

# *From Depots to Duplexes - Reimagining Public Land*

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# Content

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2.0 Statutory Obligations

3.0 Strategic Areas



The LDA is a commercial, State-sponsored body that has been created to coordinate land within public control to provide affordable and social homes and build communities across the nation.



#### ABOUT US

## Our Mission & Values

The Land Development Agency's Purpose is to maximise the supply of affordable and social homes on public land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The vision is for the provision of affordable and social housing to meet the needs of the nation, delivering a social return from developments and renewal of communities and a stable, national capacity to support sustainable, inclusive and vibrant communities so that everyone who lives in Ireland can be assured of housing options that support their needs, throughout their lives.

We are guided by the values of Integrity, Collaboration, Sustainability, Innovation & Delivery.

# LDA Achievements as of Autumn 2023

€3.5b

3.5 billion Capital available

Affordable Purchase Homes

3 Sites 

In Cork, Waterford & Meath

Full details at <https://lda.ie/affordable-homes>

Affordable Cost Rental Homes

4 Sites 

In Dublin & Wicklow

Full details at <https://lda.ie/affordable-homes>

Staff

 100

100 staff working across various departments and offices

Homes

 2557

2557 Additional Homes with planning granted/ planning decision due

c 20,000



State Land Capacity after Housing for All Land commitments.

Homes Under Construction

 1081

1081 Homes under construction in 2022 / commencing construction 2023

Project Tosaigh

 5000

Additional 5,000 homes through Project Tosaigh.

Advancing

 2390

2390 homes in advanced planning and appointing design teams

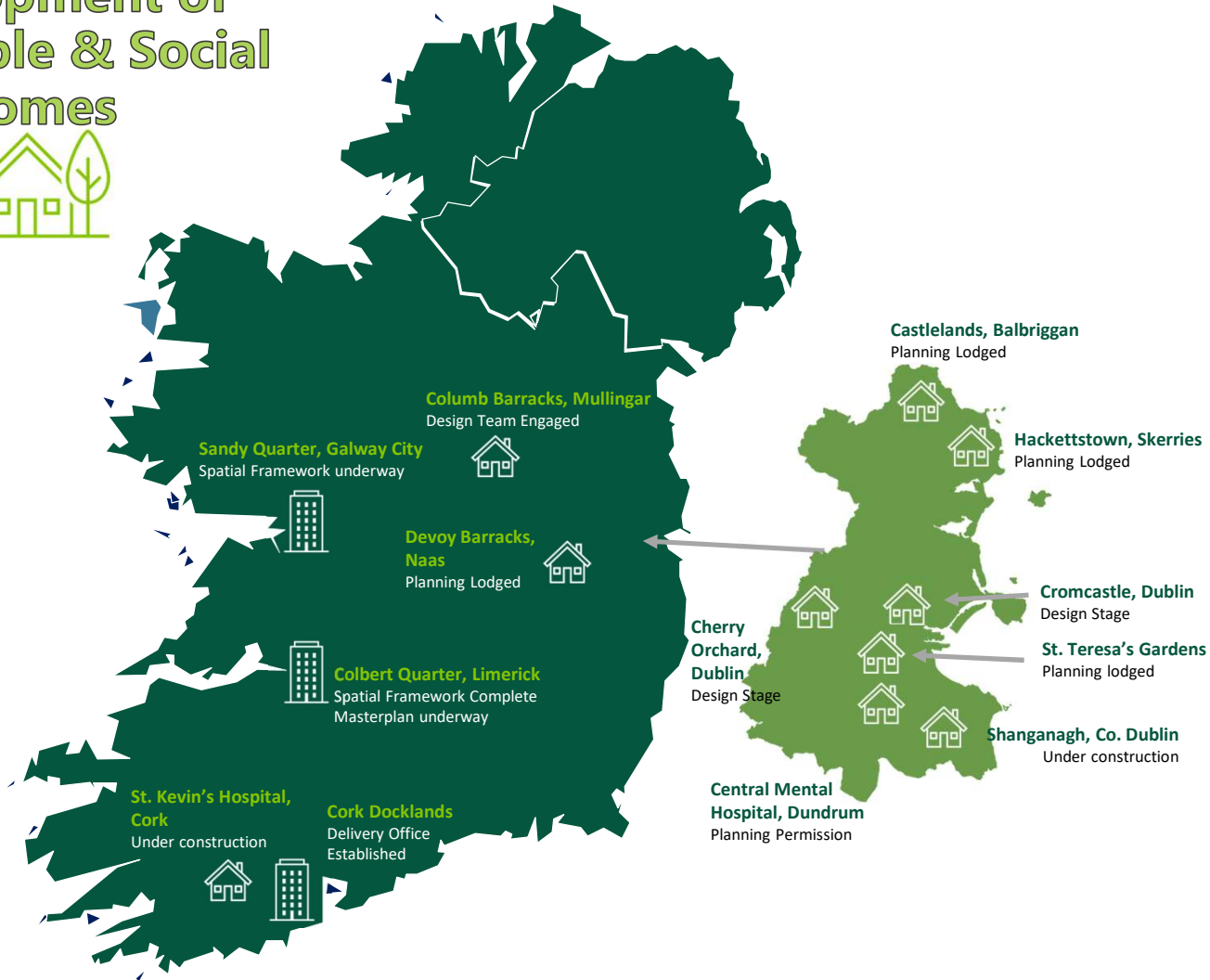


# Primary focus: Development of Affordable & Social Homes



 Shorter-term delivery

 Longer-term transformational city projects



## 2.0 Statutory Obligations



# Statutory Obligations



## RELEVANT PUBLIC LANDS

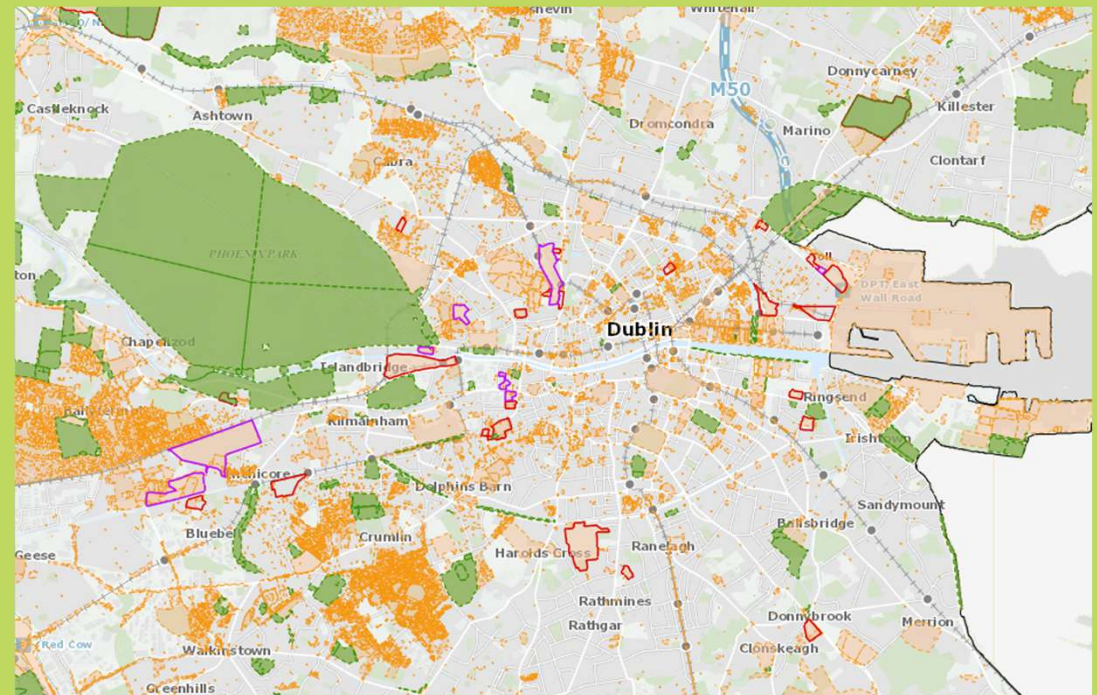
### Report on Relevant Public Land

The Report on Relevant Public Land is the first-of-its-kind and is designed to serve as a strategic and on-going process to assess the potential of underutilised state-owned lands and to support in building a pipeline of potential land for the provision of affordable housing into the future. This first report identifies 83 parcels of land and assesses them as having the potential to deliver up to 67,000 new affordable homes over the medium to long term.

## RELEVANT PUBLIC LANDS

### Register of Relevant Public Land Map

The Register of Relevant Lands is a public web map showing all relevant public lands. It is a requirement of the LDA Act 2021 that the Agency establish and maintain a register of all relevant public land and land owned by the agency or a subsidiary DAC. The LDA will continue to update the register as required.

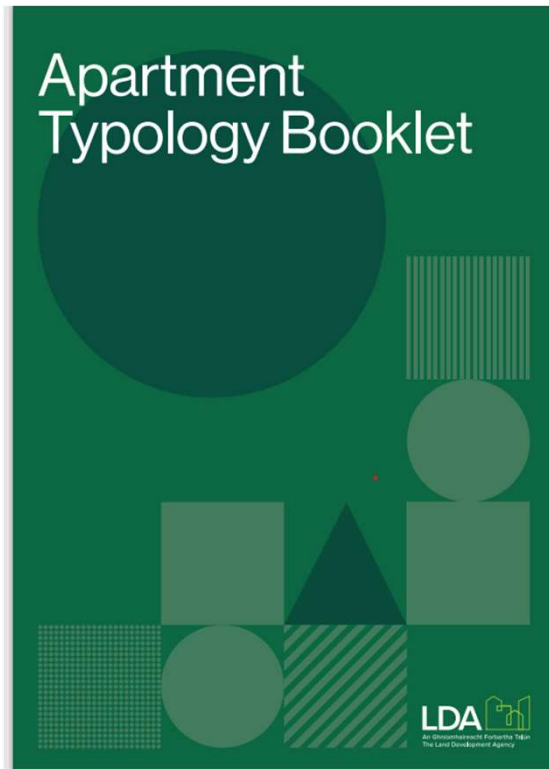


## 3.0 Strategic Areas





# Apartment Typology Booklet



LDA aim to design a new generation of homes with a pragmatism and intelligence that ensures that these great new homes can be delivered in a way that achieves **maximum value for money**.

The LDA aims to intelligently **utilise standardisation in design and construction** to improve quality, reduce cost, increase certainty, and deliver consistency across LDA homes.

The LDA support and encourage the use of **Modern Methods of Construction** in the delivery of affordable housing and consider standardisation key to facilitating the increased use of Modern Methods of Construction at the delivery stage.

All guidance, layouts and specifications provided have gone through a rigorous internal technical and cost review process.





# COLBERT QUARTER

## THE GATEWAY TO LIMERICK CITY

Vision for Limerick's Newest Urban Quarter Unveiled

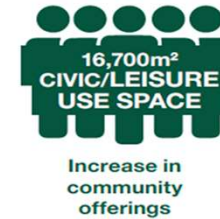
St. Joseph District - Project Launch



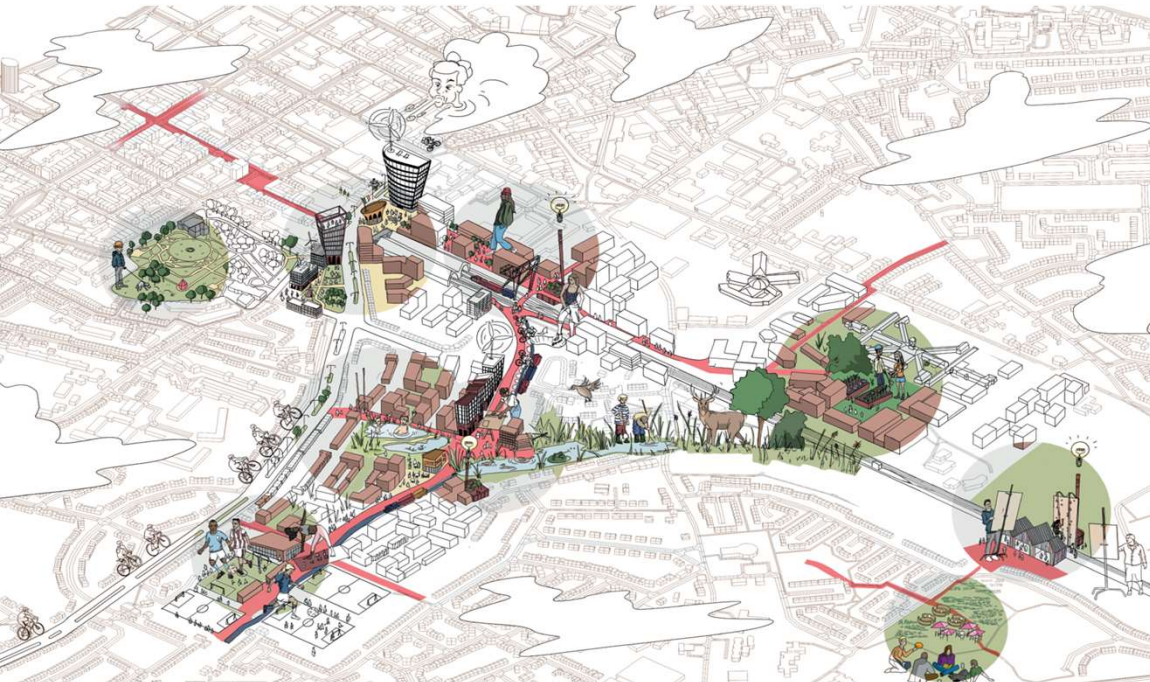
# Colbert Quarter - Overview

- LDA working with LCCC to develop this large-scale strategic area which comprises a mix of uses, operations and services as well as underutilised areas and unlock its potential and deliver sustainable development into the future
- Colbert Quarter Spatial Framework published in 2022
- Limerick Development 2022-2028 contains objectives supporting the delivery of the Colbert Quarter
- St Joseph's Hospital Masterplan identifies phase 1 development plot
- Collaborating with landowners and stakeholders key to progressing the site

Potential To Provide (Whole Quarter)



*\*figures rounded*











SEXTON DISTRICT

STATION DISTRICT

ST. JOSEPH'S DISTRICT

KENNEDY DISTRICT

CAREY'S DISTRICT

CALEDONIAN DISTRICT

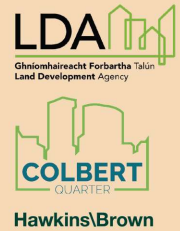
JANESBORO DISTRICT







# Colbert Quarter St Joseph's Hospital Masterplan Masterplan Report



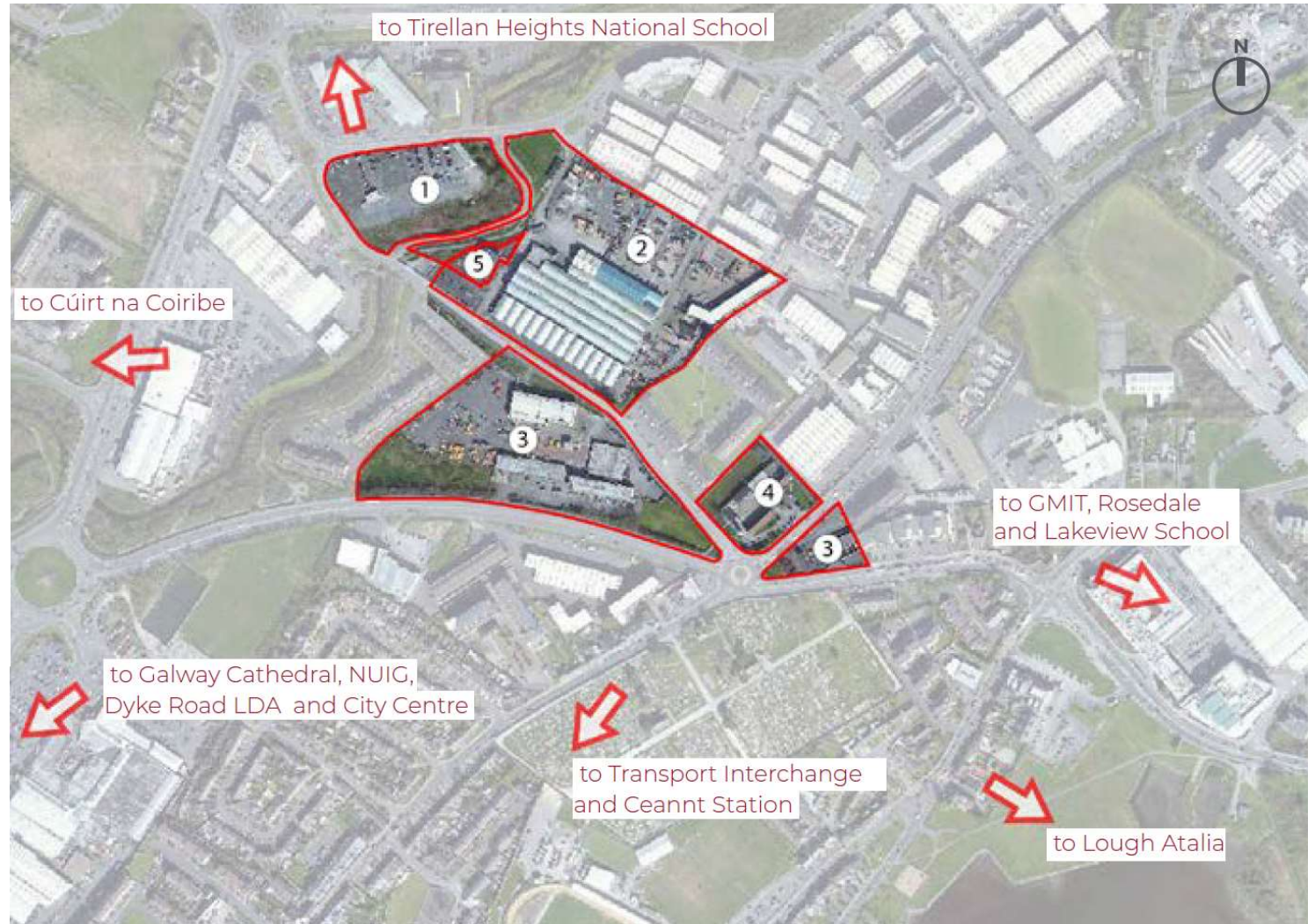
Connectivity Through the Site	Affordable Living	Landscape	A Vibrant Neighbourhood	Heritage
<ul style="list-style-type: none"> <li>A scheme which supports active travel models, the car is a guest and provides a walk-able and safe neighbourhood.</li> <li>Establishing the Limerick Link early on and providing</li> </ul>	<ul style="list-style-type: none"> <li>A scheme which is exemplar in sustainable design. A regenerative neighbourhood which proposes quality living growing spaces, rainwater management, through to bio-diverse corridors and native planting.</li> </ul>	<ul style="list-style-type: none"> <li>The landscape scheme becomes a key part of the place-making design with a thread of well-programmed open space which respond to the existing context and knit together the proposed uses.</li> </ul>	<ul style="list-style-type: none"> <li>A great place to live which provide local amenities and community infrastructure to support the new and existing neighbourhood.</li> <li>A design which provides a vibrant mix</li> </ul>	<ul style="list-style-type: none"> <li>The site's unique natural and built heritage is celebrated in proposals.</li> <li>Designs seek to maintain and enhance existing landscape features where possible.</li> </ul>



# Sandy Road, Galway

Key:

- 1 Lands in Private Ownership
- 2 Local Authority Lands
- 3 ESB
- 4 Galway Diocese
- 5 Galway Bay FM







Terryland River

Galway Bay FM

Former Cotton Factory

Sandy Road

Galway Diocese

EBS Networks

Gleann Na Tra

Sean Mulvoy Road

Lough Atalia

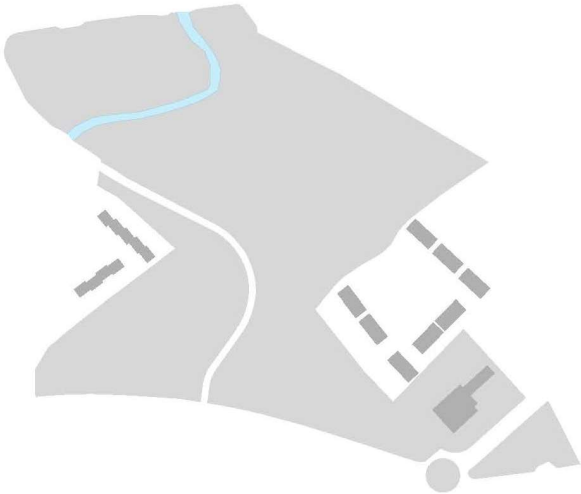
Galway Bay



The site - aerial photograph, looking east

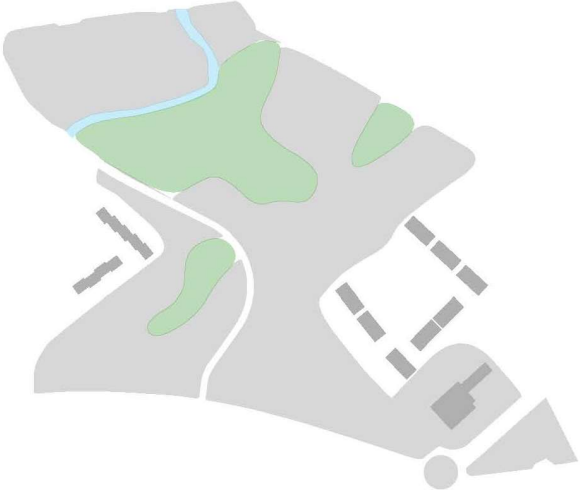


# 5 Principles for Development



01 Sustainable Mobility - Enabling Modal Shift

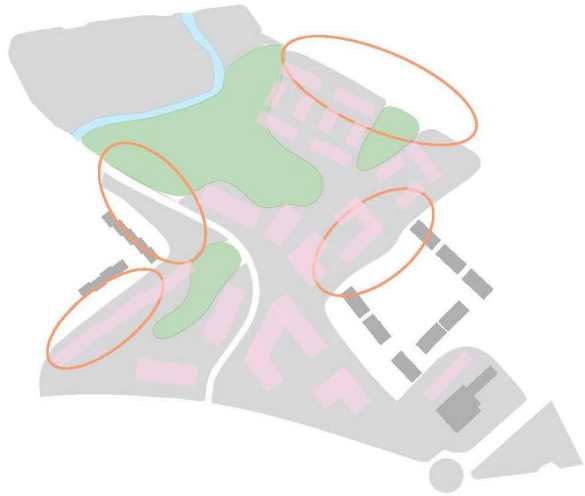
- Site Area
- Existing Buildings
- ~ Terryland River



02 Establishing the Green Heart

- Site Area
- Existing Buildings
- ~ Terryland River
- Proposal Green Areas

# 5 Principles for Development



03 Considered interfaces with existing & future communities

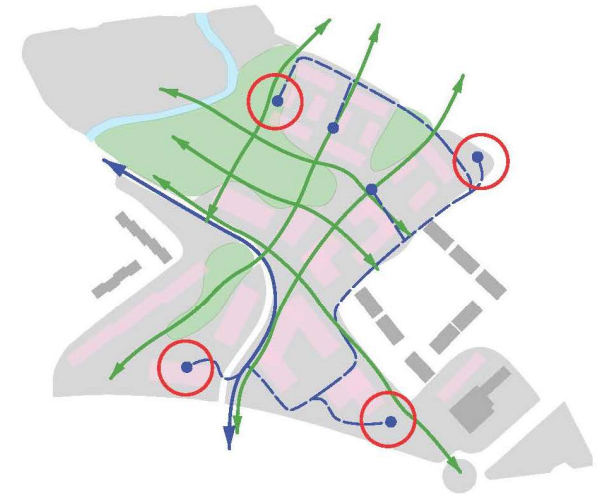
- Site Area
- Existing Buildings
- Terryland River
- Proposal Green Areas
- Proposal Building



04 Density, Distribution & Tenure

**Principle**

- lower density & scale 2-4 storeys
- Higher density & scale 5-8 storeys
- cost rental & social
- affordable sale
- private sale



05 Site movement & sustainable mobility principles

- Pedestrian & cycle access and permeability prioritised
- Vehicular through route
- Vehicular access
- Area based parking



# a **Vision** for Sandy Road



## **Ceathrú an Ghainimh, Gaillimh** **The Sandy Quarter, Galway**

Draft Spatial Framework Executive Summary

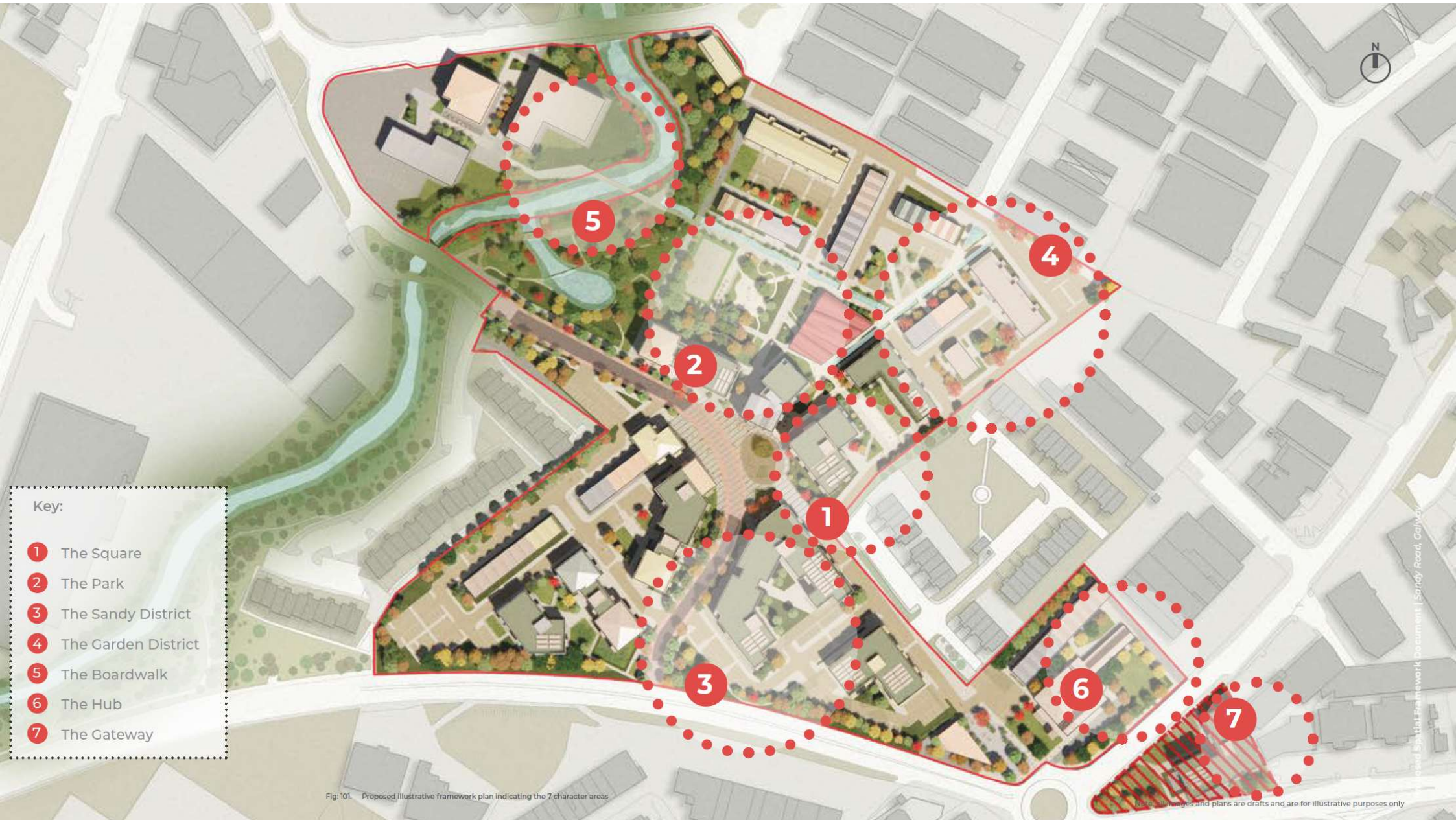
*'A Vision for a New Urban Quarter'*



Image for illustrative purposes only











# The Park



# The Square





### **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%

# Thank You!

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