

Stapolin Square Residential Development

Workstream 2

Newsletter | October 2026 (Quarter 4)

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LDA
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Fajon Construction

Introduction

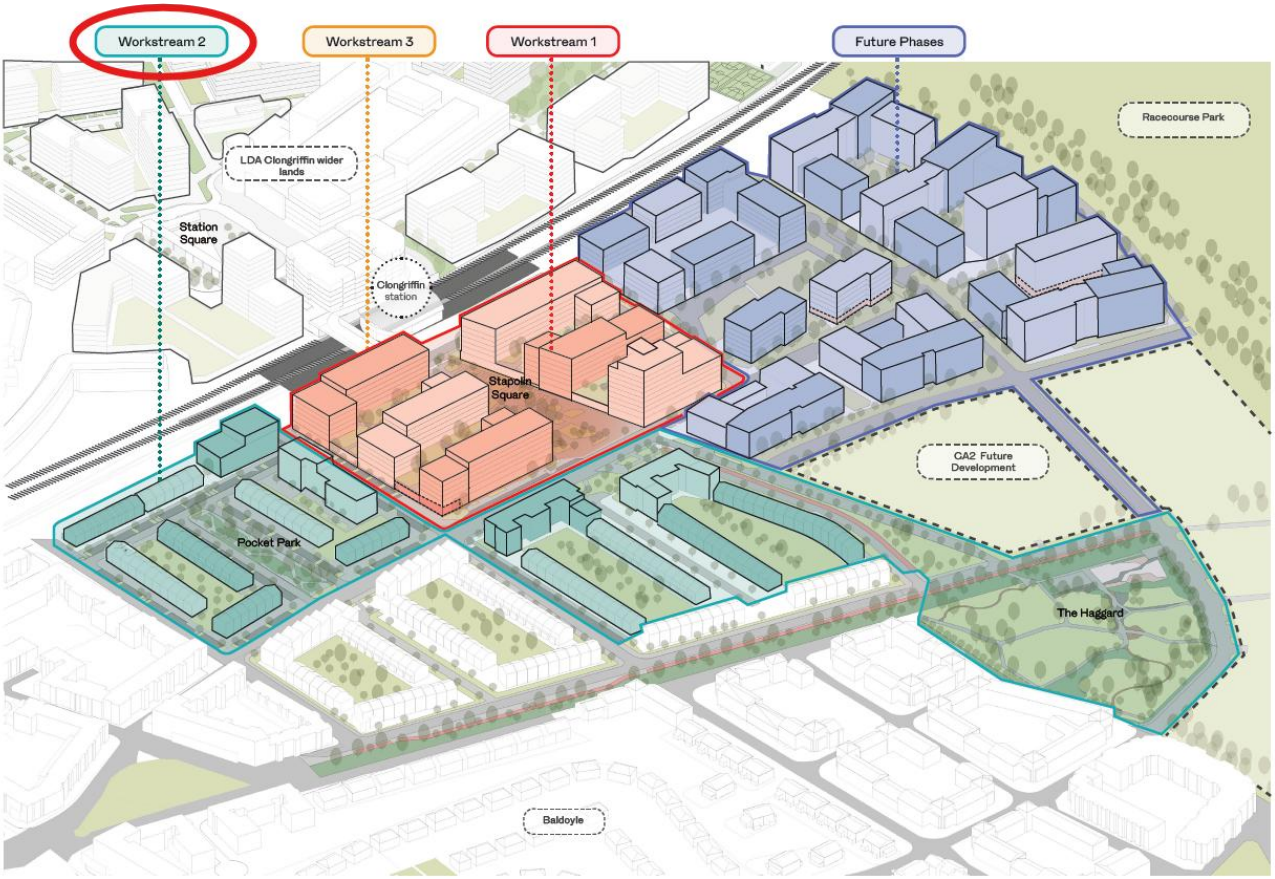
Dear Resident / Stakeholder

We are writing to you from the Land Development Agency to inform you we are moving into the construction stage for Stapolin Square. Workstream 2 will be the first to begin in this project.

Fajon Construction have been awarded the tender for the construction role and are starting early set up on site. We are contacting you with this newsletter to share information we believe will be of interest to you in relation to the development works at Stapolin Square. Should you wish you will receive a new edition of this newsletter every quarter (or more frequent where required) to keep you updated as the works progress. Contact details are provided at the end of this newsletter should you have any further questions and please do register for the newsletter email.

Stapolin Square is a Land Development Agency (LDA) scheme that is being delivered in phases, known as Workstreams.





Fajon Construction has been awarded Workstream 2, which comprises:

- 131 'Starter Home' apartments
- 33 Social Homes
- 115 2, 3 & 4 Bed Homes
- An upgraded foul pumping station
- The development of Haggard Park to include Muga, playground, fitness area and walking trails
- Civil works to the north of the site

Progress at Stapolin Square

Works completed or under way to date include:

- Enabling works, including site preparation and clearance, and the identification of existing utilities, materials and structures on the site
- All ecology and arborist requirements, including protective measures for the existing grounds, have been completed
- Noise, dust and vibration monitoring has been installed along the site boundary, helping us to keep the impact on neighbours to a minimum
- On-site security and traffic management are in place at the existing entrance
- Construction of the new construction-stage access from the Moyne Road is under way. This will reduce construction traffic to and from the site and lessen the impact on the surrounding area
- Set-up of the ground stabilisation plant has begun.

Site working hours are **Monday–Friday: 7:00 am–7:00 pm** and **Saturday: 8:00 am–2:00 pm**

Onsite Activity & Upcoming Works

Construction activities completed or in progress include:

Construction of the new construction-stage site entrance on the Moyne Road and the associated haul roads

- Relocation of the site compound and parking to the north side of the site, to reduce the impact on neighbouring residents
- Clearance of site vegetation and preparation for ground stabilisation, which will reduce the amount of excavation required



Over the coming eight weeks, and subject to programme and weather conditions, we anticipate commencing the following works:

- Opening of the new construction access on the Moyne Road, following which the existing site entrance on Red Arches Road will be closed
- Upgrading of the existing external boundary fencing to maintain a secure and clearly defined site perimeter
- Ground stabilisation works across the site, which will reduce the volume of excavation required and the associated construction traffic
- Installation of underground utilities and services to serve the new development
- Construction of the internal road network within the site
- Commencement of foundation works for the new apartment blocks and houses
- Construction of the new Red Arches Road extension, providing a connection to the train station. There will be no changes to the current station access route.
- Preparatory works for the phased introduction of alternative public access points to the train station
  - Full details of any changes to public access will be communicated by way of a separate notice, issued well in advance of their implementation.

Site Maps



Site Layout



Future construction access from the Moyne Road

Progress Photos

> *Progress photos will be shared in future editions as the works advance.*

How will the works affect you over the next eight weeks?

Minor road works will take place at the junction of Red Arches Road and Longfield Road. These works are needed to connect the new drainage to the existing system.

The works are expected to begin in early November and to last approximately one week. Traffic management will be in place while they are carried out, and the works will be completed in stages to keep disruption to a minimum.

Once the new Moyne Road access opens, the existing site entrance on Red Arches Road will be closed.

We understand that road works can be an inconvenience, and we are grateful for your patience while they are completed.

Working Outside Normal Hours

No works are currently planned outside normal working hours. Should any out-of-hours work become necessary, it will be assessed on a case-by-case basis, and any permits required for out-of-hours deliveries or works will be obtained in advance.

In that event, we will give advance notice to anyone likely to be affected.

Keeping in Touch

Thank you for your patience and understanding as the works progress. If you have any questions or concerns about the project, please get in touch. We are always happy to listen and to talk them through with you.

To receive future newsletters, please register by emailing gkcommunityliaison@gmail.com. For the latest project updates, visit https://lda.ie/projects/stapolin-square.

To contact us for any reason, please email gkcommunityliaison@gmail.com or call our Community Liaison Officer, Garry Keegan, on **086-235-8913**.

Best Regards
Fajon Construction & The Land Development Agency