

February 2024



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

Private Land Acquisition Initiative & Requirements

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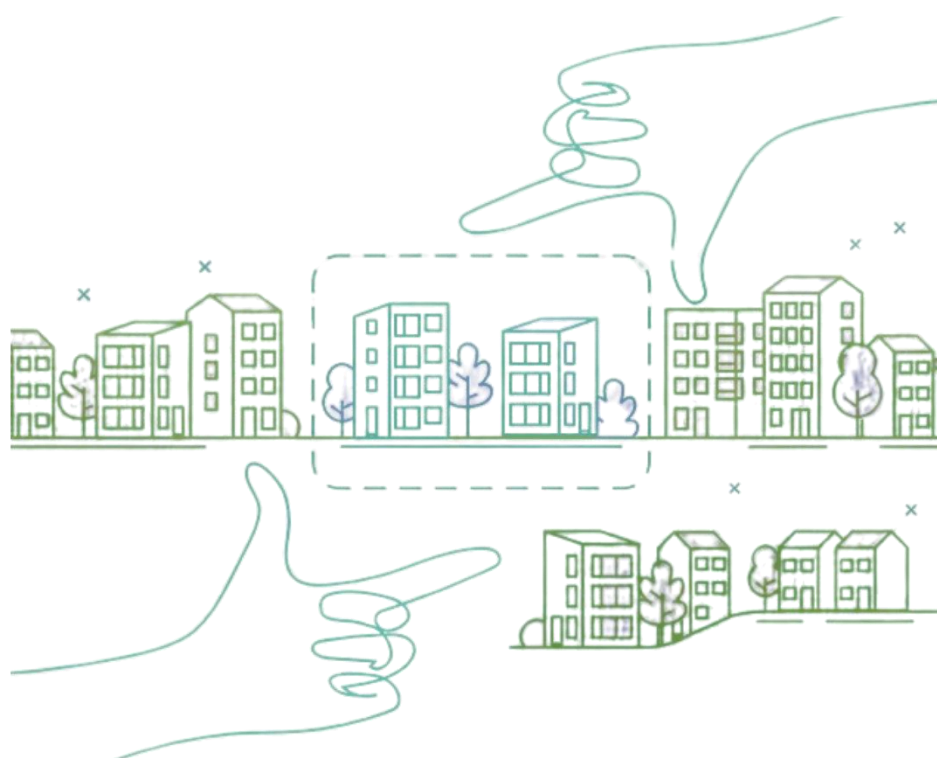
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LDA Private Land Acquisition Initiative

As the State's affordable housing delivery body, the Land Development Agency has two broad strategic aims - strategic land assembly and housing delivery. The LDA is currently working with public bodies to identify land suitable for the delivery of large scale housing developments, in the immediate, medium and long term, including complex strategic parcels of land owned by the State.

In addition, the LDA has identified a need and opportunity to purchase land from private landowners to supplement its State Lands programme and to help accelerate its objectives in delivering affordable housing in the short term. This ongoing land acquisition programme will support and supplement the LDA's objective of increasing its annual output of homes through direct delivery mechanisms.



The LDA invites landowners who wish to dispose of sites to submit sale details, having regard to our main acquisition criteria as set out below:

While the process is open to all proposals, the LDA will prioritise land acquisition proposals for higher density homes in the 5 main cities of Dublin, Cork, Limerick, Galway and Waterford.

In assessing any private land propositions/submissions received, the main criteria, requirements and characteristics will be as follows:

- **Location:** Greater Dublin Area, Cork, Galway, Limerick, Waterford, in cities to support the National Planning Framework / compact growth agenda;
- **Transport adjacency:** sites adjacent to existing public transport nodes;
- **Scheme Size;** serviced and appropriately zoned lands capable of delivering housing schemes from 200 units upwards, in the short term;
- **Planning Status:** sites with a valid grant of planning permission, or a positive planning context / history will be given priority;
- **Typology:** those sites suited to mixed and higher density typologies are preferable, with sustainable transport links and access to key services
- **Design & Operational Cost Efficiency;** for sites submitted with a valid grant of planning, we require the consented housing scheme to be cost effective, sustainably planned & designed, demonstrate maximum building cost efficiencies, and development viability, which will support value for money and can be delivered as Cost Rental or Affordable for Sale and hence maximum affordability for our occupiers.
- **Site Price:** the LDA will seek value for money, and all acquisitions will be negotiated in line with current market value;
- **Delivery Timelines:** the sites will ideally have already received planning permission and should be capable of commencing construction / delivery in the near term. Sites that have been partially activated or commenced will also be considered. Sites with a positive planning context and pathway to planning permission will also be considered.



The LDA invites interested parties with sites for sale which satisfy the criteria set out above to submit their property information using the attached Property Information Checklist

- [Private Land Acquisition Application Form and Checklist](#)



Landowners can submit their land sale propositions to; privatelandacquisitions@lda.ie

Disclaimer: *The LDA has prepared and issued this Property/Details Checklist for the sole purpose of receiving property information relating to sites for sale from potential vendors. This Checklist Form does not purport to be, in any way, comprehensive in respect of all matters relevant to the LDA's requirements for their Land Acquisitions process.*

Nothing in this Checklist Form constitutes an offer to enter into a contract, or a commitment or representation to enter into a contractual arrangement. This process is subject to contract. No legal relationship or other obligation shall arise between the LDA and any interested party until formal legal agreements have been put in place and any deposit paid. Each completed Property Checklist Form and all associated property information which is returned to the LDA constitutes agreement to, and acceptance of, this disclaimer. The LDA may exclude applicants who submit property for sale propositions, where the applicant commits any gross misconduct affecting the business of the LDA; or is convicted of any criminal offence (other than an offence under any road traffic legislation for which a fine or non-custodial penalty is imposed); or commits any fraud or dishonesty or acts in any manner which in the opinion of the LDA or Board brings or is likely to bring the LDA into disrepute or is materially adverse to the interests of the LDA.