

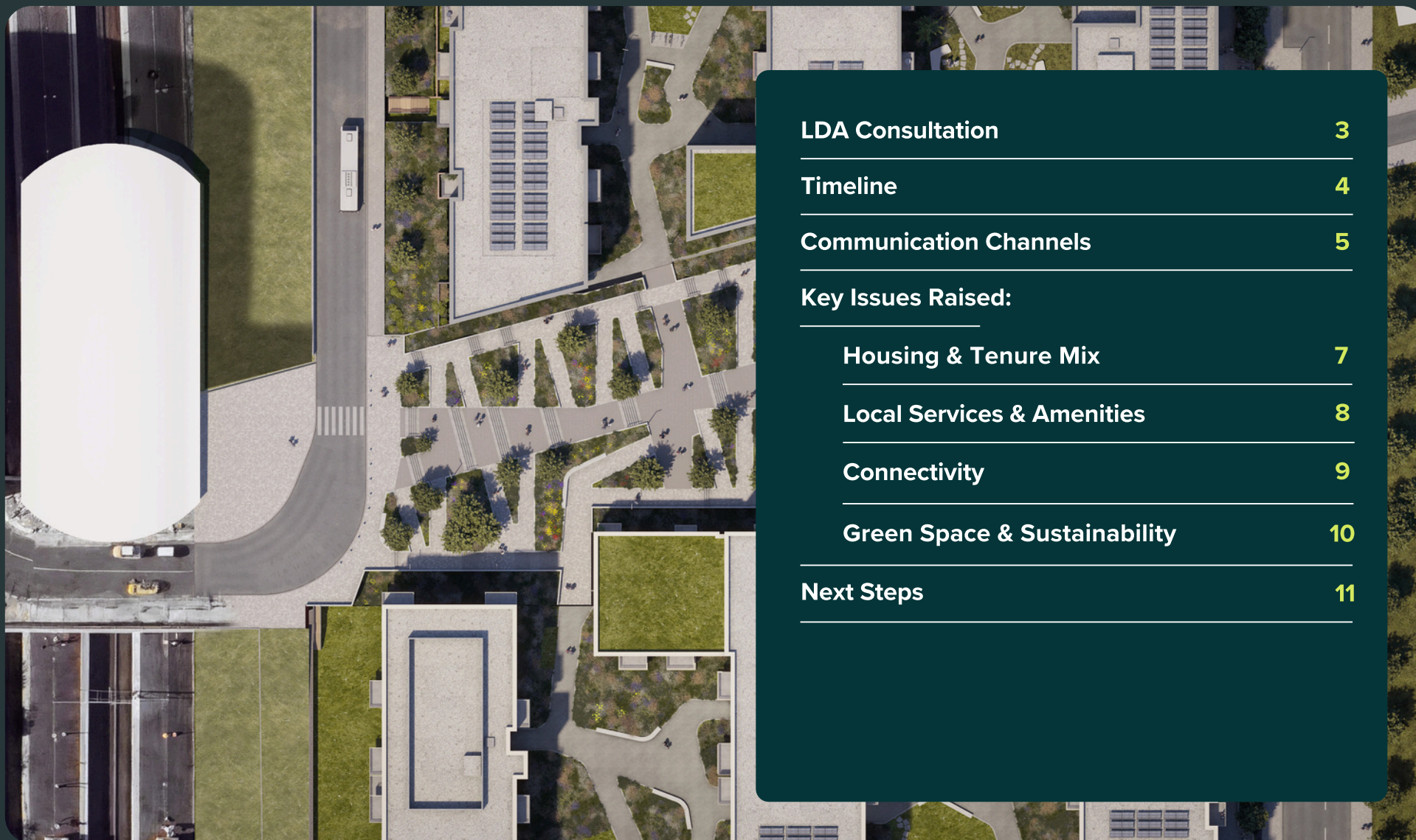


Stapolin Square

Consultation &
Stakeholder
Engagement Report

JULY 2026

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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



Key statistics through public consultation

Website Visits:

1500+

Emails received:

200+

Stakeholders engaged with:

100+ attending two drop-in clinics

Communication channels

From the early stages of the project, a wide range of meetings took place with 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 Henry J Lyons Architects, were appointed on the project.

The local Area Councillors, as well as the Dublin Bay North TD's 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 2025 and preparations for a full public launch and consultation were planned for 2026. The Public Consultation and Stakeholder Engagement Report was completed and finalised in July 2026, following the Public Consultation.

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

A dedicated email address:
stapolinsquare@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 issues raised to date

Since commencing early engagement with local elected representatives and stakeholders in Stapolin and the surrounding areas, a wide range of issues and opportunities have been raised with the LDA for consideration. There have been a wide range of topics commented on. 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 are 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



You said

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.
- There was a strong interest for affordable purchase houses as well as 2- and 3-bed apartments suitable for families.
- Residents also expressed an interest in age-friendly homes for retirees looking to downsize.
- There is a need for storage of large household items in apartment complexes.

We did

- Consistent with the LDA's mandate to deliver sustainable and inclusive communities, the Stapolin development will include a mix of housing tenures designed to support a vibrant, balanced and sustainable neighbourhood. The final tenure mix is currently under review and will be confirmed as part of the ongoing planning and delivery process.
- To date, the LDA's priority has been to accelerate the delivery of key infrastructure, including Haggard Park, Stapolin Square and the new foul pumping station. To ensure the earliest possible delivery of this infrastructure and associated housing, the LDA has largely retained the approved housing mix. This approach has supported overall project delivery while enabling critical community infrastructure to be brought forward.
- As future phases of the Stapolin development will not be subject to the same delivery pressures, the LDA will have greater opportunity to review the planning, design and tenure mix (including but not limited to potential age-friendly, key worker and terraced housing provisions) to help ensure the creation of a balanced, sustainable and inclusive community.
- The proposed planning amendment includes a dedicated secure bulky storage area that will provide additional storage facilities for residents, supplementing the typical storage provision within the apartments.

Local Services & Amenities

You said

You shared that as Stapolin continues to evolve; local services and amenities are an important priority for residents.

- Access to schools, healthcare services, childcare and supports for older persons was identified as a key concern, particularly in relation to existing capacity and future demand.



We did

- Workstream 1 delivers Stapolin Square, which will serve as the village centre for the community. The development provides flexible commercial space suitable for retail, gym, studio and other complementary uses, together with a new childcare facility. These amenities will complement the community, commercial and social infrastructure being delivered as part of the LDA's neighbouring Clongriffin developments, helping to create a vibrant and sustainable neighbourhood.
- Workstream 2 will deliver early public access to the 1.8-hectare Haggard Park, creating a significant recreational and amenity resource for the community. The park will include a multi-use games area, outdoor fitness equipment, a skate park, playground, kickabout area and walking trails. This will be complemented by a network of smaller pocket parks offering picnic areas, play facilities and attractive green spaces that support recreation, wellbeing and biodiversity.
- Future phases of the Stapolin development will build upon the infrastructure, services and amenities delivered through Workstreams 1 and 2. This will help ensure the provision of a complementary, balanced and sustainable range of local services that respond to the evolving needs of the wider community.
- Community feedback will inform the LDA's review of the future phases of the Stapolin development. The review will consider a range of local needs, including healthcare services, age-friendly and accessible housing, childcare facilities, and other social and community infrastructure to support a balanced and inclusive community.

Connectivity



You said

Connectivity was identified as one of the main considerations for future development of Stapolin.

- Population growth needs to be balanced alongside delivery of transport infrastructure, namely provision of additional DART services and upgraded.
- Improved access to Clongriffin DART station from Stapolin was highlighted as a key consideration, with support from residents for the removal of the current lift and tower.
- Concerns were raised regarding existing road congestion and on-street parking.

We did

- Stapolin Square will enhance connectivity by providing a direct pedestrian and cycle link between Longfield Road and Clongriffin DART Station, improving access to rail services and strengthening east–west permeability across the area. The project will also deliver a new bus ramp, facilitating improved bus connectivity to Baldoyle and surrounding communities and supporting the development of an integrated and sustainable transport network.
- The LDA continues to engage with the National Transport Authority (NTA), Transport Infrastructure Ireland (TII), Iarnród Éireann and Dublin Bus to coordinate transport investment and help ensure that public transport capacity grows in line with residential development. The LDA intends to continue engagement with Dublin Bus as delivery timelines for the new bus ramp are confirmed.
- The development has been designed to facilitate the DART+ Coastal North rail expansion, which has received planning approval and will increase rail capacity along the Northern Line. The Government has also allocated €93 million in Shared Island Fund investment to accelerate delivery of key elements of the project, including infrastructure improvements at Clongriffin. Further information is available from the Department of Transport:
<https://www.gov.ie/en/department-of-transport/press-releases/almost-230-million-shared-island-funding-to-support-investment-in-all-island-rail/>.

Green Space & Sustainability

You said

High-quality open spaces and consideration for the types of greenery included in the landscaping plans were highlighted as important considerations.

- Protecting existing trees while adding in additional native trees was seen as important.
- Residents expressed particular interest in outdoor facilities, new green spaces and areas for play.
- The maintenance and stewardship of green spaces were highlighted as a consideration.



We did

- A key objective of the LDA across all its developments is to deliver a net gain in biodiversity, in line with the LDA's Sustainable Development Strategy 2024–2028, which identifies biodiversity enhancement and climate resilience as a core strategic objective. Further information on the LDA's sustainability commitments is available at: <https://lda.ie/about-us/sustainability>.
- Workstreams 1 and 2 will deliver more than 10,000 sq.m of public open space, including Haggard Park, pocket parks and landscaped community areas. This significantly exceeds the public open space requirements applicable to the development and demonstrates the LDA's commitment to delivering high-quality, accessible and sustainable green spaces for the community.
- Arrangements for the long-term management and maintenance of these public open spaces will be clearly established, with all public open spaces intended to be offered to Fingal County Council through the statutory taking-in-charge process.

Next Steps



Q3 2026 **Workstream 2**

Commence construction



Summer 2026 **Workstream 1**

Stapolin Square LRD
application lodged



Q4 2026 **Workstream 1**

Stapolin Square planning
decision



2027 **Workstream 1**

Stapolin Square commence
construction subject to planning
approval

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