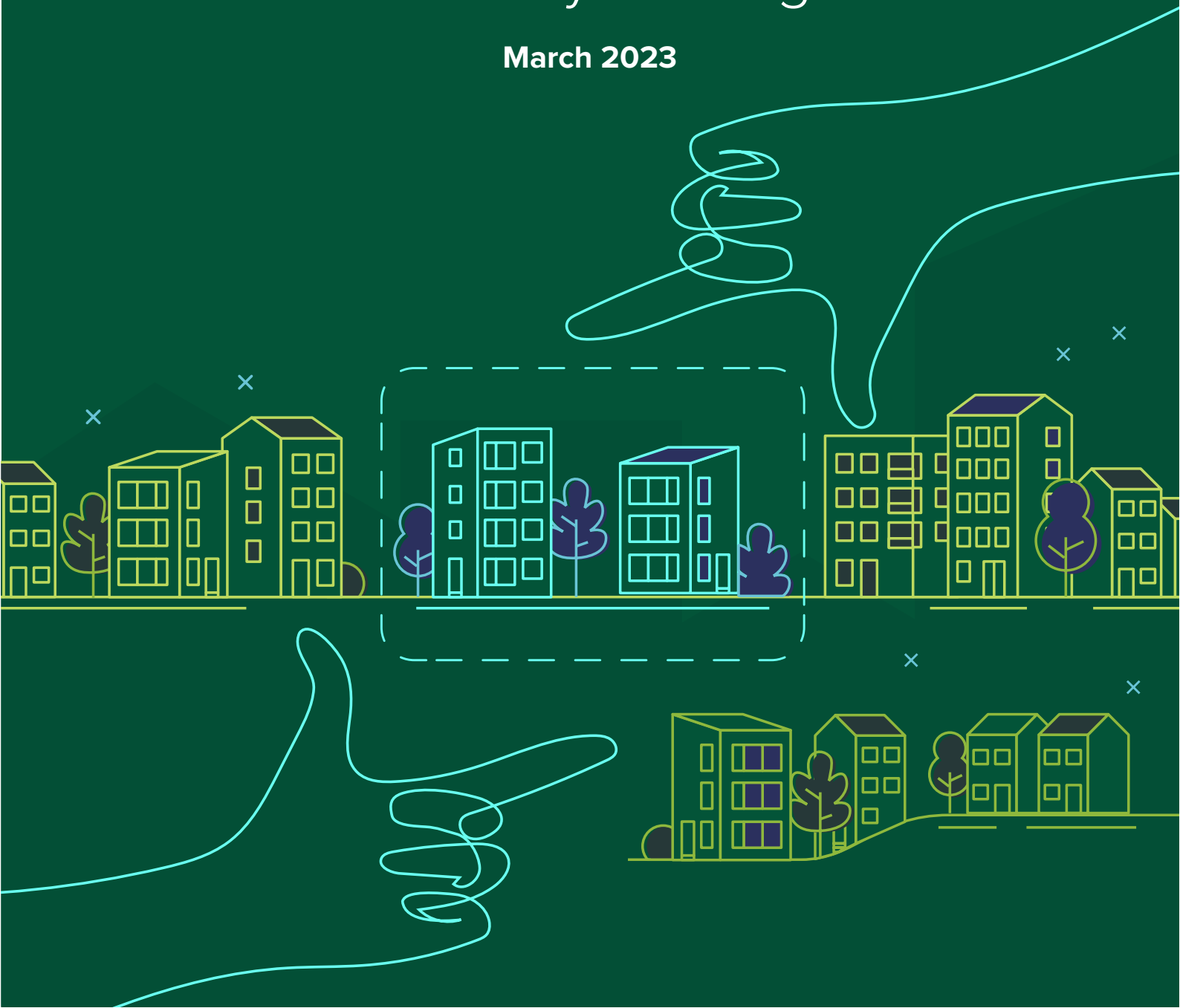


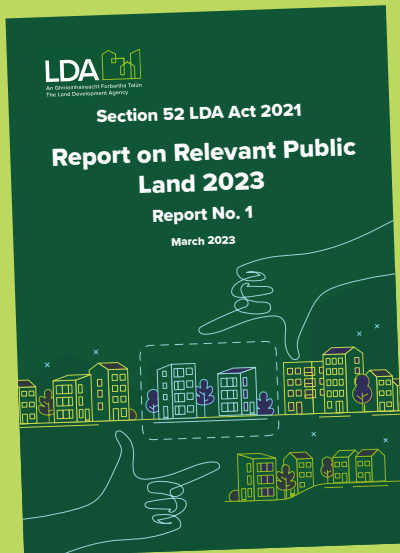
Section 52 LDA Act 2021: Report on Relevant Public Land 2023

Summary Findings

March 2023



The Land Development Agency is a commercial semi- State body with a focus on increasing the supply of affordable housing in the State. The LDA's twin aims are to accelerate near term construction of affordable homes, whilst working over the longer term to assemble large State-owned landbanks capable of delivering thousands of new homes.



The Report on Relevant Public Land is a statutory report required by Section 52 of the Land Development Agency Act 2021. The LDA is required to provide the Government with a report on relevant land owned by relevant public bodies. This first report focuses on the five cities (Dublin, Cork, Limerick Galway and Waterford) and the five regional centres (Drogheda, Dundalk, Athlone, Letterkenny and Sligo). The next report, due by the end of 2024, will consider the remaining settlements with a population of over 10,000.

Register of Relevant Public Land: The Report seeks to build on the Register of Relevant Public Land which is publicly available at [Map - LDA](#). The Report utilises the Register to identify and assess relevant public land that could potentially be used to develop affordable housing and deliver compact urban development and regeneration.

Role and Remit of the LDA

The LDA has two key strategic aims:

- (1) Strategic land assembly, which involves consolidating and advancing plans for larger, longer-term and more complex strategic areas of land owned by the State, akin to strategic development zones.
- (2) Near-term delivery of homes, which comprises less complex but often significant land that can be advanced to deliver affordable homes in the near term. These include Shanganagh (under construction), St. Kevins, Cork,(under construction), Devoy Barracks (contractor procurement), Castlelands (planning approved and Hackettstown (planning approved).

Role and Focus of the Report

The Report on Relevant Public Lands is therefore key to achieving the overall strategy for the LDA. In particular, it supports with achieving the aim of leading a focused approach to strategic land assembly to ensure a consistent pipeline of land is available in areas of greatest demand.

Therefore, the LDA will continue to work to:

- Develop a long-term approach to the strategic pipeline development and management of State land to expedite the provision of affordable homes;
- Secure a stable landbank to facilitate the continuous development of communities and homes in line with demand and prepare public lands for housing development;
- Enable the continuation of urban regeneration and strategic development activities in the event of negative economic cycles;
- Grow the State's capacity to intervene strategically in land and housing supply for the medium to long-term, and manage our estate to optimise outcomes in the public interest.

Current LDA Activity

The LDA has a major focus on developing and delivering affordable housing in the near term on a number of land parcels. These include:

- **Shanganagh, Shankill, Co. Dublin:** the LDA has appointed a building contractor to progress the construction of 597 new homes. Construction began in September 2022 and is progressing according to plan. The project is being delivered in partnership with Dún Laoghaire-Rathdown County Council (DLRCC) and will provide 100% affordable and social homes, built to high sustainability standards. It is one of the largest passive-house schemes in Europe.
- **St. Kevin's Hospital, Cork City:** works have commenced at this prominent Cork location, which will deliver 265 homes on strategic brownfield land.
- **Devoy Barracks, Naas, Co. Kildare:** planning permission has been granted for 219 homes. Contractor procurement is under way, with a proposed construction start in 2023.

The LDA also has a substantial pipeline of new homes, many of have recently either secured planning approval, or are awaiting planning approval. This includes planning applications for land in Skerries, Balbriggan, Dundrum and St Teresa's Gardens (the Donore Project) in Dublin, which comprise an additional 2,700 homes.

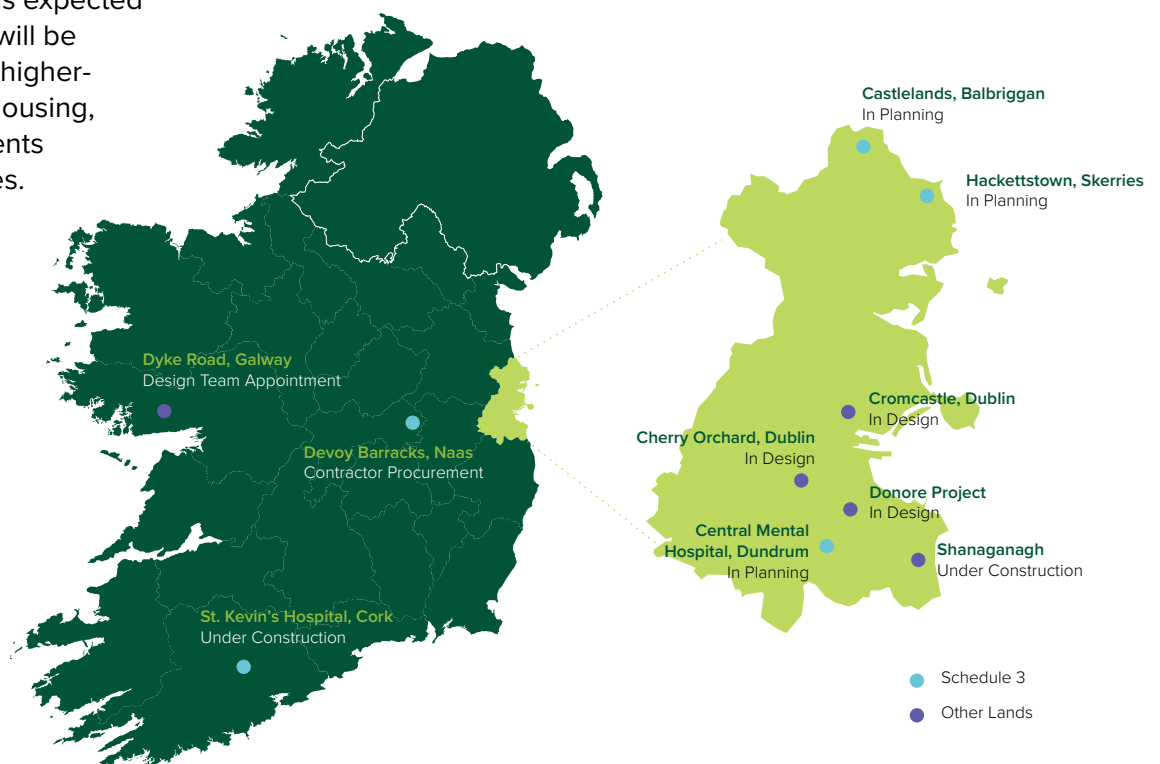
Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage.

The LDA's near-term delivery pipeline is bolstered by a programme, known as Project Tosaigh, to achieve delivery of affordable housing on land that is not currently state-owned. This will deliver a further 5,000 affordable homes in addition to the 5,000 homes being advanced on state-sourced land.

Project Tosaigh targets land in the control of private housebuilders that has planning consent, but where delivery has not commenced, or is not proceeding quickly enough. The LDA is entering into commercial arrangements in order to accelerate delivery and to capture the homes for either affordable sale or cost rental. The 5,000 homes target will be achieved through multiple phases.

A large volume of homes located in Dublin City, the Greater Dublin Area (GDA), Cork and Waterford have already been contracted for delivery. The first completed homes under the programme have been delivered, with more due over the course of 2023 and beyond.

Going forward, it is expected that the initiative will be more focused on higher-density types of housing, including apartments and duplex houses.



The Report – Summary Findings

83 parcels of land

— ACROSS —

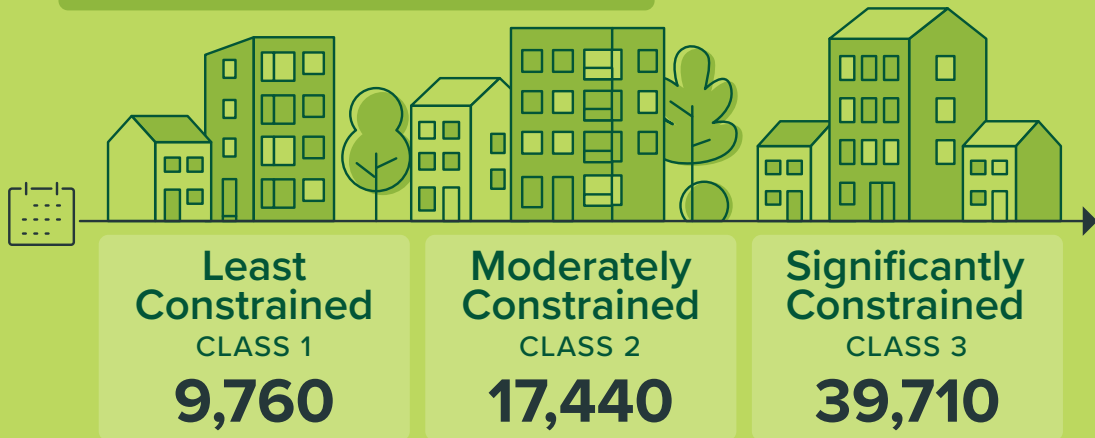
10 cities and regional towns

— UP TO —

66,910 homes could be delivered



LEVEL OF CONSTRAINT



OWNED BY



Government Agencies/ Bodies
18,110



Semi-State Bodies
28,470



Local Authorities
20,330

Summary Findings

The LDA's first Report on Relevant Public Lands 2023 has undertaken assessments for 70 areas of relevant public land in the five cities. The selection of land assessed has been reviewed for consistency with the proposed growth in population identified in the National Planning Framework (NPF) to ensure that, as far as possible, there is an appropriate balance of land identified across the country that is consistent with balanced regional development. As seen in the table below (Table 4.1 of the Report on Relevant Public Land), the allocation of residential units broadly matches the projected growth as set out in the NPF. Dublin has a higher proportional yield than the NPF. However, this is justifiable on the basis of the housing need identified in the preparation of the current Dublin City Development Plan.

In addition, 13 relevant public land assessments have been prepared across the five regional centres of Letterkenny, Sligo, Athlone, Dundalk and Drogheda. The table below also provides a summary breakdown of the numbers across the five cities and regional towns.

Location	No. of Lands	Relevant Public Land Assessment Indicative Yield	Indicative Yield by Class			Indicative Yield by Owner		
			Class 1	Class 2	Class 3	Schedule 1	Schedule 2	Local Authority
Dublin City and suburbs	38	26,070 - 35,130	3,830 - 5,160	7,550 - 9,830	14,690 - 20,140	5,360 - 7,110	9,520 - 12,750	11,190 - 15,270
Cork City	14	11,810 - 16,080	870 - 1,230	2,860 - 3,920	8,080 - 10,930	4,090 - 5,610	6,770 - 9,150	950 - 1,320
Limerick	6	3,440 - 4,600	140 - 190	70 - 90	3,230 - 4,320	150 - 210	3,220 - 4,300	70 - 90
Galway	8	4,330 - 6,050	300 - 420	1,030 - 1,430	3,000 - 4,200	2,270 - 3,250	730 - 950	1,330 - 1,850
Waterford	4	870 - 1,220	120 - 170	750 - 1,050	0	580 - 840	290 - 380	0
Total 5 Cities	70	49,420 - 63,080	5,260 - 7,170	12,260 - 16,320	29,000 - 39,590	12,450 - 17,020	20,530 - 27,530	13,540 - 18,530
Sligo	4	700 - 980	300 - 420	310 - 440	90 - 120	200 - 290	110 - 150	390 - 540
Letterkenny	2	560 - 770	350 - 480	210 - 290	0	210 - 290	0	350 - 480
Dundalk	4	760 - 1,070	480 - 680	280 - 390	0	150 - 210	560 - 790	50 - 70
Drogheda	1	210 - 300	210 - 300	0	0	210 - 300	0	0
Athlone	2	670 - 710	670 - 710	0	0	0	0	670 - 710
Total Regional Centres	13	2,900 - 3,830	2,010 - 2,590	800 - 1,120	90 - 120	770 - 1,090	670 - 940	1,460 - 1,800
Total	83	49,420 - 66,910	7,270 - 9,760	13,060 - 17,440	29,090 - 39,710	13,220 - 18,110	21,200 - 28,470	15,000 - 20,330



Glossary of Terms

Term	Definition
Class 1 Land	Class 1 – considered to be land with least constraints within census towns that is regarded as being substantially ready for near to medium term residential delivery. It is generally brownfield land located inside the development boundary of existing towns and cities. Further details in Section 3.1.
Class 2 Land	Class 2 – medium to long term term land within census towns that is regarded as being appropriate for residential led development, subject to overcoming some limited constraints. Further details in Section 3.1.
Class 3 Land	Class 3 – generally large, complex long-term land within census towns that is regarded as having potential for residential led development and urban regeneration, but due to several existing constraints require a number of supports in order to unlock their potential. Further details in Section 3.1.
Local Authority	(i) a county council, (ii) a city council, (iii) a city and county council.
Schedule 1 Public Body	(b) a person or body specified in Schedule 1 of the Land Development Agency Act 2021 (and set out in Appendix 7.1).
Schedule 2 Public Body	(c) a person or body specified in Schedule 2 of the Land Development Agency Act 2021 (and set out in Appendix 7.1).

Note: Please submit any comments or questions to publicland@lda.ie