



Donore Project

Phase 2

Consultation &
Stakeholder
Engagement Report

JUNE 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:

2200

Emails received:

30+ over Phase 2

Stakeholders engaged with:

50 attending drop-in clinic

Submissions:

1

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 Aecom, were appointed on the project.

Dublin South Central local Councillors have also contacted the LDA and meetings have been held with them to include them in the evolution of the project. Briefing sessions were held with the local 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 June 2026, following the Public Consultation.

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

A dedicated email address:
community@donoreproject.ie

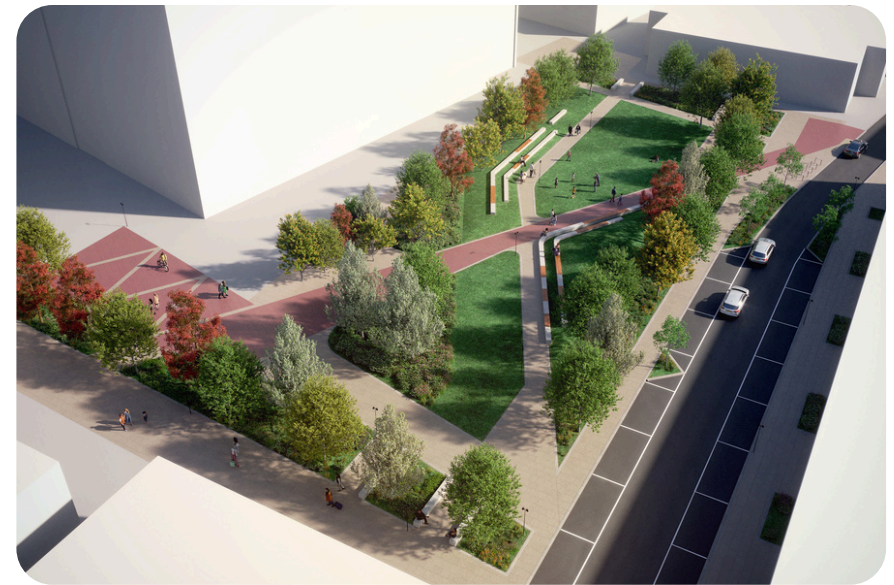
A phone number to contact:
01-4102040

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 Donore 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 in tandem with public amenity spaces.

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.



Consultation Feedback

Summary

Sports & Recreational Facilities



Residents emphasised the importance of the proposed sports and recreational facilities being accessible, community-led, and fit for long-term local use

- Supporting infrastructure, particularly changing room provision, was a key consideration. Clarity on temporary options was highlighted.
- Governance and access arrangements need to be established for the pitch, including community-first booking policies, anchor tenancy arrangements, and continued usability during phased construction works.
- Youth engagement in the design of the pitch was suggested as a crucial element in allowing youth to feel ownership over the pitch and park.

Consultation Feedback Summary

Housing & Residential

Housing focused on affordability, accessibility, and long-term community integration within the proposed development was a key discussion point.

- Residents requested clarity on housing allocation policies, including any provisions for key workers and opportunities for local residents to access homes within the scheme.
- Share data and insights on the demographics and outcomes of existing LDA cost-rental developments to build transparency and community confidence.
- Define the governance and operational relationship between DCC and the apartment management company, including responsibilities for management of amenities.



Consultation Feedback

Summary

Community & Heritage



Local community access to amenities, preservation of heritage and visible local identity was a core part of the discussion.

- Clarify long-term access, ownership, and protection arrangements for public amenities and community facilities within the development.
- Ensure operational plans are in place for practical amenities such as parking access and waste management around recreational areas.
- Embed local heritage and identity into the scheme through community-led naming, public art, commemorative features, and preservation of important local landmarks.

Consultation Feedback Summary

Green Space & Sustainability

Public access to Player's Park and consideration for the types of greenery included in the landscaping plans were highlighted as important considerations.

- Confirm the level of public access to Player's Park and how accessibility will be maintained over time.
- Provide detail on the landscape and tree planting strategy, including species selection, biodiversity objectives, and maintenance plans.
- Consider protective measures for newly planted trees to ensure their long-term survival and integration into the public space.



Next Steps



July 2026

Part 8 planning application lodgement



Q4 2026

Planning decision



Q1 2027

Phase 2 Delivery

Phase commence construction



Q4 2027

Pitch Construction

Completed



Q4 2028

Phase 2 Delivery

Residential construction completed

Contact us

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