

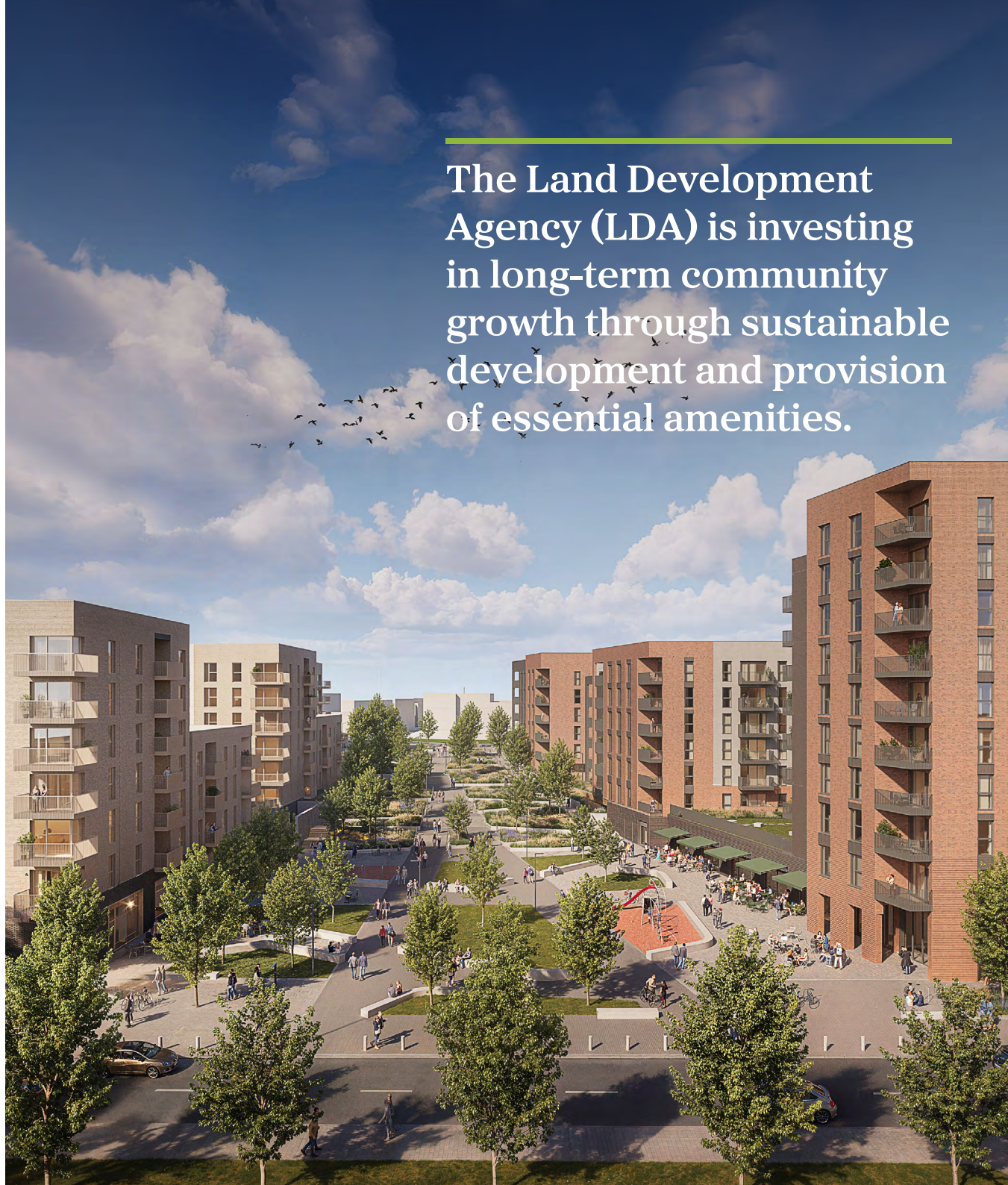
Stapolin Square



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The Land Development Agency (LDA) is investing in long-term community growth through sustainable development and provision of essential amenities.



Foreword




Phelim O'Neill
Director of Development
The Land Development Agency

The LDA, in consultation with Fingal County Council (FCC), has developed plans for Stapolin Square. These plans outline a comprehensive vision for the delivery of Stapolin Square, including a new gently sloped pedestrian access and bus ramp to Clongriffin Station, a vibrant village centre, and six residential apartment buildings, which will provide **596 new homes** to the area.



The LDA is preparing a planning amendment for Stapolin Square and the surrounding apartment blocks to address key design updates, including:

These changes will maintain the overall design intent, elevational appearance, and building heights of the permitted development.



Enhanced Access

Removal of lifts and provision of gently sloped pedestrian access to Clongriffin Station.



Modern Infrastructure

Adjustments to the bus ramp design to accommodate modern buses.



Sustainability Improvements

Measures to improve efficiency and environmental performance.

The plans demonstrate how **state investment will regenerate and grow an already established community**, while enhancing adjacent residential and business areas with new amenities, including a **crèche and commercial spaces** within the development.

A central aim of the project is to deliver **high-quality Cost Rental and social homes**, incorporating sustainability principles, while promoting active mobility, and ensuring access to quality open spaces — all designed with flexibility to adapt to future needs.

Although the Stapolin community is well established, development in this area has stalled for a significant period despite existing planning consents.

The LDA acquired the site to kick-start development and resolve legacy issues relating to permanent access to Clongriffin Station.

The LDA has worked diligently to address outstanding design elements and is now ready to bring forward a planning application to facilitate the successful delivery of the development.

We extend our sincere thanks to our partners and all those who have engaged and supported this process to date. We are hopeful the local community will support this plan, which will **regenerate and improve facilities and services for current and future residents**.

c.2,000



The six residential apartment buildings, will provide c.2,000 new homes to the area.



Enhancing established communities with new spaces to live, work, and thrive together.

Introduction

Who we are

The LDA is the State's affordable housing delivery body. Its main role is to acquire and develop State and other land to deliver affordable homes to address the country's housing need.

The Agency seeks to maximise the supply of affordable homes in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The LDA aims to improve the way the housing sector functions by:

- Acquiring and developing land from State bodies, private owners and Local Authorities to boost the supply of sustainable, affordable housing.
- Provide Cost Rental housing for long-term affordable rent.
- Provide Affordable Purchase homes to be made available through the Local Authority Affordable Purchase Scheme and the First Homes Scheme (FHS).
- Investing in research and innovation to identify new and better ways to deliver new homes and to lead the housing sector.

What is Cost Rental?

Cost Rental is a new housing tenure created under the Affordable Housing Act 2021. It offers a long-term, secure rental option. The rents on these homes are at least 25% below market rates, and are based on the cost of building, managing, and maintaining the homes.

Cost Rental housing is available to people with a net household income below €66,000 in Dublin. Full details of the scheme, and examples of other Cost Rental schemes, are available on the LDA website.

The rents on these homes are at least 25% below market rates, and are based on the cost of building, managing, and maintaining the homes.



Cost Rental housing is available to people with a net household income below €66,000 in Dublin.

Regeneration at Stapolin Square

The LDA acquired the Stapolin Square development lands in north Dublin in February 2025.

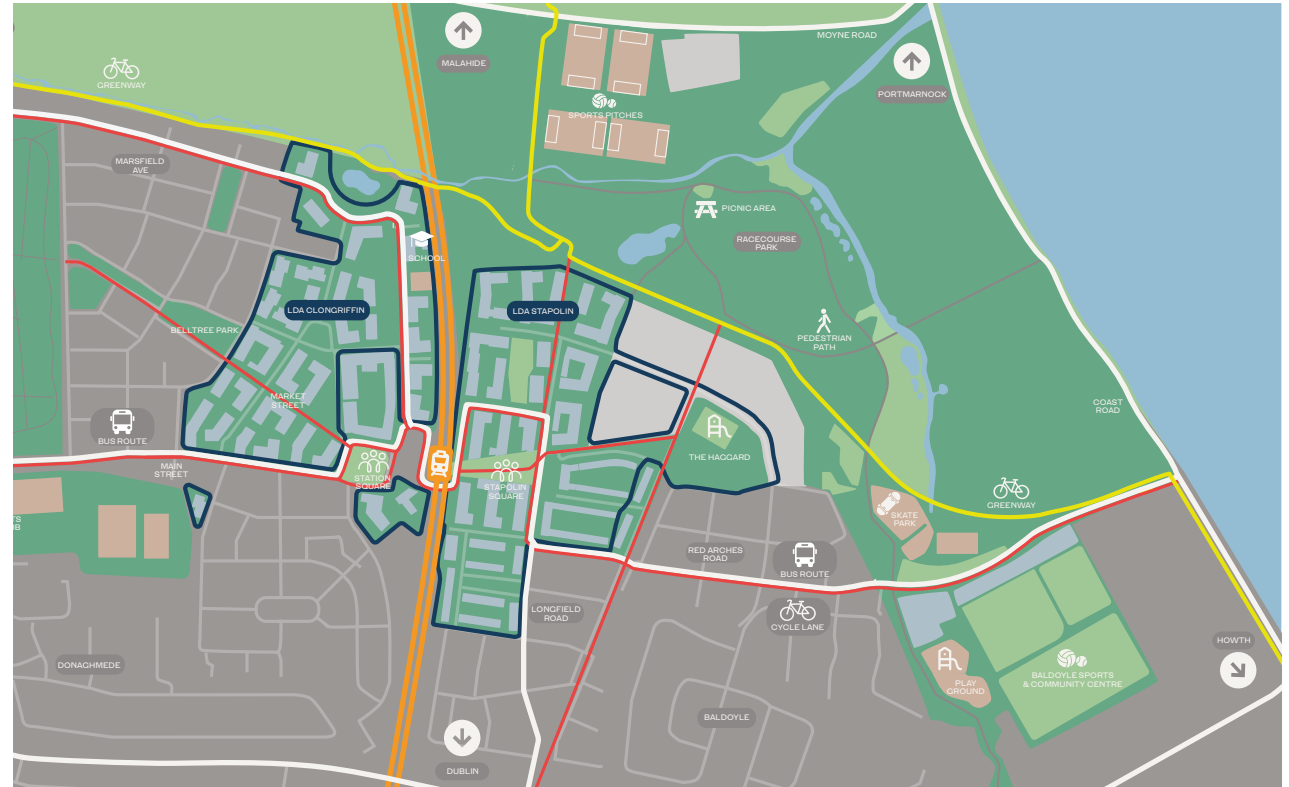
The site came with existing planning permission for **more than 1,900 homes**, marking a major step toward delivering affordable housing and revitalising the area.

Stapolin Square spans 18 hectares and includes permission for permanent access to Clongriffin Station, crèche facilities, commercial units, new parks, transport infrastructure, and other public amenities. Originally part of the former “The Coast” housing development, planning approvals for the site date back to 2016.

The LDA’s acquisition aims to **accelerate regeneration** and provide much-needed **public facilities for both existing and future communities**.

The Agency has been actively working with the National Transport Authority (NTA) to resolve legacy issues, including improving security measures and replacing the temporary access lift to the station.

Further reinforcing its commitment to the area, the LDA is also progressing development on the adjacent Clongriffin/Cluain Ghrífin lands to the west. Combined, these projects have the potential to deliver **over 4,000 new affordable homes** in the vicinity of Clongriffin Station, creating a vibrant, sustainable community for generations to come.



By bike



- Racecourse Park >2 mins
- Baldoyle Sports Hall & Community Centre >3 mins
- Father Collins Park >5 mins
- Portmarnock Beach >17 mins

By train



- Malahide >10mins
- Connolly Station >25mins
- Dublin City >27 mins

By car



- Howth >15mins
- M1 & M50 >15mins
- Dublin Airport >20mins

The Stapolin Square Development

Key Facts

The LDA is proud to commit to creating a vibrant, long-term sustainable community through the Stapolin Square development. This landmark project is designed to deliver essential amenities and services benefitting the wider community, fostering a dynamic and connected neighbourhood in Dublin's north-east.

Approximately 2,000 Homes*


Including Affordable Cost Rental apartments, social apartments, and houses

* (subject to planning amendments)




Stapolin Square Village Centre

A lively hub with essential services, amenity spaces and spaces to gather.




Permanent Clongriffin Station Access

The over 5,000m² square provides permanent accessible connectivity to Clongriffin Station via gently sloped ramps.



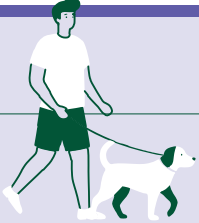
Haggard Park (1.8ha)

Multi-Use Games Area (MUGA), walking trails, playgrounds, open parkland, meadows, skate park, and fitness area.




Pocket Parks (Over 6,500m²)

Green spaces throughout the development for relaxation and play.




Crèches

Supporting families with quality childcare facilities.



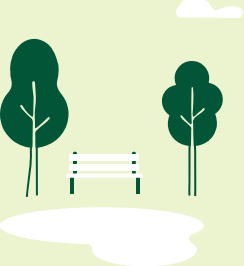
Retail, Café & Leisure Studio

Spaces for shopping, dining, and wellness.




Access to Racecourse Park

Enhancing connectivity to surrounding recreational areas.



Improved Connectivity

New cycle paths and footpaths for safe, sustainable travel and improved bus connectivity.



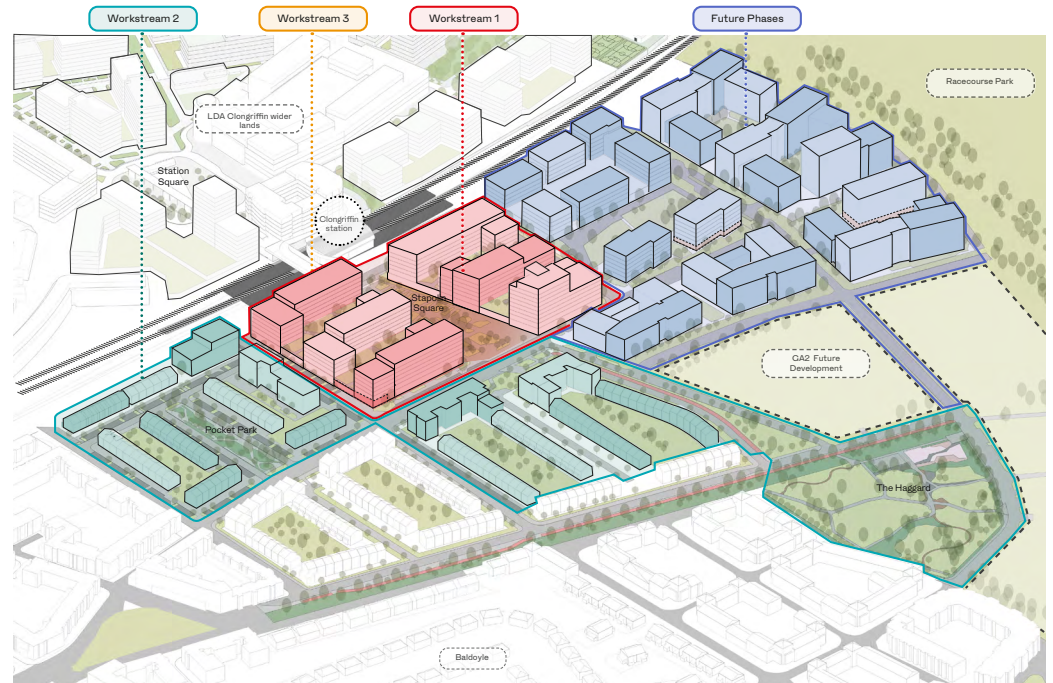
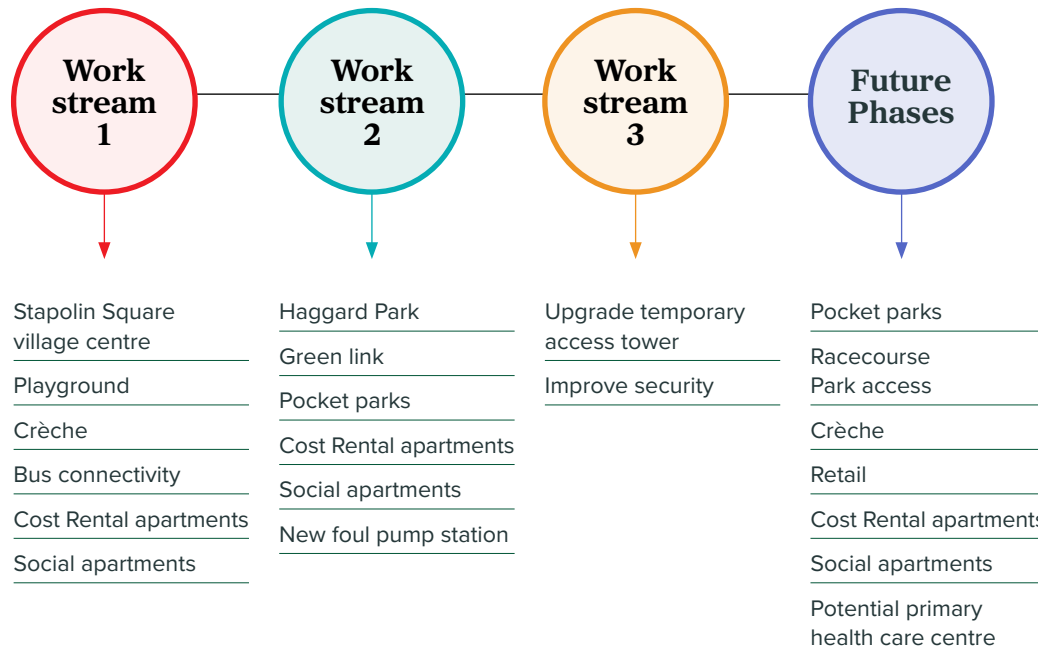
Infrastructure Upgrade

Replacement foul pump station to support the growing community.

The Stapolin Square Development

Workstreams

Due to the scale and ambition of the Stapolin Square development, it has been structured into multiple workstreams, with progress advancing concurrently across each area.



Workstream 1

The Cornerstone of the Stapolin Development

Workstream 1 is a critical element of the wider Stapolin Square development, delivering key housing, amenities, and infrastructure, shaping the heart of this new community.



Stapolin Square Village Centre

A vibrant hub featuring a crèche and a variety of commercial spaces capable of accommodating a café, gym and pharmacy, complemented by a new playground for families.

Station Access Upgrade

Removal of the temporary train station access tower, replaced with permanent, inclusive access via Stapolin Square.



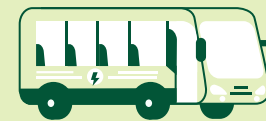
Crèche

A new purpose-built crèche will be delivered to meet the needs of families in the growing community.



Bus Ramp

Seamlessly connecting Stapolin with Clongriffin for improved public transport integration.



596 New Homes

Including Social homes and affordable Cost Rental apartments to meet diverse housing needs.



Next Steps

The LDA will be submitting a planning amendment to the existing planning permission, ensuring the updated design aligns with our mandate to deliver sustainable communities and affordable housing.



Why?

1 Building a Sustainable Community:
The LDA is committed to creating a long-term, sustainable community as part of this development.

3 Parking Adjustments:
The existing planning grant also requires the reorganisation of car parking spaces.

5 Modern Public Transport Integration:
The new bus ramp has been redesigned to accommodate modern public transport vehicles.

2 Improved Accessibility:
The existing planning grant requires removal of the lifts and the inclusion of universal access solutions. This is a key design change for Stapolin Square, ensuring better community access to Clongriffin Station.

4 Design Efficiencies for Affordable Housing:
The LDA has introduced design efficiencies to support our mandate of delivering affordable housing, while preserving the overall design intent, appearance, and building heights of the permitted development.

6 Village Centre Enhancements:
The village centre design has been updated to meet current operator requirements and complement the facilities being delivered by the LDA in our Clongriffin development.

When?

1 LRD Opinion Submission:
The LDA, together with our design team, have refined the Stapolin Square plans to incorporate proposed changes and submitted them to Fingal County Council (FCC) for review under the Large-Scale Residential Development (LRD) Opinion process.

2 Planning Amendment:
Following feedback from FCC, the LDA are targeting the final planning application submission in summer 2026, marking a significant milestone in advancing the development.

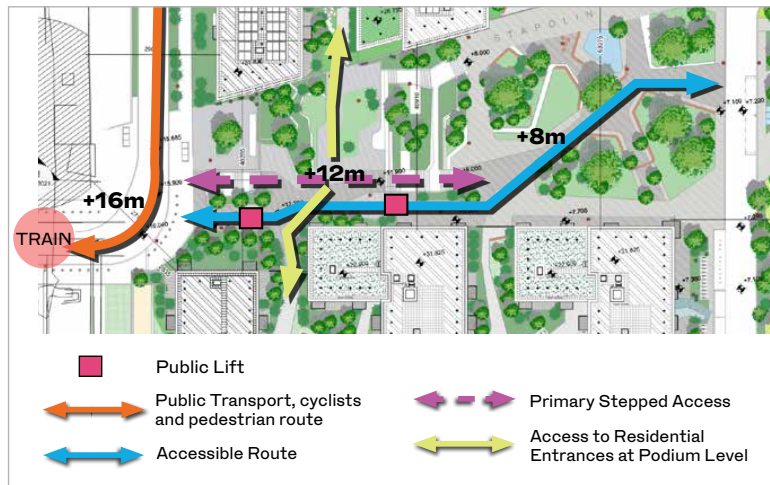


What Has Changed?

Key Elements

Stapolin Square

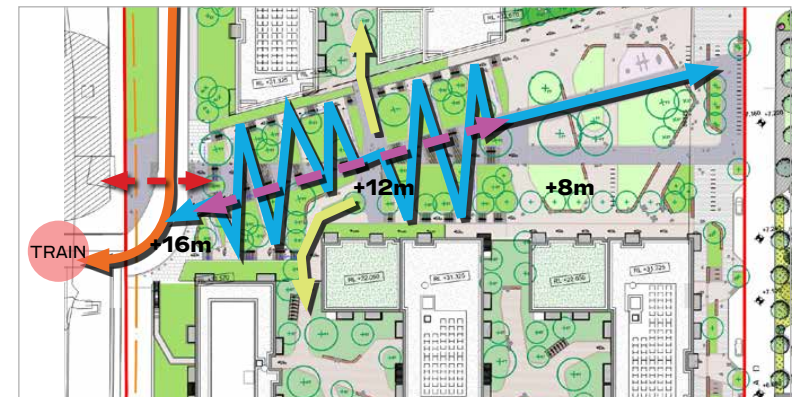
Existing Planning Granted



Existing planning condition 2 (a) requires the removal of the two previously proposed public lifts.

The existing granted design allowed for stepped pedestrian access and 2 lifts to access the train station.

Proposed Planning Amendments



Stapolin Square has been thoughtfully designed to create an **active and welcoming heart to the village centre**. Featuring retail, café, and commercial spaces, the square will also include a playground at the Longfield Road end and dedicated areas for people to gather and connect — transforming it from a simple thoroughfare into a vibrant community hub.

The design now incorporates a **gently sloped (Part M compliant), landscaped route linking Longfield Road to Clongriffin**, ensuring universal access and enhancing connectivity for all.

Key Elements

Car parking

Existing Planning Granted



Existing planning condition 2 (b) requires removal of car parking under the permitted ramped bus access road to the train station .

Proposed Planning Amendments



The car parking design has been revised and optimised to **maximise the number of spaces within the existing design constraints**, ensuring efficient use of space while maintaining the integrity of the overall development.

No. of homes

528

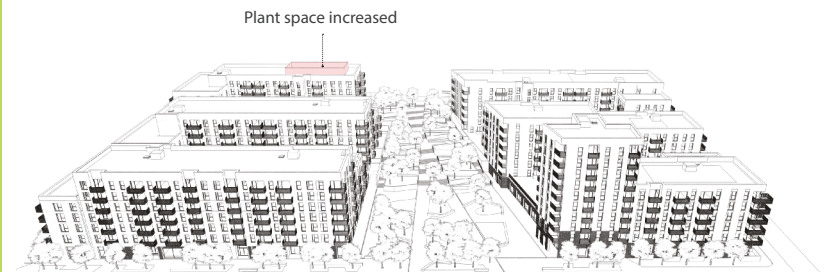
596

No. of storey

A1, A2, A3 4–7 Storey
D1, D2 & D3 5–10 Storey

A1, A2, A3 4–7 storey — **No Change**
D1, D2, D3 5–10 storey — **No Change**

Block A1 rooftop plant room louvres have increased in height by circa 140cm to ensure appropriate screening of all plant equipment and rooftop terrace omitted from block D3.



Key Elements

Block footprint

Existing Planning Granted



During the LDA's design review process, we identified deficiencies in the granted design's daylight/sunlight provisions for the apartments.

Proposed Planning Amendments



Block widths have been reduced to ensure the apartments align with current daylight and sunlight requirements, **improving natural light and overall living quality for residents.**

Internal layouts

The permitted scheme for Stapolin Square was originally designed as a Private Rental Sector (PRS) development.

Apartment layouts have been reconfigured and the unit mix updated to reflect current housing needs, while **improving building efficiency and functionality for residents.**



Key Elements

External semi-private amenity space (resident only)

Existing Planning Granted



5,357m²

Proposed Planning Amendments



Building efficiency adjustments have reduced the overall building footprint. This has allowed the LDA to provide **980m²** (6,337m² total) additional external semi-private amenity space, providing residents with more outdoor space for relaxation, leisure, and community interaction.

Commercial

Retail, gym, pharmacy, crèche

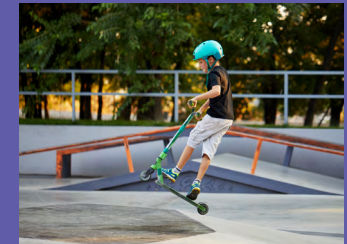


The layout and design of the commercial spaces within Stapolin Square have been refined to better serve the community and activate the heart of the development:

- 1. Expanded Crèche:** The crèche facility has been increased from 539m² to 733m² to meet growing demand from families in the area.
- 2. Flexible Layouts:** Adjustments have been made to provide greater flexibility and increase activation along Stapolin Square's elevations, creating a more vibrant streetscape.
- 3. Optimised Fitness Provision:** The gym has been reconfigured into a gym/fitness studio format to complement, rather than compete with, the larger gym facilities proposed in the LDA's Clongriffin development.

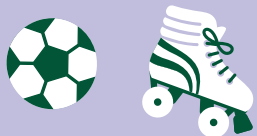
Workstream 2 *Delivering Homes and Community Amenities*

Workstream 2 of the Stapolin development will deliver much-needed new homes alongside essential amenities designed to strengthen and support the growing community.



Haggard Park 1.8ha

Featuring a Multi-Use Games Area (MUGA), walking trails, playgrounds, skate park, open parkland, meadows and outdoor fitness area.



Pocket Parks

Smaller green spaces throughout the development for relaxation and play.



279 Homes

Including 117 houses, 131 affordable Cost Rental apartments, and 33 Social apartments.



Infrastructure Upgrade

Replacement foul pump station to support the growing community.



Next Steps

The Land Development Agency has now concluded the tender process for Workstream 2 and is finalising the award of the contract. A formal announcement regarding the commencement of works will be issued shortly.

Workstream 3 Addressing Legacy Issues at Stapolin

The LDA has carefully considered community feedback regarding access to Clongriffin train station. We acknowledge the challenges associated with the current arrangements and recognise the importance of delivering a permanent, accessible route through the new Stapolin Square as a priority.

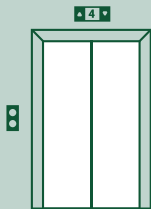
In the meantime, the LDA is committed to implementing a robust interim solution to ensure that temporary access arrangements remain safe, inclusive, and effective for all users.

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



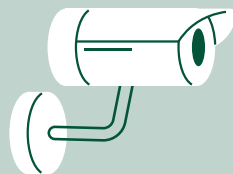
Lifts

Lift replacement and commissioning in collaboration with the NTA, completed in December 2025.



Security

Enhanced security measures and increased onsite presence to minimise misuse of the lift service.



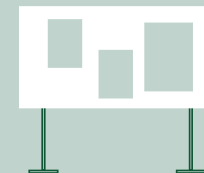
Access

24-hour opening of the lift access tower.



Signage

Improved signage with contact details for the response team should any issues arise with the temporary access route.



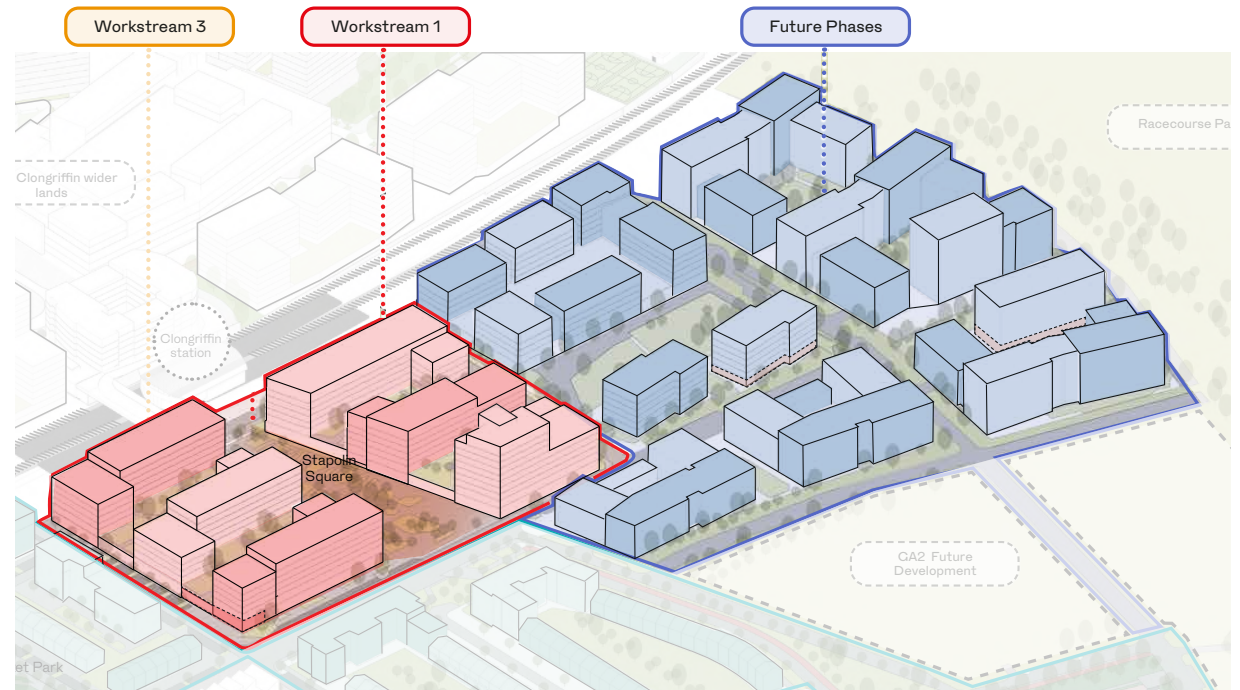
The LDA will continue to monitor the condition of the access tower and implement further upgrades to improve accessibility and usability until Stapolin Square is delivered as part of **Workstream 1**.

Future Phases

The LDA will shortly commence a design review of the remaining future phases of the Stapolin Square development.

This review will inform a comprehensive development strategy to ensure seamless delivery of future phases as a continuation of Workstreams 1 and 2.

Further details on this process and next steps will be provided in due course.



Connectivity



The LDA aims to create well-connected, walkable, and sustainable neighbourhoods that makes it easier and safer for people to move comfortably by foot, bicycle, public transport, and car.

The central focus of the proposals is strengthening connections between the Stapolin and Clongriffin communities, while improving access to Racecourse Park and the coastal area.

Key Elements of the Proposed Connectivity Improvements at Stapolin:

- 1 Over 4km of new cycle lanes to support safe and sustainable active travel.
- 2 Over 5.5km of pedestrian routes to encourage walking and improve accessibility throughout the neighbourhood.

- 3 Permanent pedestrian and cyclist access to Clongriffin Station via Stapolin Square (5,000m²), ensuring safer, more direct connectivity to rail services.
- 4 New bus connection offering improved public transport options for residents and visitors.
- 5 Improved pedestrian, cycle and public transport links to the Clongriffin Central development, strengthening connections across the wider area.
- 6 Enhanced pedestrian and cycle connections to Racecourse Park, strengthening access to green space and recreation areas.



Consultation and Next Steps

Our Approach To Engagement

The LDA is committed to a proactive and inclusive approach to community and stakeholder engagement. From the earliest stages of planning and design through to construction and occupation, we work to ensure local voices are heard and considered.

Our goal is to provide meaningful opportunities for communities to share their views at key stages of the process.

We believe this collaborative approach leads to better design and planning outcomes and ultimately delivers sustainable, inclusive developments that integrate seamlessly with existing neighbourhoods.

We recognise stakeholder perspectives are diverse. The LDA is committed to finding balanced solutions that address common concerns while serving the wider public interest and fulfilling our mandate to deliver affordable, sustainable housing. Clear communication is central to this process — we aim to explain the benefits of redevelopment and keep all parties informed.

Each engagement process is tailored to the specific project, with methods and scope adapted to suit the scale and needs of the community.

As part of this commitment, **the LDA is providing this public information document relating to Stapolin Square in advance of submitting a planning amendment.**

For more details, visit lda.ie or contact us through our dedicated communication channels.

Drop In Clinic Dates

29th April 2026, 5–8 pm
6th May 2026, 5–8 pm

Racecourse Community Centre, Baldoyle
D13 X226

Get Involved

Email us at

stapolinsquare@lda.ie

Write to us at

The Land Development Agency, Ashford House,
Tara St., Dublin 2,
D02 VX67

Call us at

+353 (01) 410 2420

Visit the website

lda.ie/projects/stapolin-square for all updates



Next steps



April 2026
Workstream 1
LDA planning amendment information days



Q2 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

The Land Development Agency
Stapolin Square
Public Information Document