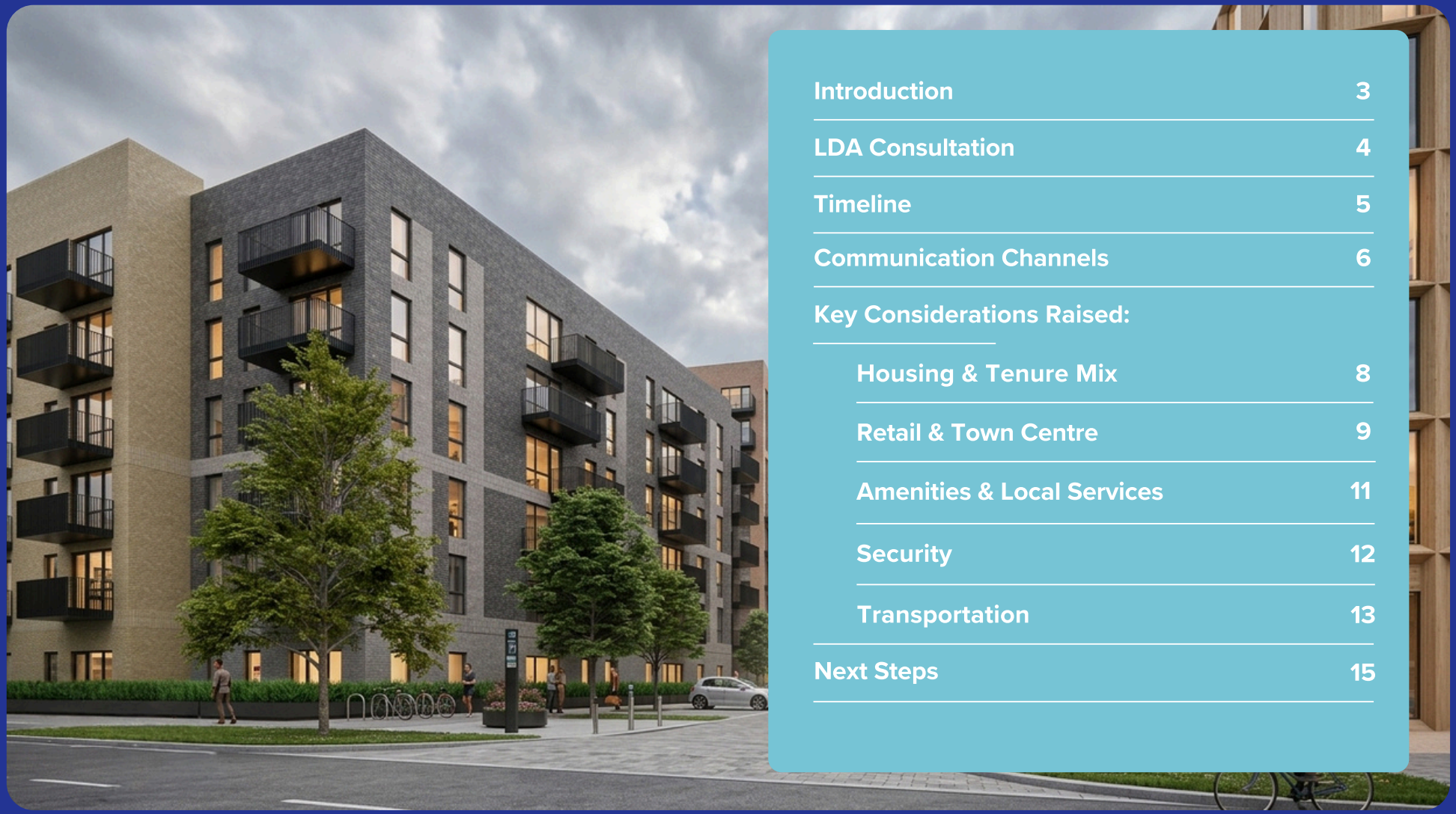


Silloge Road

Consultation & Stakeholder Engagement Report

October 2026

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Introduction

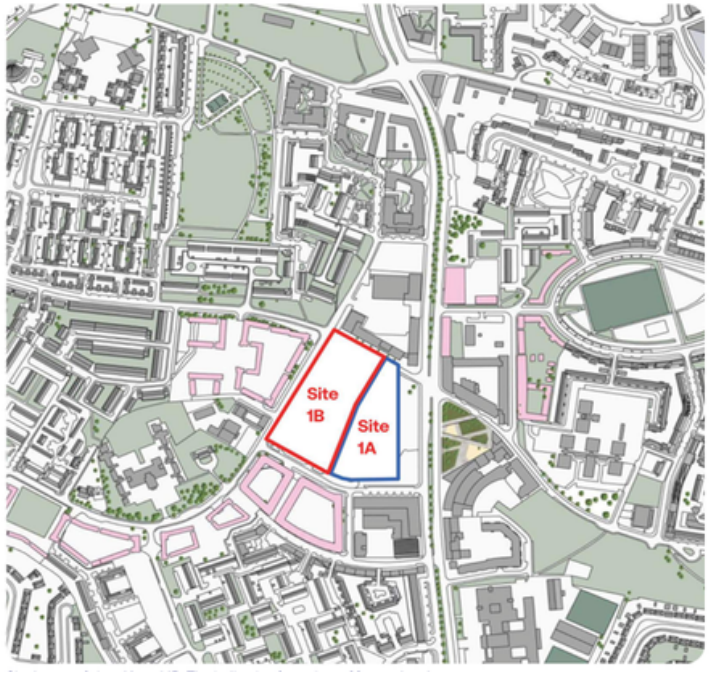
Ballymun was originally developed in the 1960s and 1970s as a large-scale social housing scheme and has since continued to evolve through sustained public and private investment.

The Silloge Road Large Residential Development (LRD) site is located in the centre of Ballymun, on the former shopping centre lands, within a strategically important regeneration area in North Dublin.

Silloge Road LRD forms part of a key regeneration area serving the Ballymun community. The site is highly accessible and is close to existing homes, services, public spaces and important transport connections linking Ballymun to the city centre, Dublin Airport and the wider metropolitan area. The lands are identified in the Ballymun Local Area Plan as Site 1 and are divided into Site 1A and Site 1B. The Land Development Agency (LDA) lands form Site 1B and extend to approximately 1.89 hectares, with a total planning application area of approximately 1.985 hectares.

The Vision

- High-quality homes
- Integrated communities
- Dynamic town centre
- Improved connectivity
- Green spaces
- Sustainability and biodiversity



LDA Consultation

In progressing its plans and proposals, the Land Development Agency (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.



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 requirements and condition.

Timeline

- Q1 2026: Consultation and Stakeholder engagement plan prepared
- June 2026: Public Consultation launched
- July 2026: Drop-in Clinic at the Axis Centre
- August 2026: Public Consultation concludes and CSES Report published
- October 2026: Planning application to be lodged and statutory consultation opens

Key statistics through public consultation

Website visits:
700+

Emails received:
60+

Stakeholders engaged with:
60+ attended one drop-in clinic

Communication Channels

From the early stages of the project, a wide range of meetings took place with Dublin City Council (DCC) officials, State agencies, statutory bodies and relevant local stakeholders, as well as local community representatives to develop an understanding for the site and wider area. A design team, led by van Dijk Architects and CCK Architects, were appointed to the project.

The local area councillors, as well as the Dublin North West TDs have also contacted the LDA and meetings have been held with them to include them in the evolution of the project. A briefing session was held with local area councillors at key junctures and in advance of launching each phase of this Public Consultation.

A Consultation & Stakeholder Engagement Plan was developed in early 2026 and preparations for a full public launch and consultation took place in July 2026. The Public Consultation and Stakeholder Engagement Report was completed and finalised in August 2026, following the Public Consultation.

A dedicated website was created to share the proposals in a public forum: https://lda.ie/projects/silloge-road with communications channels as follows:

A dedicated email address:
sillogeroad@lda.ie

A phone number to contact:
01-4102040

And a postal address:
George's Court,
54-62 Townsend Street,
Dublin 2, D02 R156

Key considerations raised to date

Since commencing early engagement with local elected representatives and stakeholders in Ballymun and the surrounding areas, a wide range of considerations and opportunities have been raised with the LDA for consideration. In general, the majority of people have outlined support for the project in principle and many support the aims to deliver much-needed housing in the area.

The LDA is keen to provide the community with further clarity and will respond to core issues raised. Our Design Team experts thoroughly studied the feedback received from the community, and this report outlines the key feedback and themes received through our consultation process.





Housing & Tenure Mix



Public feedback

Residents attending the consultation highlighted the need for appropriate facilities in the apartments as well as a balanced tenure mix, to create a sustainable community.

- A varied tenure mix was seen as an important consideration for the development, however concerns were raised regarding the affordability of cost rental for those local to Ballymun.
- Queries regarding the possibility of prioritising those local to Ballymun in the allocation of homes were raised.
- Due to the legacy of the Ballymun flats, residents were concerned history may repeat itself, but many residents were happy with the design of the scheme.

LDA response

- A Housing Need and Demand Assessment was carried out at the beginning of the project to assess the appropriate housing mix and tenure for the development. This has been further developed in consultation with Dublin City Council planners and housing office and by analysing the LDA's previous experience in other developments.
- Housing tenure will be subject to further discussions with Dublin City Council's Housing Department if planning permission is granted.

Retail & Town Centre

Public feedback

Residents attending the consultation highlighted importance of restoring Ballymun's town centre as a vibrant community hub, reflecting on the area's history and the loss of the former shopping centre.

- Ballymun has lost its town centre and community heart, with many residents mourning the loss of the former shopping centre as a place to meet, connect and access local services.
- The area's history and legacy should be recognised, with past regeneration and planning decisions continuing to shape residents' views of new development on the former shopping centre site.
- There is a strong desire for a vibrant village centre with a wider mix of shops, cafés and local businesses, rather than additional pharmacies.
- Greater support is needed for local enterprise, including affordable commercial rents and start-up assistance, to revitalise the local economy and help Ballymun thrive.





Retail & Town Centre

LDA response

- The Ballymun Local Area Plan identifies the former shopping centre lands as ‘Site 1’ and divides the plot into 2 land parcels, Site 1A and Site 1B. Different site briefs apply to each plot.
- Site 1B is the plot to be developed by the LDA and Site 1A will be subject to a future development by Dublin City Council. Site 1A is to be used as a site compound during the MetroLink construction and is therefore not immediately available for development proposals.
- Site 1B is referenced as being “largely residential in nature but a mix of uses would be acceptable depending on market conditions and demands”.
- Site 1A is considered to be a more appropriate location for commercial and retail uses given its frontage onto the main street and the planned future metro stop, helping with visibility and subsequently viability for operators.
- In progressing the development of Site 1B, the LDA has considered the future development potential of Site 1A and have prepared an indicative masterplan layout for these lands.
- The LDA has also engaged a commercial property adviser to advise on current market conditions including demand and vacancy.
- The development provides for a crèche and four community & culture units which could accommodate a range of occupiers including some with a retail element e.g. community café, neighbourhood co-operative, makers & workshop retailers amongst others.
- The LDA will continue to engage with stakeholders, the Ballymun Local Area Office & DCC Arts Office to find an occupier for these spaces.

Amenities & Local Services



Public feedback

As the population grows in Ballymun, residents emphasised the need for services and amenities to grow proportionately while maintaining and upgrading existing local services.

- Population growth needs to be balanced alongside delivery of amenities such as local schools and safe play areas for children.
- The Axis Centre was highlighted as an excellent existing local amenity, but needs renovation and rejuvenation. Attendees at the consultation queried if the regeneration of the Axis Centre could be included as part of this scheme.

LDA response

- A Community & Infrastructure Audit will be submitted alongside the planning application and will detail what demand may be generated for local services based on the development.
- The development designs incorporate two play spaces for children, one in the internal communal courtyard for residents of the development and the second is located in the public open space fronting onto Balbutcher Lane. This will be accessible to the public.
- The LDA will have further discussions with the Ballymun Local Area Office & DCC Arts Office, as well as other stakeholders to establish current and future community/culture needs and to ensure that all obligations in the Dublin City Development Plan 2022-2028 are met. The Agency will finalise an agreement for a contribution towards new or upgraded community infrastructure within Ballymun once planning permission is granted.

Security

Public feedback

Anti-social behaviour remains a point of concern for residents in Ballymun.

- Attendees at the drop-in clinic voiced their fears about anti-social behaviour.
- Local Gardaí were present at the consultation and are keen to work with the LDA on increasing visibility and tackling these issues.



LDA response

- The development has been designed to incorporate crime prevention principles.
- The following illustrates how the design strategy seeks to ensure a high level of safety and security is maintained in the new development:
  - Maximising passive surveillance of streets, open spaces, play areas and surface parking;
  - Avoiding the creation of blank facades, dark or secluded areas or enclosed public areas;
  - Eliminating leftover pockets of land with no clear purpose;
  - Providing adequate lighting;
  - Providing a clear distinction between private and communal or public open space, including robust boundary treatment;
  - Using materials in public areas which are sufficiently robust to discourage vandalism;
  - The development of a perimeter block provides legibility to the lands, while ensuring a clear distinction between public and resident only spaces.

Transportation



Public feedback

Connectivity and parking was identified as a consideration for the development on Silloge Road.

- Population growth alongside the lack of retail means that most residents will need to drive to get their shopping done. Residents queried the level of parking provision proposed and why the number of car spaces was so low.
- While the buses servicing Ballymun are reliable, residents have raised concerns around the blockage of bus lanes due to lack of parking.
- Residents, while excited by the concept of the Metro, worry that if not delivered, the DCC retail units will not materialise.

Transportation

LDA response

- Having regard to the location of the site, its access to existing and future high-frequency transport corridors, services and amenities within a 10-minute walk, together with the active travel infrastructure in the surrounding area, it is proposed to provide 177 parking spaces.
- The provision of 161 spaces for 564 home is equivalent to 0.285 spaces per unit excluding 10 car share spaces. GoCar estimates that 1 car share space can be equivalent to between 10-20 private vehicles. Taking on an average rate of 1 car share per 15 private cars, the car club provision for the development would be equivalent to 150 private cars.
- Dedicated loading bays for service vehicles, deliveries and refuse trucks are located on Silloge Road and on the new Central North-South Street.
- Having regard to the 2025 Apartment Standards, bicycle parking for apartments shall be provided at a rate of 1 secure bicycle parking space per residential bedroom and 1 visitor bicycle parking space for every two homes.
- The low parking ratio is in accordance with the Dublin City Development Plan 2022 – 2028 which promotes reduced car parking rates and encourages sustainable travel.





Next Steps



Q3 2026

Conclusion of public consultation



Autumn 2026

Silloge Road LRD application lodged



2028

Commence construction subject to planning approval

Contact us

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