

Esker Square

at Royal Liver, Dublin 12



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These draft plans demonstrate how state investment in this area will help to regenerate and grow an already established community and residential neighbourhood, whilst servicing and enhancing existing adjacent residential & business communities with a medical centre, pharmacy and commercial spaces within the buildings.

Foreword



Phelim O'Neill
Director of Development
The Land Development Agency



The Draft Plans for Esker Square at Royal Liver, Dublin 12 have been developed by the Land Development Agency (LDA) in consultation with Dublin City Council (DCC).

These draft plans represent a comprehensive plan for the delivery of **1,196 new homes** and ancillary amenities to the area.

The LDA has worked to address the outstanding design changes required to Esker Square and is ready to bring forward the planning application to enable us to successfully deliver the development, bringing regeneration and improved facilities and services to future and existing residents.

The Esker Square site was acquired by the LDA in 2025 with existing planning permission for over **1,301 homes: 1,098 apartments & 203 co-living units**. The LDA is preparing a planning amendment to Esker Square to address the permitted co-living block of **203 beds to 98 cost rental apartments**.

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.

These draft plans demonstrate how state investment in this area will help to regenerate and grow an already established community and residential neighbourhood, whilst servicing and enhancing existing adjacent residential and business communities with a medical centre, pharmacy and commercial spaces within the Phase 1 buildings.

A key aim of the project is to provide high quality Cost Rental & and social homes incorporating the principles of sustainability, with an emphasis on active mobility and access to quality open spaces, all with the flexibility to adapt to changing circumstances over time.

1,196

This draft proposal represents a plan for the delivery of 1,196 new homes.

Introduction

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:

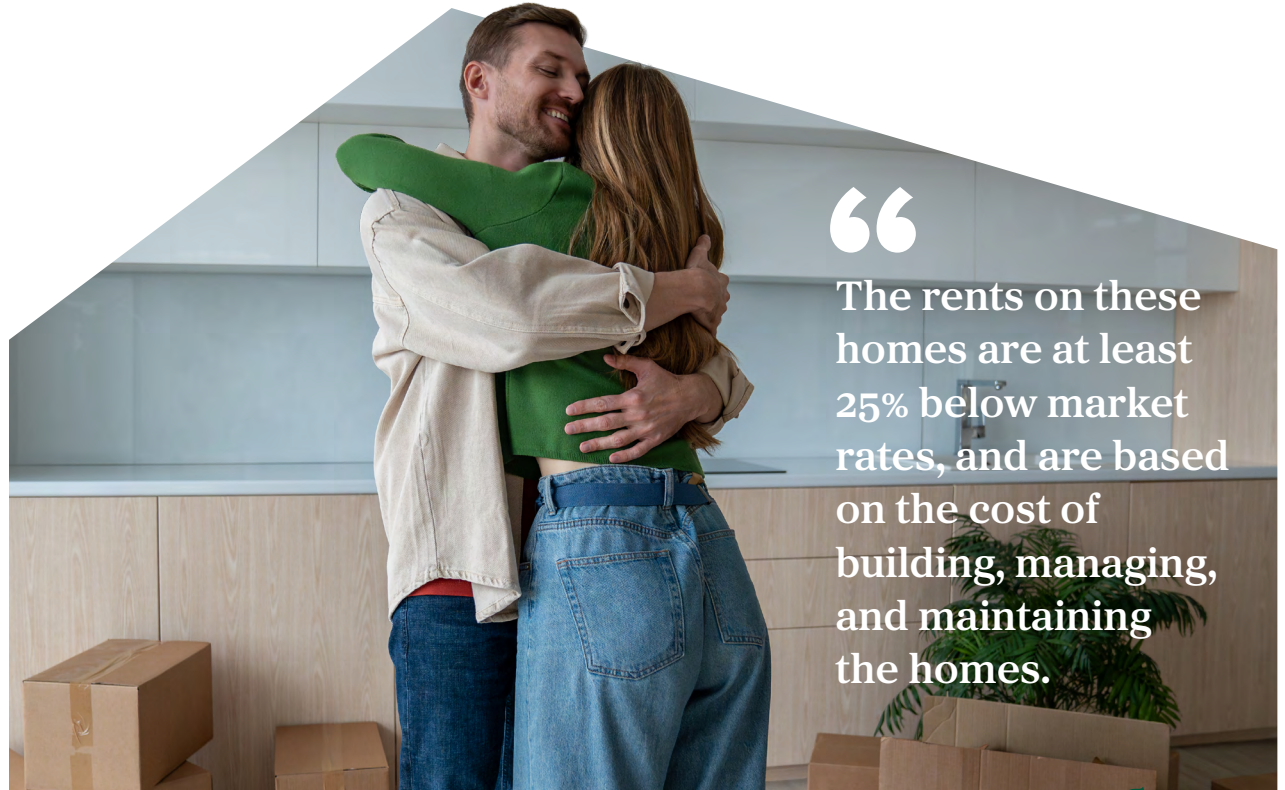
- Acquiring and developing land from State bodies and Local Authorities to boost the supply of sustainable, affordable housing.
- Provide Cost Rental housing for long-term affordable rent.

- 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.



“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.”



<€66k



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

Site Location & Context

The Esker Square development at the Royal Liver site is located next to the Red Luas line and close to the Grand Canal at the junction of Naas Road and Kylemore Road.

There is existing planning permission for housing development on the land, with an initial first phase delivering at least **563 new homes**.

The site is located at the heart of the planned City Edge redevelopment and near to two other affordable, Cost Rental and social developments being delivered by the LDA in partnership with Dublin City Council at Bluebell and Cherry Orchard Point.

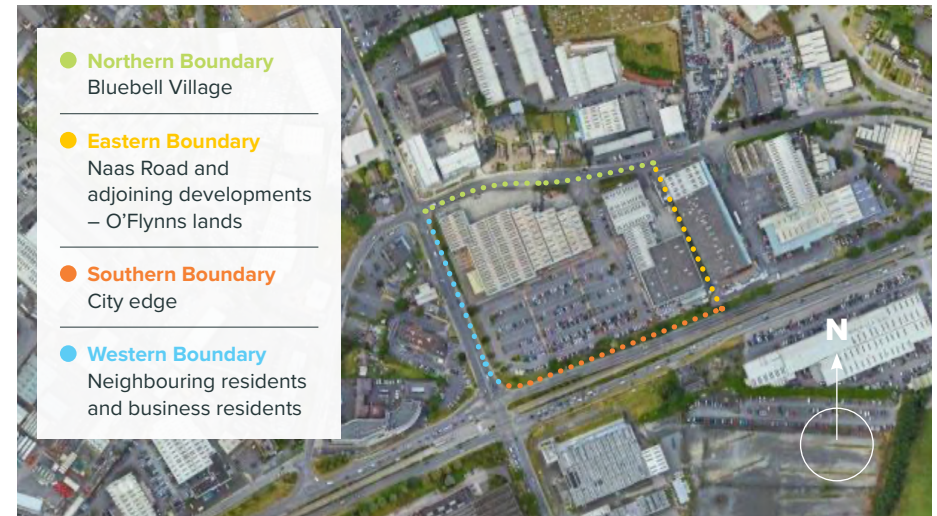
The City Edge area has been identified as having the potential for regeneration with a vision to develop a well-connected and dynamic new urban quarter. It seeks

to provide more housing, community facilities and amenities such as parks, greenways and sports pitches alongside existing and new commercial and industrial premises. Working closely with Dublin City Council, the LDA is playing an active role in ensuring the delivery of affordable housing as part of the housing mix in the City Edge area.

The LDA is working closely with Dublin City Council (DCC), community representatives and other local stakeholders to coordinate an integrated approach for the area.

The Esker Square site, comprising 3.79 hectares of land, was acquired by the LDA with existing planning permission for **over 1,301 homes: 1,098 apartments & 203 co-living units** – ancillary retail and commercial spaces.

The overall long-term plan for this project will also deliver a crèche, commercial units, medical centre, pharmacy. Community spaces and a new public square with improved pedestrian and cycle links in and around the site.



1,196+ Homes

Parks & Greenways

Community Spaces

History of Development Process to Date

The LDA purchased the 3.79 hectare site on Dublin’s Naas Road with existing planning permission for over **1,300 homes**, in January 2025.

1

Planning approvals for the c.1,300 homes being delivered by the LDA as part of the Esker Square Development date back to 2019.

The LDA acquired the site to accelerate the regeneration of the area and improve the much-needed public facilities for existing and future residents.

2

The LDA is preparing a planning amendment to Block E1 Co-Living Block to address:

- a. The required design amendments to Block E1, a co-living block, to convert the Phase 1 block into affordable Cost Rental apartments.
- b. Adjust the design
- c. Improve efficiency and sustainability while maintaining the overall characteristics (design intent, elevational appearance, building heights, etc.) of the permitted development.

3

This information document outlines an executive summary of the main aspects of this amendment design to inform members of the public and all interested stakeholders.

A Section 34 (S.34) planning application for these amendments will be made in February 2026 alongside a webpage on the LDA website with project information. The planning application will be available via Dublin City Council’s online planning enquiry search system or at the public planning counter. Submissions and observations may be made to Dublin City Council via the normal statutory process.





Key Facts – Esker Square



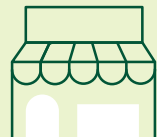
Approximately 1,200 Homes

Sustainable mixed-tenure new homes to complement the existing community.



Esker Square

A lively hub with essential services and amenity spaces.



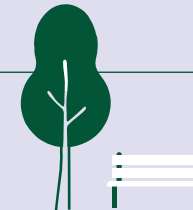
Links

Transport links on the Naas Road.



Esker Square Public Square

The public square will be planted with a mix of trees and raised planter beds. Allows for bicycle parking and for external use for cafés and restaurants within the square.



Crèche

Supporting families with quality childcare facilities.



Improved Connectivity

New cycle paths and footpaths for safe, sustainable travel.



Enhancing connectivity to surrounding areas

Esker Square will have permanent public pedestrian access across 5,800m².



Neighbouring Developments


Bluebell Waterways

Bluebell Waterways is located beside the 5th Lock on the Grand Canal at the former filter bed complex. This neighbouring project received full planning permission in November 2025 and will provide almost 400 homes, as well as new community spaces and active travel links.

Planning approval was secured through a Part 8 application, which is the process Local Authorities can use to propose and secure approval for Local Authority developments. The application was lodged in May of this year, and councillors have now voted in favour of the project going ahead. It follows more than a year of extensive consultation with locals, community groups and businesses. Bluebell Community Council have worked closely with both the delivery team and locals to ensure that community voices were central to the proposals.

The development will now deliver **383 high-quality, sustainable homes** on a 2.8 hectare site, owned by Dublin City Council. The homes will comprise a mix of studio, one-, two-, and three-bedroom apartments across five blocks, ranging in height from five to nine storeys. The development will also include community spaces, a crèche and landscaped open spaces.

150 of the homes will be social (39%) and the remaining 233 will be Cost Rental apartments (61%). The latter will provide secure long-term rental accommodation at discounted market rates and will be managed by the LDA, while DCC will manage the social homes.

 **Further details**
bluebellwaterways.ie

383 Sustainable Homes



Phasing

Given the scale and ambition of this development, it's divided into phases.



Phases 1 & 2:
1,196 Homes

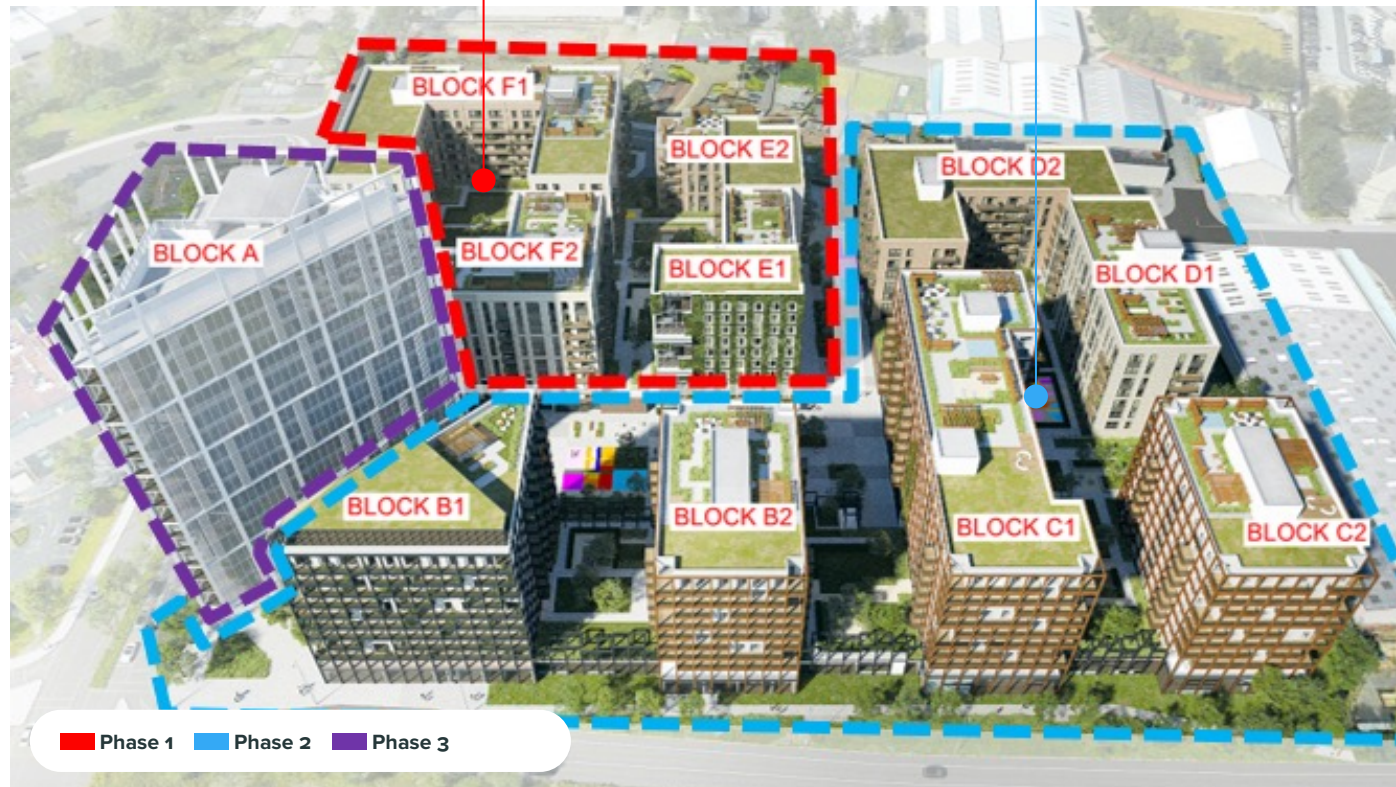


PHASE 1

We are now running a public information stage for Phase 1 which aims to deliver **563 homes** with an intention to apply for an S.34 planning amendment in February 2026 for Block E1 to convert the 208 co-living units to **98 apartments**.

PHASE 2

Phase 2 will deliver **633 homes**, crèche, retail & community facilities. A further public information stage will run in advance of that planning application.



Proposed Design

Design Summary

Following the LDA purchase of the Royal Liver site in 2025, a full review of the scheme was carried out and some areas of necessary change were identified. This Amendment Application seeks to bring the scheme into closer alignment with LDA objectives and efficiencies to expedite the delivery of affordable homes.

Key changes include removal of the co-living housing type to provide additional standard apartments within Block E1, reducing basement areas and re-ordering of development phasing to improve viability and constructability.

Key Elements

Block E1 Co-Living

Existing Planning Granted





The existing granted development included a Co-Living Block of 203 co-living units.

Proposed Planning Amendments



The existing Block E1 change of use will replace the 203 Co-living units with 98 standard apartment typologies, and includes the omission of co-living amenity spaces, to be replaced with ground floor own-door access homes.

Key Elements	Existing Planning Granted 	Proposed Planning Amendments 
Car Parking	The permitted scheme was originally designed for 171 car park spaces.	The car parking design has been optimised to include the 171 car park spaces within the existing design constraints, ensuring efficient use of space while maintaining the integrity of the overall development.
No. of Homes	203 co-living units	98 standard apartments
No. of Storeys	Block E1 9–10 storeys	Block E1 9–10 storeys – No Change
Internal Layouts	The permitted scheme for Block E1 was originally designed for co-living units.	The proposed re-design of Block E1 to 98 standard apartments includes apartment layouts and the units mix to reflect current housing needs and standards while improving building efficiency and functionality for residents.
External semi-private amenity space (residents only)	The existing granted development included a Co-Living Block of 203 co-living units with external semi-private communal amenity space.	The proposed development of 98 standard apartments has the same external semi-private communal amenity space – No Change
Commercial	Café, pharmacy, a medical centre, and amenity space.	Café, pharmacy, a medical centre, and amenity space – No Change

Proposed Design Homes

Phase 1 – The proposal consists of c.563 new affordable homes.

The intent is for 100% of phase 1 to be Cost Rental homes, which will provide long-term rental accommodation at discounted market rates to be managed by the LDA. Phase 2 will accommodate the site-wide provision of 10% social housing, as required by law.

These homes will be sustainable BER A-rated, with an allocation of universally designed homes located just minutes from public transport and public amenities.

100%

of phase 1 homes are intended to be Cost Rental

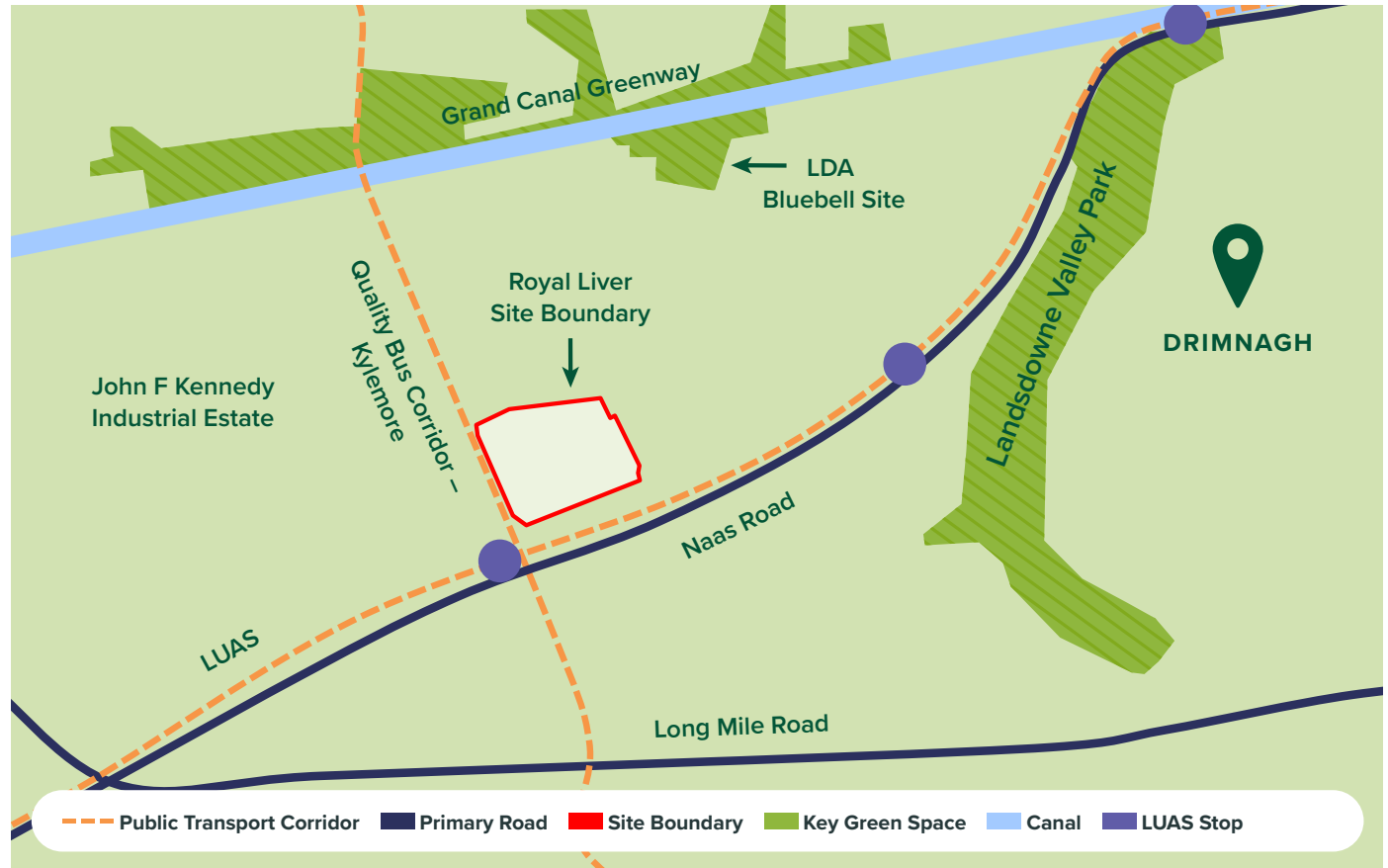


Typical one-bedroom apartment floor plan



Proposed Design

Connections



Community Gain and Mixed Uses

The LDA is committed to supporting the creation of thriving communities and delivering ongoing positive social impact.

These developments across multiple phases will be focused on delivering and upgrading much-need public facilities including:

- New Crèche (Phase 2)
- New Community Spaces (Phase 2)
- New Commercial Spaces: retail, cafés, gym (Phase 1, 2 and 3)
- New Medical Centre and Pharmacy (Phase 1)



Environment and 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:

- Mitigating our embodied impact, and;
- Focusing on the potential for Biodiversity Net Gain (BNG)

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



Consultation and Next Steps

Our Approach To Engagement

In progressing its plans and proposals, the 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. We will also communicate and explain clearly the wider benefits of the redevelopment 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 projects.

LDA Esker Square is providing this public information in advance of planning amendment submission. A full public consultation on the wider plans and Phase2 will take place later this year.

The [webpage](#) and communication channels are open to queries from all interested stakeholders.

Timeline



Feb 2026
Public Information sharing on pre-planning amendment application



Q1 2026
S.34 Planning application lodged



Q2 2026
Enabling Works Phase commence with demolition of existing buildings



Q2 2026
Planning Decision



Q1 2027
Construction Commences



Get Involved

Email us at
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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/esker-square-royal-liver-dublin-12

The Land Development Agency
Esker Square
Public Information Document