

Esker Square Phase 2

at Royal Liver, Dublin 12

Public Information
Document
September 2026



Contents

2	Foreword
3	Introduction
4	Site Location & Context
5	History of Development Process to Date
7	Neighbouring Developments
8	Phasing
9	Main Proposed Design (Phase 2)
	• Homes
	• Connections
	• Community Gain & Mixed Uses
	• Environment and Sustainability
	• Emerging Views
20	Consultation and Next Steps

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 medical centre, pharmacy, creche, community spaces and commercial spaces within the buildings.



Foreword



Phelim O'Neill
Director of Development
The Land Development Agency



The Draft Plans for Esker Square at Royal Liver Dublin 12 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 delivery of **1,198 new homes** and ancillary amenities to the area.

A key aim of the Project is to provide high-quality 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 Esker Square site was acquired by the LDA in 2025 with existing planning permission for over **1,301 homes: 1,098 apartments & 203 co-living units**. Planning permission has been received in August 2026 for Phase 1 to convert the co-living units into **98 homes**.

The LDA have worked to address the outstanding design changes required to Esker Square. We have commenced Phase 1 and are now bringing forward the Planning amendment application for Phase 2 to enable us to successfully deliver the development, which will bring regeneration and improved facilities and services not only to future residents but also to existing local residents who already live here.

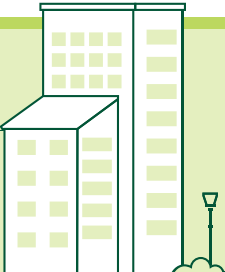
The LDA is preparing a planning amendment to Esker Square Phase 2 to enhance the permitted development in line with LDA design typologies and opportunities. This will bring the total amount of homes at Esker Square from the permitted 1,196 to **1,198 homes**. There is no proposed increase in height, scale or massing of the permitted blocks.

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.

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 creche, community space and commercial spaces within the Phase 2 buildings.

1,198

This draft proposal represents a plan for the delivery of 1,198 new homes.



Introduction

Who we are

The Land Development Agency (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 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.



“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.

Site Location & Context

The Esker Square development at the Royal Liver site is located next to the Red Luas line and close to the Grand Canal at the junction of Naas Road and Kylemore Road.

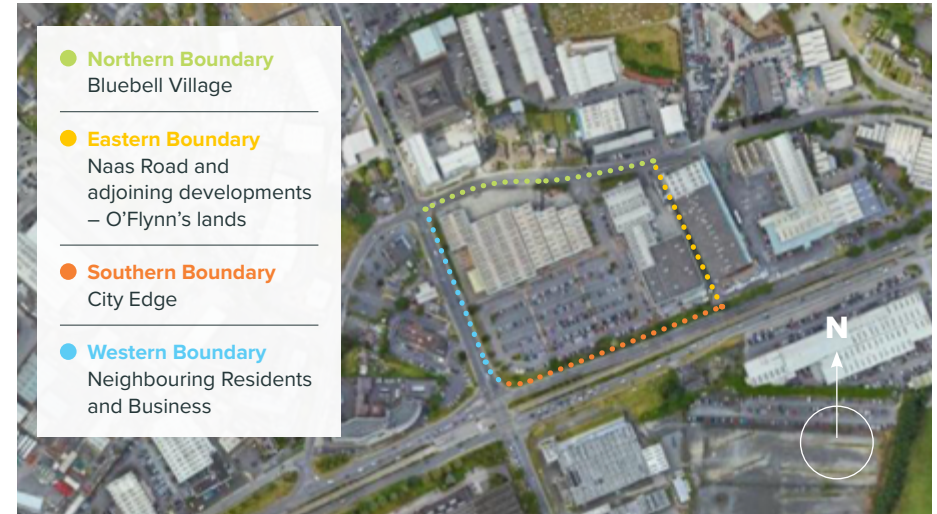
The site currently has planning permission for 1,196 apartments and a range of supporting commercial and community uses, alongside enhanced public realm and active travel facilities

The site is located at the heart of the planned City Edge Project redevelopment and near to two other affordable, cost rental and social developments being delivered by the LDA in partnership with Dublin City Council at Bluebell and Cherry Orchard Point.

The City Edge area has been identified as having the potential for regeneration with a vision to develop a well-connected and dynamic

new urban quarter. It seeks to provide more housing, community facilities and amenities such as parks, greenways and sports pitches alongside existing and new commercial and industrial premises. Working closely with Dublin City Council, the LDA is playing an active role in ensuring the delivery of affordable housing as part of the housing mix in the City Edge area.

The overall long-term plan for this project will also deliver a crèche, commercial units, medical centre, pharmacy. Community spaces and a new public square with improved pedestrian and cycle links in and around the site.



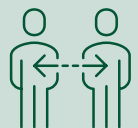
**1,198+
Homes**



**Parks &
Greenways**



**Community
Spaces**



History of Development Process to Date

The LDA purchased the 3.79 hectare site on Dublin's Naas Road with existing planning permission for over 1,100 homes, in January 2025.

1

The initial planning permission on the site was granted in November 2020.

It provided for a mixed-use development comprising residential, office, crèche, community, retail, café / bar / restaurant, medical centre and pharmacy use. The LDA acquired the site to accelerate the regeneration of the area and improve the much-needed public facilities for existing and future residents of the area. The Phase 1 amendment was granted permission in August 2026, and deconstruction works on the premises former building is presently being undertaken.

2

The LDA is preparing a planning amendment to the Phase 2 blocks to address:

- a. The required design amendments to Phase 2 blocks from BTR 'Build To Rent apartments' to standard apartments with the proposed tenure mix of high quality Starter homes, Cost Rental and Social Homes.
- b. Adjust the design
- c. Improve efficiency and sustainability while maintaining the overall characteristics (design intent, elevational appearance, building heights etc.) of the permitted development.

3

This information document outlines an executive summary of the main aspects of this amendment design to inform members of the public and all interested stakeholders.

- a. An S.34 Planning Application for Phase 1 was granted in August 2026
- b. Deconstruction works of the existing retail units commenced on site in Q3 2026 with works due to complete in Q4.
- c. An LRD (Large scale Residential Development) Planning Application for these amendments will be made in September 2026 and a webpage on the LDA website with project information. The planning application will be available

via Dublin City Council's online planning enquiry search system or at the public planning counter, and that submissions and observations may be made to Dublin City Council via the normal statutory process.



Key Facts – Esker Square



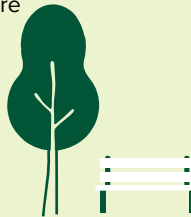
1,198 New Homes

Sustainable mixed tenure new homes to complement the existing community.



New Infrastructure

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



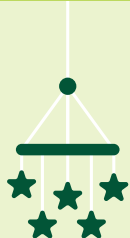
Supermarket

The supermarket will be re-configured in size and moved to allow active retail frontage onto Naas Road.



Crèche

The crèche will be relocated with an enclosed courtyard located to maximise sunlight.



Additional Link

A new street will be provided creating an additional link between Naas Road and the central plaza.



Community Uses

Community uses will provide activation to the plaza and the new street.



Neighbouring Developments

Bluebell Waterways



Bluebell Waterways is located beside the 5th Lock on the Grand Canal at the former filter bed complex.

This neighbouring Project received full planning permission in November 2025 and will now deliver **383 high-quality, sustainable homes** on a 2.8-hectare site, owned by Dublin City Council. The homes will be a mix of studio, one, two and three bed apartments in five apartment blocks ranging from 5 to 9 storeys. The development will

also include community spaces, a crèche and landscaped open spaces. Bluebell Community Council have worked closely with both the delivery team and local people to ensure that community voices were central to the proposals.



Further details
bluebellwaterways.ie

Southwest Gate



The Land Development Agency (LDA) in partnership with the O'Flynn Group is to deliver **542 new homes** in Dublin.

The new A-rated apartments are being delivered as part of Southwest Gate, a landmark residential scheme on the Naas Road in Dublin 12.

The granted scheme is being developed by the O'Flynn Group and, when completed, will provide for **1,140 new homes** along with additional uses such as

a hotel, ancillary retail and commercial accommodation. A further three acres are also available for future development. The project has been masterplanned by the O'Flynn Group with an emphasis on creating a vibrant and sustainable community for future residents in what is a key quarter of Dublin City.

Phasing

Given the scale and ambition of this development, it's divided into phases.



Phases 1 & 2:

1,198 Homes

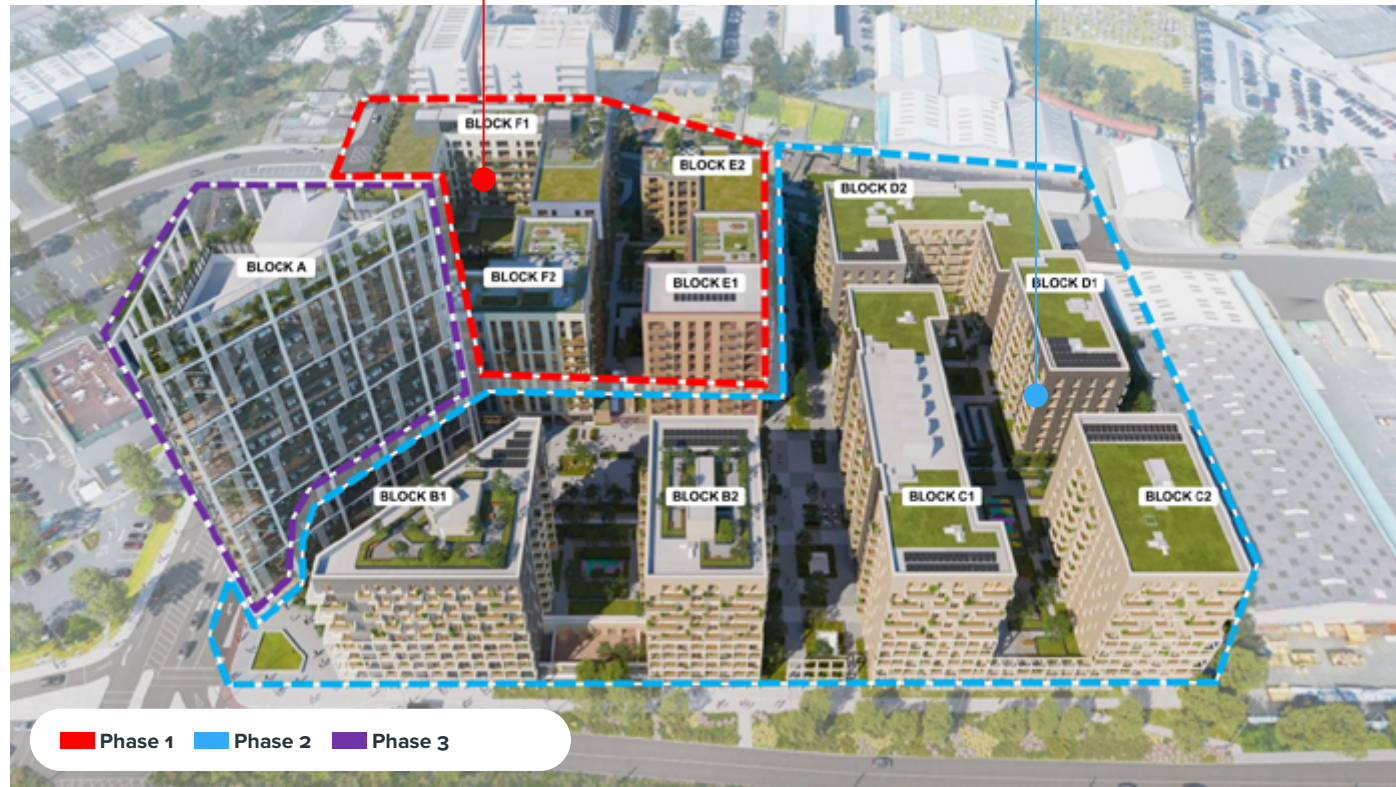


PHASE 1

Planning permission has now been granted for S.34 planning amendment to convert **208 co-living** units to **98 apartments** allowing the delivery of 563 new homes in Phase 1 to commence in 2027.

PHASE 2

We are now running a public information stage for Phase 2 which aims to deliver **635 homes**, creche, retail and community facilities.



Proposed Design

Design Summary

Following the LDA purchase of the Royal Liver site in 2025, a full review of the scheme was carried out and some areas of necessary change were identified. This Amendment Application seeks to bring the scheme into closer alignment with LDA objectives and efficiencies to expedite the delivery of affordable homes.

Key changes include replacing the 633 'Build To Rent' units to 635 standard apartments. As part of this amendment application the ground floor uses will include the omission of 'BTR' amenity spaces to improved non-residential uses including larger creche, community spaces.

Key Elements

Residential Blocks

Existing Planning Granted



The existing granted development included 633 Build To Rent (BTR) Apartments and associated BTR Amenity space.

Proposed Planning Amendments



An LRD planning amendment application will be lodged to replace the 633 'Build To Rent' units to 635 standard apartments. As part of this amendment application the ground floor uses will include the omission of 'BTR' amenity spaces to improved non-residential uses including larger creche, community spaces and a new public square with improved pedestrian and cycle links in and around the site.

Key Elements

Car Parking

Existing Planning Granted



The permitted Phase 2 scheme was originally designed for 504 car park spaces

Proposed Planning Amendments



The car parking design has been optimised to increase the car park space numbers to 511 no. car park spaces within the existing design constraints, ensuring efficient use of space while maintaining the integrity of the overall development.

No. of Homes

633 Build To Rent (BTR) units

635 standard apartments

No. of Storeys

Block B1 - 11–12 storeys
Block B2 - 10 storeys
Block C1 - 10 storeys
Block C2 - 10 storeys
Block D1 - 9 storeys
Block D2 - 8 storeys

Block B1 - 10 storeys
Block B2 - 10 storeys
Block C1 - 10 storeys
Block C2 - 10 storeys
Block D1 - 9 storeys
Block D2 - 8 storeys

Internal Layouts

The permitted scheme for Phase 2 was originally designed for Build To Rent (BTR) units.

The proposed re-design of Phase 2 blocks to 635 standard apartments includes apartment layouts and the units mix to reflect current housing needs and standards while improving building efficiency and functionality for residents.

External semi-private amenity space (residents only)

The existing granted development included 633 Build To Rent (BTR) units with external semi-private communal amenity space.

The proposed re-design of Phase 2 blocks to 635 standard apartments includes external semi-private communal space. Each unit will now have private amenity space and balconies.

Commercial

Crèche, community uses, cafe / retail units, supermarket and BTR amenity spaces

The proposed development for Phase 2 will include: the removal of BTR amenity spaces, the addition of retail / restaurant units, increased size of Crèche and Community uses, supermarket and addition of mobility hub.

Proposed Design

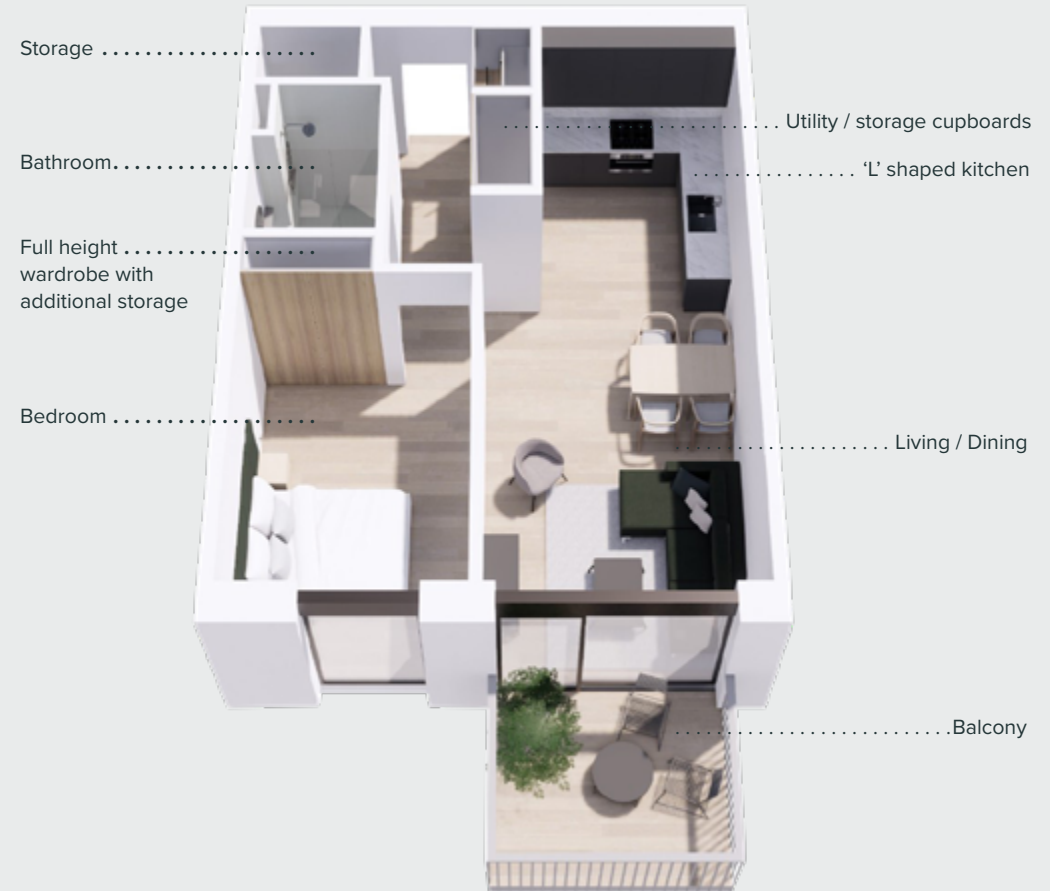
Homes

Phase 1 – Consists of c. 563 new homes.
Phase 2 – The Phase 2 Planning Amendment will result in an increase of 2 units, from 1,196 to 1,198.

The Cost Rental homes spread across Phase 1 and 2 will provide long-term rental accommodation at discounted market rates to be managed by the LDA. Phase 2 will accommodate the site wide provision of 10% Social housing, as required by law.

These homes will be Sustainable BER A-Rated, with an allocation universally designed homes located minutes from public transport and public amenities.

Typical one-bedroom apartment floor plan



Proposed Design

Homes



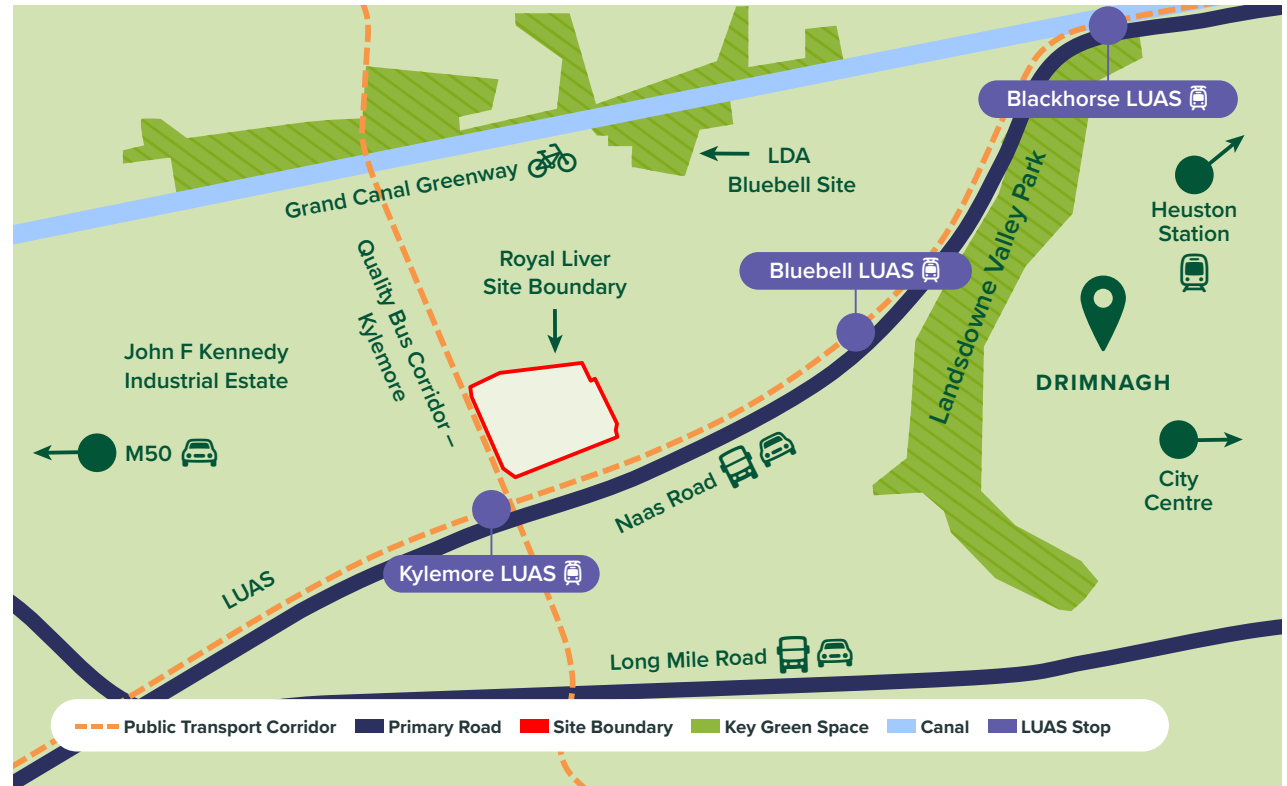
Proposed Design

Connections – Esker Square Links

The Esker Square Development within the Bluebell area is very well connected to multiple public transport options, benefitting from its strategic position on the Naas Road corridor between Dublin City Centre and the M50.

Two Luas Red Line stops Kylemore and Bluebell service either side of the site, bus routes connect the city centre and western suburbs, with orbital service linking Liffey Valley across to UCD. Nearby national and commuter rail is at Heuston station. There are excellent cycling connections along the Grand Canal and rapid access to the M50/N7.

Its position only a few kilometres from Dublin City Centre, Heuston Station and the M50 makes it one of the more strategically connected locations on Dublin's western inner-city corridor.



Proposed Design

Connections – Esker Square Links



Proposed Design

Community Gain and Mixed Uses

The LDA 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 including:



- Community uses are proposed at 330m². This is increased from the 269m² community provision in the scheme as granted.



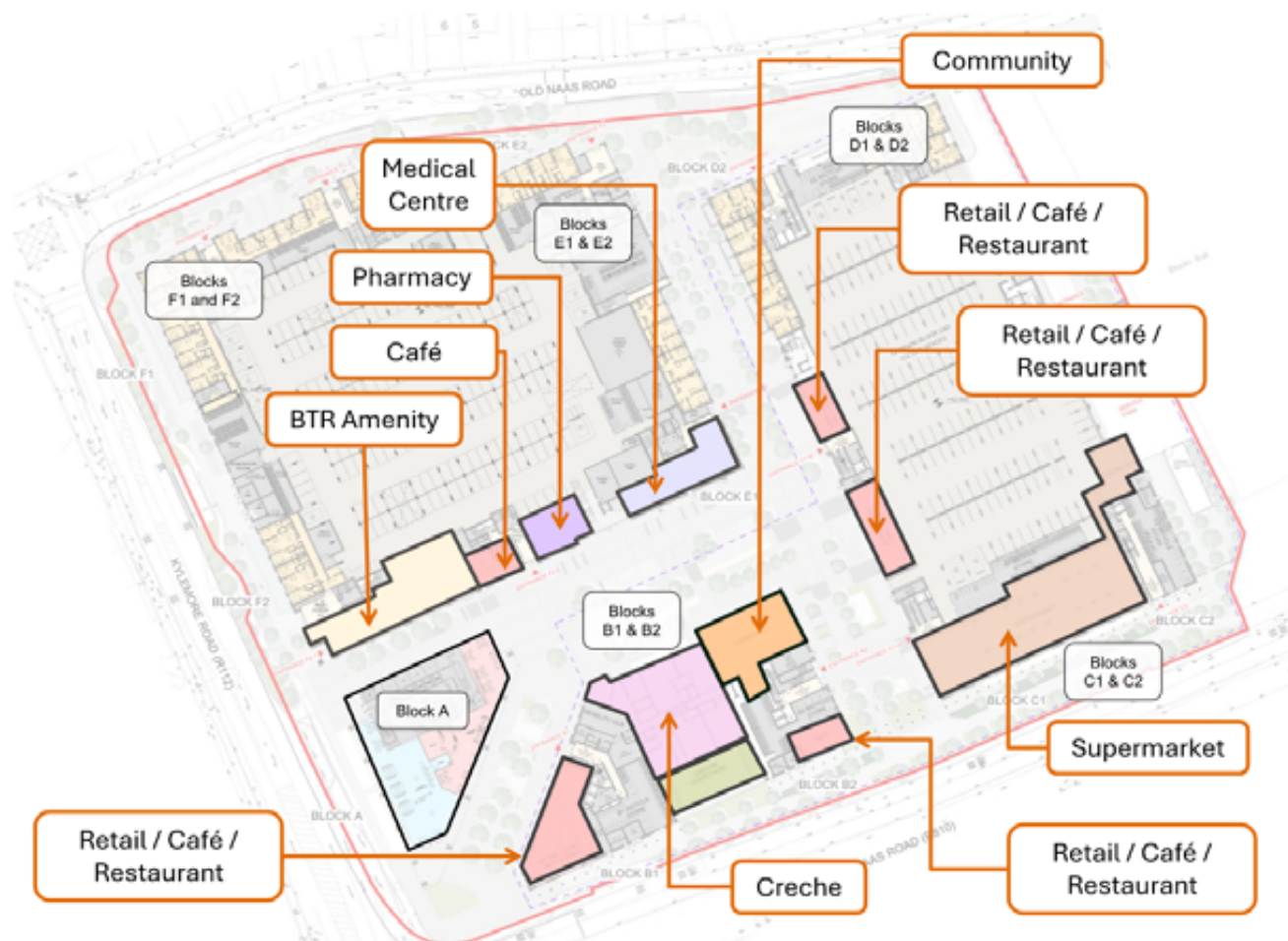
- A new mobility hub is proposed in this amendment application.



- The Crèche measures 600m² with an external play area measuring 150m².



- Four locations for retail / cafe / restaurant use by independent operators / smaller operators are proposed in Phase 2.



Proposed Design

Community Gain and Mixed Uses



Proposed Design

Environment & Sustainability

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

- 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

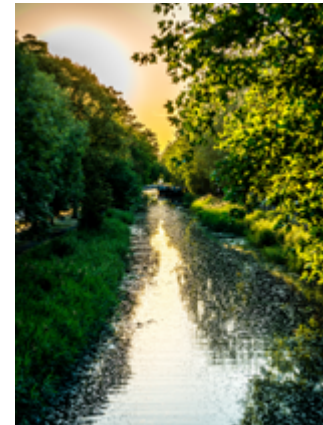
In the medium term,

- Mitigating our embodied impact, and;
- 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.

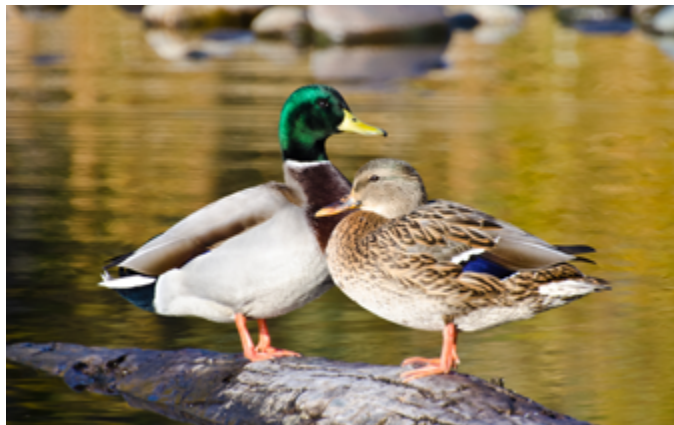
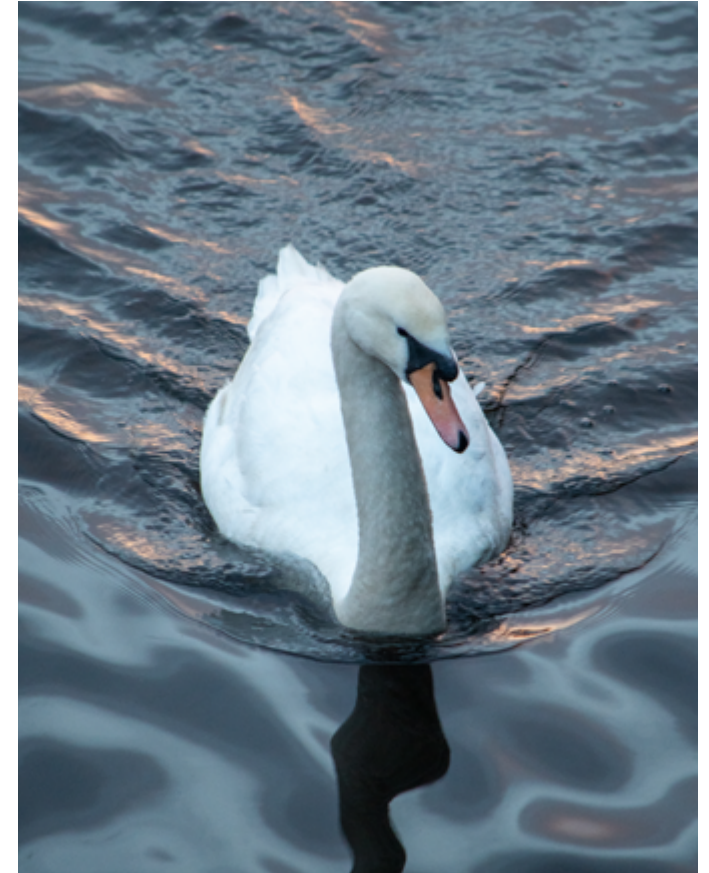
Provision will be made for extensive cycle & scooter storage, as well as car sharing facilities to facilitate those who choose active travel.

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.



Proposed Design

Environment & Sustainability



Proposed Design

Emerging Views



Consultation and 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 needs.

LDA Esker Square is providing this public information in advance of planning amendment submission for Phase 2.

The webpage and communication channels are open to queries from all interested stakeholders.

Timeline



September 2026
LRD Public
Information Phase



Q3 2026
LRD application
lodged



Q4 2026
Demolition of
existing buildings
is completed



Q4 2026
Planning decision



Q2 2027
Construction
commence



Get Involved

Email us at
esker.square@lda.ie

Write to us at
The Land Development
Agency, George's Court,
54-62 Townsend Street,
Dublin, D02 R156

Call us at
+353 (01) 410 2420

Visit the website
lda.ie/projects/esker-square
for all updates

The Land Development Agency

Esker Square

Public Information Document