

Cookstown Commons

Belgard Road, Tallaght, Dublin 24
Public Consultation Document

—
August 2026



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Foreword

The Land Development Agency (LDA) is committed to delivering high-quality homes and sustainable communities in locations that can support long-term regeneration and positive change.



The Draft Plans for Cookstown Commons have been developed by the Land Development Agency (LDA) in consultation with South Dublin County Council (SDCC). These draft plans represent a comprehensive plan for 757 homes along with complimentary open spaces, playgrounds, commercial spaces, a childcare facility and a community room.

These draft plans demonstrate how state investment in this primarily industrial area will act as a catalyst for regeneration and help establish a new residential neighbourhood whilst servicing and enhancing existing adjacent business communities with new Creche and Commercial 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. The LDA have worked to address the outstanding design changes required to Cookstown and are ready to bring forward the planning application that will enable us to successfully deliver the development.

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
Director of Development
The Land Development Agency

757

Homes to be built, along with complimentary open spaces, playgrounds, commercial spaces & childcare facility.

Introduction

The Land Development Agency is the State’s affordable housing delivery body. Its main role is to acquire and develop State and other land to deliver new homes for the country’s housing need.

The Agency seeks to maximise the supply of affordable homes in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The LDA aims to improve the way the housing sector functions by:

- Acquiring and developing land from State bodies and Local Authorities to boost the supply of sustainable, affordable housing.
- Provide Cost-Rental housing for long-term affordable rent.
- Provide Starter Homes to be made available through the ‘Starter Home Purchase Scheme’ (formerly known as the Local Authority Purchase Scheme) and the First Homes Scheme (FHS).
- Investing in research and innovation to identify new and better ways to deliver new homes and to lead the housing sector.

What is Cost Rental?

Cost Rental is a new housing tenure that was created under the Affordable Housing Act 2021. It offers a long-term, secure rental option. The rents on these homes are at least 25% below market rates, and are based on the cost of building, managing, and maintaining the homes.

Cost Rental Housing is available to people with a net household income below €66,000 in Dublin. Full details of the scheme, and examples of other Cost Rental schemes, are available on the LDA website.



Site Location

The Cookstown Commons site extends to 3.95ha of land in the Cookstown, Tallaght area. The site is currently in industrial/commercial use however it is zoned for residential led regeneration in the current Tallaght LAP.



The site is bounded by Belgard Road to the east and the Cookstown Estate Road to the west. Immediately adjoining the site to the southeast there are existing industrial buildings which will shortly be demolished to make way for 170 apartments.

This development is not being carried out by the LDA however it will be closely linked to the development as it shares an entrance from the Belgard Road. Colbert Fort Cottages and the Belgard Retail Park are located further to the south of the site.

The area to the north of the site is currently occupied by further industrial/commercial units. This area also falls within the Tallaght LAP and may be redeveloped in time.

Plans

The development will be delivered in phases beginning with construction on the Belgard Road side and moving towards the Cookstown Road side.

As well as 757 homes, the overall plan for this project will also deliver a crèche, commercial spaces, playgrounds, pocket parks and a community room as well as new linkages between the Belgard Road and Cookstown road.



Key Facts

The LDA is proud to commit to creating a new long term sustainable community through the Cookstown Commons development. This landmark project is designed to deliver housing, amenities and services in a dynamic and connected neighbourhood in Dublin South West.



757 homes (75% Cost Rental & 25% Social): Sustainable mixed tenure new homes to complement the existing community.



A Childcare Facility that can accommodate 100 children.



An on-site community room to serve the new residents.



A 1.6ha central public open space which will include kickabout space and play areas for the benefit of future residents and those working and living in the surrounding area. Public open spaces will be 18% of the total site area.



Permanent pedestrian and cyclist permeability from the Belgard Road to the Cookstown Road.



Commercial facilities by the ground floor along the Belgard Road side.

Proposed Design



01	757 homes over 7 apartment buildings
02	84 no. studio apartments
03	281 no. 1 bed apartments
04	373 no. 2 bed apartments
05	19 no. 3 bed apartments
06	18% public open space
07	750 sqm of commercial space
08	500 sqm creche
09	180 sqm community room



Proposed Design

Homes

Cost Rental homes

75%

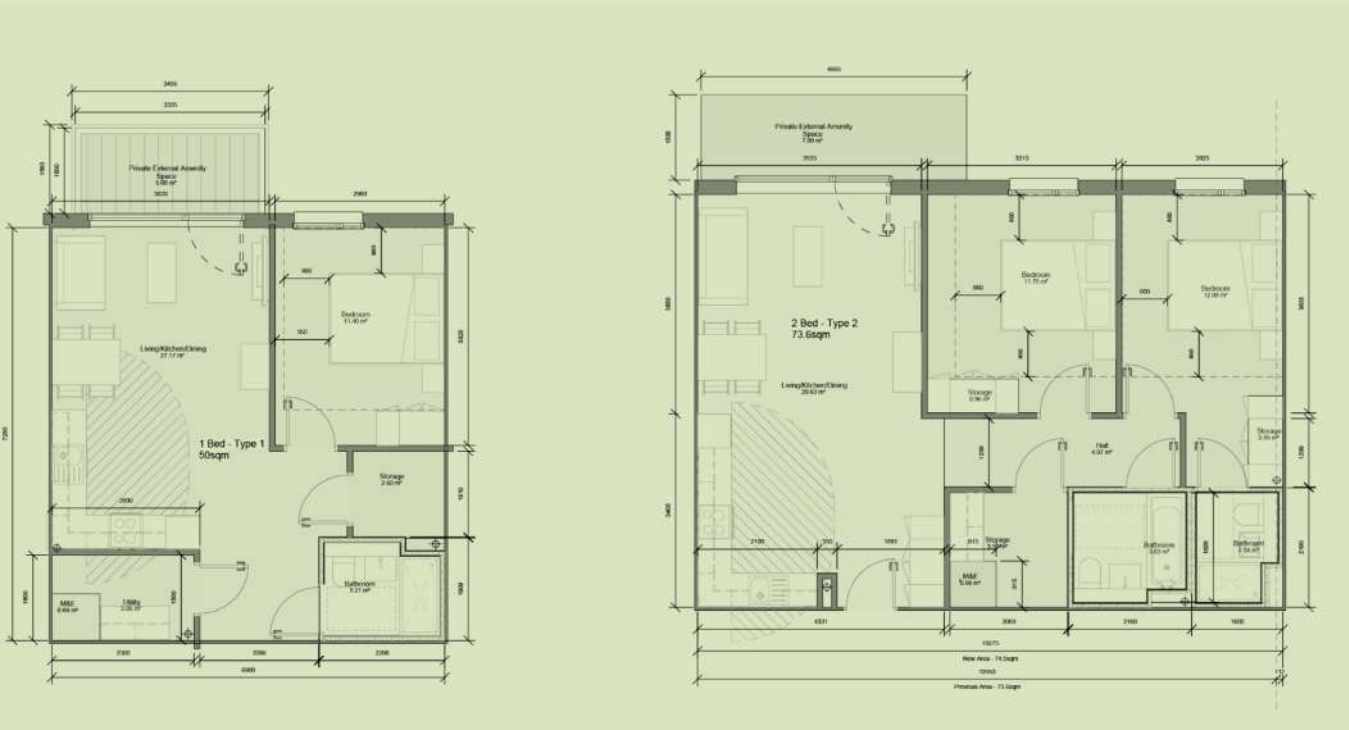
Social Housing

25%

The proposal consists of circa 757 new starter homes.

75% are to be Cost Rental homes, which will provide long-term rental accommodation at discounted market rates to be managed by the LDA. 25% will be Social housing, which will be delivered by the LDA for South Dublin County Council.

These homes will be Sustainable A Rated homes located minutes from public transport and public amenities.



Proposed Design

Connections



The Cookstown area is well served by public transport, located 300 metres south of the site is Belgard Luas station and 600m southwest is Cookstown Luas station.

The Cookstown area is well serviced by several Dublin Bus routes, W2 orbital route stops (2 No.) < 250m. 2 further bus stops c. 560m provide access to 27, 65, 77A, S6, S8 and W2 services. The Tallaght bus interchange is c. 1km south of the site.

The site is circa 1km from Tallaght centre. The site is located circa 300m north of R838, 1.7km from the M50 AND 2km north of the N7 providing good road connectivity also.

The site is located alongside the Belgard Road which forms part of the proposed Tallaght to Clondalkin Cycle Scheme. This scheme will link the 2 villages via the delivery of segregated and protected cycle lanes along the route.



Proposed Design

Community Gain and Mixed Uses

The Land Development Agency (LDA) is making significant investment in the local area, with a focus on enhancing infrastructure and amenities to benefit both existing and future residents.

These initiatives are centred on the delivery and upgrading of much-needed public and community facilities, including the provision of a new crèche, dedicated community spaces, and new commercial offerings such as retail units and a cafe.

In addition, the proposals aim to improve connectivity between surrounding neighbourhoods, while also introducing high-quality public realm elements such as playgrounds and pocket parks to support a vibrant and inclusive living environment.



These developments will be focused on delivering and upgrading much needed public facilities including:



A new Crèche



Community Space for the residents



Improved connectivity



New commercial spaces (retail, cafes)



Pocket parks



Playgrounds



Environment & Sustainability

The Project will align with the LDA’s Sustainable Development Strategy (SDS) and its key objectives:



**Reduce Carbon
(Embodied/Operational)**



**Promote Water
Stewardship**



**Optimise Sustainable
Land-Use & Mobility**



**Enhance Biodiversity
& Climate Resilience**



**Promote Greater
Circularity**



**Support the Creation
of Social Value**

In the medium term



**Focusing on the
potential for Biodiversity
Net Gain (BNG)**



**Mitigating our
embodied impact**

The homes will be certified under the Irish Green Building Council’s Home Performance Index. This means that a range of sustainability criteria are being considered and implemented in the design and construction of the homes, which aim to ensure quality, healthy homes are built in a resource efficient manner, minimising waste and harm to the environment.

Provision will be made for extensive cycle & scooter storage, as well as car sharing facilities to facilitate those who choose active travel.

Nature based solutions such as sustainable urban drainage systems will be incorporated within the streets and green spaces, where possible. These will help protect against surface water flooding and will also increase the attractiveness of new amenity spaces.



Emerging Views

View from the Belgard Road Entrance



View from the Cookstown Road Entrance



Emerging Views

View from the Belgard Road Entrance



Consultation & Next Steps

In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement, from the earliest stages in the planning and design process, through to construction and eventual occupation of a housing scheme.

The LDA supports proactive engagement processes, aiming to provide opportunities to hear the views of communities at key stages. The LDA believes that adopting this ethos will support improved design and planning outcomes, and ultimately the delivery of sustainable, inclusive developments that are well integrated with existing communities.

The views of stakeholders vary and are diverse – the LDA is committed to finding resolutions that balance common concerns and reflect the wider public interest in a manner consistent with the goal to build sustainable, affordable housing developments.

We will also communicate clearly and explain clearly the wider benefits of the re-development to interested parties in the area.

The Agency adopts a tailored, project specific approach to each community and stakeholder engagement process it undertakes. The scale, scope and methods applied to undertake non-statutory engagement varies according to specific needs.

LDA Cookstown is providing this public information in advance of planning amendment submission.

The website www.lda.ie/projects/cookstown-commons and communication channels are open to queries from all interested stakeholders.



Drop In Clinic Dates
Tuesday Sept 8th

County Library,
Parthalán Place,
Tallaght,
Dublin D24 TNP8

2-pm - 7.30pm

Get Involved

Email us at
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Visit the website
www.lda.ie/projects/cookstown-commons



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