

Mayor of Fingal
Cllr Brian McDonagh
c/o Mary Egan,
Fingal County Council
Main Street
Swords
Co Dublin

By Email only
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cc. annmarie.farrelly@fingal.ie

06 June 2025

Dear Mayor McDonagh,

Commitment to Regeneration of Stapolin Lands

Further to the LDA's presentation to you and the Local Ward Elected Members on 12 March 2025 and subsequent engagement sessions with Councillors Healy and Hopkins regarding the regeneration of the Stapolin lands, I am writing to you to reiterate the Land Development Agency's commitment to delivering housing at scale, along with associated public realm and amenities at Stapolin.

The Land Development Agency (LDA) acquired Stapolin Lands on 27 March 2025 and immediately started implementing the strategy which sought to accelerate design and delivery of homes and associated public facilities across the site. The LDA recognised the need to build a lasting relationship with the key stakeholders and the community so that successful residential led regeneration could be accelerated.

A prioritisation plan was established, this focussed on a number of key moves to implement existing planning consents across the lands and gave precedence to the delivery of key infrastructure which will support the delivery of homes, delivery of Stapolin Square and creating quality public open spaces to provide residents with a sense of place, to build on the unique identity of the Stapolin area.

Immediate Action

There were immediate challenges which the LDA needed to address, which primarily dealt with the existing access route to Clongriffin Station. We have listened carefully to

the feedback and understand the challenges. Although the focus must be on delivering a permanent, accessible access route to the Station, a robust interim solution must be implemented to make the temporary access arrangements more effective for commuters. A regular deep cleaning of the access route has been instructed to improve the journey experience.

The LDA continue to collaborate with NTA, who are currently procuring a replacement lift within the temporary access tower. This will provide a more reliable lift service and in support of this, the LDA have increased security measures and onsite presence to minimise the misuse of the lift service. There has been signage erected with contact details of the response team should there be an issue and we are in regular communication with local residents and commuters who have alerted us to any operational issues as and when they occur. The LDA are committed to addressing issues as quickly as possible to maintain a safe and reliable lift access into the Station forecourt.

Members of the local community have also reached out to the LDA to request that the opening hours to the roller shutter doors are reviewed to allow Stapolin residents to avail of bus services from Clongriffin Station. The current opening hours are 05.30-00.45 and I am pleased to advise that negotiations are now favourably concluded with the security team in relation to extending these opening hours. We are in the process of writing to the elected members and residents to confirm that we will extend the opening hours to Clongriffin Station from 04.00-01.00, effective from 09 June 2025.

Accelerating Delivery of Stapolin Square (Workstream 1)

The LDA are taking a concurrent delivery approach, making sure that we are delivering as quickly and efficiently as possible.

Although there is an existing planning consent in place, there are amendments needed to the design to ensure that the Square provides universal access up to the Clongriffin Station forecourt. The LDA appointed the design team as soon as the site acquisition was confirmed and have instructed them to find a suitable design solution for the long term access from Stapolin to the Station. This is a detailed process as the LDA need to ensure compliance with regulations and statutory requirements, to safeguard delivery of the Square at the earliest opportunity.

We are mindful of the need to minimise disruption for local residents and maintain the public access to the train and bus services throughout construction. The LDA have requested pre application engagement with Fingal County Council and the planning application for Stapolin Square will be submitted as soon as possible thereafter. Whilst the application is in the process of determination, the LDA will concurrently tender the delivery construction contract for Stapolin Square and associated buildings to be able to implement this as soon as possible, subject to the planning decision.

Delivery of Key Infrastructure to Support Residential Led Regeneration (Workstream 2)

The LDA have been progressing detailed design of key infrastructure elements associated with the new homes, this activity also commenced upon acquisition of the site. The design team have been progressing the detailed design and by prioritising this workstream, the LDA can now tender the construction contract to deliver this essential infrastructure as soon as possible to support the overall development and also enable occupation of the initial 279 new homes which we will deliver on site as part of this workstream. The infrastructure package will include the following:

- Haggard Park is a key Public place within the consented masterplan for the Stapolin Lands which will deliver a quality, multi-functional public open space for residents. Potential uses include Multi-Use Games Area, Playground, fitness area, skate park, kickabout space, open parkland, meadows and walking trails.
- A new foul pump station serving the community – currently designed and issued to Uisce Éireann for review and approval
- New Stormwater connection into wetlands in Racecourse Park

In relation to the initial 279 new homes to come forward as part of this workstream, a minor planning amendment is required to regularise the alignment of four rear gardens to the homes. The LDA will engage with Fingal County Council and local stakeholders on this matter as part of the pre application discussion outlined above. The tender pack is prepared and the LDA are ready to take this to the market in the coming months.

The LDA recently met with the local Councillors on 28 May 2025 to provide a progress update on all workstreams underway. The NTA attended this session and provided an update on procurement of the replacement lift as the temporary means of access to the Station forecourt. It was requested that we carefully consider the phasing strategy of the development to ensure that Stapolin Square can be delivered at the earliest opportunity.

The LDA commit to delivering in the following agreed sequence:

- Commence Workstream 1 (Stapolin Square) and Workstream 2 (the 279 units on the south of the site, along with the Haggard Park and the replacement sewage pumping station) as soon as possible, subject to planning and procurement requirements being met;
- That prior to the occupation of any units to be completed other than those in Workstream 2, the public plaza part of Workstream 1 would be completed and opened.

At the meeting on 28 May, the LDA set out our desire to engage with the local community and key stakeholder groups to update on activity and understand whether there are questions or concerns arising regarding the proposed delivery of the stages outlined.

The LDA welcome continued engagement with Elected Members, Fingal County Council and the local community. In support of the community engagement, the LDA have been developing the community stakeholder engagement strategy, which aims to provide clear updates on delivery strategy and associated timelines. It is vitally important that the local community are involved in the progression of the development and benefit from the fantastic new facilities it will bring to the area. We want to build a trusting and lasting relationship with the community as we have committed to delivering and managing homes in the area in the long term.

I trust the above gives reassurance to you and the Elected Members that the LDA are committed to delivering transformative, residential led regeneration at Stapolin which will significantly improve the lived experience of the existing community as well as providing new homes for a growing neighbourhood.

Yours sincerely,



Phelim O'Neill
Director of Development