

# Clongriffin Town

## Blocks

5

&

6

## Public Information

July 2024

# Foreword

The Draft Plans for Block 5 & 6 in Clongriffin town have been developed by the Land Development Agency (LDA) in consultation with Dublin City Council (DCC). These draft plans represent a comprehensive plan for the potential construction of two Residential Apartment Buildings, which will bring a total of 408 new homes to this north Dublin fringe city area.

These draft plans demonstrate how state investment in this area will help to regenerate and grow an already established community and residential neighbourhood, whilst servicing and enhancing existing adjacent residential & business communities with a new Creche and Community and Cultural spaces within the buildings.

A key aim of the Project is to provide high quality Cost Rental & Social Homes incorporating the principles of sustainability, with an emphasis on active mobility and access to quality open spaces, all with the flexibility to adapt over time to changing circumstances.

Clongriffin Community is already well established, although the land here has been vacant for a significant period of time, so while existing planning consented schemes are in place, these have not been delivered to date. The LDA now looks to break ground with the first two Residential blocks as part of the first phase of a much wider piece of work, which will bring regeneration and improved facilities and services not only to future residents but also to existing local residents who already live here.

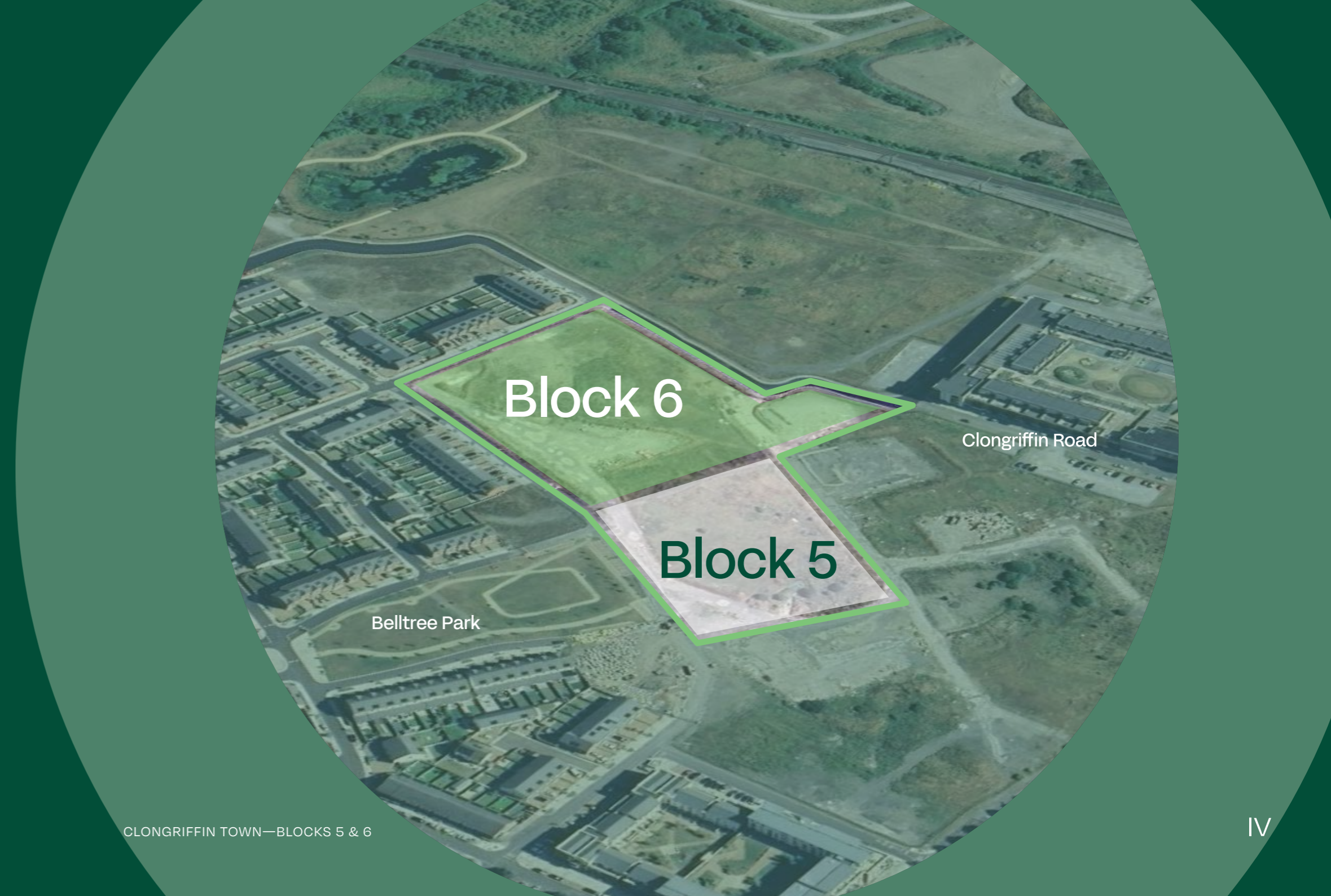
We sincerely thank our partners and all those who have engaged and supported the process to date. We are hopeful that the local community will support this plan, which will regenerate and improve facilities and services for current and future residents.

**Phelim O'Neill**  
Head of Property  
Land Development Agency.



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# INTRODUCTION

The LDA is a commercial, State-sponsored body that has been created to coordinate land within State control for more optimal uses where appropriate, with a focus on the provision of affordable housing.

The LDA will improve the way the housing market functions by:

- Working with State bodies and Local Authorities to make more effective use of State lands, providing a stable, sustainable supply of land for housing.
- Improving the planning system to facilitate State lands being used for housing.
- Acquiring and developing land in a selective, targeted way that boosts housing supply.
- Delivering rental market initiatives that provide affordable mass-market tenure.
- Investing in research and innovation to identify new and better ways to deliver new homes.

The LDA completed the purchase of lands at Clongriffin in north Dublin last year with planning in place for more than 1,800 homes on 11.1 hectares and the potential to deliver a total of more than 2,000 affordable and social units across its entire 13.2 hectares. Working in conjunction with Dublin City Council, the long term aim is to develop a revised development framework for the wider lands which will ultimately then seek planning for what is a site with enormous potential to provide new affordable homes.

As these plans evolve, a full public stakeholder and engagement consultation plan will be facilitated where plans will be made public in Autumn 2024 for public consultation.

The present focus is to bring an amended planning application for Block 5 & 6 through a Large Scale Residential Development (LRD) process with DCC in order to reignite development on this halted project, and to provide much needed cost rental homes and amenities for Clongriffin town. This area is currently under served with regards to a number of areas.

## ABOUT CLONGRIFFIN

Clongriffin lies approximately 9km to the northeast of Dublin City Centre adjacent the City Council's boundary with Fingal County Council. Located between Dublin Airport and the M1/M50 to the northwest/west and the coast in the east. The LDA Clongriffin Lands are bordered by multiple existing residential developments to the south (Beau Park) and west (Belltree). The lands are bordered to the north by the Mayne river and to the east by the DART railway line. The site area is c. 2.2Ha and the project comprises 2 no. apartment blocks (Block 5 and Block 6) and one landscaped pocket park (called Grant Park).

The scope of this planning application comprises the whole site including all associated infrastructure and public realm.

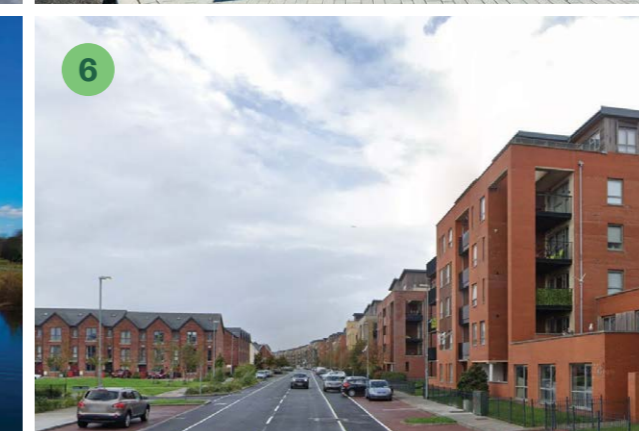
The buildings comprise two urban blocks, Block 5 and Block 6.

# Site Location & Context

The subject sites are located in Clongriffin, Dublin 13. The lands to which this planning application refers are those outlined in red adjacent. These lands extend to 2.2 hectares (5.43 acres) and form the first phase within a larger land parcel within Clongriffin, owned by the Land Development Agency.



- Clongriffin is a new town within the North Fringe of Dublin City.
- The site is bounded by 3-storey houses to the north and west and undeveloped sites for future development to the south.
- The lands were historically greenfield, and have been levelled and cleared.
- This is an infill site in a larger 2003 masterplan and much of the strategic infrastructure is complete.
- 2220 dwellings and c.14600 sqm of commercial development have been completed, including the adjacent Belltree housing scheme.
- The centre of the town is a civic square with excellent public transport hub; DART and Bus Connects, a 483 space park & ride and another 600 multi-storey spaces in the anchor retail block.
- The site is extremely well positioned for sustainable and high-density urban development.



## Site Imagery

- 1 View of Station Square looking East
- 2 View along Main Street looking West
- 3 View of Fr. Collins Park
- 4 View from railway steps to Station Square looking east
- 5 View of Belltree Park housing
- 6 View of apartment blocks on Marrisfield Avenue

# History of Development & Process to date



The State-controlled LDA stepped in to acquire the lands in question from the State's National Asset Management Agency (Nama) in 2023 which was formerly owned by Gannon Homes.



Planning permission for the majority of the development has been in place since 2019.



Planning approval for 1,823 homes involving four planning permissions secured by Project Capital North's long-standing owner, Gannon Homes in place since 2019, is due to expire in March 2025. The LDA intends to prioritise the development of two apartment blocks (Blocks 5 & 6) to accelerate the delivery of more than 400 homes at this location.



The scope of this planning application comprises two Residential Apartment Blocks, including all associated infrastructure and public realm. The buildings comprise two urban blocks, Block 5 and Block 6.



This Information Document outlines an executive summary of the main aspects of this plan to inform members of the public and all interested stakeholders. A LRD Planning application will be made in late July 2024 and a separate website with all planning material will be available for the public to review and submit observations and submissions as part of the normal statutory process.



To expedite the timely process of providing Cost Rental homes, the LDA is applying for a Large Scale Residential Planning permission through Dublin City Council (DCC).

## KEY PLANNING CONSTRAINTS

- The subject site lies within the Dublin City Council area and is governed by the Dublin City Council Development Plan 2022 – 2028, which identifies the site as being located in a Strategic Development and Regeneration Area. The Development Plan therefore recognises the potential of the site to deliver significant quantities of high-quality homes and supporting facilities, for both the new residents and the existing community.
- This vision for Clongriffin and the surrounding area has been in place for the past two decades and has informed the development of the surrounding area as well as the current planning permissions on site, which were granted planning permission by An Bord Pleanála in 2019.

# Proposed **Timeline** for Amended Planning application

**December  
2023**

Land Acquired by  
the LDA

**Q3  
2024**

Public Information

**Q3  
2024**

LRD Application for  
Block 5 & 6

**Q4  
2024**

Planning Decision

**Spring  
2025**

Construction  
to commence -  
subject to no third  
party appeals

# Design Summary

**408** — The development comprises 408 apartments in 2 no. blocks ranging in height from 3 to 7 storeys of which there are:

**180**  
no. 1 bed apts (44%)

**13**  
motorcycle spaces

**226**  
no. 2 bed apts (55.5%)

**158**  
bicycle parking spaces

**2**  
no. 3 bed apts (2%)

**1,433**sqm  
A 1,433 public park

**268**  
car parking spaces

**1720**sqm  
of arts, community and cultural uses,  
including a creche for 99 children

This application seeks to replace an existing planning permission for Blocks 5 and 6 with a broadly identical development, taking into account new objectives of the Dublin City Development Plan 2022-2028

CLONGRIFFIN TOWN—BLOCKS 5 & 6



# Block 5 Overview

**Block 5 is designed as a perimeter block with landscaped podium courtyard at first floor.**

138 apartments with a mix of 58 no. 1 beds, 78 no. 2 beds and 2 no. 3 beds.

Building height of 3 – 6 storeys.

Communal amenity space provided at podium level landscaped courtyard

Community, Arts & Cultural space (502sqm) provided at ground floor level fronting onto Market Street.

85 car parking spaces provided as a mix of on-street and off-street at ground level.

4 motorcycle parking spaces

220 resident bicycle parking spaces and 70 visitor bicycle parking spaces.



**BLOCK 5 FIRST FLOOR PLAN**

**LEGEND:**

- 1-bed Apartment
- 2-bed/ 4person Apartment
- 3-bed/ 5person Apartment
- 2-bed/ 4 person UD Apartment



CGI view from corner of Market Street & Lake Street



CGI view from corner of Market Street & Dargan Street



CGI view from corner of Market Street & Park Street



View of podium level communal amenity space



# Comparison with Existing Planning Consent - Block 5

## CGI of Block 5 as permitted

- The design of Block 5 is broadly unchanged.
- The footprint, mass, height and form are almost identical to the permitted building.
- The unit numbers are the exact same, but now include 25% UD friendly apartments.
- Retail units changed to Community, Arts and Cultural space.



CGI of Block 5 as permitted  
CGI view from corner of Market Street & Lake Street

## CGI of Block 5 as proposed

- Change of material from grey to buff brick to lighten the façade.
- Small 6th floor penthouse omitted at north-east corner.
- 5th floor layout and massing revised.
- Glazed balustrades changed to metal railings.



CGI of Block 5 as proposed  
CGI view from corner of Market Street & Lake Street

# Block 6 Overview

Block 6 is comprised of 5 blocks arranged around a central land- scaped podium courtyard at first floor.

270 apartments with a mix of 122 no. 1 beds and 148 no. 2 beds.

Building height of 4 – 7 storeys.

Community, Arts & Cultural spaces provided at ground floor level fronting onto Dargan Street, Grant Park and Belltree Avenue.

Community creche for 99 children provided as part of Community, Arts & Cultural Space.

183 car parking spaces provided as a mix of onstreet and off-street at ground level.

9 motorcycle parking spaces.

220 resident bicycle parking spaces and 70 visitor bicycle parking spaces.



# Comparison with Existing Planning Consent - Block 6

## CGI of Block 6 as permitted

- The footprint, mass, height and form are almost identical to the permitted building.
- The unit numbers are the exact same, but now include 29% UD friendly apartments.
- Previously permitted BTR facility space changed to Community, Arts and Cultural space.



CGI of Block 6 as permitted  
CGI view from corner of Market Street & Lake Street

## CGI of Block 6 as proposed

- Change of material from grey to red and buff brick to lighten the façade.
- Small separate roof terraces omitted; all communal amenity space located at first floor podium.
- 5th and 6th floor layout and massing revised to line up with floors below. 5th floor terraces overlooking Park Street houses omitted.



CGI of Block 6 as proposed  
CGI view from corner of Market Street & Lake Street



CGI of Block 5: View of North East corner on Lake Street and Grant Park.



5th floor penthouse revised

Glazed balustrades change to metal

Dark grey brick revised to buff coloured brick

Retail units replaced with Community, Arts & Cultural Space

Proposed view of revised Block 5 from junction of Market Street and Lake Street.

# Cost Rental Homes

Well designed, high quality homes, with long-term security of tenure, professionally managed, at substantial discount to market rent.

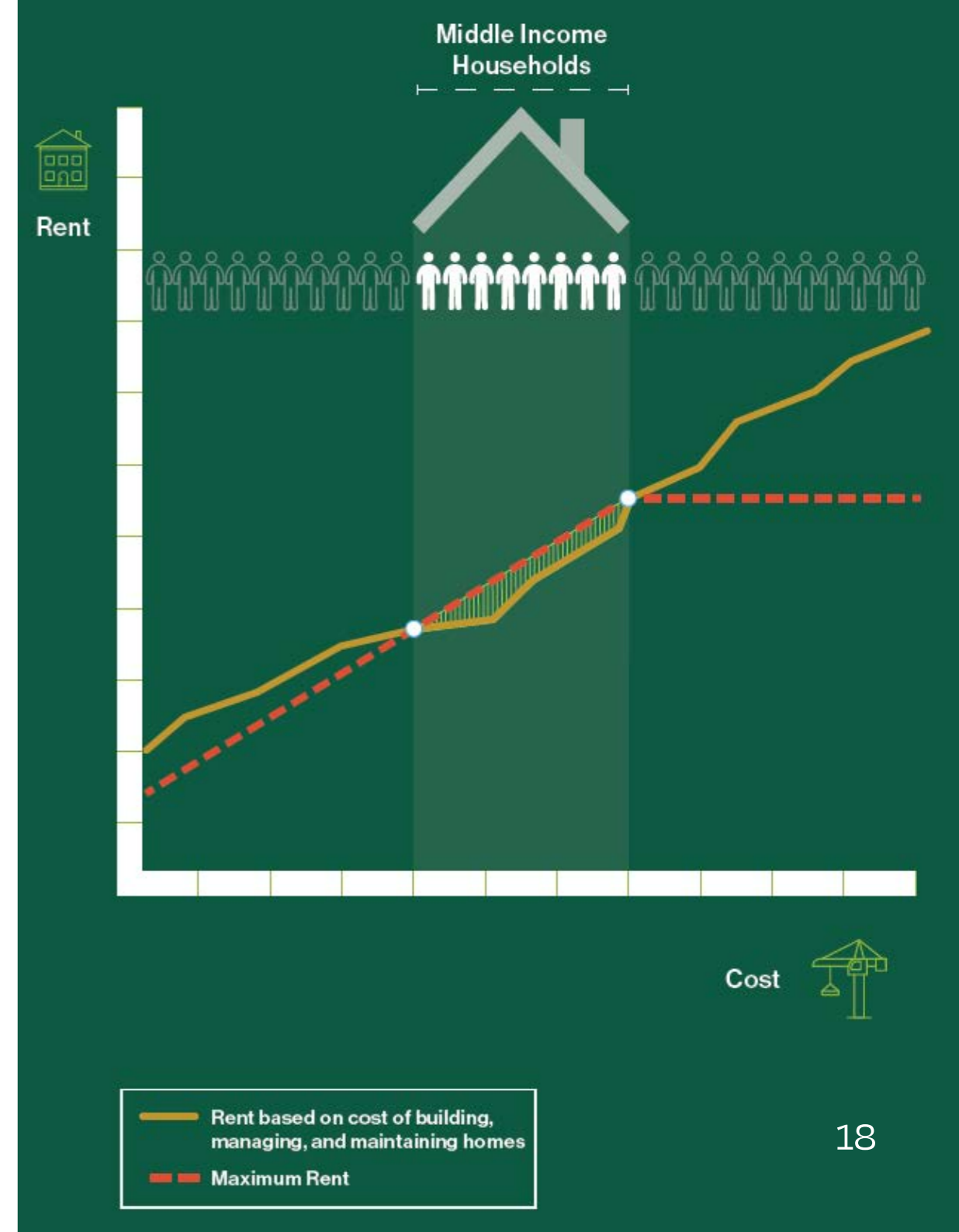
For middle income households, those that earn too much to qualify for social housing, but not enough to reasonably afford market rents.

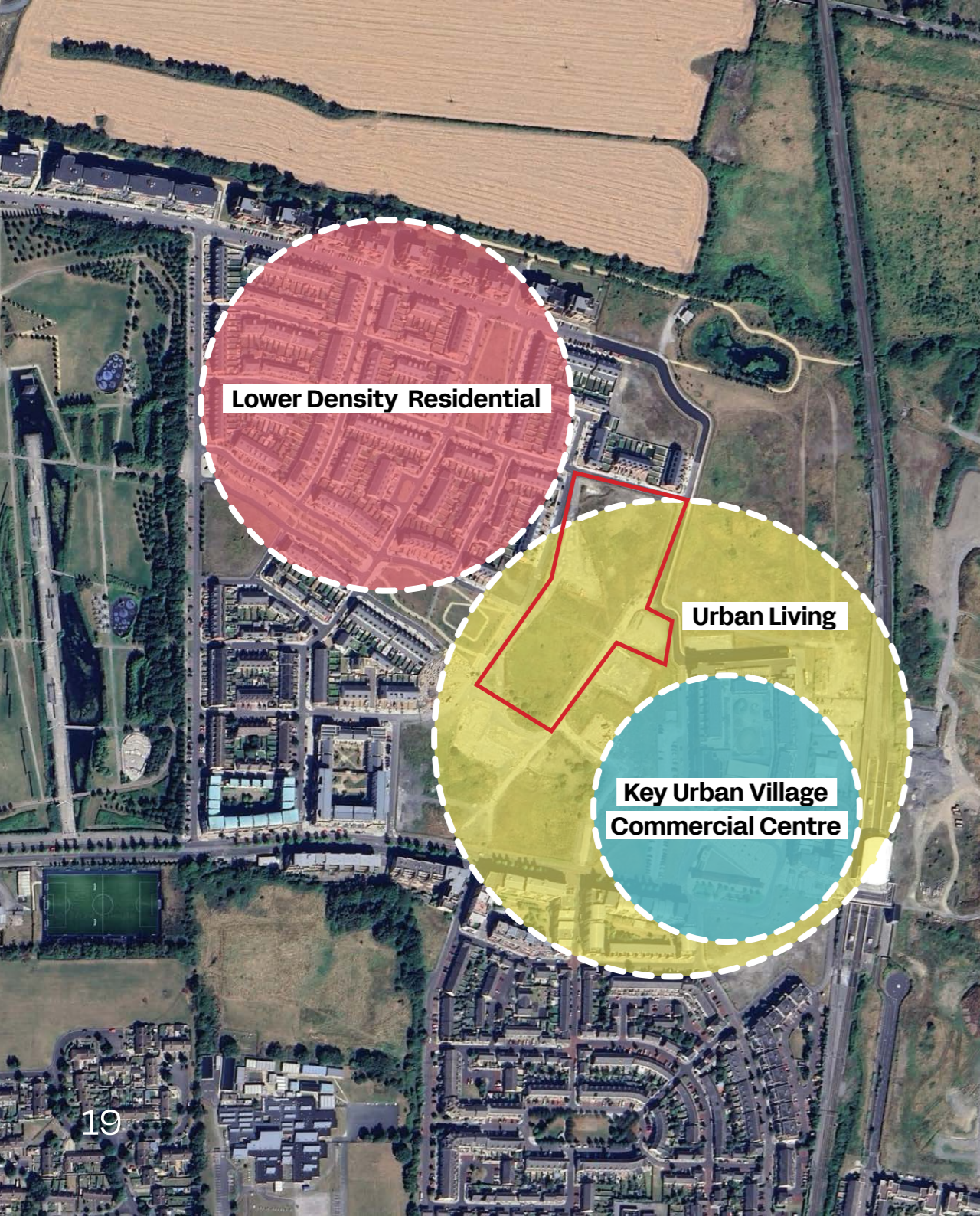
- Cost Rental is a new housing tenure that was created under the Affordable Housing Act 2021. It offers a long-term, secure rental option that will contribute to the development of a sustainable housing market in Ireland which provides choice across all tenures.
- Cost Rental housing is intended for those households with net household income below €66,000 per annum for Dublin (€59,000 outside Dublin), who are not in receipt of any social housing supports (including Rent Supplement or HAP), frequently referred to as the “squeezed middle”.
- The rent on these units is based on the cost of building, managing, and maintaining the homes.



**Affordable | Sustainable | Community**

CLONGRIFFIN TOWN—BLOCKS 5 & 6





# Building Height Strategy

- Clongriffin is zoned SDRA 1 and the town centre is identified as a 'Key Urban Village'.
- Density and height increase towards and within the Key Urban Village with minimum heights of 5 storeys in the KUV.
- Blocks 5 and 6 make the transition from the existing 2 and 3-storey Belltree development to the KUV.
- The height strategy for Blocks 5 and 6 from 3 to 7 storeys is considered appropriate and compliant.
- Helps to provide much needed cost rental housing in an existing urban location.

## Legend

- 2-2.5 storey
- 3 storey
- 4 storey
- 5 storey
- 6 storey
- 7 storey

CLONGRIFFIN TOWN—BLOCKS 5 & 6



## Connectivity Public Transport

### Rail

Clongriffin Train station is a 5-minute walk from Blocks 5 and 6 with a frequency of 15–20 mins at peak times.

The Dart Expansion Programme will extend service as far as Drogheda and provide an electrified, faster, reliable rail system, with increased train frequency and capacity.

### Bus

Clongriffin is served by the high frequency 24-hour number 15 bus operated by Dublin Bus.

Station Square is the future terminus for the D1 and D3 spine/branch routes, the N8 orbital route and the L80 local route.

The D1 travels from Clongriffin via city centre to Grange Castle. The D3 travels through via city centre to Clondalkin.

The N8 will operate on a 30-minute frequency via Dublin Airport to Blanchardstown Shopping Centre.

The L80 will travel via Beaumont Hospital to DCU.

A future provision for a Bus Connects route is due to be delivered in Clongriffin terminating at the train station which will be delivered by the NTA.



## Connectivity Street Network

### Cycle Network

Existing on-street bicycle lanes on Main Street and Marrsfield Avenue connect to the Hole in the Wall Road and on to the city centre. Off-street cycle lanes between Fr Collins Park in the west and Belltree Park are complete.

### Road Network

The road network in Clongriffin was granted permission under the 'parent' permission (Ref 0132/02). The entire strategic drainage network has been installed and all covering roads completed to wearing course. A large extent of the road network has been completed as the town has been built out.

Park Street will be completed as part of the condition of sale by Gannon Homes.

Lake Street will be completed as far as the junction with Market Street to the south-east corner of Block 5 as part of the proposed development.

Belltree Avenue is complete to the north of Block 6.

Dargan Street has been partially built to the north of Block 12 and will be completed as part of this development.

Market Street to the south of Block 5 will be completed between Park Street and Lake Street.



# Community, Arts, and Cultural Spaces

- Community, Arts and Cultural uses are located at ground floor of both buildings on key thoroughfares within Clongriffin.
- Block 5 Community Arts and Cultural spaces uses are located on Market Street to maximise accessibility and visibility, and will include for uses which maximise street activation.
- Block 6 Community Arts and Cultural spaces uses are spread across the ground floor with larger floor plates located (i) opposite the park, again encouraging uses/events to spill outside, and on the north and (ii) the northwest corner adjacent Belltree.
- The Block 6 Community Arts and Cultural spaces includes a community creche with space for up to 99 children.



Block 6 Community, Arts, and Cultural Space at Dargan street adjacent to Grant



Block 5 Community, Arts, and Cultural Space at Market Street

CLONGRIFFIN TOWN—BLOCKS 5 & 6

# Clongriffin Creche

The Creche at Block 6 is located at the corner of Park Street and Belltree Avenue.

Its central location adjacent to the existing Belltree housing developments will be a community resource for both new and existing residents in Clongriffin.

The creche layout has been designed with 5 rooms for children aged 1 - 6 years as well as ancillary support rooms for staff. The building is generally set back from the footpath which makes for a safe and secure access for the attending children. A secure outdoor play area of 98 m2 is located to the east of the creche. Dedicated bike parking spaces for staff and parents are located via Sheffield stands adjacent to the creche entrance off Park Street. The creche has capacity for 99 children in full day care and can be used for both sessional and after-school care if required.



# Public Open Space

The development proposes c.1,433 sqm of public open space in a small pocket park named Grant Park and sits adjacent to existing local parks.





# Next Steps

Q3 - Public Information on Application

## Communication Channels:

Website: <https://lda.ie/projects/clongriffin-dublin-13>

Phone No: +353-1-910-3400

Email: [clongriffin@lda.ie](mailto:clongriffin@lda.ie)



Planning decision: Q4 2024



# Clongriffin Town

## Blocks



## Public Information

July 2024