

LDA'S CLOSE COLLABORATION WITH LOCAL AUTHORITIES CONTINUES

Working in close partnership with the local authorities on the delivery of affordable homes, the Land Development Agency aims to accelerate a core Government policy of creating a large-scale affordable and social housing sector in line with norms in many other European countries.

The Land Development Agency (LDA) was established in September 2018, to co-ordinate land within State control for more optimal uses where appropriate, with a focus on the provision of affordable housing.

The LDA is overseen by an independent board of directors and the Government has committed to providing the LDA with an initial portfolio of development sites and equity of €1.25 billion when our primary legislation is enacted.

With the enactment of the Land

Development Agency Act in 2021 the Agency's functions are now supported by a legislative mandate. A key function is to 'manage and develop certain relevant public lands' and facilitate the provision of housing for the public good.

This includes developing housing on relevant public land including provision of publicly owned infrastructure to service housing on relevant public land and other land. This is all related to the Agency's remit around active land management and catalysing key sites for delivery.

The LDA is particularly focussed on unlocking sites that can deliver scale of affordable and mixed used development where relevant, and the LDA Act provides a specific remit for the Agency to work with our local authority partners 'to develop or facilitate the development of large-scale local authority sites for housing and where appropriate mixed-use development and provide the appropriate mix of housing in such developments'.

With the Agency' focus on working in partnership with the local authorities on the delivery of new homes, it aims to accelerate a



The LDA will deliver 597 homes at Shanganagh in partnership with Dún Laoghaire-Rathdown County Council, the first partnership of its kind



The LDA, in collaboration with Dublin City Council, is progressing plans for the development of the former St Teresa's Gardens site in Dublin 8 which extends to circa 5.87 hectares. For further information visit www.donoreproject.ie

core Government policy intention of creating a large-scale affordable housing sector in line with norms in many other European countries.

MAIN POINTS OF LDA MANDATE

The LDA mandate is particularly related to the following

1. **Affordability:** The LDA is focused on the delivery of affordable and social homes on State land.
2. **Development of Homes:** The Land Development Agency Act 2021 provides for the LDA to appraise sites, prepare master plans, make planning applications, promote sustainable development and support the implementation of the National Planning Framework.
3. **Sustainability:** Promoting the sustainable development of communities and housing, including climate adaptive, low-carbon and affordable housing, that are well served by schools, infrastructure that promotes active and sustainable travel and public amenities;
4. **Land:** The availability of suitable land is critical to the provision of affordable homes and for the coherent compact growth of our urban areas in the longer term. The Act mandates the

LDA to report to the Government on the extent of public lands and recommendations in relation to the development of public land for delivering affordable housing.

5. **Collaboration:** The LDA may enter arrangements with local authorities and others for the provision of new homes. This includes partnerships, commercial contracts and other arrangements related to LDA's functions.
6. **Services:** The LDA can provide services to local authorities under Section 15 of the LDA Act, in relation to the development of local authority-owned sites for housing and urban development that are large scale, multi-tenure or mixed-use development sites in order to assist the local authority in the performance of its functions and in larger settlements.

HOUSING SUPPORT PROGRAMMES

Much of the progress of the LDA to date has been due to the collaboration and support of the local authorities across the county.

The LDA works to support and assist them to leverage, enable and facilitate with a focus on progressing key sites to deliver affordable



The LDA is very committed to working and building strong relationships with all local authorities across the country, to collaborate on unlocking key State land that will bring opportunity for the development of affordable and social homes. Our team is progressing projects in the most important locations nationwide and we look forward to further engagement with local authority management and staff"

– John Coleman, LDA Chief Executive Officer



PROJECTS IN THE PIPELINE

DUBLIN CITY COUNCIL:

Digital Hub: The LDA is working with the Digital Hub Development Agency (DHDA), Dublin City Council (DCC) and the Office of Public Works (OPW) to bring forward a masterplan for two sites across the DHDA campus and other lands in 'The Liberties', bringing the total development land to 3.7 hectares (ha).



Cromcastle

Road: In collaboration with DCC, the LDA is commencing plans for the development of a 0.75 ha site on the corner of Oscar Traynor Road and Kilmore Road in Coolock. The site has capacity for c. 125 new homes, is at pre-planning stage. A design team was appointed in Q3 2021.

Cherry Orchard: Park West & Cherry Orchard has been identified in the Dublin City Development Plan 2016-2022 as 'a key strategic development and regeneration area capable of delivering a significant quantum of new homes and employment opportunities for the area'.

The LDA is in collaboration with DCC to develop c. 13 hectares of lands adjacent to the Park West & Cherry Orchard train station with the potential to deliver c. 900 homes.

CORK CITY COUNCIL

Docklands Delivery Office: A dedicated office has been established and jointly resourced by Cork City Council and the LDA to advance the development of Cork City Docklands to support the co-ordinated regeneration of the area in accordance with the Cork City Council Development Plan. This will include the management of key elements to support with successfully unlocking the Docklands potential.

LIMERICK CITY COUNCIL

Colbert Quarter: The Colbert Quarter includes significant areas of State lands owned by CIÉ and the HSE, as well as other publicly owned lands.

These State organisations have come together to support and explore the future potential for this pivotal area, and to consider how underutilised parts of the lands could be rejuvenated. For further information visit www.colbertquarter.ie.

GALWAY CITY COUNCIL

Sandy Road: The Sandy Road site comprises an area of 8.63 ha and is located at the northern edge of Galway City, adjacent to the Liosbán Industrial Estate.

The LDA and Galway City Council are preparing a Spatial Masterplan/Framework and associated delivery plan for this strategic brownfield redevelopment opportunity, bringing together both public and private interests. The Design Team is working towards a Vision Statement and Masterplan in Q3 2022.

Dyke Road: Dyke Road comprises an area of c.2 ha to the north of Galway City Centre and adjacent to the Rover Corrib and Galway Shopping Centre/Headford Road Retail Park.

The LDA and Galway City Council have agreed for the Agency to progress a planning application for a phased redevelopment of the site to provide a mixed-use scheme which has the potential to provide c.200-250 affordable homes.

For further information on LDA projects visit www.lda.ie or email info@lda.ie

and social housing, and support with achieving impact and agreed objectives in the public interest.

Though collaboration the LDA and the local authorities will maximise a net positive impact on the provision of more affordable homes in Ireland. The Agency is working with several local authorities on a wide range of projects and programmes.

PROGRESSIVE PARTNERSHIPS IN DUBLIN

The most progressed of these partnerships include Shanganagh-Shankill (597 homes) in partnership with Dun Laoghaire Rathdown County Council and the Donore Project (c.600 homes), in partnership with Dublin City Council.

- **Shanganagh:** At Shanganagh the LDA will deliver 597 homes in partnership with Dún Laoghaire-Rathdown County Council, the first partnership of its kind. Over 300 of the homes will be delivered as cost rental homes, delivered at affordable rents with 91 units available as affordable purchase homes. This is currently Ireland's largest affordable housing development which is due to commence on site later this year.

- **Donore Project, Dublin 8:** The LDA aims to deliver around 600 new affordable and social homes on the site. The project is currently aiming for a planning application lodgement targeted in Q2 2022.

These sites are in the ownership of the local authorities. In addition, the LDA works collaboratively with them in developing masterplans, vision/concept designs for strategic areas of State land, such as Limerick's Colbert Station Quarter, Galway's Sandy Road and Dublin City's Digital Hub.

Several other key State lands identified for transfer to the LDA under the Government's 'Housing for All' plan are being progressed and will have potential capacity for the delivery of up to 10,000-15,000 homes into the future.