



Stapolin Square

Summer Newsletter 2025



The Land Development Agency (LDA) is bringing forward a new chapter in development at Stapolin, with an ambitious plan to accelerate the provision of new homes and quality public amenities.

Stapolin Square is the working title for the land which LDA acquired in February 2025.

The LDA is committed to delivering housing at scale along with providing quality public amenities at Stapolin, which will benefit the local community and new residents. We are introducing a regular newsletter alongside new communication channels, a webpage and email address to provide progress updates and enhanced communication with the local community, residents, and stakeholders.

The Stapolin Square development comprises 18-hectares of land with permission granted for delivery of 1,931 new homes, permanent access to the Clongriffin train station, creche facilities, commercial units, new parks, transport facilities, improved pedestrian and cycle links and other public infrastructure works to enhance community amenities. This development will include Haggard Park, spanning 1.5 hectares, which will feature a multi-use games area (MUGA), a skate park, a playground, a fitness area, and scenic walking trails, while additional pocket parks will further enhance public realm across the development.

The site is close to existing housing in Stapolin, Baldoyle and Clongriffin train station. It is bounded by the railway line to the west, the planned Fingal County Council (FCC) Racecourse Park to the north and northeast, and has views towards Ireland's Eye, Howth, and the Irish Sea.

Having carefully considered community feedback, we acknowledge the challenges associated with the current access to Clongriffin Train Station and recognise the importance of delivering a permanent, accessible route through the new Stapolin Square as a priority. In the meantime, the LDA is committed to implementing a robust interim solution to ensure the temporary access arrangements are safe, inclusive, and effective for all users.

To date, a number of improvements and upgrades have been undertaken to address issues with the current access:

- **Increased security measures and onsite presence to minimise the misuse of the lift service;**
- **Improved signage erected with contact details for the response team should there be an issue with the temporary access route;**
- **Addressing lift operation issues as quickly as possible to maintain safe and reliable access into the station forecourt;**
- **New opening hours of 4am – 1am took effect from Tuesday 10 June 2025.**

The LDA continues to collaborate with the National Transport Authority (NTA) to ensure a more reliable lift service. The NTA has advised that, *“Following a public procurement process, a lift replacement, operation and maintenance contract has been awarded to Infinity Lifts. The lift specification is a modern specification unit suitable for an outdoor environment and includes a range of features and materials to improve the reliability and reduce potential for damage to the lift. Infinity Lifts has now completed all surveys and designs for the replacement lift car and an order will be placed in early July 2025. It is anticipated that the new lift car will be delivered to site in late September and works are expected to be completed by mid-November 2025. During the period of the lift car replacement, between late September and mid-November, the stair core will remain open, but the lift will not be operational. More detailed of the planned closures will be communicated to local stakeholders along with on-site signage a minimum of two weeks in advance of the works commencing”*. NTA

Since the LDA’s acquisition of the site, we have been working with all stakeholders to achieve a satisfactory conclusion to the Judicial Review relating to the existing planning consent and are pleased to confirm that this engagement has been successful. This removes the last remaining barrier to the delivery of this development.

Since acquiring the site, the LDA and our design team have been working through design issues relating to the existing planning grants and are now in a position to proceed with the following:

- **A minor planning amendment has been lodged with FCC to regularise the boundary conditions. This has minimal impact on the consented planning scheme. For further details please visit www.StapolinAmendment1LRD.ie;**
- **The planning process has commenced for the redesign of Stapolin Square (required as a planning condition of the existing grant) with a pre-planning meeting with FCC has been request – further updates to be provided in Q4 2025;**
- **The tendering process for the initial phase of new homes including delivery Haggard Park has commenced – further update to be provided in Q4 2025.**

To further reinforce the LDA’s commitment to the wider area, we are also progressing with development of the LDA Clongriffin Central Project (www.clongriffincentral.ie) which will evolve links and connections between these neighbouring communities.

Communications: New contact details for the response team are displayed in and around Clongriffin station should any issues need to be reported, and we will ensure regular communication as we progress design proposals, by informing and engaging with local communities, residents, and stakeholders.

Website: <https://lda.ie/projects/stapolin-square>

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