td>Development</td><td>€85,000,000 - €130,000,000</td></tr> <tr> <td>Infrastructure</td><td>€11,000,000 - €12,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€8,950,000 - €9,050,000</td></tr> <tr> <td>TOTAL</td><td>€104,950,000 - €151,050,000</td></tr> </table>	Development	€85,000,000 - €130,000,000	Infrastructure	€11,000,000 - €12,000,000	Abnormal Infrastructure	€8,950,000 - €9,050,000	TOTAL	€104,950,000 - €151,050,000
Development	€85,000,000 - €130,000,000								
Infrastructure	€11,000,000 - €12,000,000								
Abnormal Infrastructure	€8,950,000 - €9,050,000								
TOTAL	€104,950,000 - €151,050,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land	360 - 510 homes								
The land incorporates parcels of relevant public land in the ownership of CIÉ. Contiguous land in public ownership is in healthcare use and has not been incorporated.									
Classification of Land									
Class 1 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

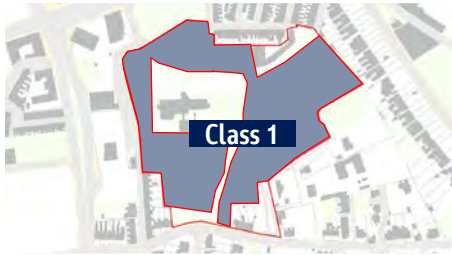
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

LAND ADJACENT TO GAS NETWORKS IRELAND, ROCKBORO ROAD



Land Area - 5.2 ha

Registered Owner - Bord Gáis Éireann, Electricity Supply Board

Public Body Specified in Schedule - Schedule

Note - Retain Gas Network office building within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Depot land adjacent to Gas Networks building	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 14: Public Infrastructure and Utilities and Zone ZO 02: Sustainable Residential Neighbourhoods; and located within City and Central Areas for density and heights purposes. 	<table> <tr> <th>Development</th><td>€55,000,000 - €71,000,000</td></tr> <tr> <th>Infrastructure</th><td>€10,500,000 - €11,000,000</td></tr> <tr> <th>Abnormal Infrastructure</th><td>circa €12,500,000</td></tr> <tr> <th>TOTAL</th><td>€78,000,000 - €94,500,000</td></tr> </table>	Development	€55,000,000 - €71,000,000	Infrastructure	€10,500,000 - €11,000,000	Abnormal Infrastructure	circa €12,500,000	TOTAL	€78,000,000 - €94,500,000
Development	€55,000,000 - €71,000,000								
Infrastructure	€10,500,000 - €11,000,000								
Abnormal Infrastructure	circa €12,500,000								
TOTAL	€78,000,000 - €94,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	220 - 310 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in open space use and has not been incorporated.									
Classification of Land									
Class 1 ¹									

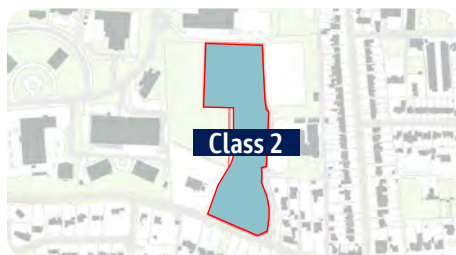
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

ANIMAL LABORATORY MODEL FARM ROAD



Land Area - 2.1 ha

Registered Owner - Minister for Agriculture, Food and Marine

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Veterinary laboratory	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Cork City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zone ZO 10: Business and Technology; and located within Outer Suburbs for density and heights purposes. 	<table> <tr> <td>Development</td><td>€35,500,000 - €53,500,000</td></tr> <tr> <td>Infrastructure</td><td>€3,850,000 - €4,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €3,100,000</td></tr> <tr> <td>TOTAL</td><td>€92,500,000 - €142,500,000</td></tr> </table>	Development	€35,500,000 - €53,500,000	Infrastructure	€3,850,000 - €4,000,000	Abnormal Infrastructure	circa €3,100,000	TOTAL	€92,500,000 - €142,500,000
Development	€35,500,000 - €53,500,000								
Infrastructure	€3,850,000 - €4,000,000								
Abnormal Infrastructure	circa €3,100,000								
TOTAL	€92,500,000 - €142,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	140 - 200 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of the Minister for Agriculture, Food and Marine. There is no contiguous relevant public land.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

CAPWELL ROAD BUS DEPOT



Land Area - 2.5 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot with existing operational requirements	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO15 Public Infrastructure and Utilities; partially located within the South Parish Architectural Conservation Area; located within Inner Urban Suburbs for density and heights purposes; and western part of the land is adjacent to a Strategic Linear View (Saint Annes Church Tower). 	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of CIÉ. Contiguous land in public ownership is in education use and has not been incorporated.									
	<table> <tr> <th>Development</th><th>€38,000,000 - €50,500,000</th></tr> <tr> <th>Infrastructure</th><th>€4,650,000 - €5,050,000</th></tr> <tr> <th>Abnormal Infrastructure</th><th>€2,900,000 - €3,050,000</th></tr> <tr> <th>TOTAL</th><th>€45,550,000 - €58,600,000</th></tr> </table>	Development	€38,000,000 - €50,500,000	Infrastructure	€4,650,000 - €5,050,000	Abnormal Infrastructure	€2,900,000 - €3,050,000	TOTAL	€45,550,000 - €58,600,000
Development	€38,000,000 - €50,500,000								
Infrastructure	€4,650,000 - €5,050,000								
Abnormal Infrastructure	€2,900,000 - €3,050,000								
TOTAL	€45,550,000 - €58,600,000								
	INDICATIVE YIELD								
	150 - 210 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

ESB NETWORKS, SARSFIELD ROAD



Land Area - 7.3 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2

Note - Part of the land is identified for transfer to LDA under Housing for All. Feasibility study in preparation with the intention of appointing a design Team. Part of the land is designated to retain office use.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Office and depot	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Cork City Development Plan 2022-2028: <ul style="list-style-type: none"> located within Zone ZO 01: Sustainable Residential Neighbourhoods and ZO 14: Public Infrastructure and Utilities; and located within Outer Suburbs and Inner Urban Suburbs for density and heights purposes. 	<table> <tr> <td>Development</td><td>€100,000,000 - €130,000,000</td></tr> <tr> <td>Infrastructure</td><td>€9,900,000 - €11,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €11,500,000</td></tr> <tr> <td>TOTAL</td><td>€121,400,000 - €152,500,000</td></tr> </table>	Development	€100,000,000 - €130,000,000	Infrastructure	€9,900,000 - €11,000,000	Abnormal Infrastructure	circa €11,500,000	TOTAL	€121,400,000 - €152,500,000
Development	€100,000,000 - €130,000,000								
Infrastructure	€9,900,000 - €11,000,000								
Abnormal Infrastructure	circa €11,500,000								
TOTAL	€121,400,000 - €152,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	310 - 450 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of ESB. There is no contiguous relevant public land.									
Classification of Land									
Class 1 and Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

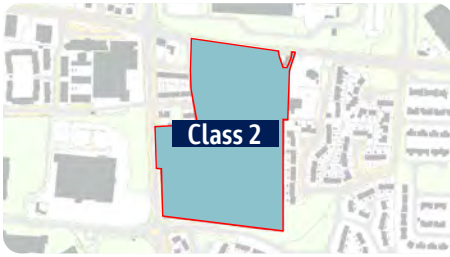
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

ETB LAND, ROSSA AVE



Land Area - 5.1 ha

Registered Owner - Cork Education and Training Board

Public Body Specified in Schedule - Schedule 1

Note - There is potential to consolidate existing use within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Education	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 01: Sustainable Residential Neighbourhoods; and located within Outer Suburbs and Inner Urban Suburbs for density and heights purposes. 	<table> <tr> <td>Development</td><td>€71,500,000 - €120,000,000</td></tr> <tr> <td>Infrastructure</td><td>€10,500,000 - €11,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€10,500,000 - €11,000,000</td></tr> <tr> <td>TOTAL</td><td>€92,500,000 - €142,500,000</td></tr> </table>	Development	€71,500,000 - €120,000,000	Infrastructure	€10,500,000 - €11,000,000	Abnormal Infrastructure	€10,500,000 - €11,000,000	TOTAL	€92,500,000 - €142,500,000
Development	€71,500,000 - €120,000,000								
Infrastructure	€10,500,000 - €11,000,000								
Abnormal Infrastructure	€10,500,000 - €11,000,000								
TOTAL	€92,500,000 - €142,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	300 - 420 homes*								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of CIÉ. Contiguous land in public ownership is in residential and open space use and has not been incorporated.									
Classification of Land									
Class 2 ¹									

**there may potential to consolidate existing use as part of redevelopment of land.*

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

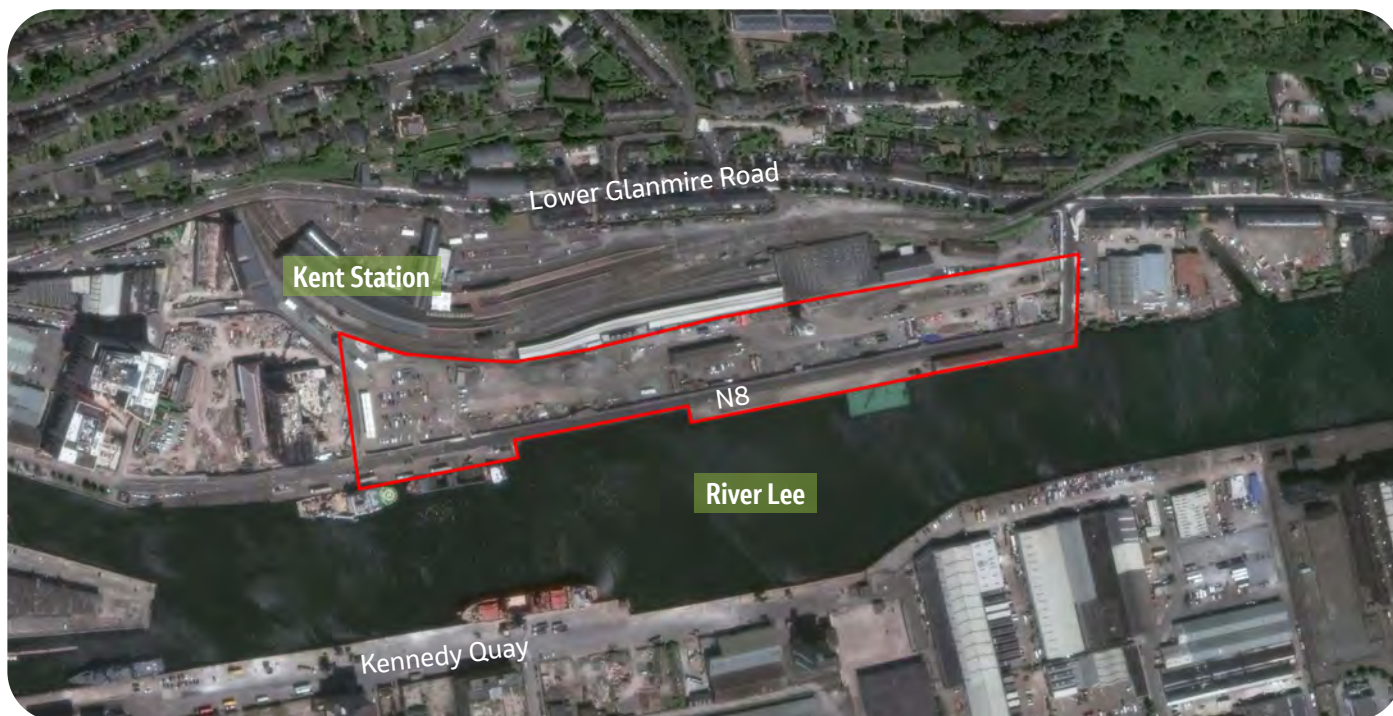
NORTH DOCKS



Land Area - 4.9 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Car parking, bus station, undeveloped land	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p>Cork City Development Plan 2022-2028:</p> <ul style="list-style-type: none"> land zoned as: Objective ZO 02 New Residential Neighbourhoods, Objective ZO 15 Public Open Space, Objective ZO 18 Quayside Amenity Area; two indicative bridge locations on the southern boundary; new platform at Kent Station adjacent to the land; located within the wider Lower Glanmire Quarter (200 dwelling per hectare, 4 – 8 storeys); Public Realm Strategy Masterplan 2012 identifies landscape structure; and two linear views of special amenity value cross the land from St. Luke's Church. 	<p>Through the Cork City Capacity Study Report, the area is included as part of the land capacity analysis carried out in developing the Housing Strategy of the Development Plan.</p>								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€100,000,000 - €130,000,000</td></tr> <tr> <td>Infrastructure</td><td>€9,900,000 - €11,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €11,500,000</td></tr> <tr> <td>TOTAL</td><td>€121,400,000 - €152,500,000</td></tr> </table>	Development	€100,000,000 - €130,000,000	Infrastructure	€9,900,000 - €11,000,000	Abnormal Infrastructure	circa €11,500,000	TOTAL	€121,400,000 - €152,500,000
Development	€100,000,000 - €130,000,000								
Infrastructure	€9,900,000 - €11,000,000								
Abnormal Infrastructure	circa €11,500,000								
TOTAL	€121,400,000 - €152,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of CIÉ. Contiguous land in public ownership is in rail use or subject to planning permissions for mixed use development and have not been incorporated.	400 - 520 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

CSO HQ, LOUGH MAHON TECHNOLOGY PARK



Land Area - 4.7 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - There is a potential to consolidate and retain existing use within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Office	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Cork City Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zone ZO 04: Mixed Use Development; located within Primary Urban Corridor and Principal Town for density and heights purposes; and located within Mahon which is earmarked for significant transport upgrades. 	<table> <tr> <td>Development</td><td>€68,000,000 - €97,500,000</td></tr> <tr> <td>Infrastructure</td><td>€7,100,000 - €7,700,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€4,050,000 - €4,100,000</td></tr> <tr> <td>TOTAL</td><td>€79,150,000 - €109,300,000</td></tr> </table>	Development	€68,000,000 - €97,500,000	Infrastructure	€7,100,000 - €7,700,000	Abnormal Infrastructure	€4,050,000 - €4,100,000	TOTAL	€79,150,000 - €109,300,000
Development	€68,000,000 - €97,500,000								
Infrastructure	€7,100,000 - €7,700,000								
Abnormal Infrastructure	€4,050,000 - €4,100,000								
TOTAL	€79,150,000 - €109,300,000								
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of OPW. Contiguous land in public ownership is in residential and open space use and has not been incorporated.									
Classification of Land	INDICATIVE YIELD								
Class 2 ¹	300 - 400 homes*								

**there may be potential to consolidate existing use as part of redevelopment of land.*

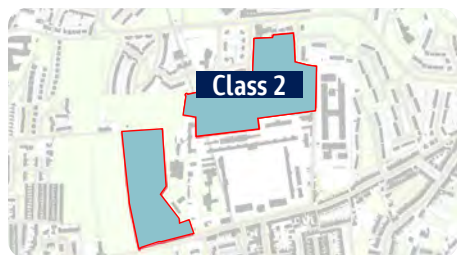
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

FORMER PRISON AND PART OF MILITARY BARRACKS LAND



Land Area - 4.3 ha

Registered Owner - Minister for Justice, Minister for Defence, Local Authority

Public Body Specified in Schedule - Schedule 1, Local Authority

Note - Potential to retain and re-purpose existing National Inventory of Architectural Heritage buildings.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Former prison, industrial and military barracks	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 09: Light Industry and Related Uses and ZO 13: Institutions and Community; and located within Inner Urban Suburbs for density and heights purposes. 	<table> <tr> <td>Development</td><td>€99,000,000 - €150,000,000</td></tr> <tr> <td>Infrastructure</td><td>€10,500,000 - €11,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €11,000,000</td></tr> <tr> <td>TOTAL</td><td>€120,500,000 - €172,500,000</td></tr> </table>	Development	€99,000,000 - €150,000,000	Infrastructure	€10,500,000 - €11,500,000	Abnormal Infrastructure	circa €11,000,000	TOTAL	€120,500,000 - €172,500,000
Development	€99,000,000 - €150,000,000								
Infrastructure	€10,500,000 - €11,500,000								
Abnormal Infrastructure	circa €11,000,000								
TOTAL	€120,500,000 - €172,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	400 - 570 homes*								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of Minister of Justice, Minister for Defence and the local authority. Contiguous land in public ownership is in prison, military and residential use and has not been incorporated.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

* Subject to further studies, adaptive reuse of existing heritage buildings could provide additional homes.

5.2 CORK

MARINA GENERATING STATION



Land Area - 7.6 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All. Feasibility study has been prepared. Local Authority to prepare spatial framework for the entire South Docks area. Part of the land has been allocated to educational use and the existing substation is to be retained.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Former power station	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy. However, within the Development Plan it is identified that the City Docks has the capacity to accommodate 9,000-10,000 homes. The land is part of Wharf Quarter which is designated for 250 dwellings per hectare.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 02, New Residential Neighbourhoods and ZO 18, Quayside Amenity Area; walkways and cycleways located to the north of the land; and Cork Docklands a Key Regeneration Zone. 	<table> <tr> <td>Development</td><td>€190,000,000 - €230,000,000</td></tr> <tr> <td>Infrastructure</td><td>€14,500,000 - €15,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€20,000,000 - €20,500,000</td></tr> <tr> <td>TOTAL</td><td>€224,000,000 - €265,500,000</td></tr> </table>	Development	€190,000,000 - €230,000,000	Infrastructure	€14,500,000 - €15,000,000	Abnormal Infrastructure	€20,000,000 - €20,500,000	TOTAL	€224,000,000 - €265,500,000
Development	€190,000,000 - €230,000,000								
Infrastructure	€14,500,000 - €15,000,000								
Abnormal Infrastructure	€20,000,000 - €20,500,000								
TOTAL	€224,000,000 - €265,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land. However, a Character Area Masterplan will be developed to guide individual land/areas.	690 - 930 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of ESB. Contiguous land in public ownership is in industrial and open space use and has not been incorporated. The existing substation use is to be retained.									
Classification of Land									
Class 2 ¹									

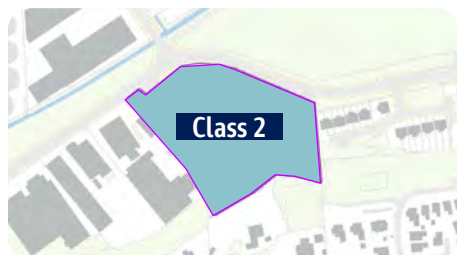
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

MONAHAN ROAD



Land Area - 2.0 ha

Registered Owner - Bord na Móna

Public Body Specified in Schedule - Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Industrial	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy. However, within the Development Plan it is identified that the City Docks has the capacity to accommodate 9,000-10,000 homes. The land is part of Polder Quarter which has a target residential density of 250 dwellings per hectare.								
Development plan/local area plan objectives									
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 02 New Residential Neighbourhoods. 									
Masterplan affecting the land									
No local authority masterplan affecting the land. However, a Character Area Masterplan will be developed to guide individual land/areas.	Estimated cost range of development and infrastructure								
Potential in conjunction with contiguous relevant public land	<table> <tr> <td>Development</td><td>€38,500,000 - €45,000,000</td></tr> <tr> <td>Infrastructure</td><td>€3,800,000 - €3,900,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,800,000 - €3,850,000</td></tr> <tr> <td>TOTAL</td><td>€46,100,000 - €52,750,000</td></tr> </table>	Development	€38,500,000 - €45,000,000	Infrastructure	€3,800,000 - €3,900,000	Abnormal Infrastructure	€3,800,000 - €3,850,000	TOTAL	€46,100,000 - €52,750,000
Development	€38,500,000 - €45,000,000								
Infrastructure	€3,800,000 - €3,900,000								
Abnormal Infrastructure	€3,800,000 - €3,850,000								
TOTAL	€46,100,000 - €52,750,000								
Classification of Land	INDICATIVE YIELD								
Class 2 ¹									
	170 - 220 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

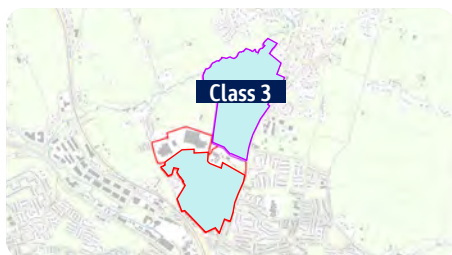
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

LAND AT KILBARRY



Land Area - 77.0 ha

Registered Owner - The Industrial Development Authority

Public Body Specified in Schedule - Schedule 1

Note - Part of the land is identified for transfer to the LDA under Housing for All. Opportunity to retain and consolidate existing businesses and area for future employment uses. Land contains areas of significant topography constraint.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Business park and undeveloped land	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Cork City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone ZO 09: Light Industry and Related Uses, ZO 01: Sustainable Residential; north of the land is within an area identified as Long Term Strategic Development Land; located within Primary Urban Corridors and Principal Towns and Inner Urban Suburbs for density and heights purposes; and located within the Draft North Blackpool Local Area Plan boundary. 	The land is not specifically referenced within the Cork City Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€780,000,000 - €1,000,000,000</td></tr> <tr> <td>Infrastructure</td><td>€120,000,000 - €130,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €170,000,000</td></tr> <tr> <td>TOTAL</td><td>€1,070,000,000 - €1,300,000,000</td></tr> </table>	Development	€780,000,000 - €1,000,000,000	Infrastructure	€120,000,000 - €130,000,000	Abnormal Infrastructure	circa €170,000,000	TOTAL	€1,070,000,000 - €1,300,000,000
Development	€780,000,000 - €1,000,000,000								
Infrastructure	€120,000,000 - €130,000,000								
Abnormal Infrastructure	circa €170,000,000								
TOTAL	€1,070,000,000 - €1,300,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a parcel of relevant public land in the ownership of Minister of Justice, Minister for Defence and the local authority. Contiguous land in public ownership is in use for utilities and has not been incorporated.	3,250 - 4,420 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.2 CORK

TIVOLI INDUSTRIAL ESTATE



Land Area - 61.0 ha

Registered Owner - Port of Cork Company

Public Body Specified in Schedule - Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All. Discussions are ongoing with the Port of Cork to identify infrastructural constraints and potential earlier phases for development.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Port and industrial	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p>Cork City Development Plan 2022-2028:</p> <ul style="list-style-type: none"> located within Zone ZO 02, New Residential Neighbourhoods and ZO 18, Quayside Amenity Area; walkways and cycleways located to the north of the land; located within the Tivoli Docks Local Area Plan South Docks boundary which is still in preparation; and Major Accident Directive land present. 	Through the Tivoli Docks Urban Density and Building Heights Strategy and Cork City Capacity Study Report, the area is included as part of the land capacity analysis carried out in developing the Housing Strategy of the Development Plan.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
<p>Tivoli Docks Urban Framework Plan included in Cork City Development Plan 2022-2028, setting out inter alia:</p> <ul style="list-style-type: none"> site-specific framework for public realm density and building height; multi modal transport network; waterfront network, central spine, connections, amenity and buffer; and 4,000-5,000 residential units and employment target of 5,100 jobs. 	<table> <tr> <td>Development</td><td>€1,190,000,000 - €1,690,000,000</td></tr> <tr> <td>Infrastructure</td><td>circa €110,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€170,000,000 - €180,000,000</td></tr> <tr> <td>TOTAL</td><td>€1,470,000,000 - €1,980,000,000</td></tr> </table>	Development	€1,190,000,000 - €1,690,000,000	Infrastructure	circa €110,000,000	Abnormal Infrastructure	€170,000,000 - €180,000,000	TOTAL	€1,470,000,000 - €1,980,000,000
Development	€1,190,000,000 - €1,690,000,000								
Infrastructure	circa €110,000,000								
Abnormal Infrastructure	€170,000,000 - €180,000,000								
TOTAL	€1,470,000,000 - €1,980,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a parcel of relevant public land in the ownership of the Port of Cork Company. There is no contiguous relevant public land.	4,830 - 6,510 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.3 LIMERICK

INTRODUCTION

The Limerick City region has a population of 110,000 residents (2021 census). The National Planning Framework has set out ambitious growth targets of 20,000 new homes by 2040, building on the economic and cultural regeneration of recent decades. The advanced manufacturing, research and ICT (information, communication and technology) sectors have grown with strong links to the surrounding higher-education facilities.

Recent growth in the city and region has been predominantly close to economic assets such as Raheen Business Park and the University of Limerick campus. However, planning and development policy prioritises opportunities in the city centre and significant infrastructure such as Colbert Station.

lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN LIMERICK CITY

The register identifies 5,383 property folios in the metropolitan area of Limerick. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

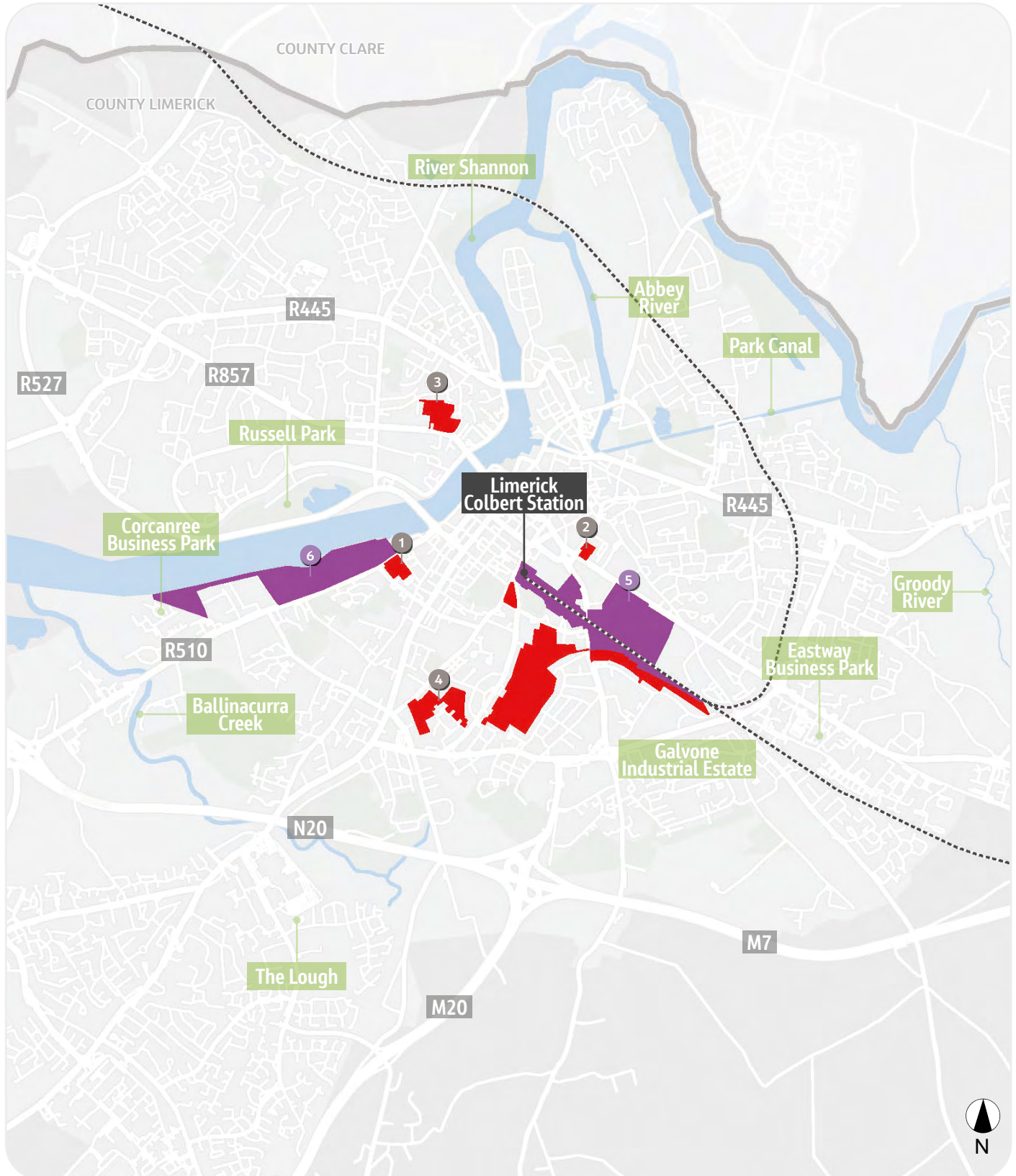
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer

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5.3 LIMERICK



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| — County Boundary | ■ Railway Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Ervia/Gas Networks Ireland	Ervia	Schedule 2
Class 2			
2	Fire Station Mulgrave St	Local Authority	LA
Class 3			
3	University Maternity Hospital	Health Service Executive, Local Authority	Schedule 1, LA
4	ESB Rosbrien Road and Clarina Park Land (part Class 1)	Electricity Supply Board, Local Authority	Schedule 2, LA
Land that incorporate Housing for All proposals		Land Owner	Schedule
Class 3			
5	Colbert Quarter	Health Service Executive, Córas Iompair Éireann, Local Authority	Schedule 1, 2, LA
6	Limerick City Docks	Shannon Foynes Port Company	Schedule 2

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 3,440 - 4,600 homes

No. of Lands: 6

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	140 - 190	1
Class 2	70 - 90	1
Class 3	3,230 - 4,320	4

* considers the highest classification in case an area identified multiple classes

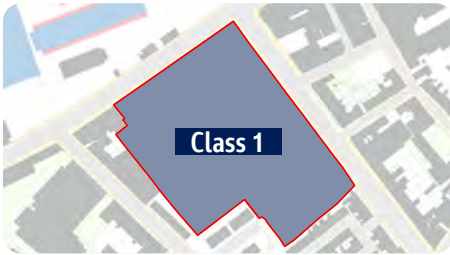
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	150 - 210	1
Schedule 2	3,220 - 4,300	4
Local Authority	70 - 90	1

** considering largest land owner of the total area if there are multiple owners

5.3 LIMERICK

ERVIA/GAS NETWORKS IRELAND



Land Area - 1.6 ha

Registered Owner - Ervia

Public Body Specified in Schedule - Schedule 2

Note - Potential to preserve and reuse existing National Inventory of Architectural Heritage buildings within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Undeveloped land	Settlement capacity audit incorporated into Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
<u>Limerick Development Plan 2022-2028:</u> <ul style="list-style-type: none"> zoning: City Centre; located within a Strategic Development and Regeneration Area: Limerick Docklands and land adjacent - Site Q: Gasworks Site; and located within Residential settlement capacity audit Site 91 100+ density for residential units. 	<table> <tr> <td>Development</td><td>€31,500,000 - €51,000,000</td></tr> <tr> <td>Infrastructure</td><td>€4,800,000 - €5,400,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,900,000 - €4,500,000</td></tr> <tr> <td>TOTAL</td><td>€40,200,000 - €60,900,000</td></tr> </table>	Development	€31,500,000 - €51,000,000	Infrastructure	€4,800,000 - €5,400,000	Abnormal Infrastructure	€3,900,000 - €4,500,000	TOTAL	€40,200,000 - €60,900,000
Development	€31,500,000 - €51,000,000								
Infrastructure	€4,800,000 - €5,400,000								
Abnormal Infrastructure	€3,900,000 - €4,500,000								
TOTAL	€40,200,000 - €60,900,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	140 - 190 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of Ervia. Contiguous land in public ownership is in use as port and residential and has not been incorporated.									
Classification of Land									
Class 1 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.3 LIMERICK

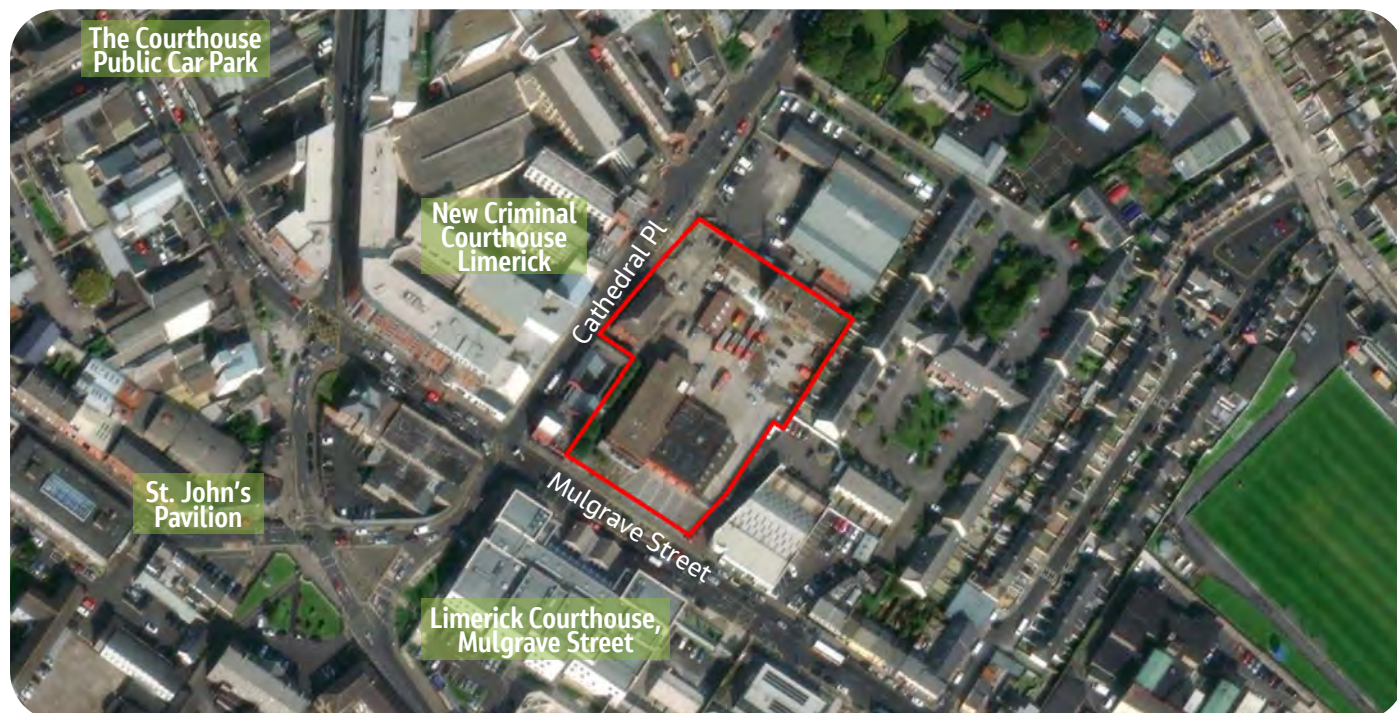
FIRE STATION MULGRAVE ST



Land Area - 0.7 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Fire station	The land is not specifically referenced within the Limerick Development Plan 2022-2028 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Limerick Development Plan 2022-2028:									
<ul style="list-style-type: none"> located within Zoning City centre; and located within Residential settlement capacity audit for 100+ density for residential units. 	<table> <tr> <td>Development</td><td>€15,500,000 - €25,000,000</td></tr> <tr> <td>Infrastructure</td><td>€1,900,000 - €2,100,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€1,300,000 - €1,450,000</td></tr> <tr> <td>TOTAL</td><td>€18,700,000 - €28,550,000</td></tr> </table>	Development	€15,500,000 - €25,000,000	Infrastructure	€1,900,000 - €2,100,000	Abnormal Infrastructure	€1,300,000 - €1,450,000	TOTAL	€18,700,000 - €28,550,000
Development	€15,500,000 - €25,000,000								
Infrastructure	€1,900,000 - €2,100,000								
Abnormal Infrastructure	€1,300,000 - €1,450,000								
TOTAL	€18,700,000 - €28,550,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan effecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in courthouse use and has not been incorporated.	70 - 90 homes								
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

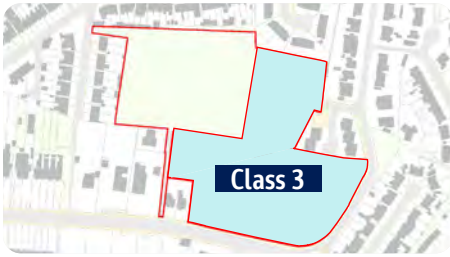
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.3 LIMERICK

UNIVERSITY MATERNITY HOSPITAL



Land Area - 2.5 ha

Registered Owner - Health Service Executive, Local Authority

Public Body Specified in Schedule - Schedule 1, Local Authority

Note - Retain LPYMA Sports Grounds and Shelbourne AFC.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Hospital and amenity use	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p><u>Limerick Development Plan 2022-2028:</u></p> <ul style="list-style-type: none"> located within Zonings City Centre and Open Space and Recreation; located within Residential settlement capacity audit for 100+ density for residential units; and land identified on Map 3.3: City Spatial Opportunities for Medium Term – 5 years of more development. <p><u>Interim Review and Update of the Limerick 2030 Plan:</u></p> <ul style="list-style-type: none"> potential for a high density, residential led, development on the Maternity Hospital Land on Ennis Road, with access to the City Quays. 	<p>The area is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.</p>								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€37,000,000 - €55,500,000</td></tr> <tr> <td>Infrastructure</td><td>€6,800,000 - €7,350,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €9,100,000</td></tr> <tr> <td>TOTAL</td><td>€52,900,000 - €71,950,000</td></tr> </table>	Development	€37,000,000 - €55,500,000	Infrastructure	€6,800,000 - €7,350,000	Abnormal Infrastructure	circa €9,100,000	TOTAL	€52,900,000 - €71,950,000
Development	€37,000,000 - €55,500,000								
Infrastructure	€6,800,000 - €7,350,000								
Abnormal Infrastructure	circa €9,100,000								
TOTAL	€52,900,000 - €71,950,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of HSE and the local authority. Contiguous land in public ownership is in residential use and have not been incorporated.	150 - 210 homes								

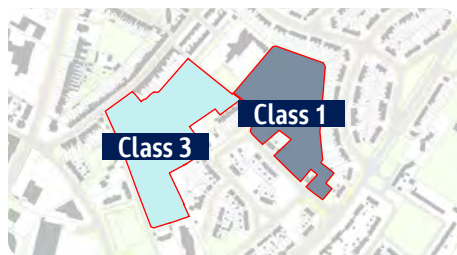
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.3 LIMERICK

ESB ROSBRIEN ROAD AND CLARINA PARK LAND



Land Area - 5.3 ha

Registered Owner - Electricity Supply Board, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

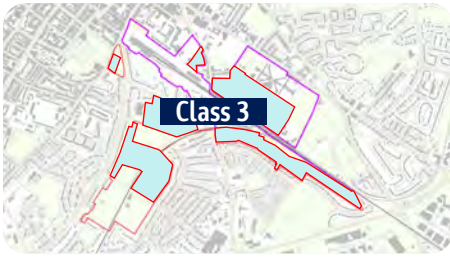
Current land use	Housing strategy for the area								
Depot, offices, undeveloped land	Settlement capacity audit incorporated into Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Limerick Development Plan 2022-2028:									
<ul style="list-style-type: none"> zoned New Residential and Utilities; located within Residential settlement capacity audit Site 129 45+ density for residential units; and located within Ballinacurra Regeneration Area. 	<table> <tr> <td>Development</td><td>€68,000,000 - €96,500,000</td></tr> <tr> <td>Infrastructure</td><td>€10,500,000 - €11,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€12,500,000 - €13,000,000</td></tr> <tr> <td>TOTAL</td><td>€91,000,000 - €120,500,000</td></tr> </table>	Development	€68,000,000 - €96,500,000	Infrastructure	€10,500,000 - €11,000,000	Abnormal Infrastructure	€12,500,000 - €13,000,000	TOTAL	€91,000,000 - €120,500,000
Development	€68,000,000 - €96,500,000								
Infrastructure	€10,500,000 - €11,000,000								
Abnormal Infrastructure	€12,500,000 - €13,000,000								
TOTAL	€91,000,000 - €120,500,000								
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of ESB and the local authority. Contiguous land in public ownership is in use for residential and health and has not been incorporated.									
Classification of Land									
Class 1 and Class 3 ¹									

INDICATIVE YIELD

290 - 410 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.
 Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

Note – Part of the land is identified for transfer to the LDA under Housing for All. Spatial Framework has been published for the area. LDA is preparing a masterplan for HSE land and an infrastructure delivery plan for the entire Colbert Quarter. LDA is liaising with the local authority on the delivery of land to the south of Carey's Road.



Current land use	Classification of Land								
Depot, train station and rail track, car park, hospital, amenity and undeveloped land	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p><u>Limerick Development Plan 2022-2028:</u></p> <ul style="list-style-type: none"> zoned for City Centre and Existing Residential; located within Tier 1 site 107; located within Consolidation Site (Brownfield); land forms part of Colbert Station Opportunity Site 12; and located within Residential settlement capacity audit for 45+ and 100+ density for residential units. 	The land is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Land is partially within the Southill Regeneration Plan and the non statutory Draft Colbert Quarter Land Assessment Framework areas, prepared by LDA:	<table border="1"> <tr> <td>Development</td> <td>€420,000,000 - €610,000,000</td> </tr> <tr> <td>Infrastructure</td> <td>€78,500,000 - €80,000,000</td> </tr> <tr> <td>Abnormal Infrastructure</td> <td>€62,500,000 - €63,000,000</td> </tr> <tr> <td>TOTAL</td> <td>€561,000,000 - €752,500,000</td> </tr> </table>	Development	€420,000,000 - €610,000,000	Infrastructure	€78,500,000 - €80,000,000	Abnormal Infrastructure	€62,500,000 - €63,000,000	TOTAL	€561,000,000 - €752,500,000
Development	€420,000,000 - €610,000,000								
Infrastructure	€78,500,000 - €80,000,000								
Abnormal Infrastructure	€62,500,000 - €63,000,000								
TOTAL	€561,000,000 - €752,500,000								
<ul style="list-style-type: none"> 8 Distinctive Areas across the Colbert Quarter. 									
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of CIÉ, HSE and the local authority. Contiguous land in public ownership is in residential, education and prison use not been incorporated.	1,880 - 2,500 homes								

122

5.3 LIMERICK

LIMERICK CITY DOCKS



Land Area - 21.2 ha

Registered Owner - Shannon Foynes Port Company

Public Body Specified in Schedule - Schedule 2

Note - The land is identified for transfer to the LDA under Housing for All.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Docks, industrial, greenfield	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Limerick Development Plan 2022-2028:</u> <ul style="list-style-type: none"> zoned for Enterprise & Employment; and located within residential settlement capacity audit for 45+ and 35+ density for residential units. 	The land is not specifically referenced within the Limerick Development Plan 2022-2028 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land. However, the land is located within the Shannon Foynes Port Company Vision 2041. Overall landholding includes core and non-core assets, with non-core assets to the west of the land.	<table> <tr> <td>Development</td><td>€220,000,000 - €290,000,000</td></tr> <tr> <td>Infrastructure</td><td>€35,000,000 - €37,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€36,000,000 - €39,500,000</td></tr> <tr> <td>TOTAL</td><td>€291,000,000 - €366,500,000</td></tr> </table>	Development	€220,000,000 - €290,000,000	Infrastructure	€35,000,000 - €37,000,000	Abnormal Infrastructure	€36,000,000 - €39,500,000	TOTAL	€291,000,000 - €366,500,000
Development	€220,000,000 - €290,000,000								
Infrastructure	€35,000,000 - €37,000,000								
Abnormal Infrastructure	€36,000,000 - €39,500,000								
TOTAL	€291,000,000 - €366,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of Shannon Foynes Port Company. Contiguous land in ownership of Ervia comprises quay walls and have not been incorporated.	910 - 1,200 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

INTRODUCTION

The Galway City region has a population of 85,000 residents (2021 census). The National Planning Framework has set out ambitious growth targets of 16,300 new homes by 2040, building on the city's pivotal role in the Western Region, and its national importance in high-tech manufacturing, research and development, and higher education.

Recent growth in the city and region has been predominantly suburban and in the urban fringe. However, planning and development policy prioritises opportunities in the city centre (e.g. University of Galway, Galway Rail Station and Galway Harbour), while recognising the need for connectivity to employment and other assets in the region.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN GALWAY CITY

The register identifies 2,108 property folios in the metropolitan area of Galway. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

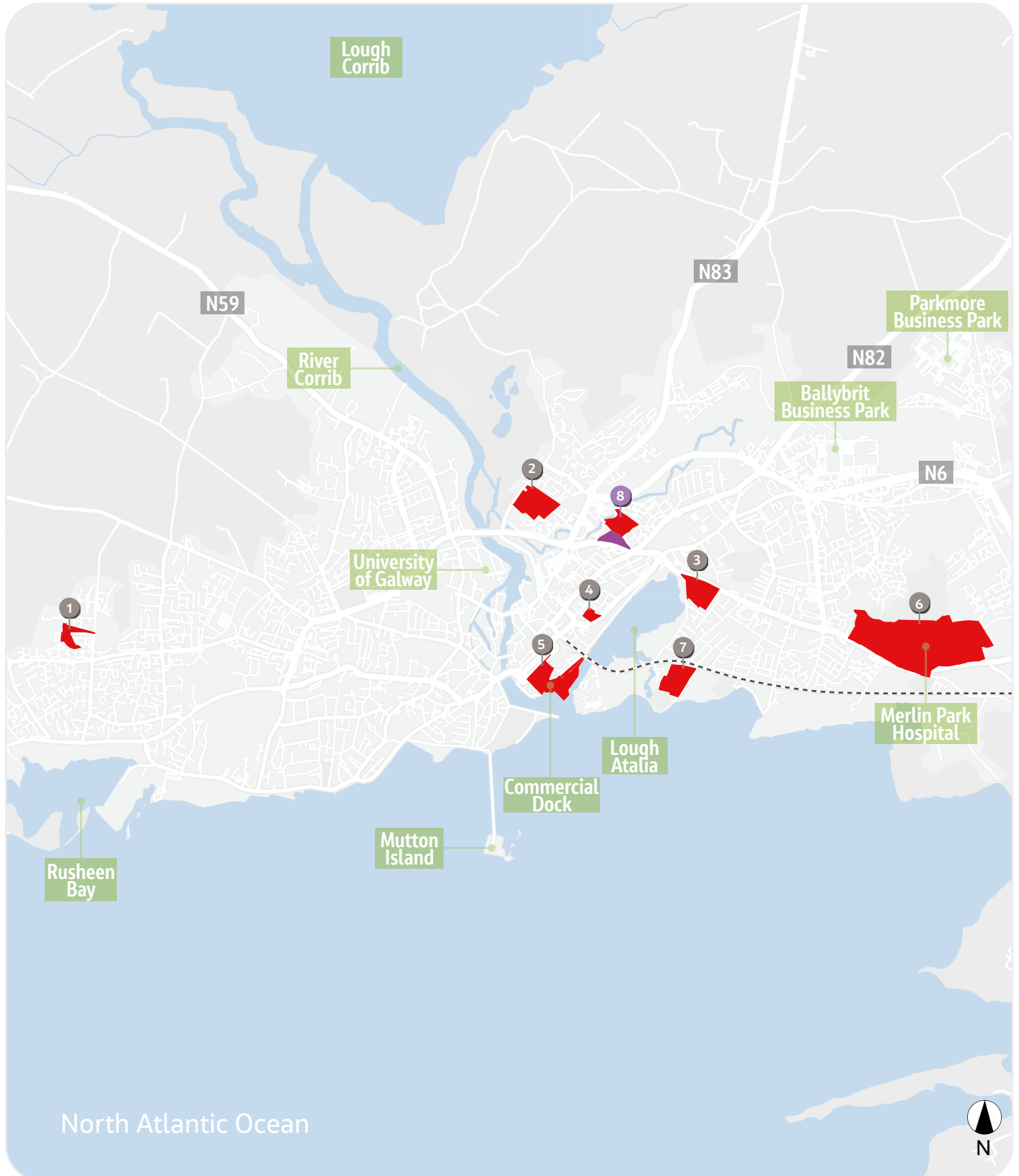
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.4 GALWAY



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Housing for All Land | ■ Major Road Infrastructure |
| | ■ Railway Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Ballymoneen Road	Local Authority	LA
2	Land at Terryland Waterworks	Local Authority	LA
Class 2			
3	Land at Brothers of Charity Services, Old Dublin Road	Local Authority	LA
4	Galway City Council HQ	Local Authority	LA
Class 3			
5	Land at Galway Harbour	Galway Harbour Company, Local Authority	Schedule 2, LA
6	Land at Merlin Park	Health Service Executive	Schedule 1
7	Renmore Barracks	The Minister for Defence	Schedule 1
Land that incorporate Housing for All proposals		Land Owner	Schedule
Class 2			
8	Sandy Quarter	Electricity Supply Board, Local Authority	Schedule 2, LA

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 4,330 - 6,050 homes

No. of Lands: 8

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	300 - 420	2
Class 2	1,030 - 1,430	3
Class 3	3,000 - 4,200	3

* considers the highest classification in case an area identified multiple classes

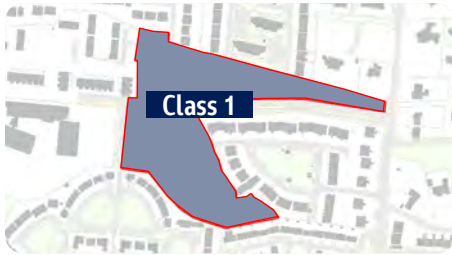
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	2,270 - 3,250	2
Schedule 2	730 - 950	1
Local Authority	1,330 - 1,850	5

** considering largest land owner of the total area if there are multiple owners

5.4 GALWAY

BALLYMONEEN ROAD



Land Area - 3.0 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - The Local Authority are proposing to progress development on the land.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Undeveloped land	The land is not specifically referenced within the City Development Plan 2023-2029 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Galway City Development Plan 2023-2029:									
<ul style="list-style-type: none"> located within zone R: Residential which includes specific objectives relating to Ballyburke and local centres; and greenways located through land. 	<table> <tr> <td>Development</td><td>€29,500,000 - €38,500,000</td></tr> <tr> <td>Infrastructure</td><td>€5,200,000 - €5,600,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€6,550,000 - €6,650,000</td></tr> <tr> <td>TOTAL</td><td>€41,250,000 - €50,750,000</td></tr> </table>	Development	€29,500,000 - €38,500,000	Infrastructure	€5,200,000 - €5,600,000	Abnormal Infrastructure	€6,550,000 - €6,650,000	TOTAL	€41,250,000 - €50,750,000
Development	€29,500,000 - €38,500,000								
Infrastructure	€5,200,000 - €5,600,000								
Abnormal Infrastructure	€6,550,000 - €6,650,000								
TOTAL	€41,250,000 - €50,750,000								
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in residential and educational use and have not been incorporated.									
Classification of Land									
Class 1 ¹									

INDICATIVE YIELD

140 - 200 homes

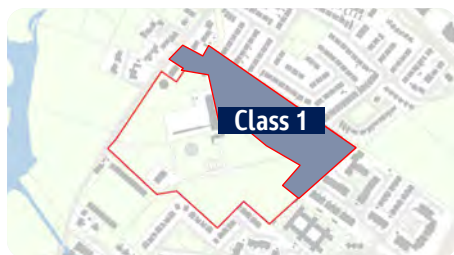
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

LAND AT TERRYLAND WATERWORKS



Land Area - 9.4 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - The Local Authority are proposing to progress development on the land. Part of the land shown is designated for use by Irish Water.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Waterworks and undeveloped land	The land is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
Galway City Development Plan 2023-2029:	
<ul style="list-style-type: none"> located within zone CF: Community, Cultural and Institutional, and R: Residential; and Bus Routes (GTS) running through land. 	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates a parcel of relevant public land in the ownership of the local authority. There is no known contiguous relevant public land. Part of the land is designated for continued utility use by Irish Water.	
Classification of Land	
Class 1 ¹	
	INDICATIVE YIELD
	160 - 220 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

LAND AT BROTHERS OF CHARITY SERVICES, OLD DUBLIN ROAD



Land Area - 7.3 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Potential to retain and consolidate education use and preserve green space areas.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Education, office	The land is not specifically referenced within the Galway City Development Plan 2023-2029 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Galway City Development Plan 2023-2029:									
<ul style="list-style-type: none"> located within zone CF: Community, Cultural and Institutional and RA: Recreational and Amenity; and views and prospects located within area: Panoramic Views V.3: Seascape views of Lough Atalia from Lough Atalia Road, College Road, Dublin Road and Lakeshore Drive. 	<table> <tr> <td>Development</td><td>€67,000,000 - €88,500,000</td></tr> <tr> <td>Infrastructure</td><td>€12,000,000 - €13,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €15,000,000</td></tr> <tr> <td>TOTAL</td><td>€94,000,000 - €116,500,000</td></tr> </table>	Development	€67,000,000 - €88,500,000	Infrastructure	€12,000,000 - €13,000,000	Abnormal Infrastructure	circa €15,000,000	TOTAL	€94,000,000 - €116,500,000
Development	€67,000,000 - €88,500,000								
Infrastructure	€12,000,000 - €13,000,000								
Abnormal Infrastructure	circa €15,000,000								
TOTAL	€94,000,000 - €116,500,000								
Masterplan affecting the land									
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in amenity use and subject to statutory protections and has not been incorporated.									
Classification of Land									
Class 2 ¹									

INDICATIVE YIELD

320 - 450 homes

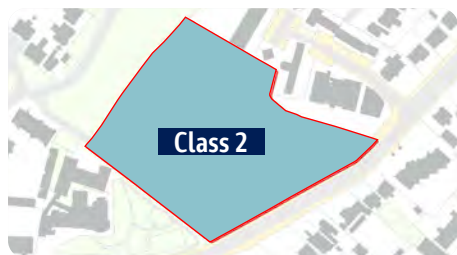
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

GALWAY CITY COUNCIL HQ



Land Area - 1.4 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Local Authority propose to relocate to new HQ.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Office	The land is not specifically referenced within the Galway City Development Plan 2023-2029 Housing Strategy.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Galway City Development Plan 2023-2029: • located within zone CF: Community, Cultural and Institutional.	<table> <tr> <td>Development</td><td>€29,500,000 - €38,000,000</td></tr> <tr> <td>Infrastructure</td><td>€3,650,000 - €4,150,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€2,300,000 - €2,350,000</td></tr> <tr> <td>TOTAL</td><td>€35,450,000 - €44,500,000</td></tr> </table>	Development	€29,500,000 - €38,000,000	Infrastructure	€3,650,000 - €4,150,000	Abnormal Infrastructure	€2,300,000 - €2,350,000	TOTAL	€35,450,000 - €44,500,000
Development	€29,500,000 - €38,000,000								
Infrastructure	€3,650,000 - €4,150,000								
Abnormal Infrastructure	€2,300,000 - €2,350,000								
TOTAL	€35,450,000 - €44,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	100 - 150 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of the local authority. There is no contiguous relevant public land.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

LAND AT GALWAY HARBOUR



Land Area - 7.9 ha

Registered Owner - Galway Harbour Company, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - Development retains the Commercial Dock and Port of Galway.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Port and car park	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Galway City Development Plan 2023-2029: <ul style="list-style-type: none"> located within zone CC: City Centre Uses; and located within Inner Harbour Regeneration Site. 	The land is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Partially located within the Ceannt Station Area Masterplan within the Inner Harbour Area. Partially located within Inner Harbour Regeneration Site as per Galway City Development Plan 2023-2029: <ul style="list-style-type: none"> masterplan to be prepared; mixed use with minimum 30% residential capacity; and indicative maximum plot ratio is 2:1, with potential to increase where higher quality is delivered. 	<table> <tr> <td>Development</td><td>€190,000,000 - €230,000,000</td></tr> <tr> <td>Infrastructure</td><td>€25,500,000 - €28,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€22,400,000 - €23,000,000</td></tr> <tr> <td>TOTAL</td><td>€238,000,000 - €281,000,000</td></tr> </table>	Development	€190,000,000 - €230,000,000	Infrastructure	€25,500,000 - €28,000,000	Abnormal Infrastructure	€22,400,000 - €23,000,000	TOTAL	€238,000,000 - €281,000,000
Development	€190,000,000 - €230,000,000								
Infrastructure	€25,500,000 - €28,000,000								
Abnormal Infrastructure	€22,400,000 - €23,000,000								
TOTAL	€238,000,000 - €281,000,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates two parcels of relevant public land owned by Galway Harbour Company and the local authority. Adjacent land in use as industrial and land with granted planning permissions (Ceannt Station Area Masterplan) not incorporated.	730 - 950 homes								

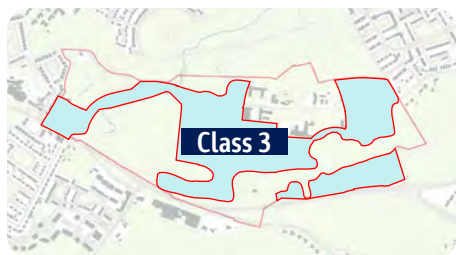
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

LAND AT MERLIN PARK



Land Area - 58.6 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - Potential opportunity subject to joint feasibility study with HSE. Opportunity to consolidate and expand hospital use while optimising the land for residential development while also retaining Merlin woods as an amenity area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land								
Hospital campus with existing and future operational requirements	The land incorporates a single parcel of relevant public land owned by Health Service Executive. Adjacent land that are designated open space (Merlin Park Woods) and in use as road infrastructure not incorporated.								
Development plan/local area plan objectives	Classification of Land								
Galway City Development Plan 2023-2029: <ul style="list-style-type: none"> located within zone CF: Community, Cultural and Institutional and RA: Recreational and Amenity; Bus Routes (GTS), Public Transportation Corridor and Tuam Road Bus and Cycle Corridor running through the land; Merlin Park Hospital located within area which has been considered for the use of land as a Hospice; Specific Transport Objectives include Traffic & Road Network and Public Transport; and Galway City Development Plan 2023-2029 states "CF Land at Merlin Park approx. 34 hectares. The Council will consider the development of these lands for institutional or community facilities use either by the Health Services Executive or another institution and will not permit residential, commercial or industrial development". 	Class 3 ¹								
Masterplan affecting the land	Housing strategy for the area								
No local authority masterplan affecting the land.	The land is not specifically referenced within the Galway City Development Plan 2023-2029 Housing Strategy.								
	Estimated cost range of development and infrastructure								
	<table> <tr> <td>Development</td><td>€390,000,000 - €610,000,000</td></tr> <tr> <td>Infrastructure</td><td>€57,000,000 - €61,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €94,000,000</td></tr> <tr> <td>TOTAL</td><td>€541,000,000 - €765,500,000</td></tr> </table>	Development	€390,000,000 - €610,000,000	Infrastructure	€57,000,000 - €61,000,000	Abnormal Infrastructure	circa €94,000,000	TOTAL	€541,000,000 - €765,500,000
Development	€390,000,000 - €610,000,000								
Infrastructure	€57,000,000 - €61,000,000								
Abnormal Infrastructure	circa €94,000,000								
TOTAL	€541,000,000 - €765,500,000								

INDICATIVE YIELD

1,560 – 2,240 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Land with no constraints with definition of immediate delivery potential.

Class 2 - Land with moderate constraints with definition of medium term delivery potential.

Class 3 - Land with complex constraints with definition of long term delivery potential.

Class 4 - Land with complex constraints with definition of long term delivery potential and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

RENMORE BARRACKS



Land Area - 20.2 ha

Registered Owner - Minister for Defence

Public Body Specified in Schedule - Schedule 1

Note - Potential to retain and preserve existing National Inventory of Architectural Heritage buildings and structures within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use
Military barracks
Development plan/local area plan objectives
Galway City Development Plan 2023-2029: <ul style="list-style-type: none"> zoned CF: Community, Cultural and Institutional and RA: Recreation and Amenity.
Masterplan affecting the land
No local authority masterplan affecting the land.
Potential in conjunction with contiguous relevant public land
The land incorporates parcels of relevant public land in the ownership of the Minister of Defence. Contiguous land in public ownership is zoned for recreational and amenity use and has not been incorporated.
Classification of Land
Class 3 ¹

Housing strategy for the area	
The land is not specifically referenced within the Galway City Development Plan 2023-2029 Housing Strategy.	
Estimated cost range of development and infrastructure	
Development	€180,000,000 - €230,000,000
Infrastructure	€16,500,000 - €18,000,000
Abnormal Infrastructure	€20,500,000 - €21,000,000
TOTAL	€217,000,000 - €269,000,000

INDICATIVE YIELD

710 - 1,010 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
 Class 1 - Least known constraints with near to medium term delivery potential.
 Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.4 GALWAY

SANDY QUARTER

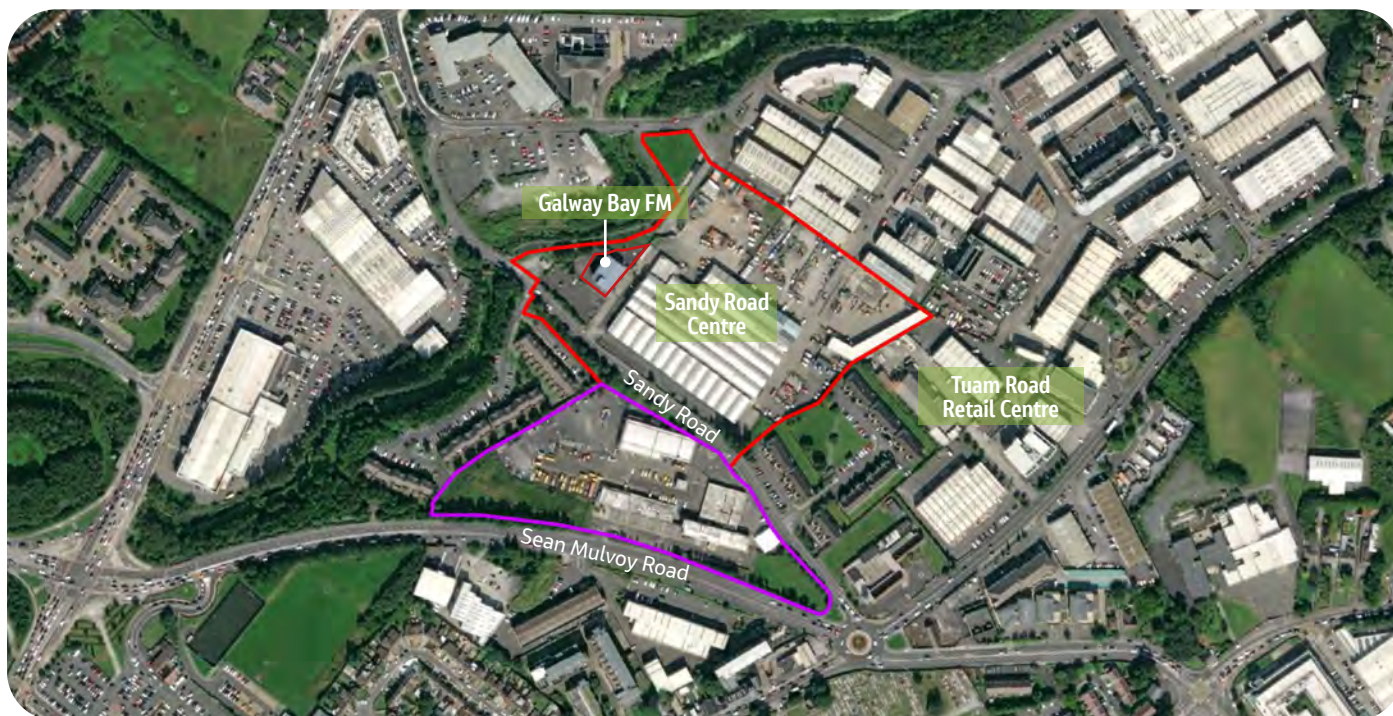


Land Area - 7.4 ha

Registered Owner - Electricity Supply Board, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - Part of the land is identified for transfer to the LDA under Housing for All. The LDA has prepared a design review in conjunction with the RIAI. Draft spatial framework will be published by LDA in partnership with the local authority.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Depot, industrial and car park	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Galway City Development Plan 2023-2029: <ul style="list-style-type: none"> located within Zone CC City Centre; located within Zone CF: Community, Cultural and Institutional and zone RA: Recreation and Amenity; and identifies the land for regeneration and supports the delivery of 'a new urban quarter with attractive living space including vibrant pedestrian friendly streets and public space of scale'. 	The area is included as part of the land capacity analysis carried out in developing the Core Strategy of the Development Plan.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Located within the Draft LDA Sandy Road Site Assessment Framework.	<table> <tr> <td>Development</td><td>€150,000,000 - €190,000,000</td></tr> <tr> <td>Infrastructure</td><td>€14,500,000 - €15,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€14,500,000 - €15,000,000</td></tr> <tr> <td>TOTAL</td><td>€179,000,000 - €220,500,000</td></tr> </table>	Development	€150,000,000 - €190,000,000	Infrastructure	€14,500,000 - €15,500,000	Abnormal Infrastructure	€14,500,000 - €15,000,000	TOTAL	€179,000,000 - €220,500,000
Development	€150,000,000 - €190,000,000								
Infrastructure	€14,500,000 - €15,500,000								
Abnormal Infrastructure	€14,500,000 - €15,000,000								
TOTAL	€179,000,000 - €220,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority and ESB. Contiguous land in public ownership is in amenity use and has not been incorporated.	610 - 830 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.5 WATERFORD

INTRODUCTION

The Waterford City region has a population of 70,000 residents (2021 census). The National Planning Framework has set out ambitious growth targets of 11,400 new homes by 2040, building on the region's pivotal role as the driver for growth in the south-east.

Current investment in the city is particularly focused along the North Quays, on public transport and on the public realm.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN WATERFORD CITY

The register identifies 2,756 property folios in the metropolitan area of Waterford. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

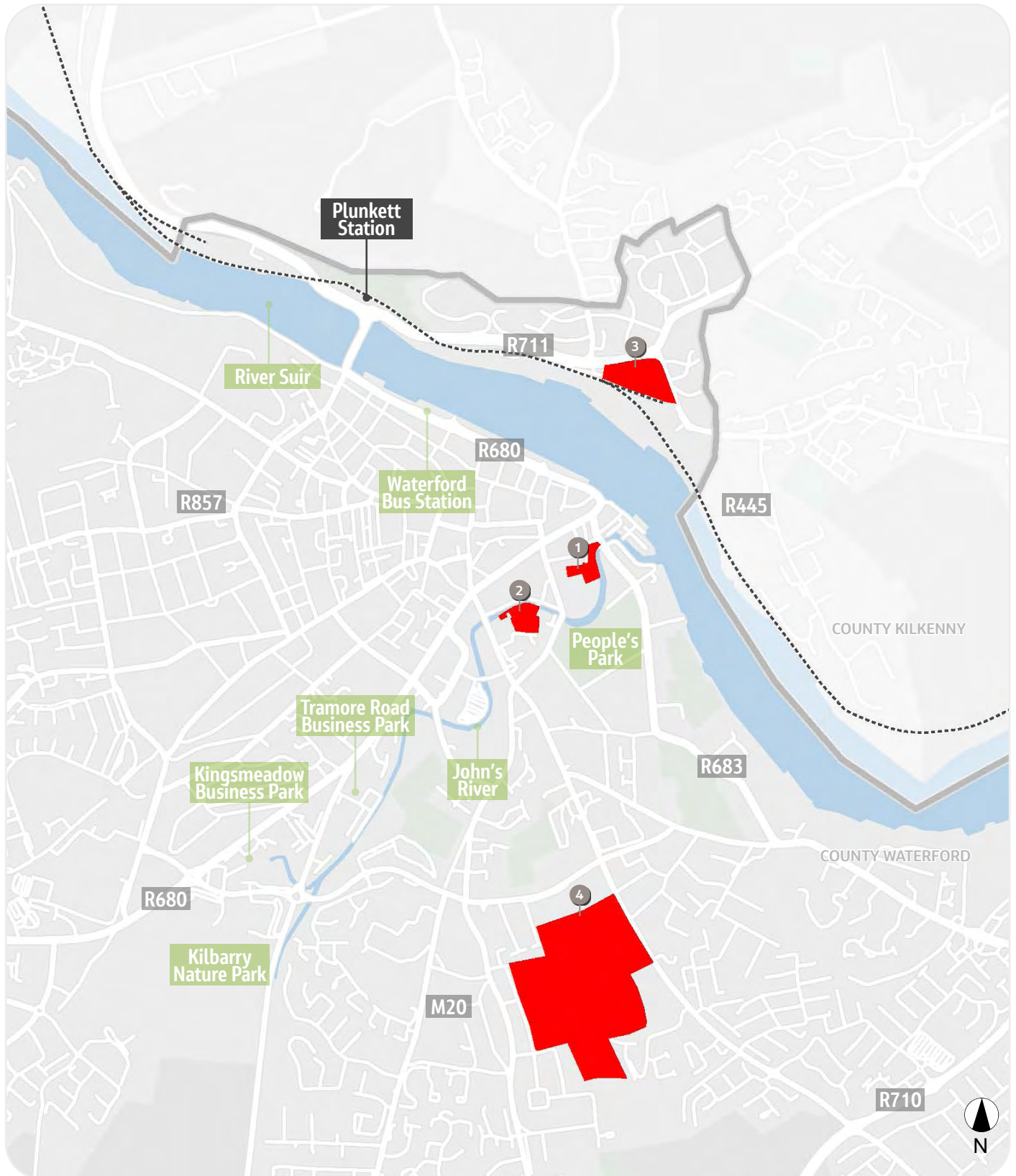
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.5 WATERFORD



KEY

- | | |
|--|---|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ County Boundary | ■ Major Road Infrastructure |
| ■ Railway Line | |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Bolton St Car Park	The Commissioners of Public Works in Ireland	Schedule 1
2	Waterside Car Park	Ervia	Schedule 2
Class 2			
3	North Docks Bus Depot	Córas Iompair Éireann, Local Authority	Schedule 2, LA
4	Land at St Otteran's Hospital	Health Service Executive	Schedule 1

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 870 - 1,220 homes

No. of Lands: 4

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	120 - 170	2
Class 2	750 - 1,050	2
Class 3	-	-

* considers the highest classification in case an area identified multiple classes

HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	580 - 840	2
Schedule 2	290 - 380	2
Local Authority	-	-

** considering largest land owner of the total area if there are multiple owners

5.5 WATERFORD

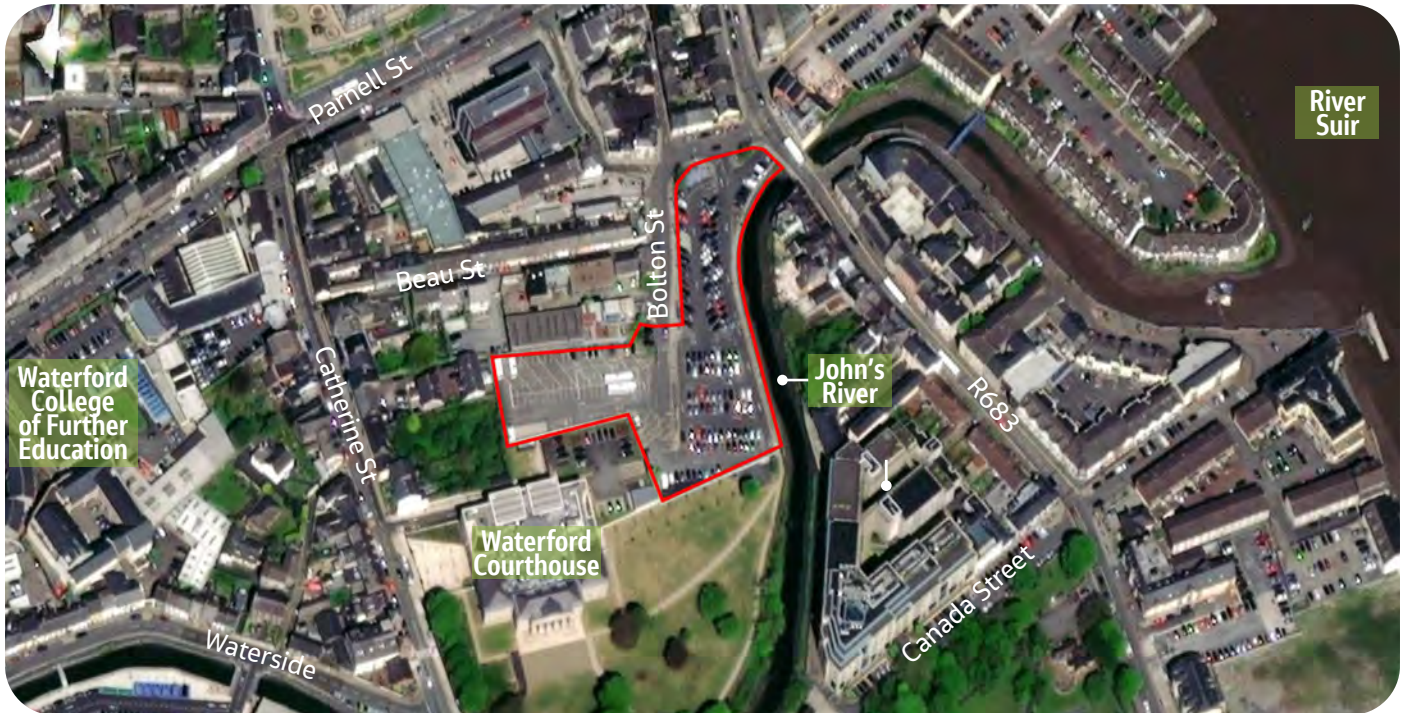
BOLTON ST CAR PARK



Land Area - 0.8 ha

Registered Owner - The Commissioners of Public Works in Ireland (OPW)

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Car park	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Waterford County and City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> located within Zone RE: Regeneration; and zoned as Regeneration and Opportunity Site under Objective OPS21 – To create a mixed-use high-density development on this land with emphasis on commercial and residential city living. 	The land comprises a Regeneration and Opportunity Site, specifically identified within the development plan to accommodate residential development.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€15,500,000 - €22,000,000</td></tr> <tr> <td>Infrastructure</td><td>circa €15,000,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€3,850,000 - €3,900,000</td></tr> <tr> <td>TOTAL</td><td>€20,850,000 - €27,400,000</td></tr> </table>	Development	€15,500,000 - €22,000,000	Infrastructure	circa €15,000,000	Abnormal Infrastructure	€3,850,000 - €3,900,000	TOTAL	€20,850,000 - €27,400,000
Development	€15,500,000 - €22,000,000								
Infrastructure	circa €15,000,000								
Abnormal Infrastructure	€3,850,000 - €3,900,000								
TOTAL	€20,850,000 - €27,400,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in use by the Courts Service and by Waterford Crystal and has not been incorporated.	50 - 80 homes								

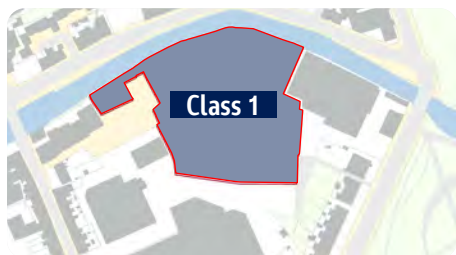
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.5 WATERFORD

WATERSIDE CAR PARK



Land Area - 1.0 ha

Registered Owner - Ervia

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Car park	The land comprises a Regeneration and Opportunity Site, specifically identified within the development plan to accommodate residential development.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
Waterford County and City Development Plan 2022-2028:	
<ul style="list-style-type: none"> zoned as Regeneration and Opportunity Site – Part of the wider Gasworks land/Johnstown Business Park - To create a mixed-use high-density development on this land with emphasis on commercial and residential city living; and land with potential to accommodate taller buildings (Above 4 floors in height) and higher densities. 	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates parcels of relevant public land in the ownership of Gas Networks Ireland. There is no contiguous relevant public land.	
Classification of Land	
Class 1 ¹	

INDICATIVE YIELD

70 - 90 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

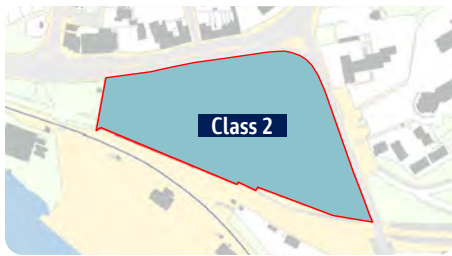
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.5 WATERFORD

NORTH DOCKS BUS DEPOT



Land Area - 2.6 ha

Registered Owner - Córas Iompair Éireann, Local Authority

Public Body Specified in Schedule - Schedule 2, Local Authority

Note - Land to incorporate road infrastructure proposed as part of the Waterford North Quays Development proposal within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Bus depot and undeveloped land	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Waterford County and City Development Plan 2022-2028:</u> <ul style="list-style-type: none"> zoned RE: Regeneration; proposed road objective; zoned as Regeneration and Opportunity Site under OPS05: North Quays SDZ and OPS14: Dock Road; and land allocated for high density mixed-use development and facilitating active linkages. 	The land comprises a Regeneration and Opportunity Site, specifically identified within the development plan to accommodate residential development.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Adjoining the Waterford North Quays Strategic Development Zone Planning Scheme 2018: <ul style="list-style-type: none"> deliver in the region of 100 to 300 residential units primarily in the form of apartments. 	<table> <tr> <td>Development</td><td>€51,500,000 - €83,500,000</td></tr> <tr> <td>Infrastructure</td><td>€4,650,000 - €4,750,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€6,100,000 - €6,150,000</td></tr> <tr> <td>TOTAL</td><td>€62,250,000 - €94,400,000</td></tr> </table>	Development	€51,500,000 - €83,500,000	Infrastructure	€4,650,000 - €4,750,000	Abnormal Infrastructure	€6,100,000 - €6,150,000	TOTAL	€62,250,000 - €94,400,000
Development	€51,500,000 - €83,500,000								
Infrastructure	€4,650,000 - €4,750,000								
Abnormal Infrastructure	€6,100,000 - €6,150,000								
TOTAL	€62,250,000 - €94,400,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of CIÉ and the local authority. Contiguous land in public ownership is in rail use and subject to the North Quays SDZ and has not been incorporated.	220 - 290 homes								

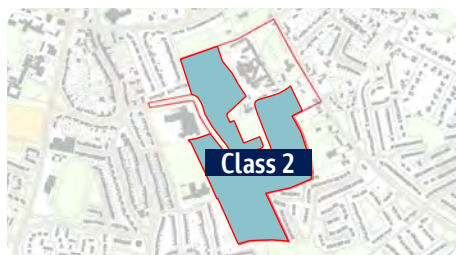
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.5 WATERFORD

LAND AT ST OTTERAN'S HOSPITAL



Land Area - 20.4 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - Proposed retention of existing hospital together with provision of space for additional healthcare uses. Land subject to preparation of a masterplan to ensure optimal use of land.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Hospital campus and associated uses	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Waterford County and City Development Plan 2022-2028:	The land comprises a Regeneration and Opportunity Site, specifically identified within the development plan to accommodate residential development.								
<ul style="list-style-type: none"> zoned RE: Regeneration, CI: Community Infrastructure and OS: Open Space and Recreation; proposed road objective; and zoned as Regeneration and Opportunity Site under OPS08: St. Otteran's, John's Hill – development on this institutional land should cater for medium/high-density residential development. 	Estimated cost range of development and infrastructure								
Masterplan affecting the land	<table> <tr> <td>Development</td><td>€130,000,000 - €180,000,000</td></tr> <tr> <td>Infrastructure</td><td>€31,000,000 - €32,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €24,000,000</td></tr> <tr> <td>TOTAL</td><td>€185,000,000 - €236,500,000</td></tr> </table>	Development	€130,000,000 - €180,000,000	Infrastructure	€31,000,000 - €32,500,000	Abnormal Infrastructure	circa €24,000,000	TOTAL	€185,000,000 - €236,500,000
Development	€130,000,000 - €180,000,000								
Infrastructure	€31,000,000 - €32,500,000								
Abnormal Infrastructure	circa €24,000,000								
TOTAL	€185,000,000 - €236,500,000								
No local authority masterplan affecting the land.									
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of HSE and the local authority. Contiguous land in public ownership is in education use and has not been incorporated.	530 - 760 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.6 SLIGO

INTRODUCTION

The Sligo urban area has a population of 19,413 people (Northern and Western Regional Spatial and Economic Strategy – RSES) and, like the other towns in this section, was identified as a Regional Centre in the National Planning Framework. The Northern and Western RSES plans for population growth to at least 27,200 by 2040, involving the building of an additional 3,000 to 5,000 new homes. This reflects the role of Sligo as an employment hub, with particularly strong sectors such as pharmaceuticals and engineering, higher education institutes, cultural institutions and health services, with further capacity to enhance its regional role.

Planning and development policy prioritises development in the urban area of the town, alongside some key greenfield lands along the new Western Distributor Road.

a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN SLIGO CITY

The register identifies 457 property folios in the study area for Sligo. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

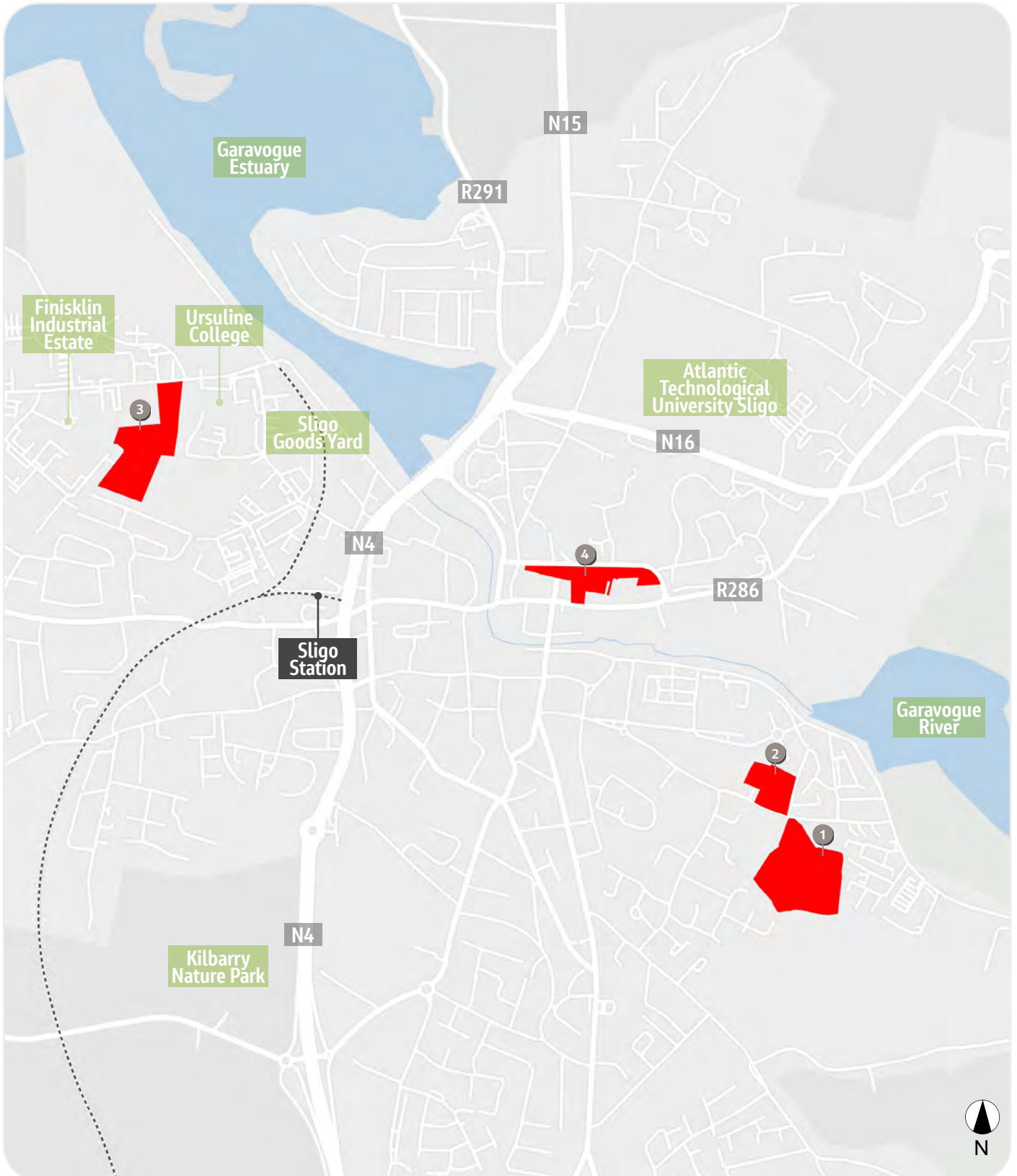
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public land, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find

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5.6 SLIGO



KEY

- | | |
|--|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Major Road Infrastructure | ■ Railway Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Cranmore Road	Local Authority	LA
Class 2			
2	ESB Networks	Electricity Supply Board	Schedule 2
3	Land at Finisklin Business Park	The Industrial Development Authority	Schedule 1
Class 3			
4	Sligo County Council Car Park, The Malls	Local Authority	LA

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 700 - 980 homes

No. of Lands: 4

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	300 - 420	1
Class 2	310 - 440	2
Class 3	90 - 120	1

* considers the highest classification in case an area identified multiple classes

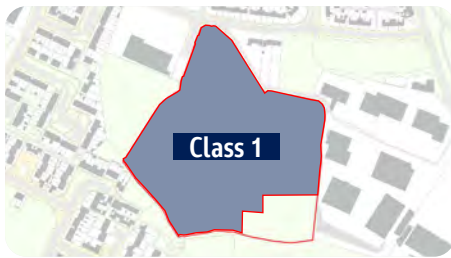
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	200 - 290	1
Schedule 2	110 - 150	1
Local Authority	390 - 540	2

** considering largest land owner of the total area if there are multiple owners

5.6 SLIGO

CRANMORE ROAD



Land Area - 4.9 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Retention of open space within the area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Sligo and Environs Development Plan 2010-2016:</u> <ul style="list-style-type: none"> located within Zone C2: Commercial; located on an area of road reserved for the development of a Strategic Road Corridor and identified as T1.3 within the Development Plan zoning map; and located within Zone PUB – Public Open Space. The area is zoned within the proposed Cranmore-Cleveragh Local Area Plan area, however this plan has not yet been adopted.	The land is not specifically referenced within the current Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€61,000,000 - €73,000,000</td></tr> <tr> <td>Infrastructure</td><td>€10,000,000 - €10,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€8,550,000 - €8,650,000</td></tr> <tr> <td>TOTAL</td><td>€79,550,000 - €92,150,000</td></tr> </table>	Development	€61,000,000 - €73,000,000	Infrastructure	€10,000,000 - €10,500,000	Abnormal Infrastructure	€8,550,000 - €8,650,000	TOTAL	€79,550,000 - €92,150,000
Development	€61,000,000 - €73,000,000								
Infrastructure	€10,000,000 - €10,500,000								
Abnormal Infrastructure	€8,550,000 - €8,650,000								
TOTAL	€79,550,000 - €92,150,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in residential use and has not been incorporated.	300 - 420 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.6 SLIGO

ESB NETWORKS



Land Area - 1.6 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Depot	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<p><u>Sligo and Environs Development Plan 2010-2016:</u></p> <ul style="list-style-type: none"> located within Zone C2: Commercial; and located on an area of road reserved for the development of a Strategic Road Corridor and identified as T1.3 within the Development Plan zoning map. <p>The area is zoned within the proposed Cranmore-Cleveragh Local Area Plan area, however this plan has not yet been adopted.</p>	<p>The land is not specifically referenced within the Draft Sligo County Development Plan 2017-2023 Housing Strategy.</p>								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <th>Development</th><th>€21,000,000 - €30,000,000</th></tr> <tr> <th>Infrastructure</th><th>€3,750,000 - €3,950,000</th></tr> <tr> <th>Abnormal Infrastructure</th><th>€3,100,000 - €3,150,000</th></tr> <tr> <th>TOTAL</th><th>€27,850,000 - €37,100,000</th></tr> </table>	Development	€21,000,000 - €30,000,000	Infrastructure	€3,750,000 - €3,950,000	Abnormal Infrastructure	€3,100,000 - €3,150,000	TOTAL	€27,850,000 - €37,100,000
Development	€21,000,000 - €30,000,000								
Infrastructure	€3,750,000 - €3,950,000								
Abnormal Infrastructure	€3,100,000 - €3,150,000								
TOTAL	€27,850,000 - €37,100,000								
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of ESB. Contiguous land in public ownership is in residential use and has not been incorporated. The contiguous ESB substation will be retained.									

INDICATIVE YIELD

110 - 150 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

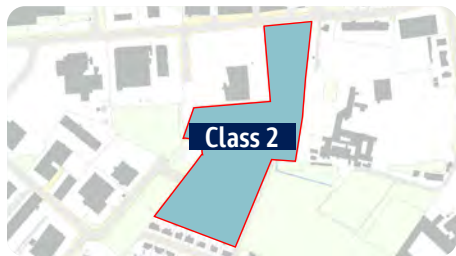
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.6 SLIGO

LAND AT FINISKLIN BUSINESS PARK



Land Area - 3.9 ha

Registered Owner - Industrial Development Agency

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land	Class 2 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
Sligo and Environs Development Plan 2010-2016: <ul style="list-style-type: none"> located within Zone BITP: Business, industry and technology park. The area is zoned within the proposed Docklands Local Area Plan area, however this plan has not yet been adopted.	The land is not specifically referenced within the Draft Sligo County Development Plan 2017-2023 Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table> <tr> <td>Development</td><td>€38,500,000 - €55,000,000</td></tr> <tr> <td>Infrastructure</td><td>€7,950,000 - €8,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€7,350,000 - €7,450,000</td></tr> <tr> <td>TOTAL</td><td>€53,800,000 - €70,950,000</td></tr> </table>	Development	€38,500,000 - €55,000,000	Infrastructure	€7,950,000 - €8,500,000	Abnormal Infrastructure	€7,350,000 - €7,450,000	TOTAL	€53,800,000 - €70,950,000
Development	€38,500,000 - €55,000,000								
Infrastructure	€7,950,000 - €8,500,000								
Abnormal Infrastructure	€7,350,000 - €7,450,000								
TOTAL	€53,800,000 - €70,950,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of IDA. Contiguous land in public ownership is in business park use and has not been incorporated.	200 - 290 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.6 SLIGO

SLIGO COUNTY COUNCIL CAR PARK, THE MALL

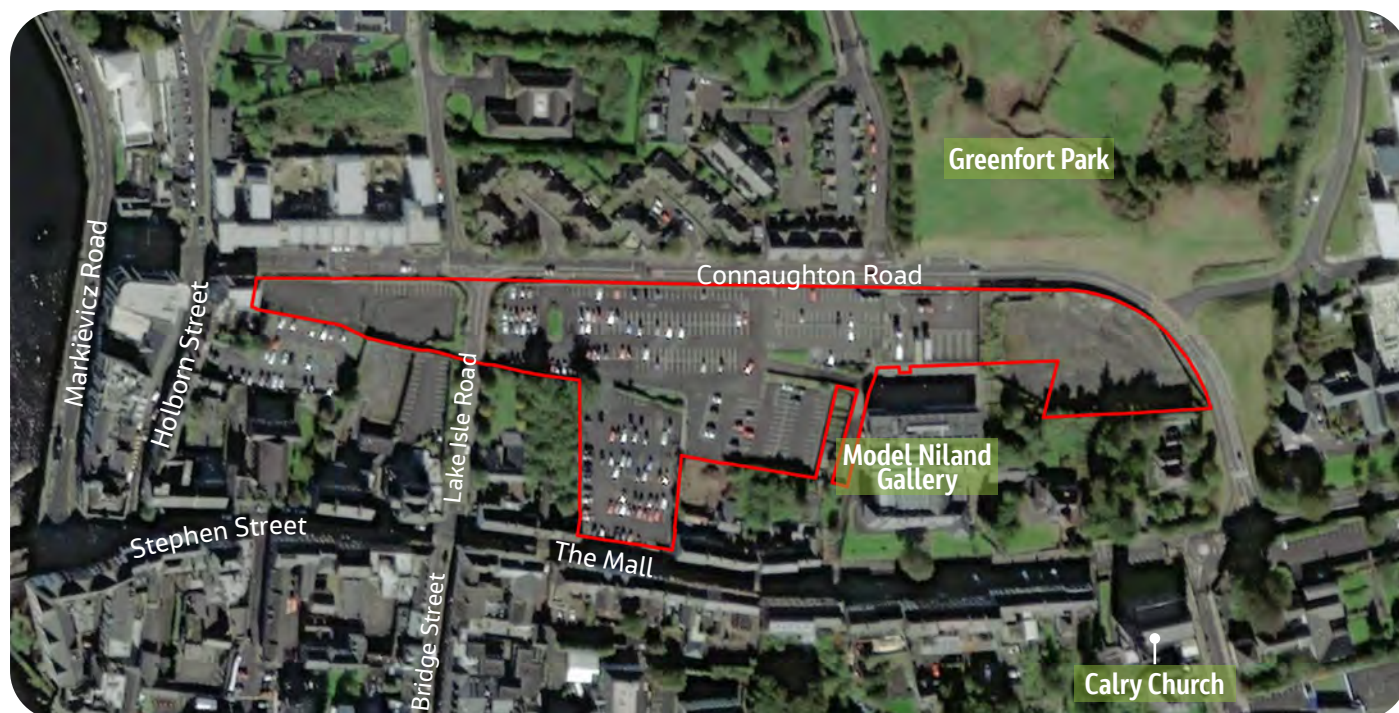


Land Area - 1.9 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Local Authority have prepared a Masterplan for part of the land.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Car park and undeveloped land	Class 3 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Sligo and Environs Development Plan 2010-2016:</u> <ul style="list-style-type: none"> located within Zone C1: City Centre Uses; located within Greenfort Precinct Character Area in the City Centre; located within area under Urban Regeneration Objective O-UR-1 Number 7; located within Transport Objective PED-5 and Car Parking Objective CP-1 a; and located within Urban Square Objective O-OS-26. 	The land is not specifically referenced within the current Housing Strategy.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land - City Campus plan is noted.	<table> <tr> <td>Development</td><td>€18,500,000 - €26,000,000</td></tr> <tr> <td>Infrastructure</td><td>€4,450,000 - €4,600,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €2,900,000</td></tr> <tr> <td>TOTAL</td><td>€25,850,000 - €33,500,000</td></tr> </table>	Development	€18,500,000 - €26,000,000	Infrastructure	€4,450,000 - €4,600,000	Abnormal Infrastructure	circa €2,900,000	TOTAL	€25,850,000 - €33,500,000
Development	€18,500,000 - €26,000,000								
Infrastructure	€4,450,000 - €4,600,000								
Abnormal Infrastructure	circa €2,900,000								
TOTAL	€25,850,000 - €33,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in residential and recreational use and has not been incorporated.	90 - 120 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.7 LETTERKENNY

INTRODUCTION

Letterkenny, with a population of 19,274 people (2016 census), was identified as a Regional Centre in the National Planning Framework. To that end, the Northern and Western Regional Spatial and Economic Strategy (RSES) planned for population growth of 40%, at least 27,300 people, by 2040, involving the building of 4,000 new homes. This reflects the strategic function of Letterkenny as the primary urban centre in Co. Donegal. The intention is to deliver targeted employment growth of 5,000 jobs to a total of 17,000 located in the town, particularly in the public sector, retail and major sectors such as engineering and ICT. This will also aid the development of the Letterkenny-Derry cross-border network.

Recent growth in Letterkenny has followed countrywide trends of development along the urban fringe. However, planning and development policy prioritises opportunities within the existing urban area, while delivering a better, more connected Letterkenny that reflects its role in the region and as a key cross-border network interface.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN LETTERKENNY CITY

The register identifies 483 property folios in the study area of Letterkenny. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

RELEVANT PUBLIC LAND IDENTIFIED

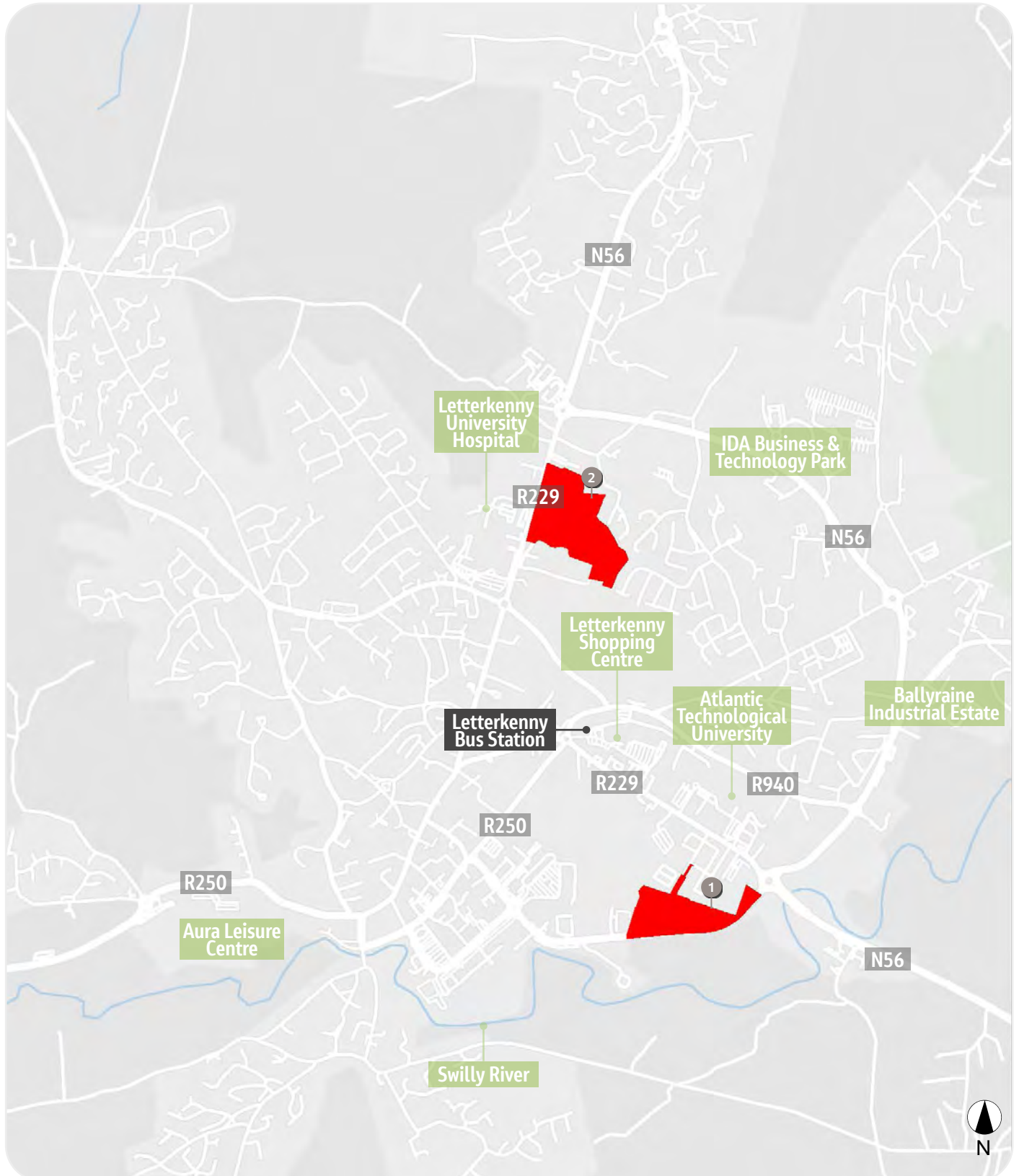
A number of opportunities were identified for further consideration as relevant public lands, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to

land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.7 LETTERKENNY



KEY

- | | |
|--|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Major Road Infrastructure | |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Neil T Blaney Road	Local Authority	LA
Class 2			
2	Letterkenny University Hospital	Health Service Executive	Schedule 1

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 560 - 770 homes

No. of Lands: 2

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	350 - 480	1
Class 2	210 - 290	1
Class 3	-	-

* considers the highest classification in case an area identified multiple classes

HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	210 - 290	1
Schedule 2	-	-
Local Authority	350 - 480	1

** considering largest land owner of the total area if there are multiple owners

5.7 LETTERKENNY

NEIL T BLANEY ROAD



Land Area - 6.21 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Part of the land has been safeguarded for green space preservation.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Potential in conjunction with contiguous relevant public land
Undeveloped land, car park	The land incorporates parcels of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in educational use and has not been incorporated.
Development plan/local area plan objectives	Classification of Land
County Donegal Development Plan 2018-2024: <ul style="list-style-type: none"> zoned Town Centre; and Transport Interchange Hub location within the land area. Draft Letterkenny Plan and Local Transport Plan 2023-2029: <ul style="list-style-type: none"> Land Use Zoning Objectives: Town Centre, Open Space; land has the Southern Network Project (reduce/remove strategic traffic away from the town centre) running through part of the land; indicative active travel route; developer led road; and junction reserve. 	Class 1 ¹
Masterplan affecting the land	Housing strategy for the area
Located within Town Centre Boundary which must follow Urban Design Framework (Map 12.1A) and Part C of the Plan. <ul style="list-style-type: none"> Indicative blocks and linkages identified. Located within the Draft Letterkenny 2040 Regeneration Strategy.	The land is not specifically referenced within the Housing Strategy contained in Part B, Chapter 6 of the County Donegal Development Plan 2018-2024 (As Varied).
Estimated cost range of development and infrastructure	
Development	€70,500,000 - €120,000,000
Infrastructure	€44,500,000 - €46,500,000
Abnormal Infrastructure	€64,500,000 - €65,000,000
TOTAL	€179,500,000 - €231,000,000

INDICATIVE YIELD

350 - 480 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Land with no constraints with definition summary Class 1 potential as follows:

Class 2 - Moderate constraints with no to medium long term delivery potential.

Class 3 - Complex land with constraints with medium long term delivery potential.

Class 4 - Complex land with constraints with long term delivery potential and a forward planning led approach. Generally long term delivery potential.

5.7 LETTERKENNY

LETTERKENNY UNIVERSITY HOSPITAL



Land Area - 10.3 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - Part of the land is safeguarded for a consolidation of proposed planning application of community nursing/residential care units within the area and for green space preservation.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Hospital, car park, amenity and undeveloped land	The land is not specifically referenced within the Housing Strategy contained in Part B, Chapter 6 of the County Donegal Development Plan 2018-2024 (As Varied).								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Donegal County Development Plan 2018-2024: • Land Use Zoning Objectives: Community / Education. Draft Letterkenny Plan and Local Transport Plan 2023-2029: • Land Use Zoning Objectives: Community and Education, Local Environment.	<table> <tr> <th>Development</th><th>€53,000,000 - €63,500,000</th></tr> <tr> <th>Infrastructure</th><th>€12,500,000 - €13,500,000</th></tr> <tr> <th>Abnormal Infrastructure</th><th>€19,000,000 - €19,500,000</th></tr> <tr> <th>TOTAL</th><th>€84,500,000 - €96,500,000</th></tr> </table>	Development	€53,000,000 - €63,500,000	Infrastructure	€12,500,000 - €13,500,000	Abnormal Infrastructure	€19,000,000 - €19,500,000	TOTAL	€84,500,000 - €96,500,000
Development	€53,000,000 - €63,500,000								
Infrastructure	€12,500,000 - €13,500,000								
Abnormal Infrastructure	€19,000,000 - €19,500,000								
TOTAL	€84,500,000 - €96,500,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	210 - 290 homes*								
Potential in conjunction with contiguous relevant public land									
The land incorporates parcels of relevant public land in the ownership of the HSE. Contiguous land in public ownership is in health, educational and residential use and has not been incorporated.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

* total indicative yield does not include potential adaptive reuse of former hospital building, which could provide additional homes.

5.8 DUNDALK

INTRODUCTION

The Regional Centre of Dundalk had a population of 39,004 people as of the census of 2016. The Eastern and Midlands Regional Spatial and Economic Strategy (RSES) states that the target for population in the town is at least 50,000 by 2031. The town benefits from its strategic location along the Dublin-Belfast Economic Corridor and has excellent multimodal connectivity with both Dublin and Belfast. Dundalk is also the primary employment centre in Co. Louth, providing approx. 14,000 jobs.

Louth County Council's overarching development strategy is to ensure that Dundalk fulfils its full potential as a Regional Centre by facilitating the population and associated economic growth. A primary way of doing so is by broadening and strengthening the employment base of the town, working towards eventual city status in the future.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN DUNDALK CITY

The register identifies 441 property folios in the study area of Dundalk. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

RELEVANT PUBLIC LAND IDENTIFIED

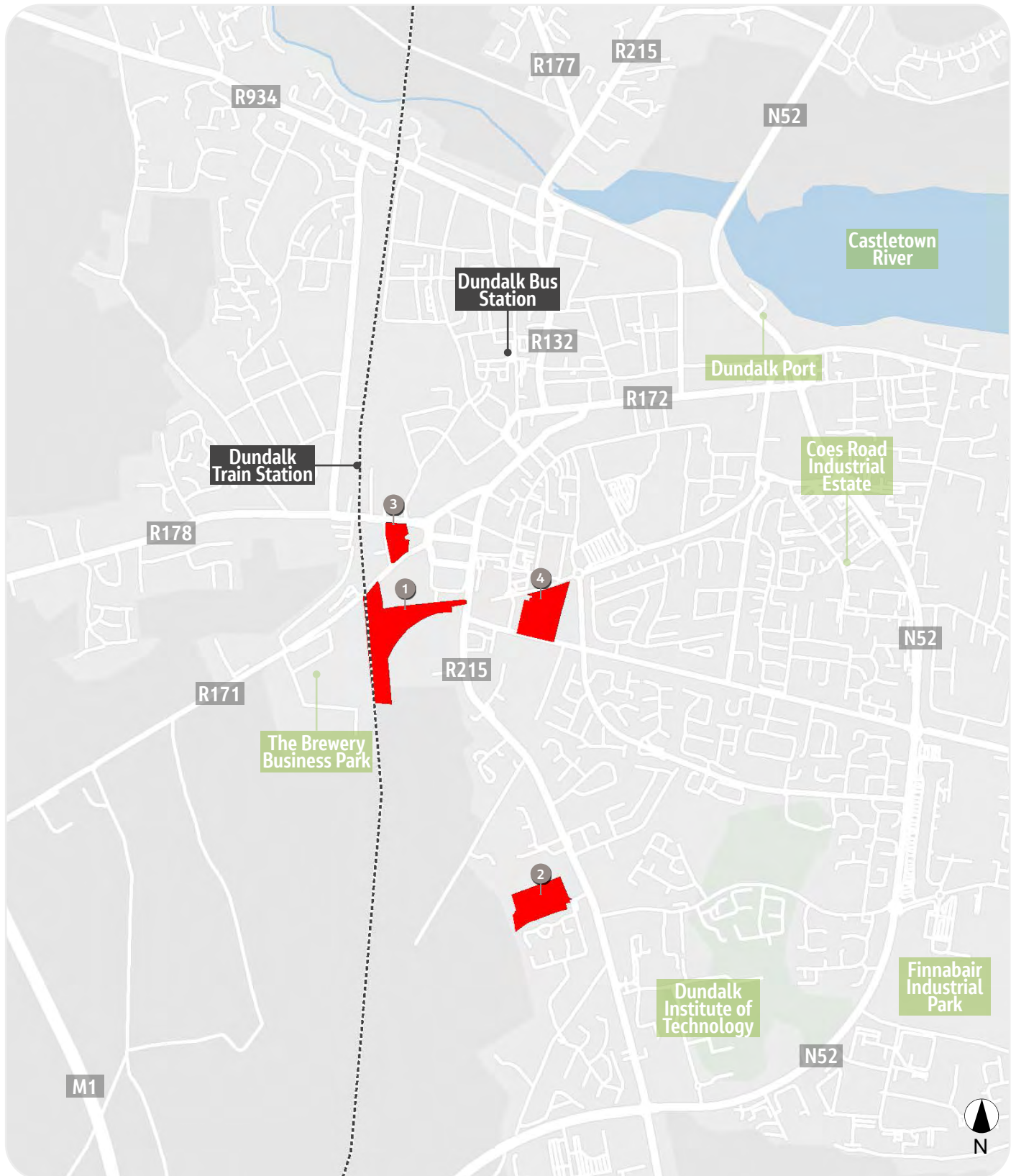
A number of opportunities were identified for further consideration as relevant public lands, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with

residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.8 DUNDALK



KEY

- | | |
|--|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| ■ Major Road Infrastructure | ■ Railway Line |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Bus Depot Ardee Road	Córas Iompair Éireann	Schedule 2
2	Land Adjacent to Langfield	Health Service Executive	Schedule 1
Class 2			
3	Dundalk Gaol	Local Authority	LA
4	ESB Networks Avenue Road	Electricity Supply Board	Schedule 2

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 760 - 1,070 homes

No. of Lands: 4

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	480 - 680	2
Class 2	280 - 390	2
Class 3	-	-

* considers the highest classification in case an area identified multiple classes

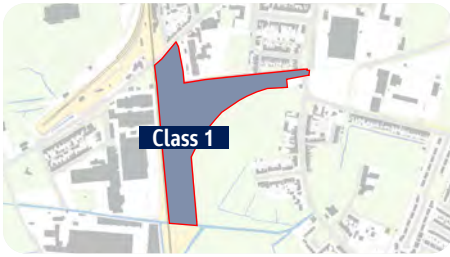
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	150 - 210	1
Schedule 2	560 - 790	2
Local Authority	50 - 70	1

** considering largest land owner of the total area if there are multiple owners

5.8 DUNDALK

BUS DEPOT ARDEE ROAD



Land Area - 5.7 ha

Registered Owner - Córas Iompair Éireann

Public Body Specified in Schedule - Schedule 2

Note - Potential to preserve former railway carriage works.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Bus depot and undeveloped land	The area forms part of the capacity of land zoned for residential development, although it is not specifically referenced.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
<u>Louth County Development Plan 2021-2027:</u>	
• zoned C1: Mixed Use.	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates parcels of relevant public land in the ownership of CIÉ. There is no contiguous relevant public land.	
Classification of Land	
Class 1 ¹	
	INDICATIVE YIELD
	330 - 470 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.8 DUNDALK

LAND ADJACENT TO LANGFIELD



Land Area - 2.7 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Undeveloped land	The area forms part of the capacity of land zoned for residential development, although it is not specifically referenced.								
Development plan/local area plan objectives									
<u>Louth County Development Plan 2021-2027:</u> <ul style="list-style-type: none">zoned A2: New Residential Phase 1.									
Masterplan affecting the land	Estimated cost range of development and infrastructure								
No local authority masterplan affecting the land.	<table><tr><td>Development</td><td>€36,500,000 - €51,500,000</td></tr><tr><td>Infrastructure</td><td>€5,550,000 - €5,900,000</td></tr><tr><td>Abnormal Infrastructure</td><td>€5,700,000 - €7,050,000</td></tr><tr><td>TOTAL</td><td>€47,750,000 - €64,450,000</td></tr></table>	Development	€36,500,000 - €51,500,000	Infrastructure	€5,550,000 - €5,900,000	Abnormal Infrastructure	€5,700,000 - €7,050,000	TOTAL	€47,750,000 - €64,450,000
Development	€36,500,000 - €51,500,000								
Infrastructure	€5,550,000 - €5,900,000								
Abnormal Infrastructure	€5,700,000 - €7,050,000								
TOTAL	€47,750,000 - €64,450,000								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of HSE. Contiguous land in public ownership is in healthcare use and has not been incorporated.									
Classification of Land	INDICATIVE YIELD								
Class 1 ¹	150 - 210 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

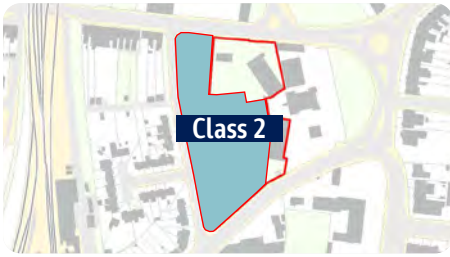
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.8 DUNDALK

DUNDALK GAOL

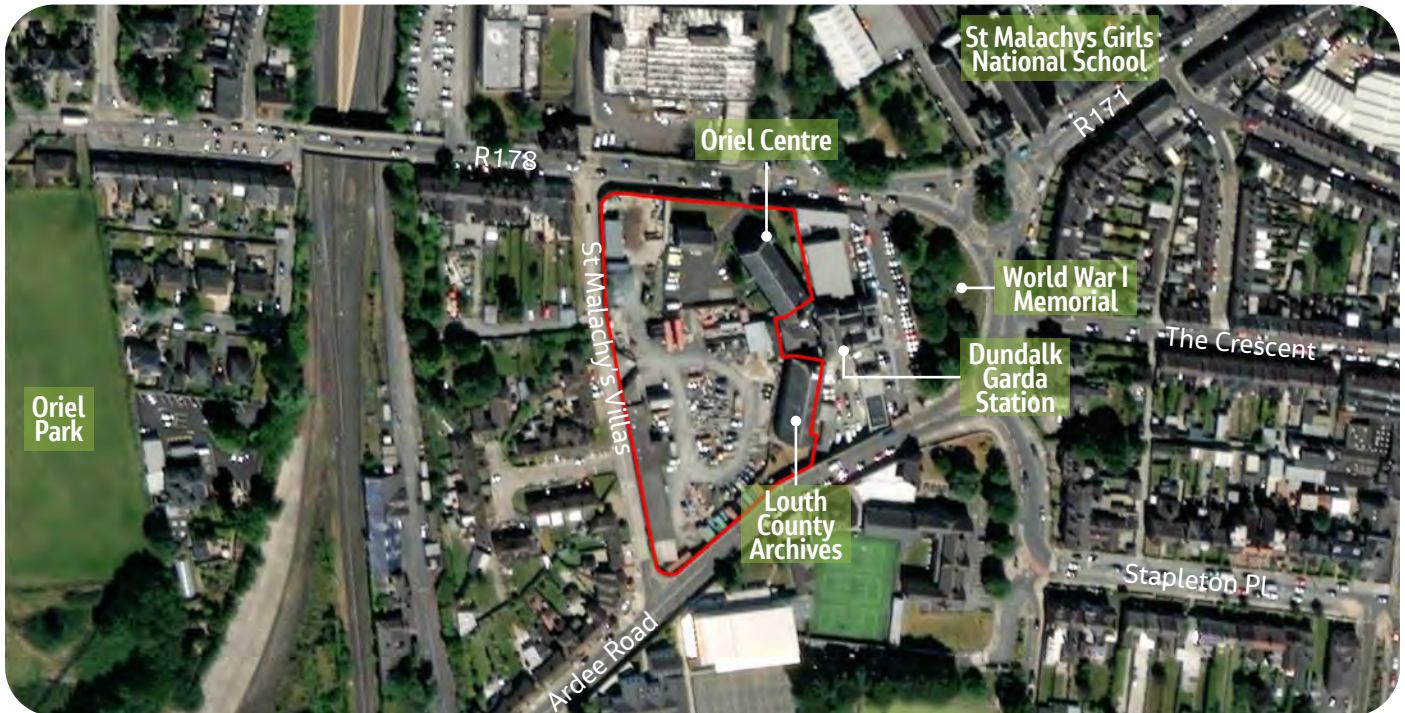


Land Area - 0.9 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - Retention of existing Oriel Centre and Louth County Archives.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Local authority depot, community use	The land is not specifically referenced within the Housing Strategy within the Louth County Development Plan 2021-2027.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
<u>Louth County Development Plan 2021-2027:</u>	
• zoned G1: Community Uses.	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates a parcel of relevant public land in the ownership of the local authority. There is no contiguous relevant public land. The existing Garda station will be retained.	
Classification of Land	
Class 2 ¹	
	INDICATIVE YIELD
	50 - 70 homes

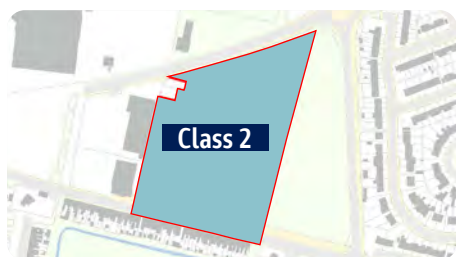
¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.8 DUNDALK

ESB NETWORKS, AVENUE ROAD



Land Area - 3.0 ha

Registered Owner - Electricity Supply Board

Public Body Specified in Schedule - Schedule 2



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area								
Depot	The area forms part of the capacity of land zoned for residential development, although it is not specifically referenced.								
Development plan/local area plan objectives	Estimated cost range of development and infrastructure								
Louth County Development Plan 2021-2027: • zoned C1: Mixed Use.	<table> <tr> <td>Development</td><td>€58,000,000 - €82,500,000</td></tr> <tr> <td>Infrastructure</td><td>€8,300,000 - €9,300,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>€7,950,000 - €8,050,000</td></tr> <tr> <td>TOTAL</td><td>€74,250,000 - €99,850,000</td></tr> </table>	Development	€58,000,000 - €82,500,000	Infrastructure	€8,300,000 - €9,300,000	Abnormal Infrastructure	€7,950,000 - €8,050,000	TOTAL	€74,250,000 - €99,850,000
Development	€58,000,000 - €82,500,000								
Infrastructure	€8,300,000 - €9,300,000								
Abnormal Infrastructure	€7,950,000 - €8,050,000								
TOTAL	€74,250,000 - €99,850,000								
Masterplan affecting the land	INDICATIVE YIELD								
No local authority masterplan affecting the land.	230 - 320 homes								
Potential in conjunction with contiguous relevant public land									
The land incorporates a parcel of relevant public land in the ownership of the local authority. There is no contiguous relevant public land.									
Classification of Land									
Class 2 ¹									

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:

Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.9 DROGHEDA

INTRODUCTION

The Regional Centre of Drogheda had a population of 41,956 as of the 2016 census. Much like Dundalk, the town benefits from its strategic location along the Dublin-Belfast Economic Corridor, and has a similar degree of multimodal connectivity with Dublin and Belfast. The main employment sectors in the town are IT and communications technology, business, professional and financial services, manufacturing, healthcare, food and drink processing, tourism and hospitality services, and retailing.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN DROGHEDA CITY

The register identifies 294 property folios in Drogheda. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

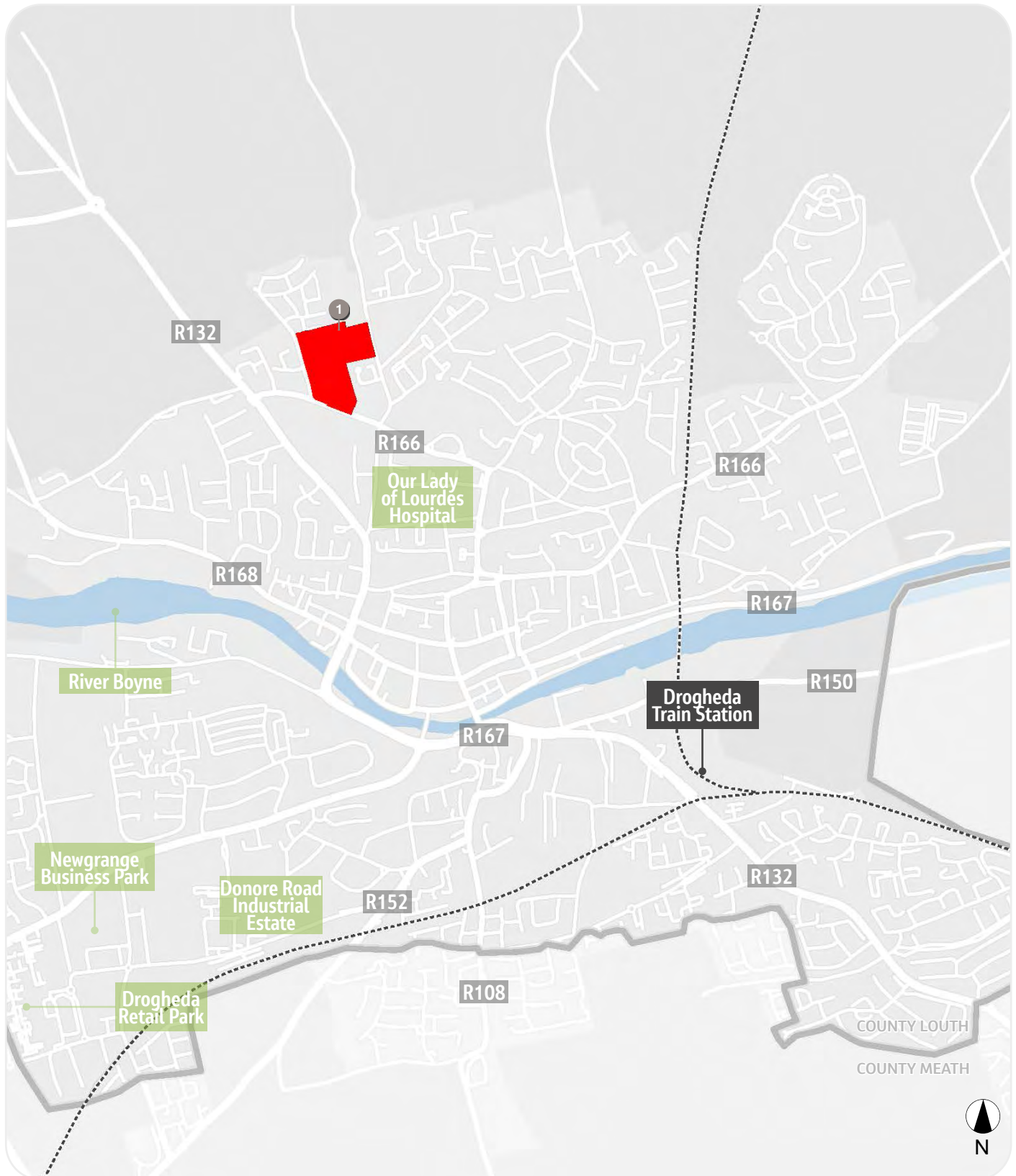
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public lands, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

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5.9 DROGHEDA



KEY

- | | |
|--|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| County Boundary | Major Road Infrastructure |
| ■ ■ Railway Line | |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Land at Department of Psychiatry, Our Lady of Lourdes Hospital (part Class 2)	Health Service Executive	Schedule 1

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 210 - 300 homes

No. of Lands: 1

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	210 - 300	1
Class 2	-	-
Class 3	-	-

* considers the highest classification in case an area identified multiple classes

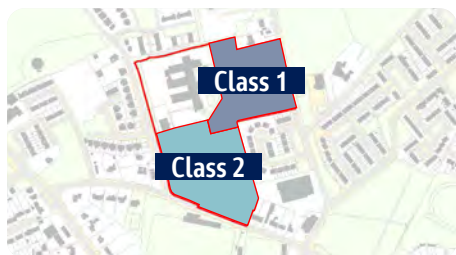
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	210 - 300	1
Schedule 2	-	-
Local Authority	-	-

** considering largest land owner of the total area if there are multiple owners

5.9 DROGHEDA

LAND AT DEPARTMENT OF PSYCHIATRY, OUR LADY OF LOURDES HOSPITAL



Land Area - 6.9 ha

Registered Owner - Health Service Executive

Public Body Specified in Schedule - Schedule 1

Note - Retain Drogheda Department of Psychiatry and consolidate and retain existing car parking from the Department.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Housing strategy for the area
Hospital, car park, undeveloped land	The land is not specifically referenced within the Housing Strategy within the Louth County Development Plan 2021-2027.
Development plan/local area plan objectives	Estimated cost range of development and infrastructure
Louth County Development Plan 2021-2027:	
<ul style="list-style-type: none"> zoned G1: Community Facilities; and partially in a zone of Archaeological Potential. 	
Masterplan affecting the land	
No local authority masterplan affecting the land.	
Potential in conjunction with contiguous relevant public land	
The land incorporates a parcel of relevant public land in the ownership of HSE. Contiguous land in public ownership is in educational use and has not been incorporated.	
Classification of Land	
Class 1 and Class 2 ¹	
	INDICATIVE YIELD
	210 - 300 homes

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.10 ATHLONE

INTRODUCTION

Athlone is a Regional Centre with a population of 21,349 people (2016 census). The town is located on the boundary between two Regional Assembly areas. The respective Eastern and Midlands and Northern and Western Regional Spatial and Economic Strategies (RSES) envisage a population of 30,000 for the settlement by 2031. The town is a key node between Dublin and Galway on the River Shannon, with strong tourism industry potential, alongside employment nodes that include companies in the manufacturing, pharmaceutical, research and development, medical devices, ICT and software development sectors.

Planning and development policy prioritises opportunities in the urban area of the town; a number of zoned and serviced lands are located in the existing built-up area to facilitate projected population growth, including Curragh Lissywollen, Lissywollen South, Cornamagh, Cornamaddy and Monksland/Bellanamullia.

IDENTIFICATION OF RELEVANT PUBLIC LAND IN ATHLONE CITY

The register identifies 468 property folios in Athlone. Following the amalgamation of folios and the initial sift to exclude land without the potential for housing development, land was brought forward for further assessment against the 16 development criteria set out in Chapter 3.

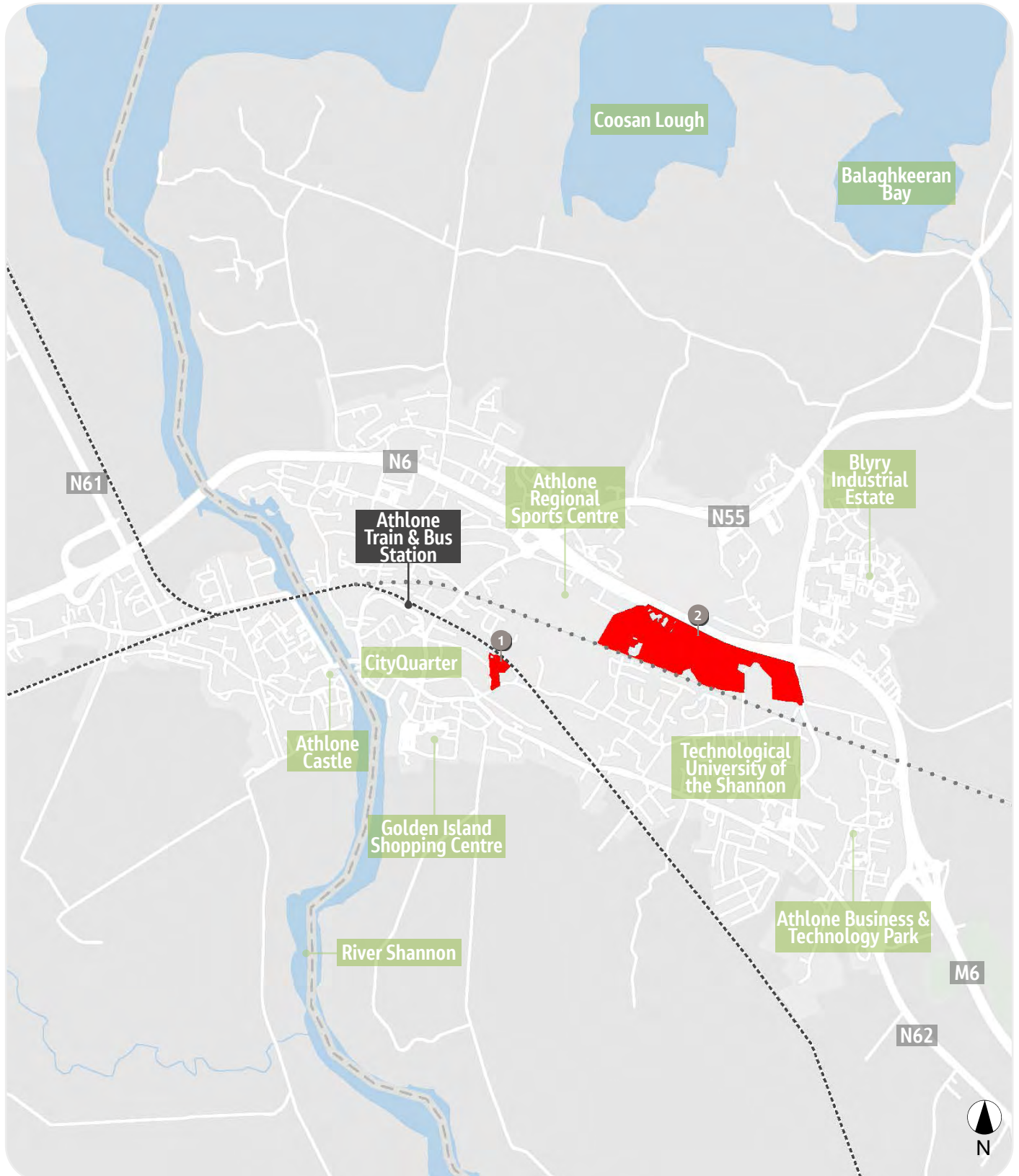
RELEVANT PUBLIC LAND IDENTIFIED

A number of opportunities were identified for further consideration as relevant public lands, appropriate for developing housing. This is generally land that scores highest against the criteria.

The land was selected due to the balance of its characteristics, with preference given to land with potential higher residential yields in central or strategic locations. The current

uses and intensity of land use were examined for the appropriateness of relocation of the current use or consolidation in tandem with residential delivery. Land was selected to find a balance across delivery timelines – both early opportunities and land with a longer lead-in to delivery – to facilitate a potential pipeline of housing delivery over time.

5.10 ATHLONE



KEY

- | | |
|---|--|
| ■ Relevant Public Land Assessment | ■ Existing Water |
| Electoral Division Boundary | Major Road Infrastructure |
| Railway Line | Old Rail Trail (Disused Railway) |

AREAS FOR RELEVANT PUBLIC LAND ASSESSMENT

Identified Areas for Relevant Public Land Assessment		Land Owner	Schedule
Class 1			
1	Grace Park Road	Local Authority	LA
2	Land at Lissywollen South	Electricity Supply Board, Local Authority	Schedule 2, LA

LA = Local Authority

TOTAL HOUSING POTENTIAL

Indicative Range: 670 - 710 homes

No. of Lands: 2

TOTAL HOUSING POTENTIAL PER CLASS*

	Indicative No. of Homes	No. of Lands
Class 1	670 - 710	2
Class 2	-	-
Class 3	-	-

* considers the highest classification in case an area identified multiple classes

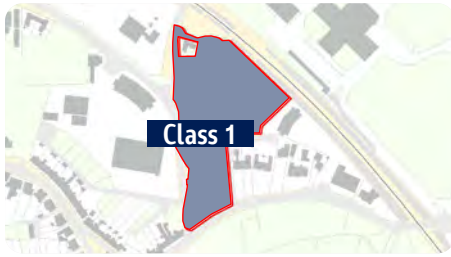
HOUSING POTENTIAL PER SCHEDULE**

	Indicative No. of Homes	No. of Lands
Schedule 1	-	-
Schedule 2	-	-
Local Authority	670 - 710	2

** considering largest land owner of the total area if there are multiple owners

5.10 ATHLONE

GRACE PARK ROAD



Land Area - 1.8 ha

Registered Owner - Local Authority

Public Body Specified in Schedule - Local Authority

Note - The land is within the Loughanaskin Masterplan Area.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Undeveloped land	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Athlone Town Development Plan 2014-2020:</u> <ul style="list-style-type: none"> zoned for Mixed Use. 	The area forms part of the capacity of land zoned that can accommodate residential development, although it is not specifically referenced.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Land located within Loughanaskin Masterplan area which has not yet been adopted. Key design components: <ul style="list-style-type: none"> Commercial Zone Residential Zone Recreational and amenity space Green Route through the site and to the Town Centre and Old Rail Trail greenway Community and cultural uses Active Ground Floors 	<table> <tr> <td>Development</td><td>€25,500,000 - €34,500,000</td></tr> <tr> <td>Infrastructure</td><td>€4,050,000 - €4,450,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa €1,900,000</td></tr> <tr> <td>TOTAL</td><td>€31,450,000 - €40,850,000</td></tr> </table>	Development	€25,500,000 - €34,500,000	Infrastructure	€4,050,000 - €4,450,000	Abnormal Infrastructure	circa €1,900,000	TOTAL	€31,450,000 - €40,850,000
Development	€25,500,000 - €34,500,000								
Infrastructure	€4,050,000 - €4,450,000								
Abnormal Infrastructure	circa €1,900,000								
TOTAL	€31,450,000 - €40,850,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates a parcel of relevant public land in the ownership of the local authority. Contiguous land in public ownership is in residential use and has not been incorporated.	90 - 130 homes								

¹ Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

5.10 ATHLONE

LAND AT LISSYWOLLEN SOUTH



Land Area - 36.8 ha

Registered Owner - Local Authority, Electricity Supply Board

Public Body Specified in Schedule - Local Authority, Schedule 2

Note - The local authority is currently progressing this area. The ESB Networks area, residential areas and green spaces to be retained.



REQUIREMENTS OF THE LDA ACT 2021 SECTION 52

Current land use	Classification of Land								
Residential, depot and undeveloped land	Class 1 ¹								
Development plan/local area plan objectives	Housing strategy for the area								
<u>Athlone Town Development Plan 2014-2020:</u> <ul style="list-style-type: none"> located within Zones Community and Institutional, Proposed Residential, Existing Residential, Open Space, Proposed Residential and Live Work and Enterprise and Employment; and located within Site 35f: Kilnafadoge Low Hills. 	The area forms part of the capacity of land zoned that can accommodate residential development, although it is not specifically referenced.								
Masterplan affecting the land	Estimated cost range of development and infrastructure								
Located within the Lissywollen South Framework Plan 2014-2020 within Areas 1: Commercial, 2: Sporting Recreational, 4: Residential, 5: Mixed Use and 6: Business Quarter.	<table> <tr> <td>Development</td><td>circa € 110,000,000</td></tr> <tr> <td>Infrastructure</td><td>circa € 57,500,000</td></tr> <tr> <td>Abnormal Infrastructure</td><td>circa € 31,000,000</td></tr> <tr> <td>TOTAL</td><td>circa € 198,500,000</td></tr> </table>	Development	circa € 110,000,000	Infrastructure	circa € 57,500,000	Abnormal Infrastructure	circa € 31,000,000	TOTAL	circa € 198,500,000
Development	circa € 110,000,000								
Infrastructure	circa € 57,500,000								
Abnormal Infrastructure	circa € 31,000,000								
TOTAL	circa € 198,500,000								
Potential in conjunction with contiguous relevant public land	INDICATIVE YIELD								
The land incorporates parcels of relevant public land in the ownership of the local authority, ESB and the Housing and Communities Agency. The boundary of the assessed land has been determined by the local road network. Contiguous land in public ownership in residential use has not been incorporated. The ESB depot is to be retained.	circa 576 homes*								

1 Refer to Chapter 3 for full definition. Summary Classifications as follows:
Class 1 - Least known constraints with near to medium term delivery potential.

Class 2 - Moderate known constraints with medium to long term delivery potential.

Class 3 - Complex land with numerous constraints. Requires infrastructure and a forward planning led approach. Generally long term delivery potential.

*based on Approved Strategic Housing Development Planning Application.



6.0

SECTION 53(3) RELEVANT PUBLIC LAND FOR DISPOSAL BY A PUBLIC BODY

6.1 Introduction

6.2 Relevant Public Land Offered to the Agency under Section 53 of the LDA Act 2021



6.1 INTRODUCTION

LEGISLATIVE CONTEXT

In line with the legislative requirements of Section 52 (4)-(6) of the Act, the LDA are obliged to provide the following:

- (4) *A report under this section shall also contain information concerning relevant public land offered to the Agency under section 53 (2) during the period, referred to in subsection (6), to which the report relates.*
- (5) *Information referred to in subsection (4) shall include information on the acquisition by the Agency of the land or part of the land offered, or its refusal to acquire that land or part.*
- (6) *The first report under this section shall be prepared and furnished by the Agency to the Government not later than 12 months after the date of the coming into operation of this section and every report thereafter shall be prepared and furnished not later than the second anniversary of the previous such report.*
- (3) *The Agency shall assess whether the relevant public land is fit for use for the purposes of this Act, and, having regard to the matters referred to in paragraphs (a) to (e) of section 52(3) and any information provided to the Agency under subsection (2), shall decide to acquire or refuse to acquire that land.*
- (4) *The Agency shall decide under subsection (3), and give notice to the relevant public body concerned of the decision, within eight weeks of the latter of either of the following occurring:*
 - (a) receipt of a notice under subsection (2);*
 - (b) receipt of information requested under subsection (2).*

Section 53 of the Act (Proposal to dispose of relevant public land) outlines the requirement of a relevant public body to consult with the LDA prior to disposing of any relevant public land.

Section 53 specifically states the following:

- (1) *A relevant public body shall not dispose of relevant public land unless the body has given notice under subsection (2) and offered the land for sale to the Agency within the period of 12 months immediately prior to the disposal.*
- (2) *A relevant public body shall give notice to the Agency of its intention to dispose of relevant public land and shall provide to the Agency any information sought by it in relation to the land concerned.*

6.2 RELEVANT PUBLIC LAND OFFERED TO THE AGENCY UNDER SECTION 53 OF THE ACT

The LDA has considered relevant public land offered to it in line with the Act requirements. This section of this report covers the period from commencement of the Act in March 2022 to March 2023.

All land offered by public bodies under Section 53 of the Act has been screened and assessed by the LDA to determine if they are relevant public land. Consideration is also given to the land in terms of appropriateness and fit with the LDA role and remit prior to a response being issued to the relevant public body offering the land as to whether the land may be of interest to the LDA for acquisition.

A dedicated email address (landqueries@lda.ie) is in place for relevant public bodies to offer relevant public land to the LDA, and offers are tracked.

Table 6.1 below provides an overview of the land offered to the LDA since the commencement of Section 53 of the Act. It specifies the land, its owner, its location and whether the LDA has decided to proceed with the purchase of the land or not.

Table 6.1: Land offered to the LDA, April 2022 to March 2023

Land Name	Owner	Location	County	Area	Status of Query
ESB Substation at Walkinstown, Aspro Nicholas Site	ESB	Walkinstown	Dublin	<0.001 ha	Not Proceed
Plots 14 & 25, Grangegorman, Dublin 7	HSE	Grangegorman	Dublin 7	1.3 ha	Not Proceed
Car Park at Waterside, Waterford City.	GNI	Waterford City	Waterford	0.13 ha	Not Proceed
Athlone Mail Centre, Athlone Business Park, Dublin Road, Athlone	An Post	Athlone	Co. Westmeath	3.7 ha	Not Proceed
Portlaoise Mail Centre, Clonminam, Co. Laois	An Post	Clonminam	Co. Laois	3.5 ha	Not Proceed
Substation at St Pancras Works, Mount Tallant Avenue, Terenure	ESB	Terenure	Dublin	<0.001 ha	Not Proceed
Substation at Bel Castro, Shielmartin Drive, Sutton	ESB	Sutton	Dublin	<0.001 ha	Not Proceed
Substation at 7a Barry Park, Finglas	ESB	Finglas	Dublin	<0.001 ha	Not Proceed
Substation at Savoy Development, Bedford Row	ESB	Limerick City	Limerick	<0.001 ha	Not Proceed
Substation at Silverwood, Ferrybank	ESB	Ferrybank	Waterford	<0.001 ha	Not Proceed
Substation at Johns Park Pump, Airport Road	ESB	Waterford	Waterford	<0.001 ha	Not Proceed
Substation at Vevay Road, Bray	ESB	Bray	Wicklow	<0.001 ha	Not Proceed
Substation at George Court, Mary Street, Clonmel	ESB	Clonmel	Tipperary	<0.001 ha	Not Proceed
Substation at St Joseph's Hospital, Clonsilla	ESB	Clonsilla	Dublin	<0.001 ha	Not Proceed
Substation at Blackwater Retail Park, Kells Road, Navan	ESB	Navan	Meath	<0.001 ha	Not Proceed

Land Name	Owner	Location	County	Area	Status of Query
Substation at Chanel College, Coolock	ESB	Coolock	Dublin	<0.001 ha	Not Proceed
Substation at Cumberland House, Fenian Street	ESB	Dublin City	Dublin	<0.001 ha	Not Proceed
Substation at Lidl, Dublin Road, Wicklow Town	ESB	Wicklow Town	Wicklow	<0.001 ha	Not Proceed
Substation at Miesian Plaza, Dublin 2	ESB	Dublin 2	Dublin	<0.001 ha	Not Proceed
Substation at John Street, Enniscorthy	ESB	Enniscorthy	Wexford	<0.001 ha	Not Proceed
Substation at Cumberland Road, Dublin 2	ESB	Dublin 2	Dublin	<0.001 ha	Not Proceed
Substation at Duke Lane, Dublin 2	ESB	Dublin 2	Dublin	<0.001 ha	Not Proceed
Substation at St. Joseph's Hospital, Clonsilla	ESB	Clonsilla	Dublin	<0.001 ha	Not Proceed
Former Garda station, Mayorstone	OPW	Limerick City	Limerick	0.04 ha	Not Proceed
34 Creagh Avenue	LCCC	Limerick City	Limerick	0.014 ha	Not Proceed
23 Catherine Street	LCCC	Limerick City	Limerick	0.01 ha	Not Proceed
31 McDonagh Avenue, Janesboro	LCCC	Limerick City	Limerick	0.02 ha	Not Proceed
Industrial site at Galvone	LCCC	Limerick City	Limerick	0.31 ha	Not Proceed
73 Lower Baggot Street, Dublin 2	Health Research Board	Dublin 2	Dublin 2	0.1 ha	Not Proceed
Delgany Health Centre	HSE	Delgany, Wicklow	Wicklow	0.03 ha	Not Proceed
Rathclaren House, Bray, Wicklow	HSE	Bray	Wicklow	0.03 ha	Not Proceed
66 O'Connell Street	WWETB	Waterford	Waterford	0.1 ha	Not Proceed
Former Garda station, Roche's Road, Wexford	OPW	Wexford Town	Wexford	0.2 ha	Not Proceed
Polefield, East Wall Road, Dublin 1	ESB	Dublin 1	Dublin	0.003 ha	Not Proceed
2 substations at Douglas Community Park	ESB	Douglas	Cork	<0.001 ha	Not Proceed
Substation a 13 Murmont Avenue, Cork City	ESB	Cork City	Cork	<0.001 ha	Not Proceed
Substation at 1 Mount Pleasant Road, Cork	ESB	Cork City	Cork	<0.001 ha	Not Proceed
14 Old Blackrock Road, Cork	OPW	Cork City	Cork	0.02 ha	Not Proceed
9 St Munchin's Terrace, Limerick	LCCC	Limerick City	Limerick	0.036 ha	Not Proceed
2 Treaty Terrace, Thomondgate, Limerick	LCCC	Limerick City	Limerick	0.01 ha	Not Proceed
4 (Shines), Lower Gerald Griffin Street, Limerick	LCCC	Limerick City	Limerick	0.01 ha	Not Proceed
Pikes Row, William Street Upper, Limerick	LCCC	Limerick City	Limerick	0.01 ha	Not Proceed

Land Name	Owner	Location	County	Area	Status of Query
58 St Lawrence Park, Garryowen, Limerick	LCCC	Limerick City	Limerick	0.03 ha	Not Proceed
Carmody Street, Ennis	ESB	Ennis	Clare	0.13 ha	Not Proceed
ESB substation at Liam Mellow Park, Wexford	ESB	Wexford town	Wexford	<0.001 ha	Not Proceed
ESB substation at Keogh Sq., Emmet Rd, Dublin	ESB	Inchicore	Dublin	<0.001 ha	Not Proceed
ESB lands, Keogh Sq., Tyrone Place, Dublin	ESB	Inchicore	Dublin	<0.001 ha	Not Proceed
ESB substation at Keogh Square, Golden Bridge, Dublin	ESB	Inchicore	Dublin	<0.001 ha	Not Proceed
ESB substation at Lidl, North Road, Finglas	ESB	Finglas	Dublin	<0.001 ha	Not Proceed
ESB substation at Landstown Road	ESB	Ballsbridge	Dublin	<0.001 ha	Not Proceed
ESB substation at Duke Lane	ESB	Dublin 2	Dublin	<0.001 ha	Not Proceed
ESB substation at Connolly Street, Arklow	ESB	Arklow	Wicklow	<0.001 ha	Not Proceed
ESB substation at Liam Mellows Park, Wexford	ESB	Wexford Town	Wexford	<0.001 ha	Not Proceed
ESB substation at Richmond Street South, Dublin 2	ESB	Dublin 2	Dublin	0.004 ha	Not Proceed
ESB substation at Elm Place, Rathbane, Limerick	ESB	Limerick City	Limerick	<0.001 ha	Not Proceed
Belmayne Site	DCC	Malahide Rd	Dublin 17	2.25 ha	Proceed
East Wing, Block R, Spencer Dock, Dublin 1	Central Bank	Dublin 1	Dublin	0.23 ha	Not Proceed
An Post Parcel Delivery Depot, 11 St Agnes Road, Crumlin, Dublin 12	An Post	Crumlin	Dublin 12	0.17 ha	Not Proceed
Collinstown Park Community College, Clondalkin, Dublin	Dept. Edu	Clondalkin	Dublin 22	0.455 ha	Not Proceed
48 and 49 James Place East	ESB	Dublin 2	Dublin	0.057 ha	Not Proceed
Bray Courthouse, Boghall Road, Bray	Wicklow County Council	Bray	Wicklow	0.243 ha	Not Proceed
Former Garda station, 29 Tubbermore Road, Dalkey, Co. Dublin	OPW	Dalkey	Dublin	0.03 ha	Not Proceed
Former Garda station, 6 Sorrento Road, Dalkey, Co. Dublin	OPW	Dalkey	Dublin	0.02 ha	Not Proceed



7.0

APPENDIX

7.1 Registered Owners of Relevant Public Land - Schedule 1, 2, 3

7.2 List of Census Towns

7.3 Strategic Environmental Assessment Screening Opinion



7.1 REGISTERED OWNERS OF RELEVANT PUBLIC LAND - SCHEDULE 1, 2, 3**SCHEDULE 1****Schedule 1 Public Bodies**

1. A Minister of the Government.
2. An Education and Training Board established under the Education and Training Boards Act 2013 .
3. Central Bank of Ireland.
4. Courts Service.
5. Digital Hub Development Agency.
6. Dublin Institute for Advanced Studies.
7. Enterprise Ireland.
8. Environmental Protection Agency.
9. the Garda Síochána.
10. Grangegorman Development Agency.
11. Health Service Executive.
12. Housing and Sustainable Communities Agency.
13. Industrial Development Agency (Ireland).
14. An Institute of Technology being a college within the meaning of section 2 of the Regional Technical Colleges Act 1992 .
15. Institute of Public Administration.
16. Prison Service of the Department of Justice which is charged with the management of prisons.
17. Legal Aid Board.
18. Marine Institute.
19. National Archives.
20. Oberstown Children Detention Campus.
21. Commissioners of Public Works in Ireland.
22. Ordnance Survey Ireland.
23. Sport Ireland.
24. State Laboratory.
25. Teagasc - the Agriculture and Food Development Authority.
26. A technological university established by virtue of an order under section 36 of the Technological Universities Act 2018 .
27. An tSeirbhís Oideachais Leanúnaigh agus Scileanna.

SCHEDULE 2

Schedule 2 Public Bodies

1. An Post.
2. Bord na Móna, public limited company.
3. Coillte Teoranta.
4. Córas Iompair Éireann.
5. daa, public limited company.
6. EirGrid.
7. Electricity Supply Board.
8. Ervia.
9. Home Building Finance Ireland.
10. Horse Racing Ireland.
11. Irish Aviation Authority.
12. Irish National Stud Company, Limited.
13. Irish Water.
14. A port company within the meaning of section 7 of the Harbours Act 1996 .
15. Raidió Teilifís Éireann.
16. Rásaíocht Con Éireann.
17. Shannon Airport Authority.
18. Teilifís na Gaeilge.
19. Voluntary Health Insurance Board.
20. A subsidiary of a body referred to in this Schedule, including a subsidiary of such a subsidiary.

SCHEDULE 3

Relevant Public Land referred to in section 56 (1)(c):

“56. (1) The Minister may by order (in this Part referred to as a “vesting order”) transfer the relevant public land concerned to the Agency from—

(c) where the transfer relates to relevant public land specified in column (1) of Schedule 3 , the Schedule 1 public body specified in column (2) of that Schedule opposite the relevant public land so specified.”

Relevant Public Land (1)	Schedule 1 Public Body (2)
Central Mental Hospital, Dundrum, Co. Dublin	Commissioners of Public Works in Ireland
St Kevin's Hospital, Shanakiel, Co. Cork	Health Service Executive
Devoy Barracks, Naas, Co. Kildare	Housing and Sustainable Communities Agency
Hackettstown, Skerries, Co. Dublin	Housing and Sustainable Communities Agency
Castlelands, Balbriggan, Co. Dublin	Housing and Sustainable Communities Agency

7.2 LIST OF CENSUS TOWNS*

Settlement	2016 Population
Dublin city and suburbs	1,173,179
Cork city and suburbs	208,669
Limerick city and suburbs	94,192
Galway City and suburbs	79,934
Waterford city and suburbs	53,504
Drogheda, Louth	40,956
Swords, Fingal	39,248
Dundalk, Louth	39,004
Bray, Wicklow	32,600
Navan (An Uaimh), Meath	30,173
Kilkenny	26,512
Ennis, Clare	25,276
Carlow	24,272
Tralee, Kerry	23,691
Droichead Nua (Newbridge), Kildare	22,742
Portlaoise (Maryborough), Laois	22,050
Balbriggan, Fingal	21,722
Naas, Kildare	21,393
Athlone, Westmeath	21,349
Mullingar, Westmeath	20,928
Celbridge, Kildare	20,288
Wexford	20,188
Letterkenny, Donegal	19,274
Sligo	19,199
Greystones-Delgany, Wicklow	18,140
Clonmel, Tipperary	17,140
Malahide, Fingal	16,550
Carrigaline, Cork	15,770
Leixlip, Kildare	15,504
Tullamore, Offaly	14,607
Maynooth, Kildare	14,585
Killarney, Kerry	14,504
Arklow, Wicklow	13,163
Cobh, Cork	12,800
Ashbourne, Meath	12,679
Midleton, Cork	12,496
Mallow, Cork	12,459
Castlebar, Mayo	12,068
Laytown-Bettystown-Mornington-Donacarney, Meath	11,872
Enniscorthy, Wexford	11,381
Cavan	10,914
Wicklow	10,584

Settlement	2016 Population
Tramore, Waterford	10,381
Ballina, Mayo	10,171
Skerries, Fingal	10,043
Longford	10,008
Rush, Fingal	9,943
Gorey, Wexford	9,822

* “Census town” as defined in the Land Development Agency Act 2021 means the area of a town (including all the environs of the town for the purpose of the census of population concerned) the population of which, when rounded to the nearest 500 as shown in the latest census report of the Central Statistics Office, is equal to or greater than 10,000.

7.3 STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION

Prepared by Jacobs Engineering Ireland

The Land Development Agency (LDA) has commissioned the 'Report on Relevant Public Land' (this report) to provide detailed assessment and analysis of the State Assets Database (termed the register), to identify and assess certain relevant public land, as required under Section 50 and 52 of the Land Development Agency Act 2021 (the Act).

QUESTION: IS SEA APPLICABLE TO THIS REPORT ON RELEVANT PUBLIC LAND?

Under the SEA Directive and S.I. No. 435/2004 European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (henceforth referred to as the SEA Regulations 2004) (as amended), a Plan or Programme (or modification thereto) requires a Strategic Environmental Assessment where it is considered likely to have significant effects on the environment.

In relation to the SEA regulations the key matter is whether this report could be considered a qualifying 'plan or programme' covering the sectors identified and crucially does it set the framework for consenting projects which could have significant effects on the environment namely those that would be subject EIA regulations.

Key aspects considered to answer this question are:

- if this report could be considered to be a plan or programme in terms of what it is required to cover; and
- the outcome in terms of how it is to be used.

These are considered below.

REPORT ON RELEVANT PUBLIC LAND – WHAT IT IS REQUIRED TO PROVIDE

Section 50 of the Act requires the establishment and maintenance of a register of all the relevant public land to form the Register of Relevant Public Land, which is to be made publicly available.

Section 52 of the Act requires the LDA to prepare and furnish a report to the Government on relevant public land and land owned by the agency or a subsidiary DAC.

In order to prepare this report, a detailed analysis of the relevant urban areas was undertaken to identify the local planning and housing context, housing needs and capacity, including a review of current and projected housing mix and size requirements into the future, as well as relevant state land and key issues, constraints and opportunities associated with developing relevant public land to provide affordable housing and or mixed-use development.

This report therefore considers all land on the register of Relevant Public Land and identifies land that has potential for development for residential use. It is intended to inform decisions on land transfer and optimisation of state land for residential use. For each of the land parcels selected a high level land assessment has been prepared that identifies the potential in terms of residential units and any key infrastructural requirements and land constraints.

All of the land parcels identified are zoned in the respective city / county development plan and have been subject to Strategic Environmental Assessment for the current zoning objective. Many of these land parcels would require a change of zoning to achieve the potential yield, which would be subject to screening for SEA at that stage.

This report is required to address the requirements in Section 52 of the Act as follows:

(1) *The Agency shall prepare and furnish a report to the Government on relevant public land and land owned by the Agency or a subsidiary DAC.*

(2) *A report under this section shall contain information on—*

(a) *relevant public land and land owned by*

the Agency or a subsidiary DAC assessed by the Agency to be fit for use for the purposes of this Act,

(b) the matters referred to in subsection (3), and

(c) the current use of the land referred to in paragraph (a).

(3) In providing a report under subsection (2) the Agency shall, in relation to each parcel of land referred to in the report, take account of:

(a) the objectives of the development plan and local area plan in force for the area where the land is situated;

(b) any masterplan affecting the land;

(c) the potential for development of the land in conjunction with contiguous sites that also constitute relevant public land or land owned by the Agency or a subsidiary DAC;

(d) the cost of provision of infrastructure and development costs estimated by the Agency to be associated with the use to which the land may be put;

(e) the priority, having regard to the nature of the land, proposed to be given to its development relative to other relevant public land or land owned by the Agency or a subsidiary DAC and the period within which that development is proposed to take place;

(f) any housing strategy for the area where the land is situated.

(4) A report under this section shall also contain information concerning relevant public land offered to the Agency under section 53(2) during the period, referred to in subsection (6), to which the report relates.

(5) Information referred to in subsection (4) shall include information on the acquisition by the Agency of the land or part of the land offered, or its refusal to acquire that land or part.

(6) The first report under this section shall be prepared and furnished by the Agency to the Government not later than 12 months

after the date of the coming into operation of this section and every report thereafter shall be prepared and furnished not later than the second anniversary of the previous such report

(7) Subsection (6) shall not operate to prevent the Agency from preparing and furnishing a report to the Government at any time, in accordance with this section, on any specific relevant public land.

(8) The Minister shall, as soon as may be after a report under this section has been furnished to the Government, cause a copy of it to be laid before each House of the Oireachtas.

REPORT ON RELEVANT PUBLIC LAND – HOW IT IS TO BE USED

The basis for how this report is to be used is set out under Section 52 which identifies that the LDA are preparing a report which contains information related to relevant public land and land owned by the Agency or a subsidiary DAC assessed by the Agency to be ‘fit for use for the purposes of this Act’.

‘The purposes of this Act’ are set out in Section 2 of the Act and include:

- (a) to enable urgent measures to be taken to increase the supply of housing in the State and in particular affordable and social housing,*
- (b) to ensure that public land which is not being utilised or is under-utilised is made available for housing in the State,*
- (d) to enable the sustainable development of new and regenerated communities well-served by schools, infrastructure that promotes and facilitates cycling or walking, public transport and public amenities,*
- (e) to develop and regenerate relevant public land for the purposes of the delivery of housing,*
- (i) to promote best practice in housing development, including best environmental practice, innovative*

construction methods and climate adaptive housing including in complex development sites,

- (j) to correct any imbalance between the supply of housing and demand for it through the use of available relevant public land, not required for other purposes, for the purpose of housing,*
- (k) to support the consolidation and provision of publicly owned land for development and to expedite the most efficient use of such land.*

This report is sent to Government. The Government may decide that relevant public land referred to in this report shall be acquired (Section 54).

(1) The Government having considered a report furnished to them under section 52 relating to land owned by a Schedule 1 public body may decide, for the purposes of this Act, that the relevant public land referred to in the report shall be acquired by the Agency.

(2) The Government shall direct the Agency to acquire land owned by a Schedule 1 public body in respect of which they have made a decision under subsection (1).

The Minister may issue a direction to the Agency (under Section 8).

*(1) The Minister **may**, with the consent of the Minister for Public Expenditure and Reform, **give a direction** in writing to the Agency or a subsidiary DAC, in relation to the performance of its functions under this Act, requiring it to comply with such policies of the Government as are specified in the direction.*

*(2) The Minister, in giving a **direction** under subsection (1) shall, where the direction relates to a matter in the National Planning Framework, a regional spatial and economic strategy, a development plan or a local area plan, have regard, as the case may be, to the National Planning Framework, regional spatial and economic strategy, development plan or local area plan.*

In summary, this report is prepared, sent to the Minister, the Minister considers this report and may give direction to the LDA to acquire land. The direction to the LDA shall have regard to the National Planning Framework, the regional spatial and economic strategy, the city or county development plan and, if applicable, local area plan, all of which will have been subject to SEA or Screening for the Need for SEA. It is noted that the direction is to acquire land, rather than setting a framework for how such land is to be developed.

CONCLUSION

The outcome of this report is to inform decisions on the transfer of land and not to provide a framework for consent for development of that land. The framework for consent is established under statutory planning policy from the National Planning Framework and the Regional Spatial and Economic Strategy to the relevant City or County Development Plan and any Local Area Plan that may apply. Each of these statutory plans have been subject to SEA.

The definition of plan and programme is also further defined in settled case law as Article 3(4) of the SEA Directive, such as the assessment requirement under Article 3(2) (a) of that directive is dependent on whether the plan or programme in question sets the framework for future development consent of projects. In that connection, the European Court of Justice has ruled that the notion of ‘plans and programmes’ **relates to any measure which establishes, by defining rules and procedures, a significant body of criteria and detailed rules for the grant and implementation of one or more projects likely to have significant effects on the environment** (judgments of 27 October 2016, D’Oultremont and Others, C-290/15, EU:C:2016:816, paragraph 49 and the case-law cited, and of 8 May 2019, Verdi Ambiente e Società (VAS) - Aps Onlus and Others, C-305/18, EU:C:2019:384, paragraph 50 and the case-law cited).

As the purpose of this report is not to 'establish, by defining rules and procedures, a significant body of criteria and detailed rules for the grant and implementation' it is therefore not considered to be defined as a 'plan or programme' under the SEA Directive and therefore is not required to be subject to SEA Screening.

