

Activating Public, Brownfield Land for New Homes

OPR – Brownfield Land Activation Webinar

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An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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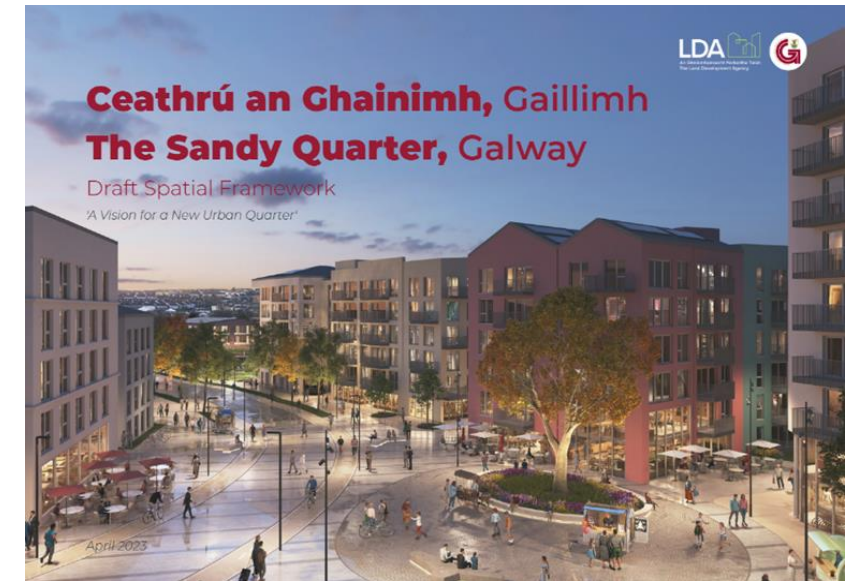
- **The Land Development Agency – Overview**
- **Section 15 Services to Local Authorities**
- **Brownfield Sites - Case Studies**



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

The Land Development Agency

- The LDA is a commercial, State-sponsored body established to coordinate public lands to provide affordable & social homes.
- Established in late 2018 and empowered through the LDA Act (2021).
- €5bn Capital Capacity - €3.75bn committed equity + €1.25bn borrowing capacity.
- 200 staff and growing.
- Guided by the values of Integrity, Collaboration, Sustainability, Innovation & Delivery
- Must deliver 100% affordable and social housing on public lands in population centres of 150,000+, 70% elsewhere.



Public Lands: Housing Delivery

- Under the LDA Act (2021):
 - Affordable housing clause applies to all relevant public lands for schemes of 5 or more homes.
 - All public bodies disposing of relevant lands must offer the LDA first refusal.
 - Provision for regulations for valuing public lands for transfer to the LDA (Valuation of Relevant Public lands Regulations 2023) – Existing Use Value (EUV).
- The LDA Act requires the LDA to prepare:
 - A register (database) of public lands across all population centres of 10,000+; and
 - A report identifying public lands that have potential for affordable housing delivery into the future.

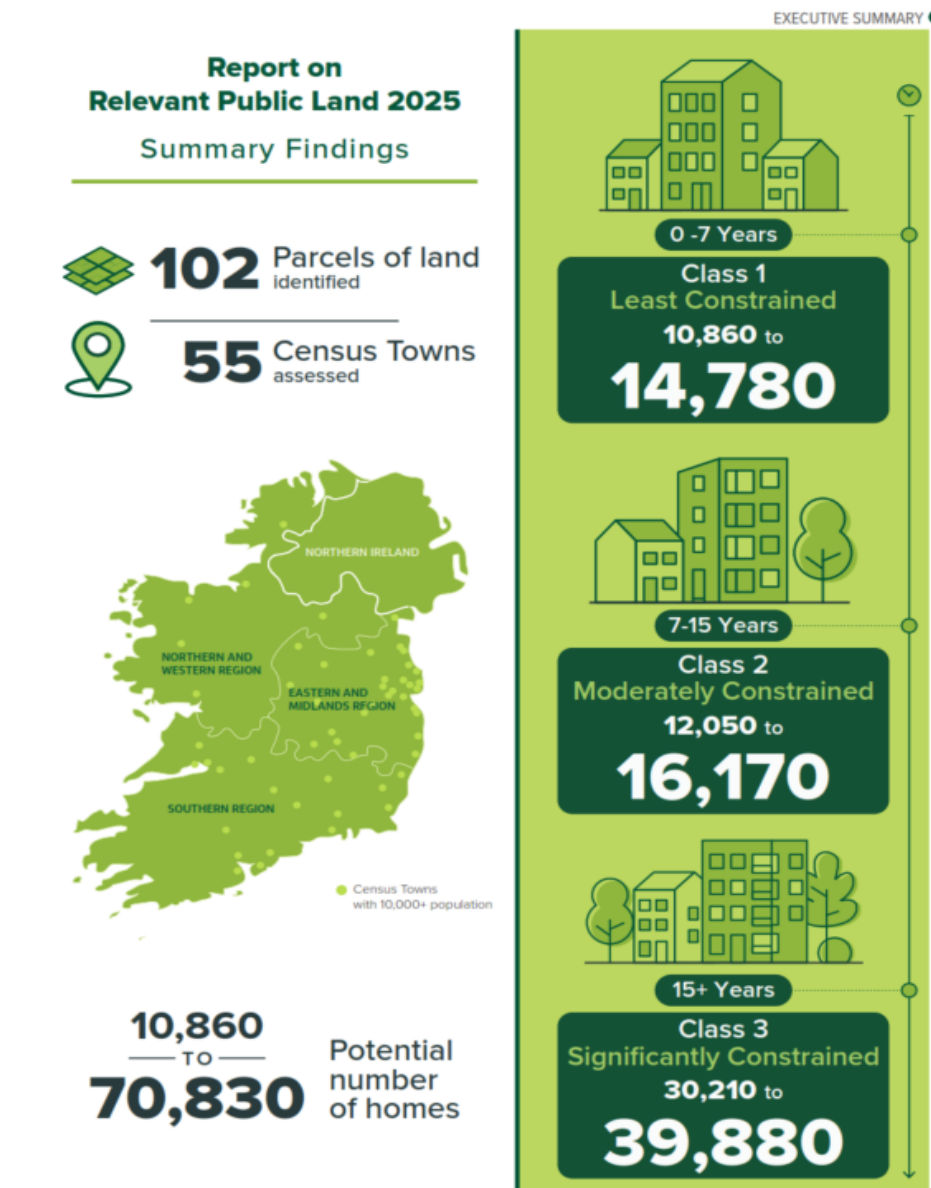


Public Lands: Housing Delivery

- **Report on Relevant Public Land**

- First report Published in March 2023 with second report published in March 2025.
- The Report (following a bespoke methodology) identifies certain public land that the LDA has assessed as having potential for future development for affordable housing.
- Focuses on lands within settlements with a population of greater than 10,000.
- The analysis includes:
 - Indicative number of homes and associated mix of uses
 - Indicative costs of infrastructure and development
 - Indicative priority & timing for which development could take place

<https://lda.ie/public-lands/report-on-relevant-lands>



Direct Delivery

Construction Complete :

Shanganagh Castle
Phase 1 281 homes



281

Underway:

- St. Kevin's, Cork
- Devoy Barracks, Naas
- Shanganagh Phase 2
- Cromcastle
- Clongriffin Blocks 5 & 6



Pipeline of
19,485
homes



Imminent Starts including:

- St. Teresa's Gardens
- Cherry Orchard
- Balbriggan
- Skerries

Planning/Detailed Design including:

- Dock Road, Limerick
- Dyke Road, Galway
- Kinsealy, Dublin
- Wilton, Cork



Homebuilder Partnerships (Project Tosaigh)



Over 700 homes have already been delivered with the majority occupied this year.

- Cookstown, Tallaght
- Hansfield, Dublin
- Dun Óir, Kilternan
- Parkside, Dublin
- Castletroy, Limerick



Framework panel consisting of 15 of Ireland's largest and most experienced homebuilders established



Pipeline of
2,100 homes

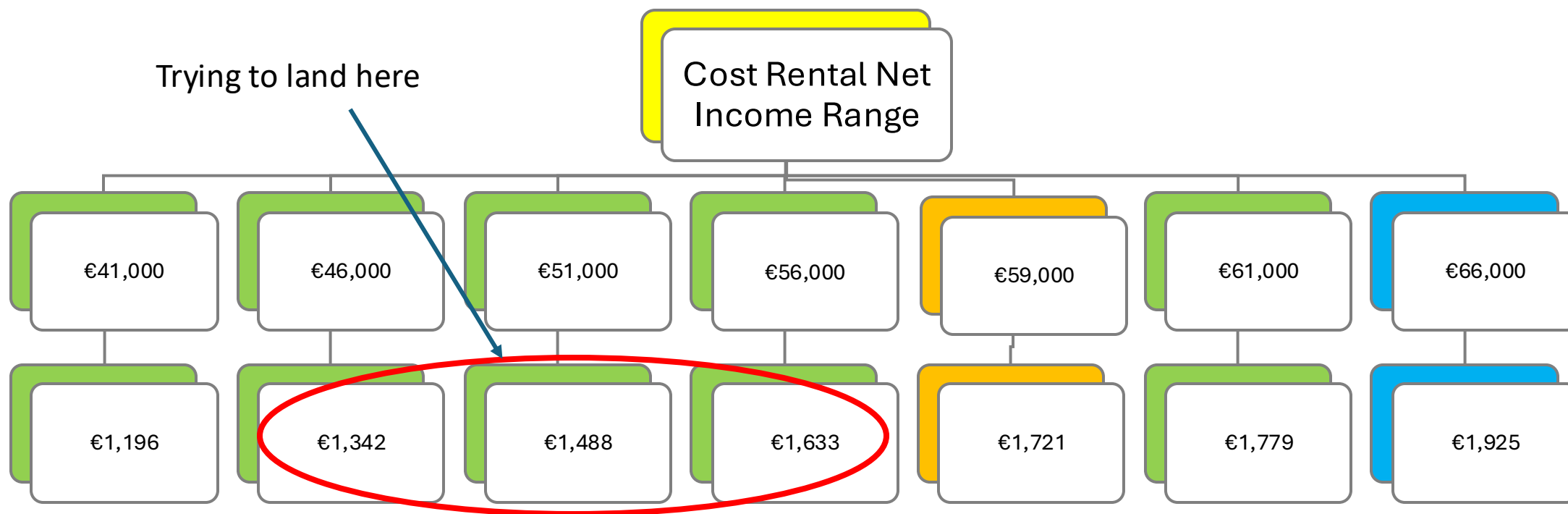


c6,000 homes delivered, under construction or in final negotiations



Target increase from 5,000 to 8,000 homes by 2028 under PTII mandate.

Cost Rental - Target Audience



- Affordable Rent must be **no greater than 35%** of Monthly Net Income
- This puts further focus on need for efficient LDA designs and value for money
- Sets natural ceiling on how much the LDA can pay for delivery

Section 15 - Services to Local Authorities

A local authority may request the Agency to provide services to it in relation to the development of sites for housing and urban development that are—

- (a) **large scale, multi tenure or mixed-use development sites** that may include sites that are fully or partially intended to secure the implementation of all or part of an accommodation programme, within the meaning of the Housing (Traveller Accommodation) Act 1998 , and
- (b) located in the area of a town (including all the environs of the town for the purpose of the census of population concerned) the population of which, when rounded to the nearest 500 as shown in the latest census report of the Central Statistics Office, is equal to or greater than **30,000 persons**,

and that are on land owned by the local authority in order to assist the local authority in the performance of its functions.

The Agency Shall provide the following when requested:

- a) Preparation of masterplans and carrying out appraisals of development potential
- b) Application for development consents, permissions and other approvals
- c) Provision of infrastructure to service sites
- d) Provision of housing and carrying out ancillary works as part of wider urban development
- e) Management of cost rental housing.

Unlocking Brownfield Land - Project Level

Case Study – St. Kevin's, Cork

Case Study No. 1: Housing Delivery

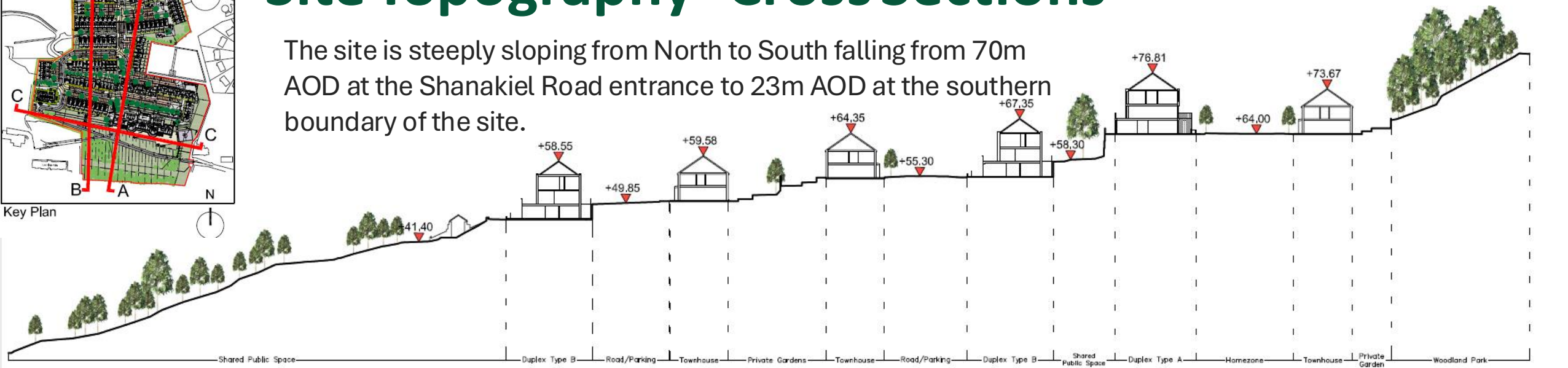
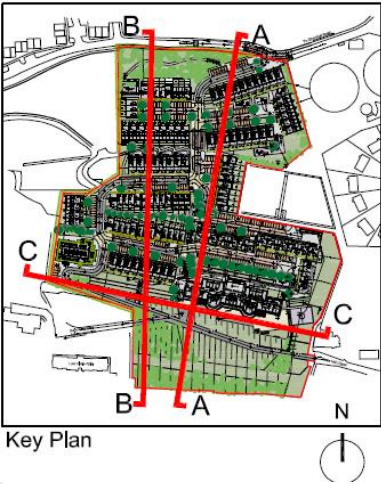
Former St. Kevin's Hospital, Cork

- Former psychiatric hospital, 5.7 hectares in size, 2.5km west of the city centre.
- Acquired from the HSE, site had laid idle since 2002 and in a state of dereliction – extensive fire damage in 2017.
- Permission was granted in April 2022 for 265 units and a creche.



Site Topography - Cross Sections

The site is steeply sloping from North to South falling from 70m AOD at the Shanakiel Road entrance to 23m AOD at the southern boundary of the site.



1:1000 - Long Section BB



1:1000 - Long Section AA

St Kevins Hospital

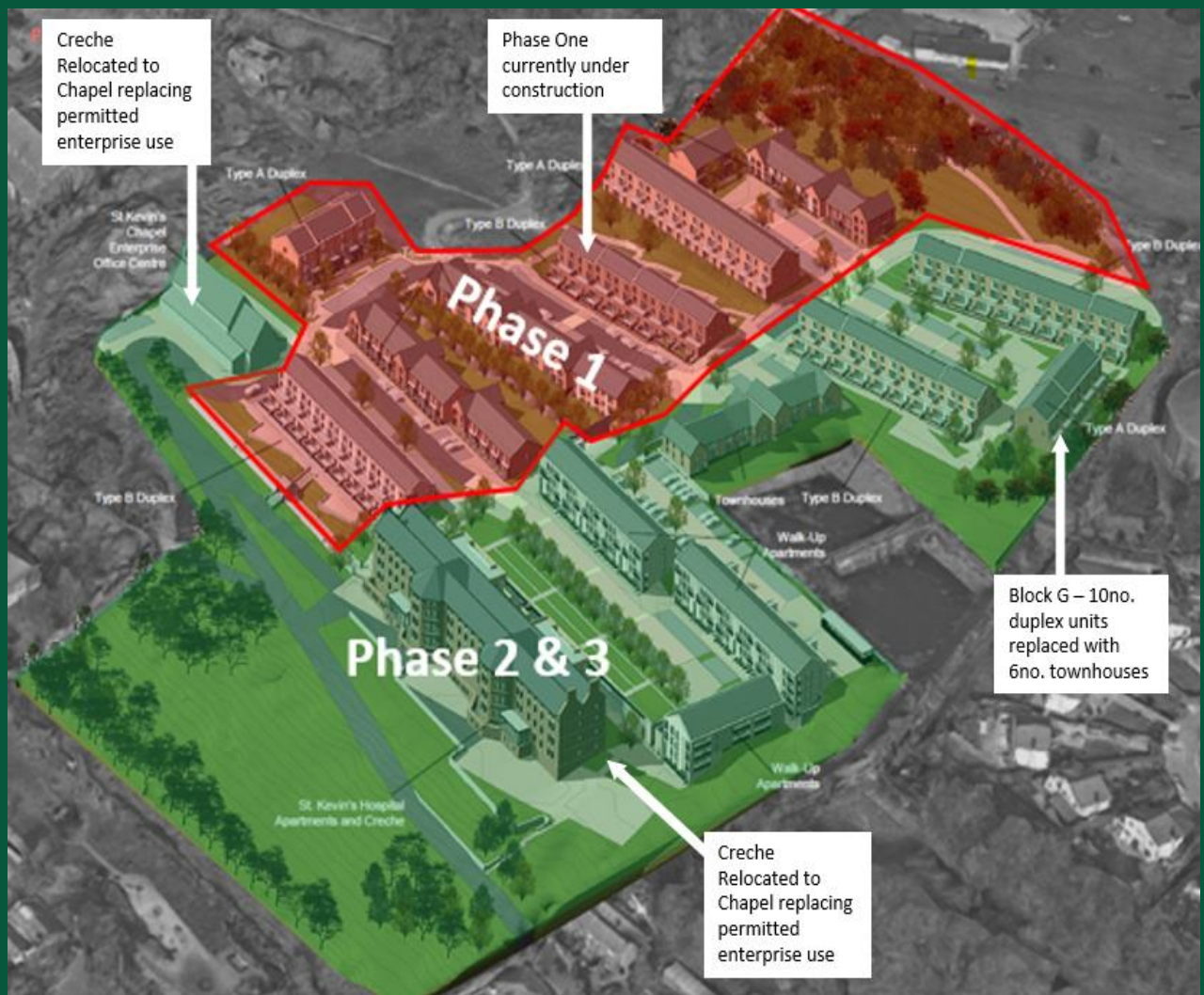
- In 2023 a stabilisation scope of works was undertaken to the building which included the removal of debris (resulting from the fire damage) from inside the hospital, removal of internal floors and a large percentage of the original supporting steel beams and columns.
- Stabilising steelwork /façade retention was introduced and the main building is for the most part now an empty shell.



St Kevin's Phasing



St. Kevins Phase 2					
Type	Overall	1 bed	2 bed	3 bed	4 bed
Townhouse (Blocks G, I & J)	15			9	6
Duplex (Blocks F & H)	38		19	19	
Apartments (walk ups - Block 2, T & U)	51	10	41		
Apartments (St Kevin's Hospital)	66	30	36		
Total	170	40	96	28	6



Unlocking Brownfield Land

- Strategic Sites



Colbert Quarter, Limerick



Sandy Quarter, Galway



Work continuing to understand the complexities of each site



Feasibility studies have begun on certain sites and master planning underway on others



These sites have the potential to deliver over 12,000 homes

Strategic Sites

- Inchicore, Dublin
- Colbert Quarter, Limerick
- Sandy Quarter, Galway
- Broadstone, Dublin
- Tivoli Docks, Cork
- Conyngham Road, Dublin
- The Mint, Dublin
- St. Otteran's, Waterford
- Carrickmines, Dublin
- Kilbarry, Cork

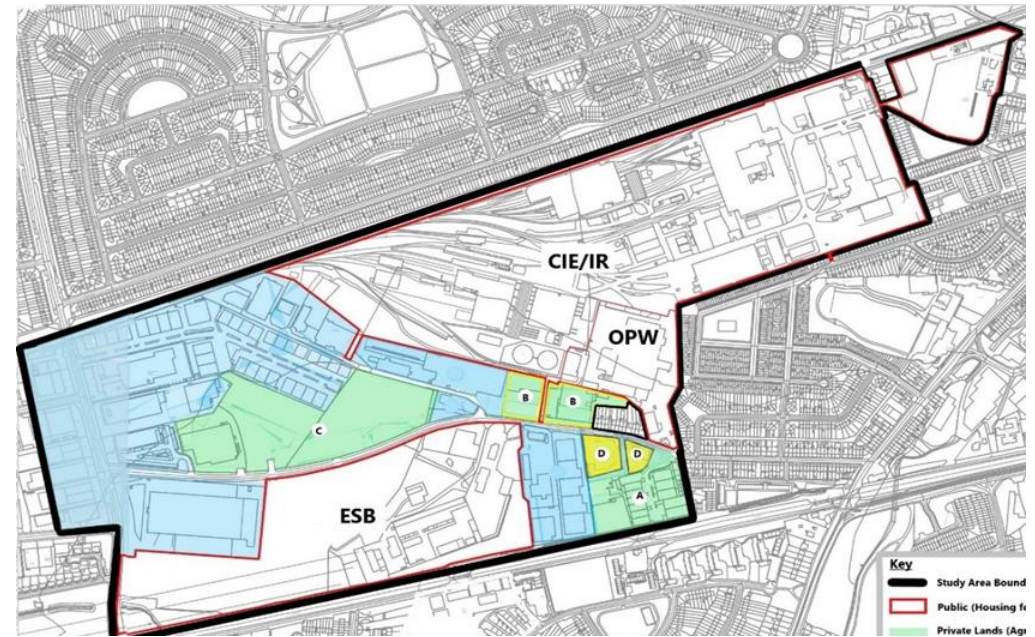
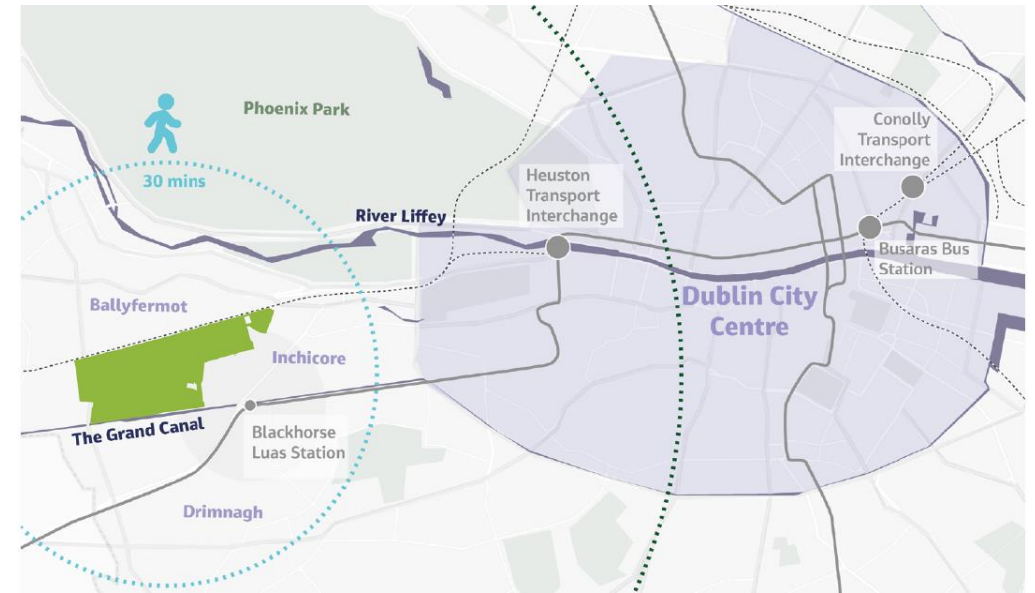
Strategic Sites

Case Study No . 1 – Inchicore

Case Study No. 2 - Inchicore

Lands at Inchicore, Dublin

- c. 40ha of public lands
- Adjoins mainline rail line and c.15-mins walk to existing light rail station. Planned new rail station, light rail route and suburban DART+ rail at the Study Area
- Scope for strategic transformation project as part of wider City Edge initiative for high-density, residential-led mix of uses supported by public transport investment and other infrastructure



Case Study No. 2 - Inchicore

Existing Conditions (Constraints)

- Operational rail and electricity infrastructure
- NIAH building and protected structures
- Partial consolidation/relocation of IR operations
- Seveso tanks,
- Overhead & underground powerlines
- Contamination
- Sensitive adjacencies
- Infrastructure (social and physical) deficit



Case Study No. 2 - Inchicore

Wider Opportunity

- Study area (including some private landowner collaboration) extends to 80ha
- LDA collaborating with the landowners, Local Authority, infrastructure bodies to ensure alignment on funding/delivery
- Potential to deliver 1,200-1,400 homes on public land and up to 3,300-4,300 on wider privately owned lands.

Development Parcels



Case Study No. 2 - Inchicore

Heritage Buildings

- Public lands includes 40+ structures of heritage value.
- Highly important in framing the future preferred character of any new neighbourhood.
- Adaptive Reuse – considerable design and cost inefficiencies to contend with
- Considerable challenge in relation to cost rental model.

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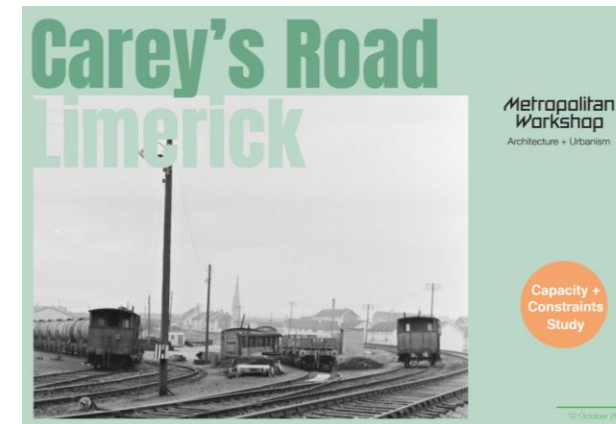
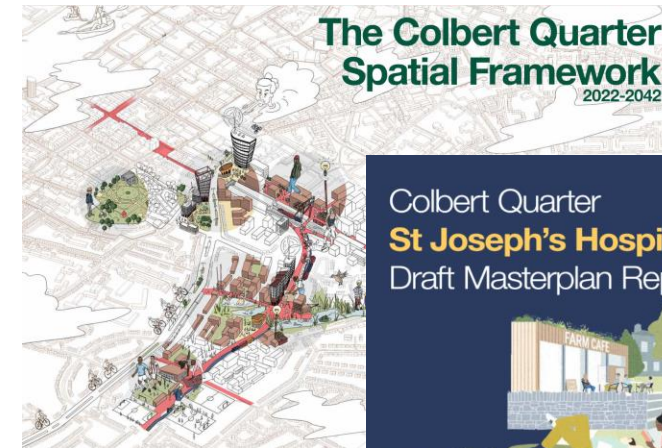
ctures being considered
identified for each of the



Case Study No. 2 – Colbert Quarter Limerick

Case Study No. 2 – Colbert Quarter, Limerick

- Study Area extends to 69ha comprising mostly public lands
- Significant operational constraints – bus and train station, rail lines (existing and proposed) adjoining schools, playing pitches, health uses (existing and future) etc.
- Major TOD regeneration opportunity of national scale up to c. 2,500 homes
 - 2020 – Design Review developed and consulted on.
 - 2021 - Spatial Framework developed by LDA and Steering Group consulted on and adopted in 2022.
 - 2023 – Costed Colbert Infrastructure Development & Delivery Plan
 - 2024 - St Joseph's (HSE lands) Masterplan
 - 2025 – Moving towards phase 1 delivery
- Programme Manager overseeing priorities for site wide infrastructure and enabling package.



Colbert Quarter - Activating Public Brownfield Land

Colbert Quarter, Limerick

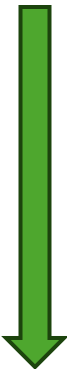
Spatial Framework



Infrastructure & Phasing



Delivery



Colbert Quarter Projects	No. of units	Anticipated Start on Site	Anticipated PC of first phase
CQ – Phase 1A	142	Q3 2027	Q2 2029
CQ – Phase 2A	255	Q4 2026	Q3 2028

Case Study No . 3 – Sandy Quarter

Existing Character



Fig: 14. Existing photographs of the immediate site context and surrounding area

Sandy Road to The Sandy Quarter

Step 1: Design Review

Step 2 : Spatial Framework

- Multi-disciplinary design team led.
- Steering Group comprising LDA, Galway City Council, Galway County Council & ESB
- Placemaking, community building and integration to the fore.
- Stakeholder engagement at the centre of the process.

Step 3: CBA

- BCR 1.7



Report November 2020

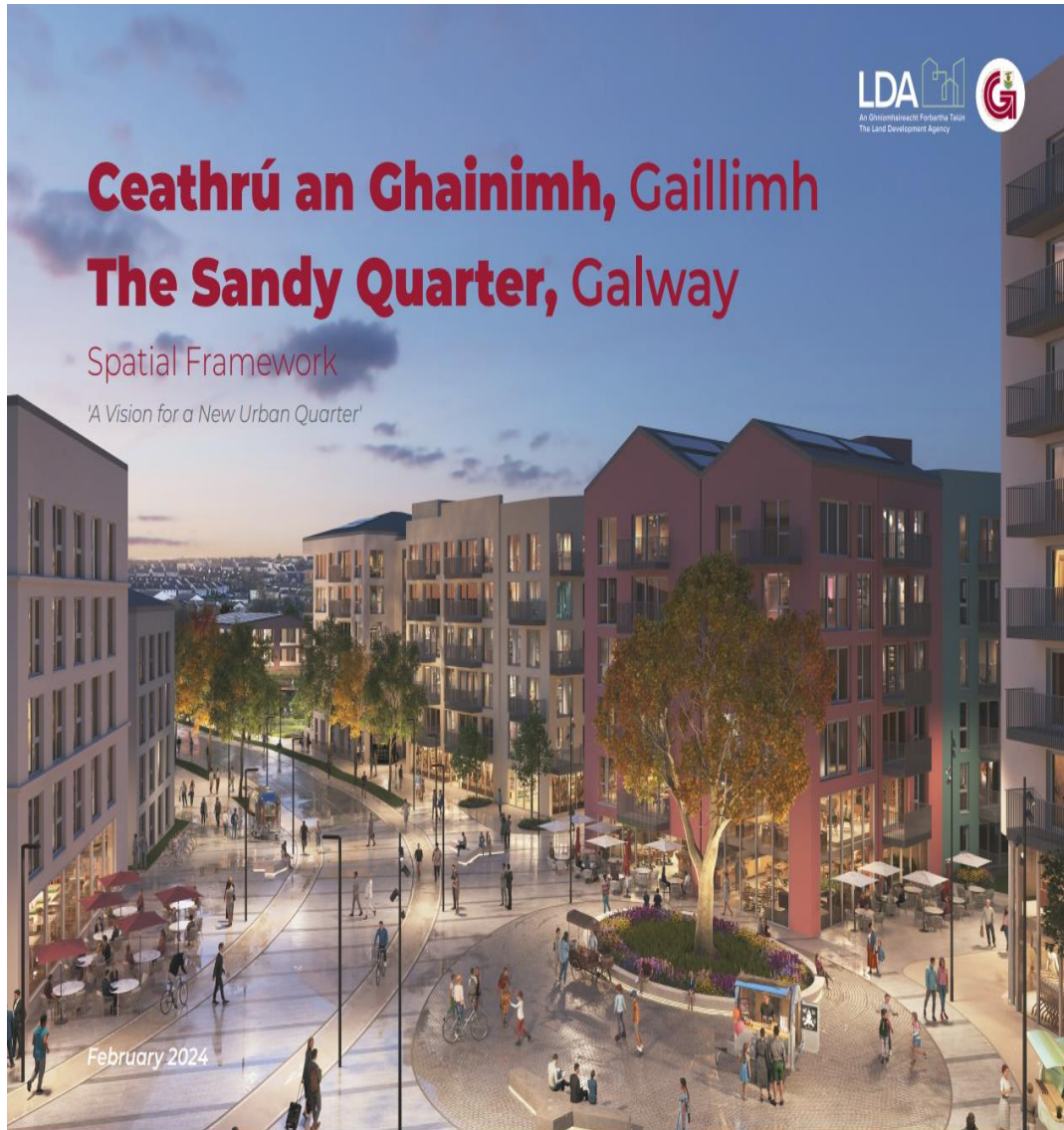
A Vision for a new Neighbourhood
Sandy Road, Galway

RIAI Design Review for Sandy Road Galway





The Vision



a Vision for the Sandy Quarter

Ceathrú an Ghainimh/ The Sandy Quarter will have a strong sense of place for the entire local community. The Quarter will be easy to access and navigate via new pedestrian and cycle routes. These routes will create a **walkable neighbourhood**; sparking **renewed growth** across the wider area. The Spatial Framework provides for a new local main street, with active frontages and new **Community Facilities**. The Square will be a new city place where people will genuinely want to spend time and build relationships. The character areas created will be people focused, integrated with high quality public realm and bio-diverse **parkland areas and play spaces**. The neighbourhood will have distinctive character areas with innovative housing and streets. The development will be **a major new pilot opportunity for the city** through the provision of high-quality, universal designed, energy positive, mixed-tenure homes including affordable and cost-rental homes. This vision for the new community will act as the **future benchmark** for local neighbourhood development.

Marmalade Lane (Cambridge, U.K.)



1 A City of Neighbourhoods
Balance with local communities,
liveability, sociability, safety

Bad Salzufflen (North Rhine-Westphalia, Germany)



2 Walkability
A liveable city framework, better connections,
cycle paths and active mobility

Sant Antoni (Barcelona, Spain)



3 Resilient Placemaking
Strong emphasis on healthy
accessible places

Green Park (Berkshire, UK)



4 Green, Blue Infrastructure
Biodiverse, sustainable, climate
resilient neighbourhoods

Vauban (Freiburg im Breisgau, Germany)



5 Good Street design
Access and linkages, public
transport and accessibility

Upper Baggot Street (Dublin, Ireland)



6 Mix-diversity of uses and activities
New development areas

HafenCity (Hamburg, Germany)



7 Sequential growth
Long term connectedness and
considered phased growth over time

Shad Thames (London, UK)



8 Identity
Gateways, scale, landmark buildings and
feature large species trees

New Dolphin Park, (Dublin, Ireland)



9 Future proofing
High quality, universal and age-friendly design for
people of all ages and mobility needs

Goldsmith Street (Norwich, UK)



10 Integrated
Clear spatial plan and
wayfinding

A New Public Park

Flood attenuation, Biodiversity Net Gain, Multiple play and Recreation Opportunities



A New Public Square

Active Groundfloor, Quality Public Realm, Pedestrian and Cycle Priority

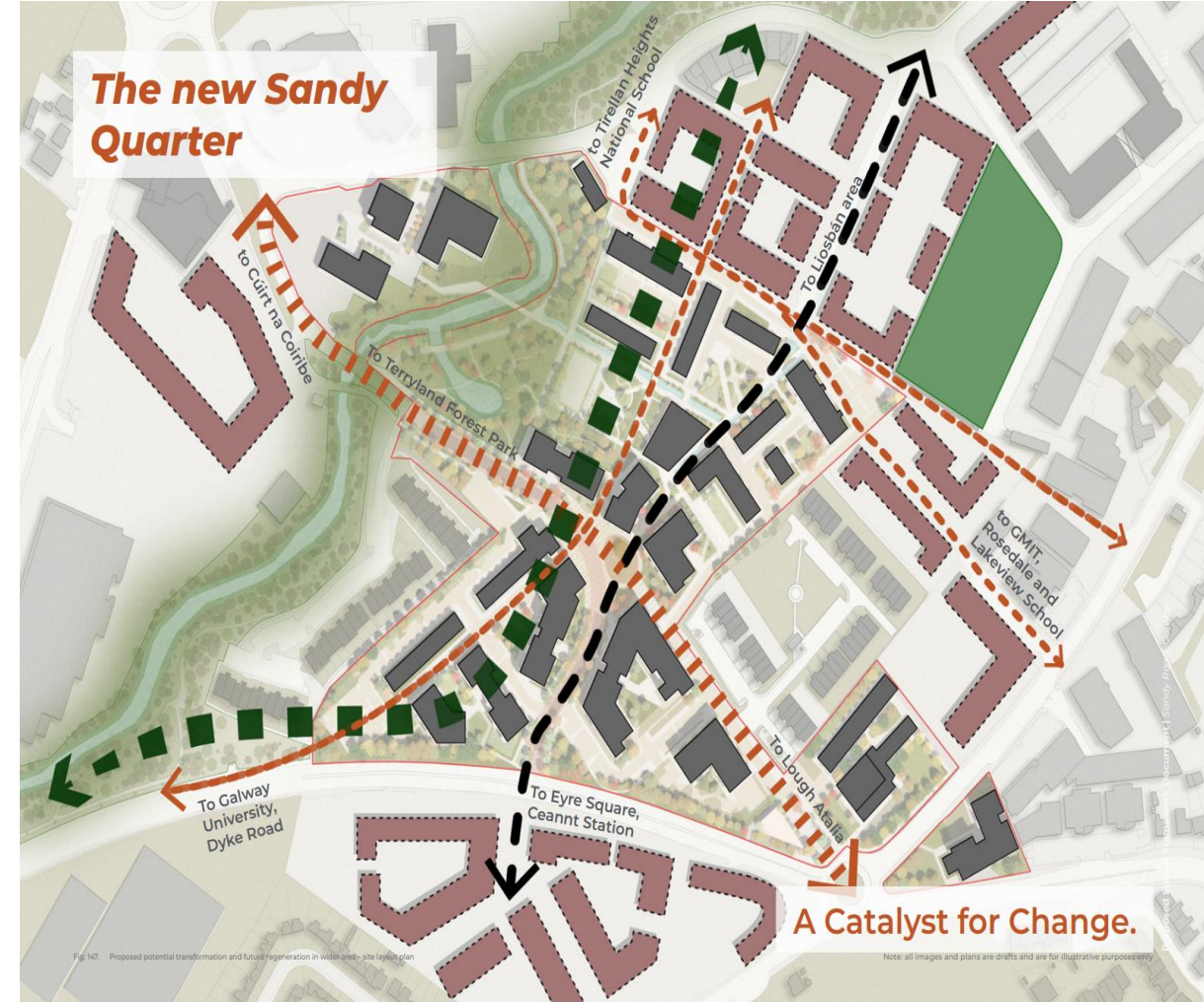


Sandy Quarter – A New Urban Community

Mixed tenure/typology housing



Sandy Quarter – A Catalyst for Change





c. 650 - 750 New Homes

Medium-Scale Density

Typically 3-6 storeys

Landmark building up to 9-storeys



A Mixed-use Neighbourhood

c. 1450 sqm Ground floor mixed-use space

c. 7250 Commercial space

c. 1750 sqm Enterprise space

c. 1050 qm Community space



A Mix of People

Multi-generational living

Universal designed homes

A new neighbourhood for every age and every ability and mobility

Key Facts



A Mix of Housing Types and Tenure

Affordable

Cost-rental

Social

Private



New Urban Park

c. 12,490 sqm or 12% of overall site

c. 5,640 sqm private pocket parks



Biodiversity Net Gains

Habitat Biodiversity Units: c. +93%

Linear (Hedge) Biodiversity Units: c. +68%

Unlocking Brownfield Land - Key Challenges + LDA Initiatives

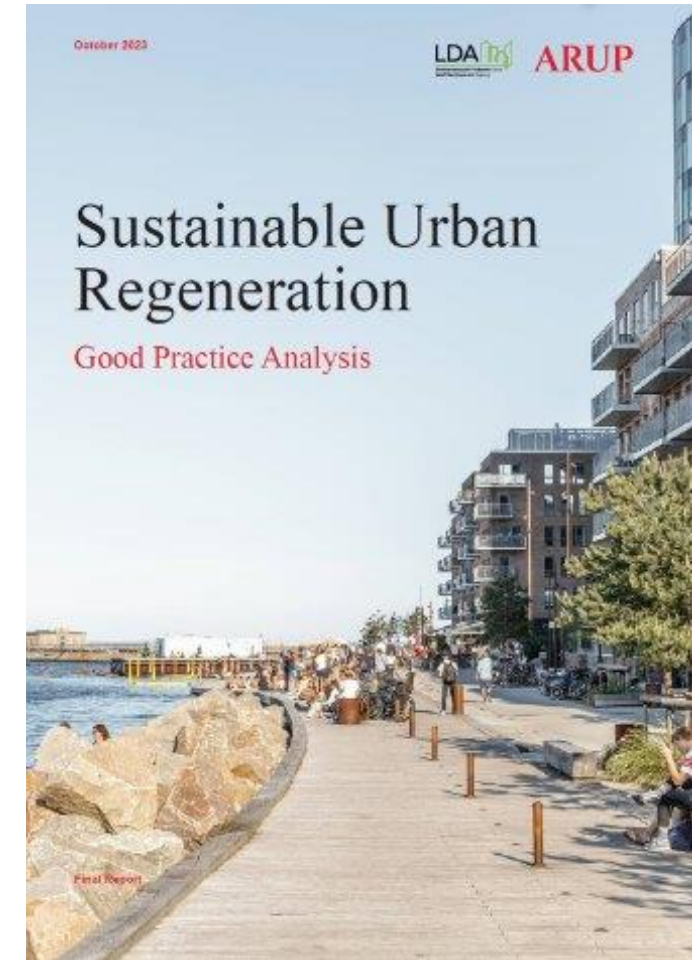
LDA Approach

Key Common Challenges

- Ongoing operational uses/relocations
- Contamination
- Heritage buildings – future use, design + cost considerations
- Infrastructure deficits
- Viability challenges – especially in relation to achieving affordable rents
- SEVESO uses

Identified Initiatives

- Detailed + costed feasibility analysis
- Infrastructure and phasing plans
- Cost Benefit Analysis – Integrated Capitals approach – efficient use of public money
- Championing merits of brownfield regeneration and identifying scale of challenge – alignment with NPF/NSOs
- Significant number of sites in this brownfield category - developing and refining an LDA approach



Socio-Economic Cost Benefit Analysis

Colbert Quarter, Sandy Quarter, Conyngham Road, Digital Hub, Kilbarry, Inchicore and Broadstone

Figure 1-6: Appraisal Methodology

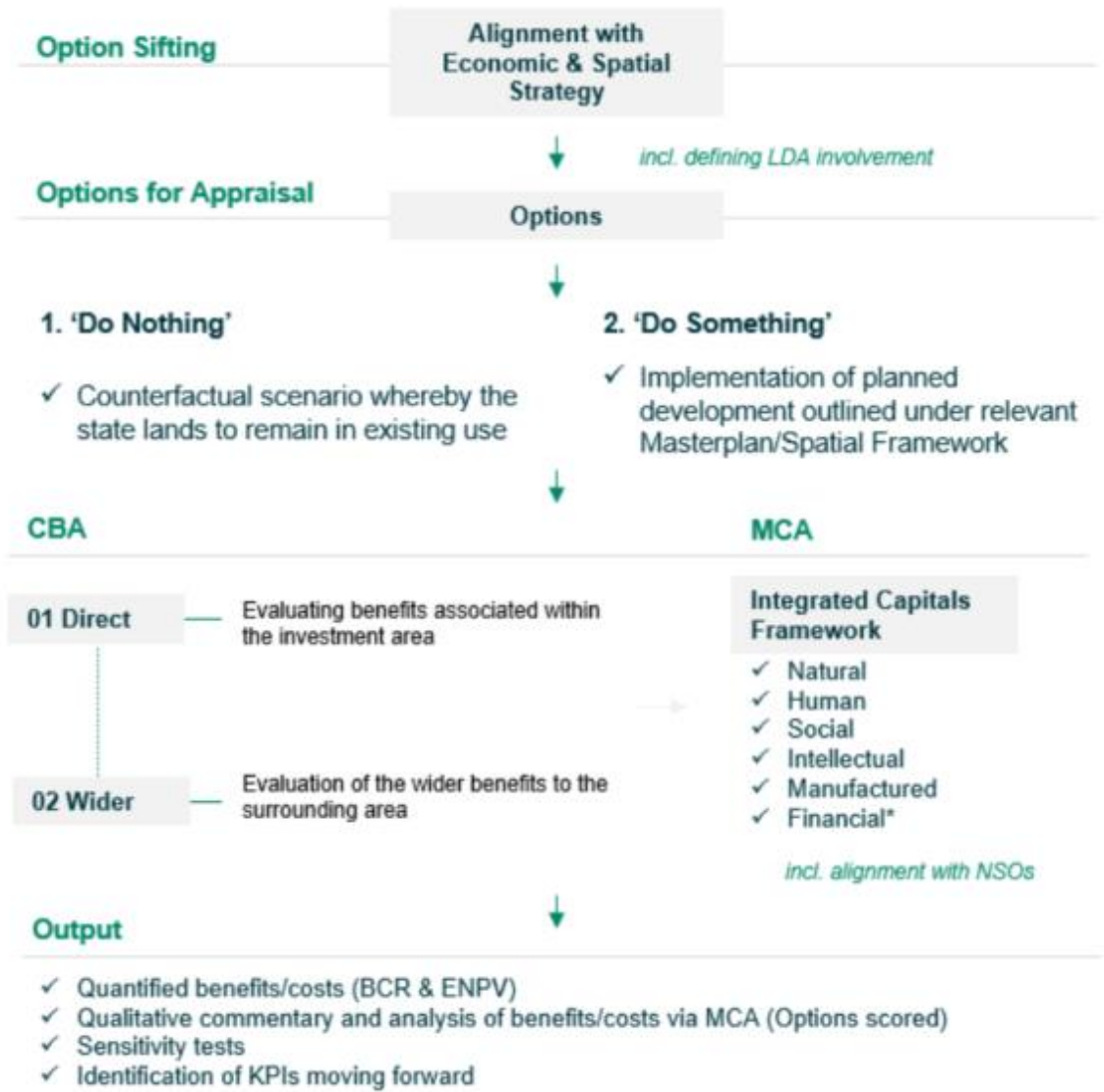


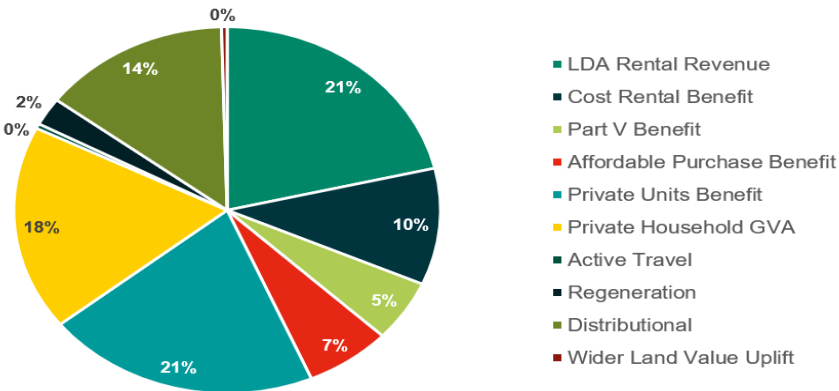
Table 0-1 MCA Summary

MCA Capital	Sub-Criteria	Do Nothing	Do Something
Natural Capital	Reduction in Transport Emissions	3	6
	Biodiversity Net Gain	4	5
Social Capital	Investment in Communities	4	7
	Proximity to Key Facilities	4	6
Human Capital	Public Transport Accessibility	5	7
	Safety	3	6
Intellectual Capital	Knowledge Exchange Hubs	4	6
	Social and Economic Renewal	1	5
Manufactured Capital	Land Use and Density	3	7
	Severance	1	5
Overall Score (Count)		32	60
Average Score (All)		3.20	6

Table 0-2 CBA Summary

Indicator	Colbert Quarter Benefits (Direct & Wider)
Present Value of Benefits	€ 1,904,000,000
Present Value of Costs	€ 891,000,000
Benefit to Cost Ratio (BCR)	2.1
Economic Net Present Value (ENPV)	€ 1,013,000,000

Figure 0-1 Proportion of Colbert Quarter Benefits



Thank You!

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