

LDA Silloge Road

Ballymun Dublin 11
Public Information
Document

LDA 
An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

July 2026



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Foreword



Phelim O'Neill
Director of Development
The Land Development Agency

The Land Development Agency (LDA) is committed to delivering high-quality homes and sustainable communities in locations that can support long-term regeneration and positive change.



1.89

Hectares of land to be developed in the heart of Ballymun



564

Homes along with complimentary open spaces, playgrounds, commercial spaces and a childcare facility.



The LDA is pleased to present the emerging vision for 'Silloge Road LRD', a 1.89 ha site in the heart of Ballymun Town Centre. With the capacity to deliver 564 homes, alongside a crèche, and community & cultural facilities, the site presents a significant opportunity to support the continued regeneration of Ballymun Town Centre and to contribute to the creation of a vibrant and sustainable urban neighbourhood. A key aim of the project is to provide high quality Cost Rental Homes incorporating the principles of sustainability, with an emphasis on active mobility and access to quality open spaces, all with the flexibility to adapt over time to changing circumstances.

This vision has been informed by the wider regeneration objectives for Ballymun Town Centre, as set out in Dublin City Council's planning framework,

including the Ballymun Masterplan and Local Area Plan. The proposals seek to deliver much-needed homes and local services on the site in a way that helps to strengthen the town centre, support community life, and improve the overall quality and character of the area.

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

Phelim O'Neill
Director of Property
The Land Development Agency

Who we are

The Land Development Agency (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 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 that was 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.



Introduction

The Silloge Road LRD site is located in the centre of Ballymun, on the former shopping centre lands, within a strategically important regeneration area on Dublin's north side.

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 area is approximately 5 km from Dublin city centre and 5km south of Dublin Airport, with strong connections to major transport corridors, surrounding employment centres, and key education and retail destinations. The proposed development benefits from its central urban location, existing public transport accessibility and proximity to a wide range of local amenities, public parks and community infrastructure.

The Vision

- ▶ High-quality homes
- ▶ Integrated communities
- ▶ Dynamic Town Centre
- ▶ Improved connectivity
- ▶ Green spaces
- ▶ Sustainability and biodiversity

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 wider lands are identified in the Ballymun Local Area Plan as Site 1 and are divided into Site 1A and Site 1B. The LDA lands form Site 1B and extend to approximately 1.89 hectares, with a gross planning application area of approximately 1.985 hectares.

It is bounded by Balbutcher Lane to the North, the future proposed MetroLink station site to the East, and Silloge Road to the South and West.

The LDA is working closely with Dublin City Council, local stakeholders and the wider community to support the regeneration of the area and progress the next stage of the project.

The proposals will deliver new homes, a crèche, community and cultural facilities, open green space, and improved pedestrian and cycle links, helping to create a more connected, active and welcoming place for both existing and future residents.



Five Positives for Ballymun

Ballymun is continuing to evolve as an important residential, community and town centre location on Dublin's north side. These proposals aim to support that progress by delivering new homes, community facilities, green space and improved connections on a key regeneration site in the centre of Ballymun.



1. High-quality homes in a central location.

The proposals will deliver new homes in the heart of Ballymun, close to existing services, public transport and community amenities. This helps support a more active town centre while providing much-needed housing in a highly accessible location.



2. Enhanced Town Centre.

By introducing new homes and community-focused uses, the proposals can help strengthen Ballymun town centre as a place to live, meet and spend time. New activity on the site can support a more welcoming urban environment throughout the day.



3. Designed with sustainability and biodiversity in mind.

The vision for the development includes a strong focus on sustainability, greener living and biodiversity. This supports a more resilient and future-focused neighbourhood as Ballymun continues to grow.



4. Facilities that support daily life.

In addition to housing, the development will include a crèche and community and cultural facilities. These uses are intended to support both existing and future residents and contribute to a more integrated neighbourhood.



5. New green and open spaces for people to enjoy.

The proposals include open space that can add to Ballymun's network of parks, streets and public places. Well-designed outdoor areas can create opportunities for play, rest, meeting and everyday social interaction.



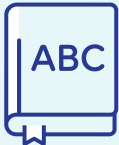
Key Facts



564 Homes
91 Studios, 190 1-Beds
and 283 2-beds



1,129
Bike Spaces



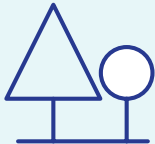
Creche and associated
outdoor space with
100 new child spaces.



< **3 mins** walk to
new proposed
Metrolink Station



Community, Arts
and Culture Space



Over **2,000** sqm of
Public Open Space

Proposed Design

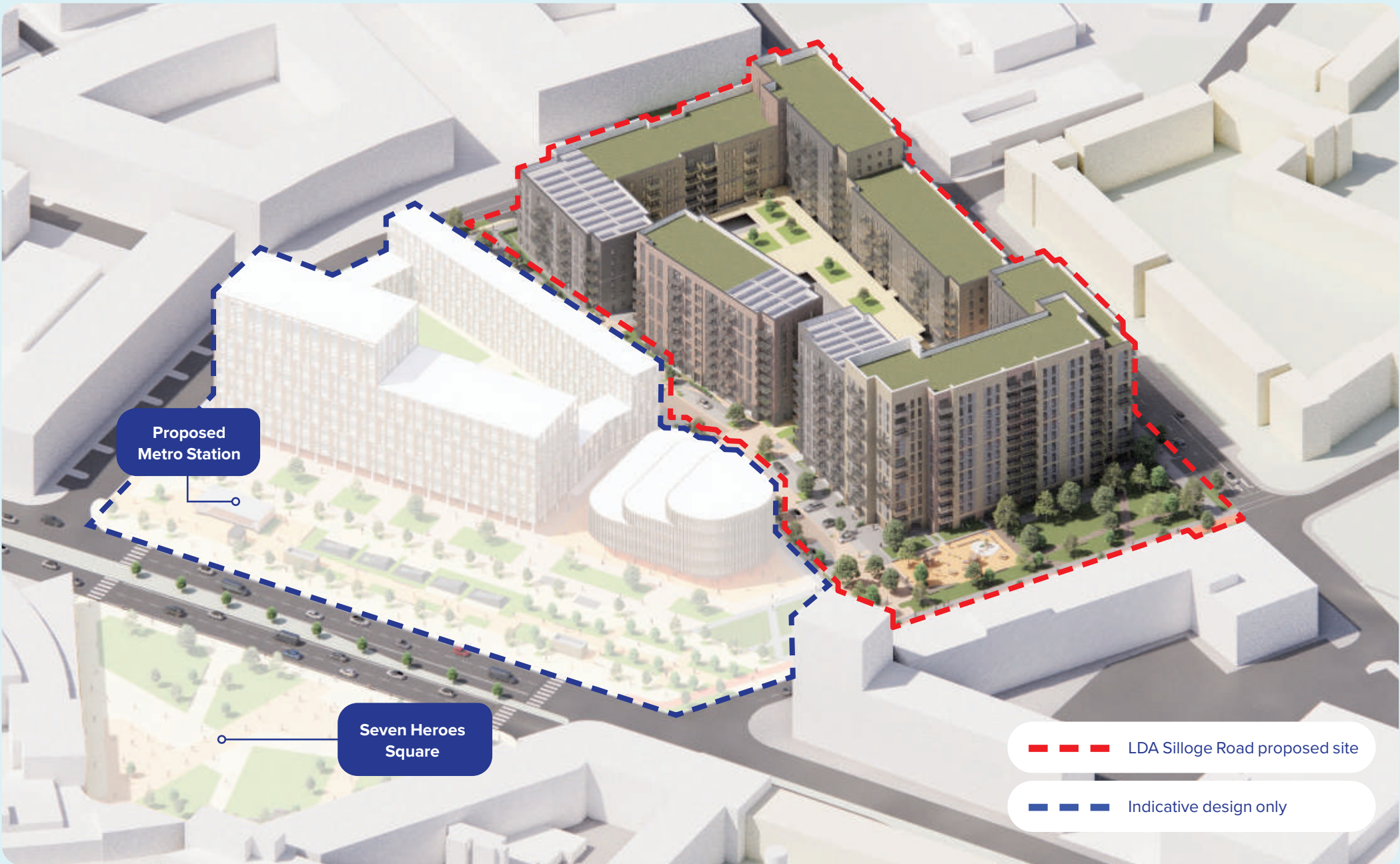


The proposed design has been developed to create a new residential neighbourhood that feels well connected, attractive and easy to move through. The scheme is arranged around a series of new buildings and landscaped spaces that define streets, frame public areas and create a strong urban edge along Balbutcher Lane, Silloge Road and the adjoining streets.

A key part of the design approach is the creation of high-quality public and communal open space. The proposals include new public realm, landscaped areas, enclosed resident courtyards and social spaces that can support everyday activity, play, rest and interaction, while helping to create a greener and more welcoming environment across the site.

The development is designed as three principle blocks with a varied height strategy across the site. Building heights range from 6 to 12 storeys, with the tallest element positioned at the northern end of the site on Balbutcher Lane to mark an important corner and create a local landmark, while lower and mid-rise elements help provide transition, variety and a more balanced relationship with surrounding development.

The design also seeks to support movement and accessibility by improving pedestrian and cycle connections through the site and linking into the surrounding area, including the adjacent future MetroLink lands. Car parking is partly accommodated within a podium arrangement, allowing more of the site to be used for active frontages, landscaping and shared amenity spaces for residents and the wider community.



Homes

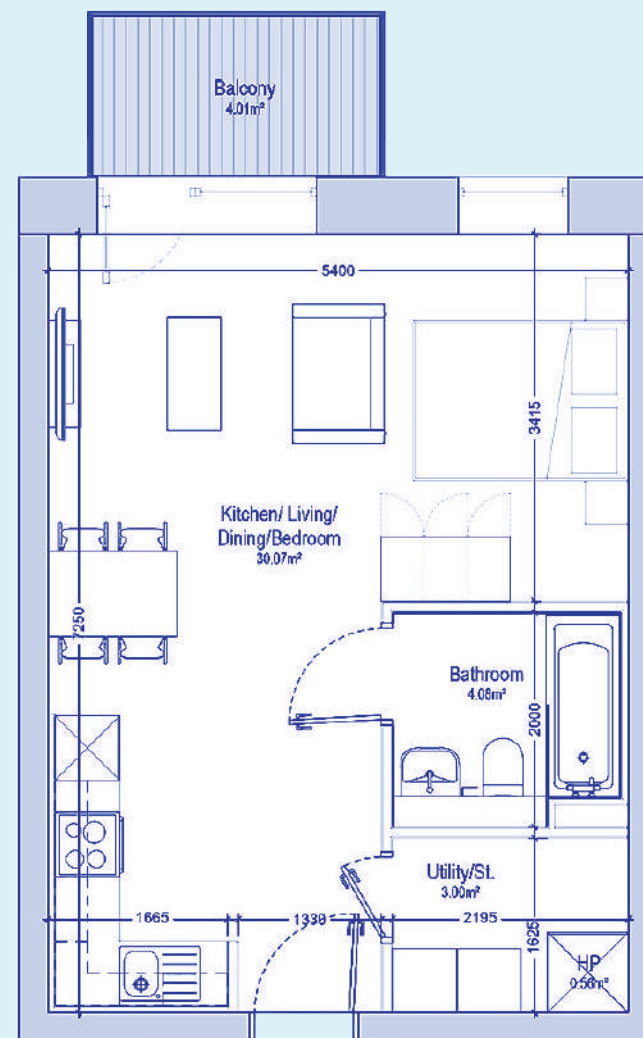
The proposed development will provide **564** affordable apartments in a range of sizes & layouts to support different household needs, including studio, one-bedroom & two-bedroom homes.

This mix is intended to create a balanced and inclusive residential community in Ballymun, with homes designed to a high standard.

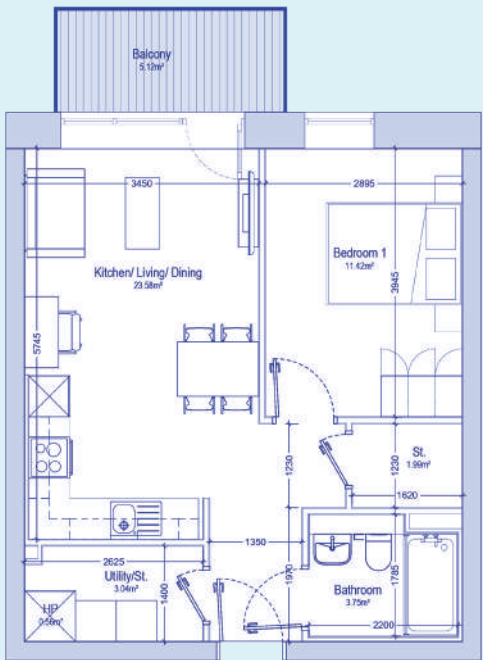
A strong focus has been placed on quality, light and liveability across the scheme. The homes have been carefully designed to provide a good quality living environment for future residents, with a large number of dual-aspect apartments helping to improve natural light, outlook and ventilation.

All homes are intended to be provided as cost rental, offering secure, long-term rental accommodation at discounted market rents. The homes will also be BER A-rated, supporting energy efficiency, comfort and lower day to day running costs for residents. In addition, a proportion of the homes are designed to universal design principles, supporting accessibility and flexibility for a wide range of residents.

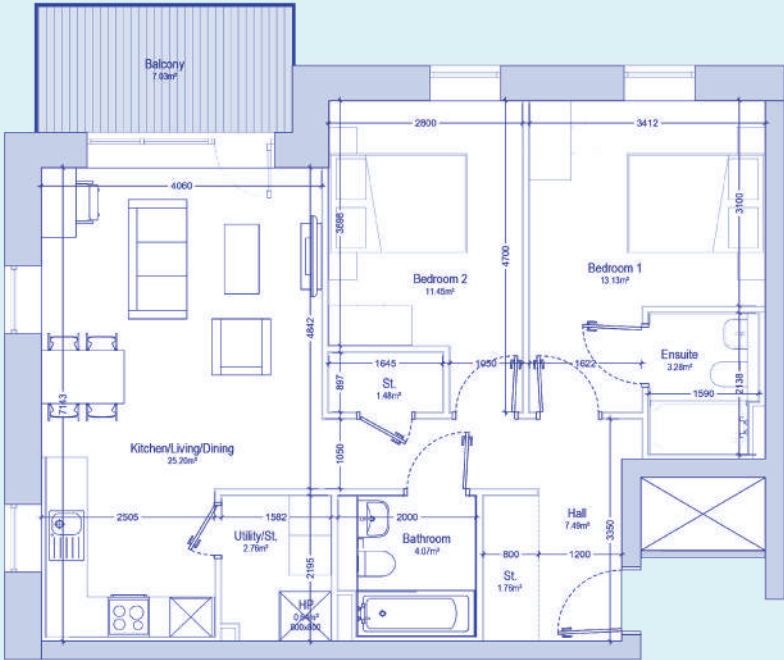
- 564 Homes
(Studio 16%, 1 Bed 34% and 2 Bed 50%)
- 13% Universal Design Units



Studio Apartment



One-bed Apartment

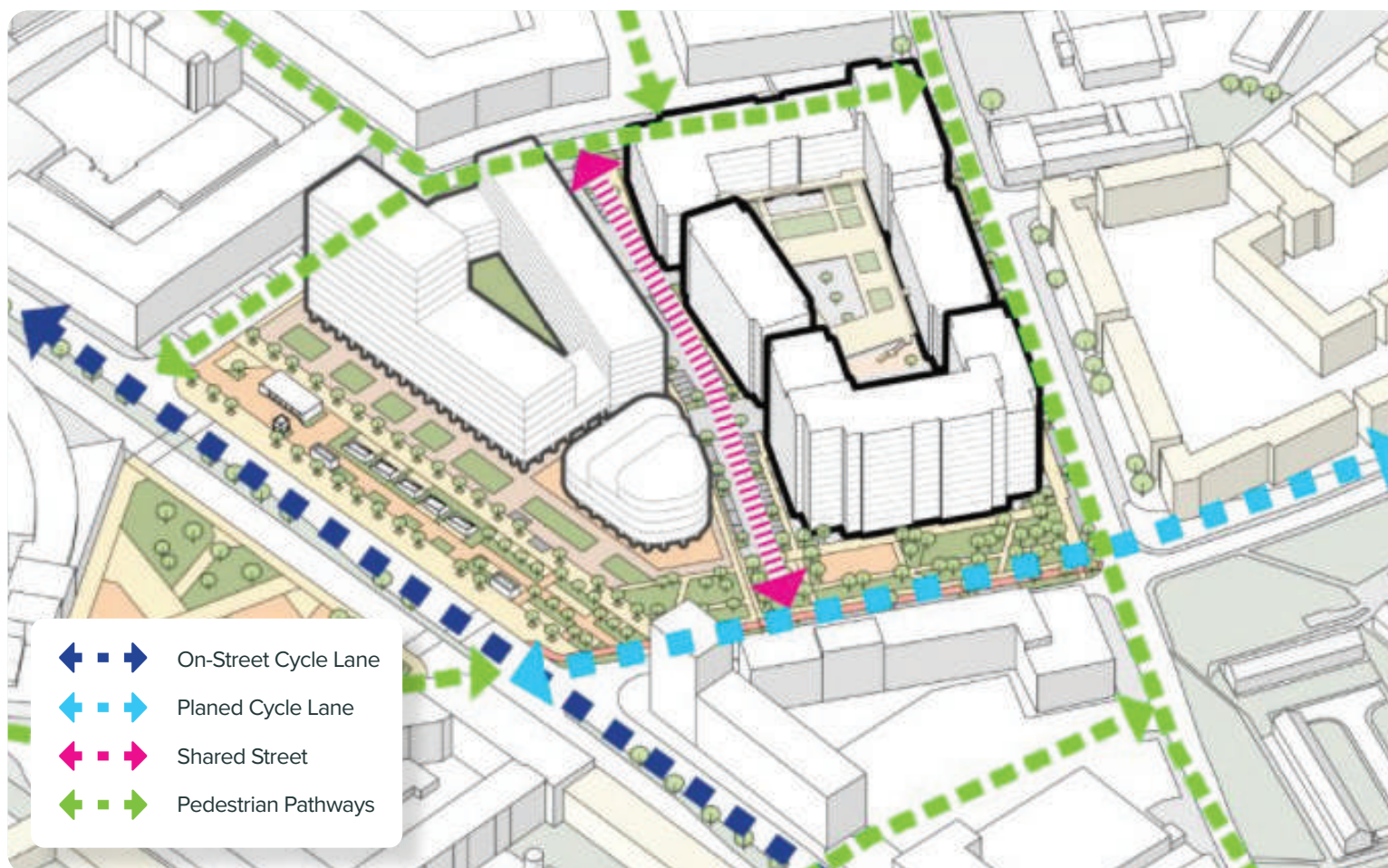


Two-bed Apartment



Improved Connections

Silloge Road LRD will support improved movement and access across the Ballymun area, with strong links to the future MetroLink station lands and the surrounding street network.



The overall aim is to create a more connected, walkable and accessible place for residents and visitors. The design prioritises pedestrians and cyclists through the site layout, public realm and movement network. It has also been shaped by ongoing engagement with Transport Infrastructure Ireland and Dublin City Council in relation to the adjoining MetroLink lands and wider public realm.

A new internal shared street, enhanced pedestrian walkways and a planned cycle lane along Balbutcher Lane will help improve movement through and around the site. These measures will strengthen links to surrounding streets, nearby amenities, Seven Heroes Square and the wider town centre, helping to create a more accessible, legible and well-connected part of Ballymun.

Community Gain

The proposals are designed to deliver meaningful community gain alongside new homes, supporting Ballymun's continued regeneration and helping to create a more vibrant mixed-use neighbourhood. As well as providing much needed homes, the development will introduce facilities and shared spaces that can support everyday life, encourage local activity and contribute to a stronger sense of place in this central town centre location.



These community uses are closely linked to the public open space and landscaped communal areas, helping to create a lively and welcoming environment throughout the day. By combining homes, childcare, culture and shared outdoor spaces, the development will help support a stronger sense of place and a more connected community in Ballymun.



New crèche of approximately 550 sq.m.



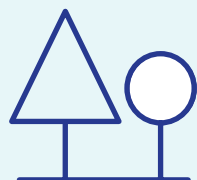
870 sq.m. of community, arts and cultural space



A new shared-surface street



Childcare capacity for around 100 children

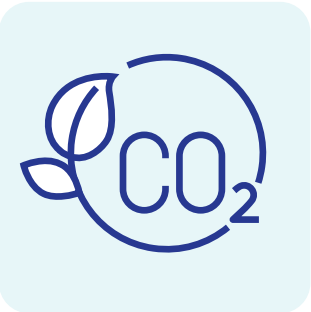


Approximately 2025 sq.m. of public open space

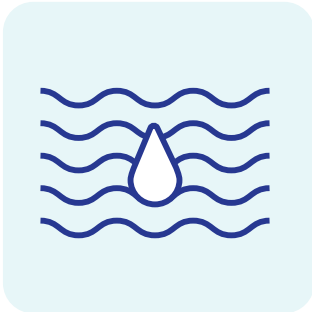


Environment & Sustainability

The Project will align with the LDA’s Sustainable Development Strategy (SDS) and its key objectives:



Reduce Carbon
(Embodied and Operational)



Promote Water
Stewardship



Optimise Sustainable
Land-Use & Mobility



Enhance Biodiversity
& Climate Resilience



Promote Circularity



Support the Creation
of Social Value



In the medium-term



Focusing on the potential
for Biodiversity Net Gain
(BNG)



Mitigating our
embodied impact

Environment & Sustainability

The homes will be certified under the Irish Green Building Council's Home Performance Index. This means that a range of sustainability criteria are being considered and implemented in the design and construction of the homes, which aim to ensure quality, healthy homes are built in a resource efficient manner, minimising waste and harm to the environment.

Provision will be made for extensive cycle & scooter storage, as well as car sharing facilities to facilitate those who choose active travel.

Nature based solutions such as sustainable urban drainage systems will be incorporated within the streets and green spaces, where possible. These will help protect against surface water flooding and will also increase the attractiveness of new amenity spaces.



Emerging Views

View from Southwest
looking North



View of Shared Street
from North



View from Balbutcher Lane /
Silloge Road Junction



Consultation & Next Steps

In progressing its plans and proposals, the LDA promotes a proactive & inclusive approach to community and stakeholder engagement, from the earliest stages in the planning & 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.

We will also communicate clearly and explain clearly the wider benefits of the re-development to interested parties in the area.

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.

Silloge Road LRD is providing this public information in advance of planning application submission.

The webpage and communication channels are open to queries from all interested stakeholders.



Drop In Clinic Dates

Ballymun Axis Centre
Wed 15th July
4pm - 8pm

Get Involved

Email us at

sillogeroad@lda.ie

Write to us at

Land Development Agency,
George’s Court,
Townsend Street,
Dublin 2,
DO2 R156.

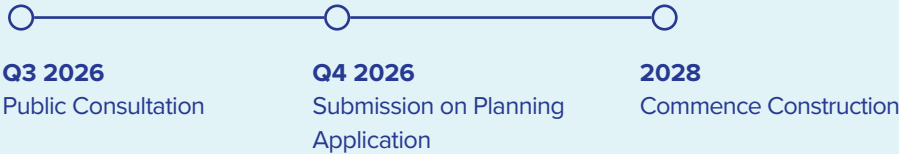
Call us at

+353 (01) 410 2420

Visit the website

www.lda.ie/projects/sillogeroad

Timeline



View from Seven
Heroes Square



Silloge Road

Ballymun Dublin 11
Public Consultation Document
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July 2026