

Donore Project Phase 2

Donore Avenue,
Dublin 8



Contents

2	Foreword
3	Introduction
5	Site Location & Context
7	Key Facts
8	History of Development Process to date & Phasing
9	Neighbouring Development
10	Main proposed Design (Phase 2)
10	New Homes
12	New Municipal Playing Pitch
14	Connections
15	Community Gain and Mixed Uses
16	Environment & Sustainability
17	Emerging Views
18	Consultation and Next Steps

The Land Development Agency (LDA) in partnership with Dublin City Council (DCC) is investing in long-term community growth through sustainable development and provision of essential amenities.



Foreword



Phelim O'Neill
Director of Property
The Land Development Agency



Richard Shakespeare
Chief Executive
Dublin City Council

A key aim of the Project is to provide 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.

We sincerely thank our partners and all those who have engaged and supported the earliest project phases and delivery to date. We are hopeful that the local community will continue to support this plan, which will

complete the regeneration of St. Teresa's Gardens and provide the public facilities and services that were planned for the current and future residents.




Enhanced Accessibility

Improved pedestrian access and public transport connections across the site.



Community-Focused Living

Design updates to the bus ramp and public realm to support accessibility and local use.



Sustainable Living

Measures to improve energy efficiency and overall environmental performance.

Introduction

Who we are

The LDA is the State's affordable housing delivery body. Its main role is to acquire and develop State and other land to deliver affordable homes to address 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, private owners and Local Authorities to boost the supply of sustainable, affordable housing.
- Provide Cost Rental housing for long-term affordable rent.
- Provide Affordable Purchase homes to be made available through the Local Authority Affordable 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 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.

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.



<€66k

Cost Rental housing is available to people with a net household income below €66,000 in Dublin.

Donore Project

The Donore Project once completed will open new routes between Donore Avenue, South Circular Road and Cork Street.

The Donore Project is a major residential development in Dublin’s South Inner City being delivered by The Land Development Agency in partnership with Dublin City Council on the former **St. Teresa’s Gardens** site, located off Donore Avenue and adjacent to the historic Liberties area of Dublin. The first phase of the development is currently under construction on site and includes a total of **542 new homes** consisting of **389 cost-rental** and **153 social housing apartments**.

The LDA and DCC have worked together to develop a mix of accommodation types, comprising **233 1-bedroom apartments, 265 2-bedroom apartments** and **44 3-bedroom apartments** in the first delivery phase.

Enabling works on the site began in Autumn 2024 with the main contract executed in February 2025. The construction work is being undertaken by John Paul Construction, and the first homes are due to be completed in early 2027.

Once complete, the Donore Project will include a new creche, community spaces, a café/retail unit, mobility hub and the new home for the Donore Boxing Club.

Once completed, the Donore Project will open new routes between Donore Avenue, South Circular Road and Cork Street and support the creation of a revitalised and

integrated neighbourhood from the redevelopment of the individual sites.

Phase 2 of the Donore Project will continue to support this vision and complete the delivery of new homes on DCC owned lands. Alongside the proposed housing, this development will include the provision of a multi-sport playing pitch, park and community facilities.

The lands provide a unique opportunity to transform the area into a new, welcoming, sustainable urban community with a distinctive identity which will be integrated into Donore Project and wider Dublin 8 community.



Site Location & Context

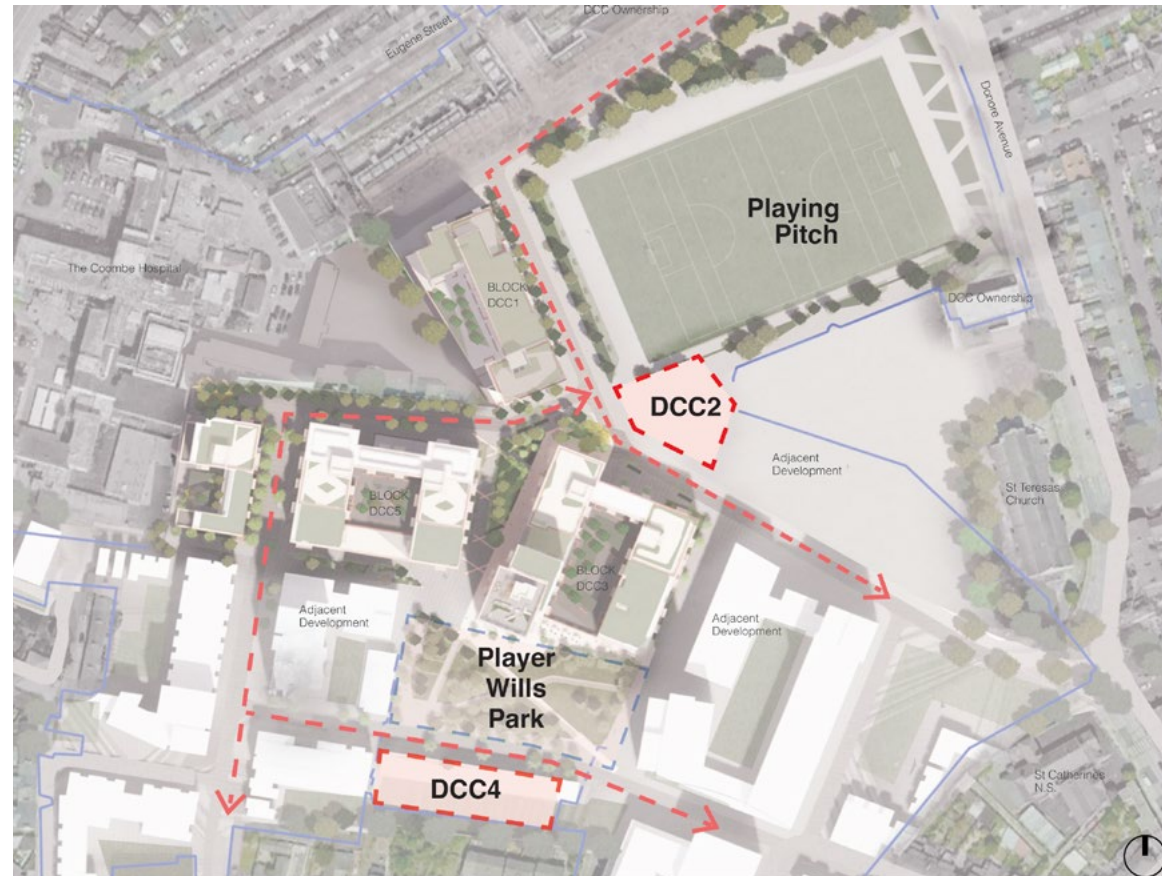
Constructed in the 1950's, St. Teresa's Gardens was one of the largest public housing complexes built by Dublin City Council (DCC).


The development plan for the area incorporates the St. Teresa's Gardens Lands and the adjacent former Player Wills and Bailey Gibson sites, now being developed by Kennedy Wilson. The masterplan represents a commitment to further the regeneration of the area, including its integration to the surrounding urban area by the various landowners.

The Phase 2 project consists of combined sites of approximately **3.16 ha.** at the former St. Teresa's Gardens social housing complex located on Donore Avenue. The overall sites are located adjacent to the LDA's Donore Project which is presently under construction.


Residential Block DCC2 is located to the west of the St. Teresa's Church, east of the ongoing development at Donore Project and north of the former Player Wills Factory. Residential Block DCC4 and Player's Park are located to the north of existing houses on the South Circular Road, west of the former Player Wills Factory and east of the former Bailey Gibson site.

The project proposes a **Municipal Playing Pitch**, **Player's Park** and two residential blocks comprising approximately **124 homes** at DCC2 and DCC4.



3.16 ha 

The Phase 2 project consists of combined sites of approximately **3.16 ha**

124 

New homes consisting of **104 Cost Rental & 20 social homes.**

Site Location & Context

Block DCC2 comprises a part 15/16-storey over basement apartment block including a 1-storey element with a roof terrace above. Homes proposed include: 2 studios, 71 one-bedroom and 31 two-bedroom apartments. 311sqm communal open space is provided at first and fifteenth floor level. 5 parallel car parking spaces immediately south of proposed DCC2 and 9 additional spaces allocated to DCC2 to the west of the pitch. The DCC2 homes will be cost rental and managed by the LDA.

Block DCC4 is a single 3-storey block of comprising ground-floor apartments with duplex homes above. This block includes a mix of 2 one-bedroom, 8 two-bedroom and 10 three-bedroom duplexes, all with own door access with 16 parallel car parking spaces immediately north of proposed homes.

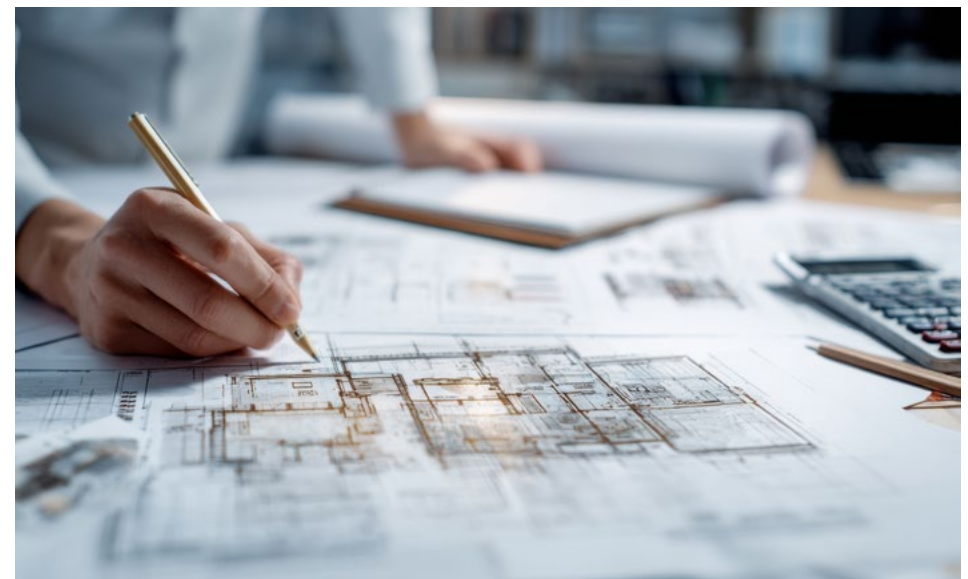
The proposal also includes the delivery of a full-sized GAA Playing Pitch measuring 23,937 m² in size. There will be a variety of landscaped,

playground and exercise spaces provided around the pitch, ensuring that a wide range of users are provided for.

Public open space is also provided in the form of a park referred to in Dublin City's Development Plan SDRA 11 St Teresa's Gardens and Environs as **'Players Park' which is 3,677 sqm in size.**

In addition, the development proposal includes:

- 181 bicycle parking spaces which are located within secure bicycle stores.
- 62 visitor bicycle spaces are distributed throughout the site.
- A total of 62 car parking space are provided.
- 3 set-down and loading bays are proposed consisting of: 1 bus set-down; 1 loading bay to Donore Avenue; 1 set-down bay to the west of the pitch.
- Boundary treatments, planting, play spaces, communal open space, public lighting, site drainage works, blue roofs, PV panels, internal road surfacing and footpaths, ESB meter rooms, ESB substations, utility and services connections, bin and cycle storage, plant rooms, and landscaping, and all associated development.



The Donore Project

Key Facts

Once complete, the Donore Project will include a new crèche, community spaces, a café/retail unit, mobility hub and the new home for the Donore Boxing Club. Construction of a multipurpose municipal sports pitch is to follow the completion of the new homes as part of the second phase of delivery on the site.

666 New Homes

Phase 1: 542 New Homes
Phase 2: 124 New Homes

Sustainable mixed tenure new homes to complement the existing community



Investment

Investment in new infrastructure to serve the existing and new community in the form of community spaces & commercial spaces.



Mobility Hub

Shared, on-site transport node, located within DCC3 extending to 53 m².



Municipal Playing Pitch (23,936.8 m²)

Multipurpose municipal sports pitch is to follow the completion of the new homes as part of the second phase of delivery on the site.



Parking & Bike Parking

181 bicycle parking spaces, 62 bike spaces for visitors & 62 car parking space are provided with 30 car parking spaces to serve residential homes.



Crèche

Supporting families with quality childcare facilities.



Retail & Café

Spaces for shopping, dining, and wellness.



Players Park (3,676.8 m²)

Player's Park is located to the north of existing houses on the South Circular Road, and east of the former Bailey Gibson site.



Donore Boxing Club

A new home for the Donore Boxing Club.



Community Spaces

Flexible spaces designed to support a range of community uses and activities.

History of Development Process to Date & Phasing

The LDA and DCC agreed to progress the Donore Project as a partnership project in 2022. The Donore Project is being developed in line with Dublin City Council’s Masterplan for the area. This ties in with adjoining masterplan sites of Bailey Gibson and Player Wills to create an integrated, connected community.

1 Public Consultation

A full public consultation was launched in February 2022 to present the plans for the Donore Residential Project (Phase 1) site to liaise closely with all local stakeholders and particularly the Donore Regeneration Forum.

2 Planning Permission

Planning Permission was approved for **542 new homes** in 2023.

3 Enabling works

Enabling works on the site began in Autumn 2024 with the main contract executed in February 2025. The construction work is being undertaken by John Paul Construction, and the first homes are due to be completed in early 2027.

4 Phase 2

Public Consultation & Planning Application.



In early 2025 the LDA & DCC entered into an agreement to develop the remaining DCC lands with the St Teresa's Garden SDRA. This next Phase includes the Plot 1 lands, Plot 2 lands and the proposed Municipal Sports Pitch.

The LDA, in collaboration with DCC, have engaged and attended the Donore Consultative Forum in Q4 2025, providing an overview of the proposed project. The team gave an overview of the pitch being designed for delivery and associated residential and park elements of the project.

Neighbouring Developments

Player Wills & Bailey Gibson Sites - Hines/Kennedy Wilson Developments

Bailey Gibson



The proposal for the Bailey Gibson, located to the west of the subject site is described as the following by the architects Henry J Lyons in their Design Statement:

“The provision of a high-quality Build-to-Rent Scheme consisting of 416 residential units arranged as studio, one bed, two bed apartments together with three bed triplex units and four bed houses. The development has been designed to comply with “Sustainable Urban Housing: Design Standards for New Apartments 2018” and follows best international practices.”

Player Wills



The Player Wills Site is located to the South-East portion of the overall masterplan occupying the corner of the masterplan block, facing onto the South Circular road and provides site access to Donore Avenue. The scheme is to provide 492 apartments, comprising studio, 1-beds, 2-beds and 3-beds. The plans for development will keep and modify the existing Player Wills Factory and provide space for community, arts and cultural and exhibition space, retail, café/bar/restaurant, co-working office space. Other communal uses; entertainment area, lounge areas, laundry, welfare, gym and waste storage.

Phase 2 - New Homes

Phase 2

The scheme will deliver 124 new homes, consisting of 104 Cost Rental homes which will be managed by the Land Development Agency and 20 Social Homes which will be under DCC ownership.

The proposal consists of circa 124 new affordable homes.

These homes will be sustainable BER A-Rated universally designed homes located minutes from public transport and public amenities.

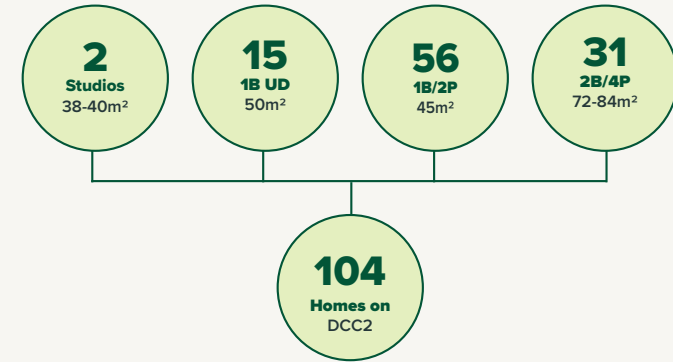
DCC2

- Cost Rental homes located in DCC2, a proposed 16-storey apartment block.
- Mix of 1-bedroom and 2-bedroom apartments.
- Communal lift access with 2 stair cores.
- Universal Design apartments provided.
- Active frontage to principal corners at ground floor, including towards the playing pitch and western corner.
- Forms a new pedestrian street with the adjacent development to the east.

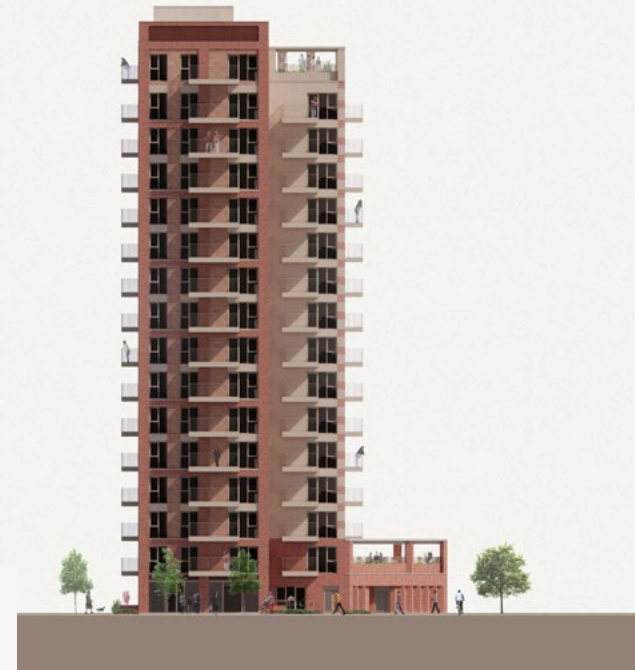
Sample proposed One-Bed Apartment layout:



Sample proposed Two-Bed Apartment layout:



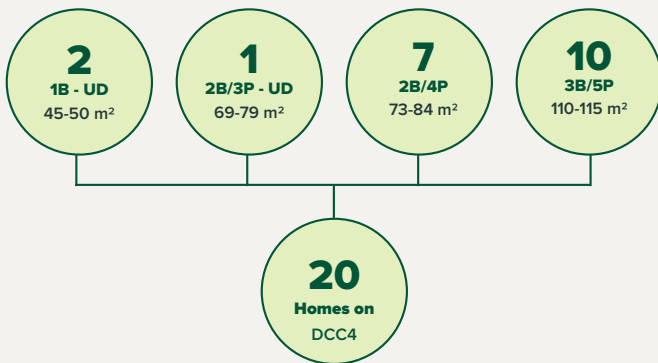
DCC2 Elevations:



Phase 2 - New Homes

DCC4

- 20 Social homes.
- 3-storey blocks comprising ground-floor apartments with duplex units above.
- Mix of 2-bedroom / 1-bedroom apartments and 3-bedroom duplexes, each with own-door access.
- 1 × 2B3P and 2 × 1B2P are provided as Universal Design apartments
- Extensive active frontage at ground floor towards Player Wills Park.



DCC4 Elevations Front:



DCC4 Elevations Rear:



Municipal Playing Pitch

Key Elements

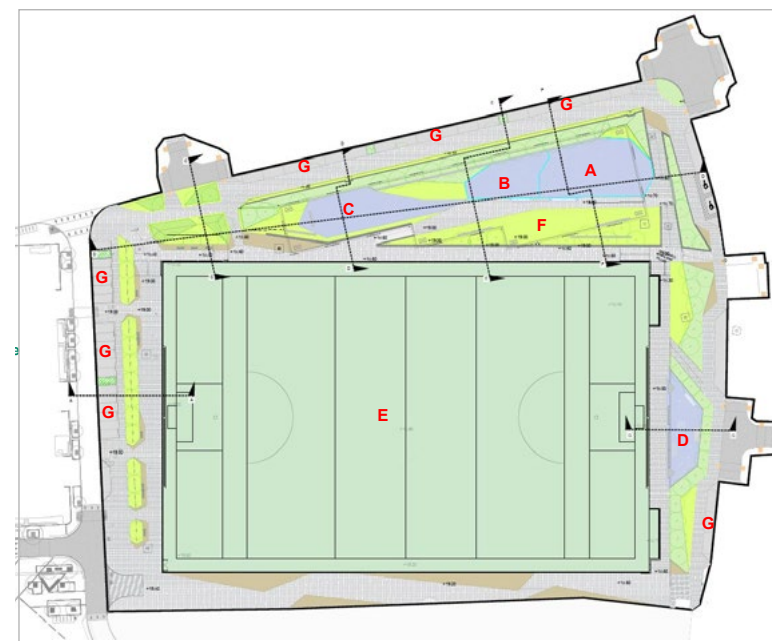
Donore Project

Site Context Plan



- GAA championship size pitch 130m x 80m with a 4m run off strip
- Playground (circa 500 m²)
- Exercise Area (circa 220 m²)
- Half court / table tennis (circa 350 m²)

Annotated Site Plan



- | | |
|------------------------------|-------------------------------|
| A. Playground (teens) | E. Pitch |
| B. Playground (kids) | F. Picnic/multiuse open space |
| C. Half court / Table Tennis | G. Parking |
| D. Exercise Area | |

Municipal Playing Pitch

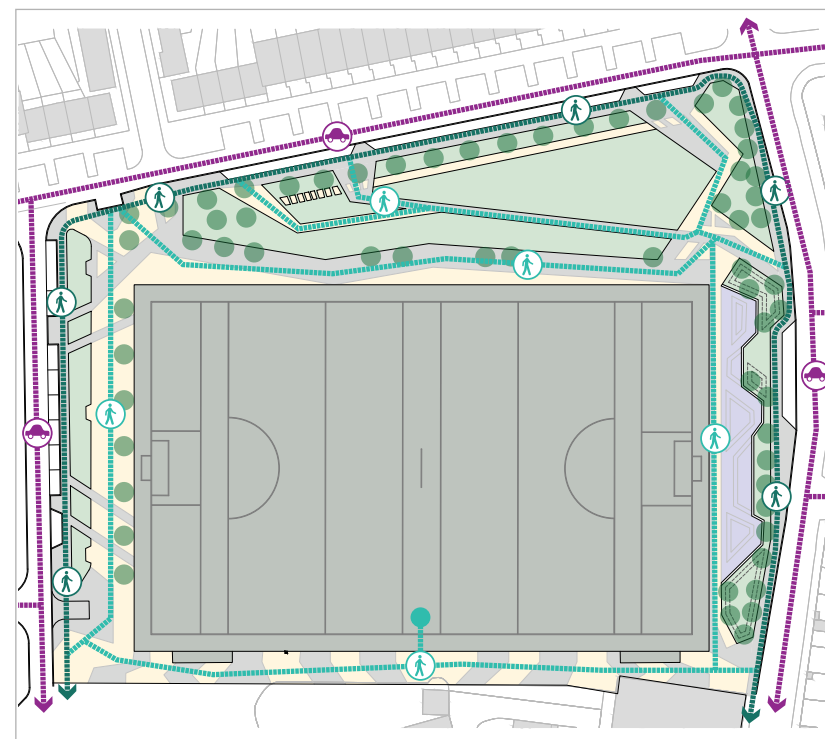
Key Elements

Donore Project

Pedestrian Routes

Landscape design proposals for the pedestrian routes will take into account the following factors:

- Universal accessibility
- Safety
- Clear delineation of pedestrian routes
- Creation of an aesthetically appealing pedestrian experience



LEGEND

- External Pedestrian Circulation
- Internal Pedestrian Circulation
- Vehicular Circulation



Connections



Public Transport Accessibility

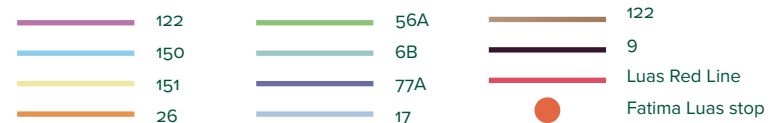
The proposed site is located within a 5 minute walk of high frequency bus routes along South Circular Road, Donore Avenue and Cork Street – a designated Quality Bus Corridor. The Fatima Red Line Luas stop is within 10-12 minutes walking distance.

Using local public transport, it is possible to arrive in the city centre within 15-20 minutes, the docklands within 30 minutes and the Citywest Business Campus in 40 minutes.

Furthermore, there are also a number of planned improvements to the local and wider transport network as part of the Greater Dublin Area (GDA) Transport Strategy. Higher frequency bus routes are planned for South Circular Road & Cork Street with greater levels of priority also to be provided along both corridors.



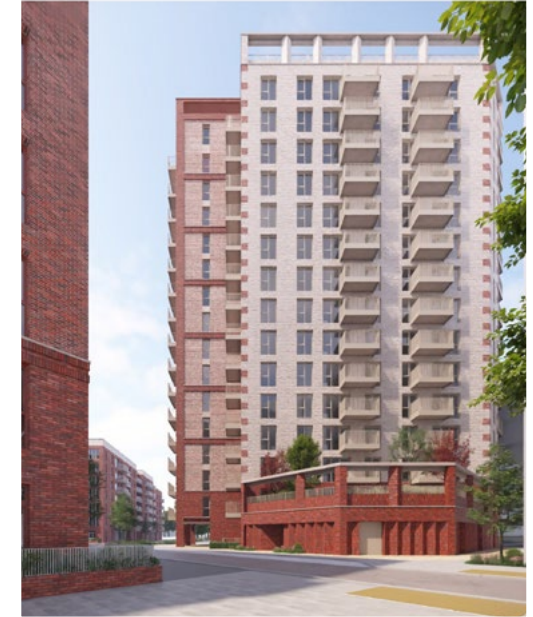
Local Public Transport Routes:



Community Gain and Mixed Uses

The LDA & DCC are committed to supporting the creation of thriving communities and delivering ongoing positive social impact.

These developments across multiple phases will be focused on delivering and upgrading much need public facilities.



Environment & Sustainability

The LDA and DCC are working together to deliver a project that includes a broad range of Sustainable design features. Some of the key strategies used to achieve this are:

- Reduce Carbon (Embodied and Operational)
- Promote Water Stewardship
- Optimise Sustainable Land-Use & Mobility
- Enhance Biodiversity & Climate Resilience
- Promote Circularity
- Support the Creation of Social Value

In the medium term,

- Mitigating our embodied impact
- Focusing on the potential for Biodiversity Net Gain (BNG)

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



Consultation & Next Steps

Our Approach To Engagement

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

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

Drop In Clinic Dates

Thursday 7th May, 5-8pm

Wisdom Centre Sophia Housing, 25 Cork Street, Dublin 8

Get Involved

Email us at

community@donoreproject.ie

Write to us at

The Land Development Agency, Ashford House, Tara St., Dublin 2, D02 VX67

Call us at

+353 (01) 410 2420

Visit the website

www.donoreproject.ie for all updates



Next steps



Q2 2026

Part 8 planning application lodgement



Q4 2026

Planning Decision



Q1 2027

Phase 2 Delivery Phase Commence Construction



Q4 2027

Pitch Construction Completed



Q4 2028

Phase 2 Residential Construction Completed

The Land Development Agency

Donore Project

Public Information Document

