



Land Aggregation Scheme

Strategic Development
and Management Plan

February 2018

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01 Executive Summary

The Land Aggregation Scheme (LAGS) was introduced in 2010 as part of revised arrangements for the funding of land for social and affordable housing purposes. The primary purpose of the Scheme was to assist in the gradual unwinding of loans taken out by housing authorities to purchase such lands.

The local authority loans on these sites have been (or are being) redeemed by the Exchequer and the sites are owned and controlled by the Housing Agency. LAGS lands, 73 sites, transferred to the Housing Agency have a total area of 243 hectares with a total housing capacity of approximately 5,300 homes. These lands are a key asset to be used towards achieving the target of 25,000 new homes per annum under Rebuilding Ireland. Some of the sites will be suitable for social housing only and will therefore contribute towards the 47,000 target for social housing under Pillar 2 of Rebuilding Ireland while some of the larger sites can contribute to other tenures of housing delivery, thus contributing to the wider supply objectives of Pillar 3.

Importantly, the State has full control of this key land bank and can therefore influence the development of these sites to meet housing policy objectives in terms of social housing, affordable housing, housing for older people etc. The main aim of this document is to set out a path to achieve housing development on the majority of the LAGS lands within the bounds of good planning, sustainable communities and financial feasibility. A wide range of lands with different characteristics, in terms of scale and location, were transferred to the Agency under the Scheme and while some of the sites (36) can be developed immediately, developments are currently being progressed on 17 of the sites,

other lands will take more time to develop. In some cases, given the changes in broader economic and demographic trends, some lands located outside towns or in small rural villages may not be economically viable for housing development for some time.

The classification of the lands is set out in Section 3. Building on previous studies and assessments the lands have been divided into 2 classifications:

- **Sites for Immediate Development - 36 sites**
- **Secondary Sites - 37 sites**

A further 13 other sites owned by the Housing Agency have also been included with this plan bringing the total number of sites to 86. These 13 sites are discussed in Section 8 of this plan. 1 of these sites has been identified as a Site for Immediate Development, the other 12 are Secondary Sites.

The 36 LAG sites with potential for immediate development have a development capacity for approximately 3,400 homes, approximately 64% of the total development capacity of all LAGS lands. While developments are progressing on 17 of these sites, this Strategic Development and Management Plan sets out how the Agency, working in cooperation with local authorities, the Department, approved housing bodies

(AHBs) and other stakeholders, will identify development partners to develop the remaining 21¹ sites. Where the lands have a development capacity of approximately 60 units or less the development partners will be AHBs. An 'Expression of Interest' process to identify AHB development partners will be initiated immediately, with partners to be identified by Q2 2018.

In respect of larger sites, i.e. sites with a potential for 60 or more dwellings, requests for proposals will be sought from a wider range of market participants including private developers. Because many of the larger sites will be more complex to develop, this process will commence in Q1 2018 but is likely to extend into mid 2018 for some sites. The details of how the Agency proposes to source development partners are set out in Section 4. This process will take account of learning available from Dublin City Council (redevelopment of O'Deaveny

Gardens) and South Dublin County Council (development of lands at Kilcarbery) in respect of their development of large sites in their ownership and will be progressed in partnership with the relevant local authorities.

Beyond the Sites for Immediate Development, the Agency will also facilitate the AHB sector in making proposals regarding potential uses for its Secondary Sites. While these sites are generally located in areas with limited demand for social and general market housing, the Agency will facilitate AHBs in examining possible potential uses/developments for these sites and will engage with AHBs who put viable proposals forward for these sites. This process will run in parallel with the Expression of Interest process for Sites for Immediate Development.

1. Developments currently proposed for 2 of the 17 sites earmarked only develop a portion of the lands available. Therefore, the Plan sets out proposals for the development of 21 sites

02 Landholding

The Housing Agency's land portfolio which transferred under the terms of the Land Aggregation Scheme covers a wide range of sites. The sites are in 19 counties, encompassing 20 local authorities around the country.

There are 73 sites included in the Scheme varying in size from 0.1ha to 24.2ha. The overall area of land included in the Land Aggregation Scheme is circa 242.7ha (600 acres approx.).

The loans attached to 47 sites (64%) were fully redeemed and following a change in the terms of the Land Aggregation Scheme, there are annuity mortgages on 26 sites (36%).

In addition to the Land Aggregation sites, the Housing Agency's portfolio of lands also includes 13 other sites with a total area of 34.8 ha. These sites are located in 6 counties around the country. Table 1 below shows the size and number of sites in each county including the 13 Agency lands. Chapter 6 gives a breakdown of the Immediate Development sites, while Chapter 7 and 8 give details of the Secondary Sites and the 13 Housing Agency lands respectively.

Table 1

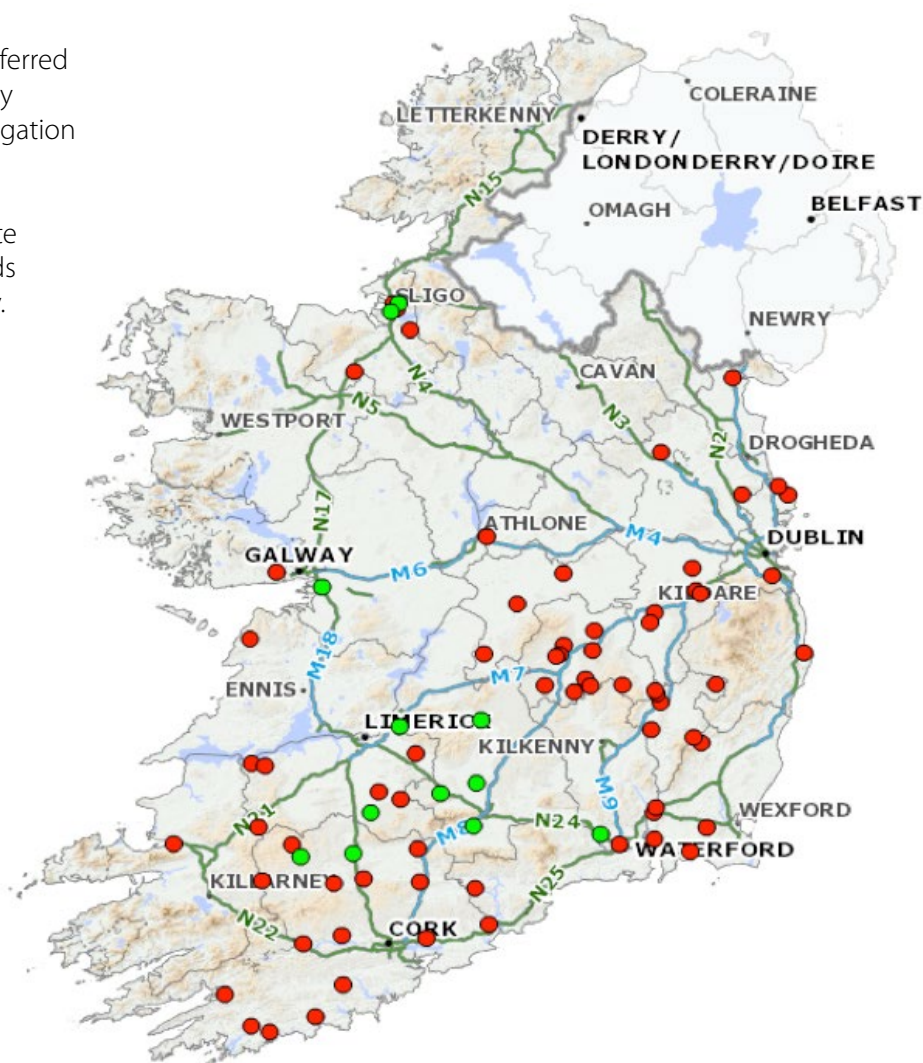
| No. | County | No. of Sites | Land Aggregation Sites Area (ha) | No. of other sites | Area (ha) |
|-----|------------------------|--------------|----------------------------------|--------------------|-----------|
| 1 | Carlow | 5 | 9.96 | | |
| 2 | Clare | 1 | 4.4 | | |
| 3 | Cork | 16 | 48.7 | 2 | 7.89 |
| 4 | Dun Laoghaire Rathdown | 1 | 2.8 | | |
| 5 | Fingal | 3 | 34.3 | | |
| 6 | Galway | 1 | 2.3 | 1 | 1.74 |
| 7 | Kerry | 1 | 8.4 | | |
| 8 | Kildare | 5 | 30.3 | | |
| 9 | Kilkenny | | | 1 | 1.79 |
| 10 | Laois | 11 | 16.9 | | |
| 11 | Limerick | 6 | 10.3 | | |

Table 1 Contd.

| No. | County | No. of Sites | Land Aggregation Sites Area (ha) | No. of other sites | Area (ha) |
|---|-----------|--------------|----------------------------------|--------------------|-------------|
| 12 | Louth | 1 | 3.1 | | |
| 13 | Meath | 1 | 4.4 | | |
| 14 | Offaly | 3 | 10.1 | | |
| 15 | Sligo | 4 | 23.5 | 3 | 11.03 |
| 16 | Tipperary | | | 5 | 10.3 |
| 17 | Waterford | 2 | 6.1 | | |
| 18 | Westmeath | 2 | 5.5 | | |
| 19 | Wexford | 9 | 18.8 | | |
| 20 | Wicklow | 1 | 2.9 | | |
| | | 73 | 242.7 | 13 | 34.8 |
| Total: 86 sites with a total area of circa 277.5ha | | | | | |

Red-markers, indicate locations of sites transferred to the Housing Agency under the Land Aggregation Scheme.

Green markers, indicate locations of other lands owned by the Agency.



The locations of the 73 Land Aggregation Scheme sites can be usefully grouped under three categories:

| No. | Categories | Sites |
|-----|---|-------|
| 1 | Sites located in cities, towns, large urban areas | 13 |
| 2 | Sites located in medium sized and small towns | 29 |
| 3 | Sites located in smaller towns and villages | 31 |

The sites in the above categories have been scheduled in the following Table 2.

Table 2

| LAND AGGREGATION SCHEME LANDS – General locations | | | | | |
|---|------|---|------|---------------------------------|------|
| Cities / large / urban areas | Area | Towns Small and medium sized ² | Area | Settlements with < 1500 persons | Area |
| Enniskerry Road, Sandyford | 2.80 | Paupish, Carlow | 2.20 | Tinryland, Co. Carlow | 1.89 |
| Hampton, Balbriggan | 24.2 | Royal Oak, Rd, Bagnelstown | 0.11 | Hacketstown, Co. Carlow | 3.80 |
| Ballymoneen Rd, Galway | 2.28 | Oakwood, Macroom | 2.30 | Lisdoonvara, Co. Clare | 4.41 |
| Devoy Barracks, Naas, Co.Kildare | 5.66 | The Slip, Bantry | 13.5 | Goleen, Co. Cork | 0.51 |
| Lissywoolen, Athlone (2 adjoining sites) | 5.50 | Carrigtwohill, Co. Cork | 2.02 | Meelin, Co. Cork | 1.65 |
| Lisnalgur, Sligo | 11.5 | Miles, Clonakilty, Co. Cork | 2.46 | Knocknagree, Co. Cork | 1.31 |
| Ballinode, Sligo | 8.90 | Stagpark, Mitchelstown | 8.59 | Lombardstown, Co. Cork | 1.34 |
| Ballyard, Tralee | 9.07 | Cloughmacsimon, Bandon | 3.63 | Dripsey, Co Cork | 1.30 |
| Collins Lane, Tullamore, Co. Offaly | 5.67 | Townsend St. Skibbereen | 0.13 | Union Hall, Co. Cork | 1.40 |
| Gibbet Hill (Gracedieu), Waterford | 2.93 | Duntahane Rd, Fermoy | 2.46 | Garristown, Co. Dublin | 1.49 |
| Craddockstown, Naas, Co.Kildare | 7.93 | Barrack Rd, Youghal | 1.16 | Brallistown, Co. Kildare | 4.04 |
| Mount Ave, Dundalk | 3.09 | Hacketstown, Skerries | 7.30 | Nurney, Co. Kildare | 4.16 |
| | | Butterstream, Clane | 8.49 | Castletown, Co. Laois | 1.50 |
| | | Portlaoise Rd, Mountrath | 3.10 | Rathdowney, Co. Laois (2 sites) | 4.11 |
| | | Woodbrook, Mountrath | 1.76 | Derry Rd, Durrow | 1.03 |

| LAND AGGREGATION SCHEME LANDS – General locations | | | | | |
|---|-----------------|---|-----------------|-------------------------------------|-----------------|
| Cities / large / urban areas | Area | Towns Small and medium sized ² | Area | Settlements with < 1500 persons | Area |
| | | Abbeyleix Rd. Portlaoise | 1.49 | Doonane, Co. Laois | 0.74 |
| | | Old Knockmoy Rd. Portlaoise | 1.03 | Glin, Co. Limerick | 0.80 |
| | | St. Joseph's Road, Mallow | 5.26 | Ballyhahill, Co. Limerick | 1.21 |
| | | Townspark, Kells | 4.39 | Knocklong, Co. Limerick | 3.46 |
| | | Tullow Rd. Carlow | 1.96 | Bruff, Co. Limerick | 2.08 |
| | | Tallow, Co. Waterford | 4.44 | Mountcollins, Co. Limerick | 1.48 |
| | | Creagh B, Gorey | 0.73 | Cappamore, Co. Limerick | 1.25 |
| | | Ballyowen, Gorey | 0.95 | Shinrone, Co. Offaly | 3.24 |
| | | Parish Field, Bunclody | 0.71 | Kilcormac, Co. Offaly | 1.21 |
| | | Hospital Hill, Bunclody | 4.40 | Ballintogher, Co. Sligo | 1.31 |
| | | Hewittsland, New Ross | 1.39 | Carrick on Bannow, Co. Wexford | 0.52 |
| | | Castlemoyle, New Ross | 5.96 | Campile, Co. Wexford | 0.76 |
| | | Ballynerrin, Wicklow | 2.90 | Bride Street, Ballinakill | 0.92 |
| | | Tubbercurry, Co.Sligo | 0.25 | Cemetery Rd. Ballinakill, Co. Laois | 1.25 |
| | | | | Taghmon Co. Wexford | 3.4 |
| Total area | 13 sites | 89.7 | 29 sites | 94.9 | 31 sites |
| | | | | | 57.6 |

2. Small / medium sized towns refer to settlements with a total population of 1,500 or more.

The locations of the other Housing Agency sites can be usefully grouped under the same three categories:

| No. | Categories | Sites |
|-----|---|-------|
| 1 | Sites located in cities, towns, large urban areas | 4 |
| 2 | Sites located in medium sized and small towns | 3 |
| 3 | Sites located in smaller towns and villages | 6 |

The sites in the above categories have been scheduled in the following Table 3.

Table 3

| HOUSING AGENCY LANDS – General locations of Other Sites | | | | | |
|---|--------------|---|------|---------------------------------|-------|
| Cities, towns, large urban areas | Area | Towns Small and medium sized ³ | Area | Settlements with < 1500 persons | Area |
| Shannon Oughter, & Lisnalgur, Sligo | 7.04 3.74 | Newmarket, Co. Cork | 3.12 | Mooncoin Co. Kilkenny | 1.80 |
| | | Kilmallock, Co. Limerick | 2.0 | Ballylooby, Co. Tipperary | 1.40 |
| Carronreddy, Tipperary | 3.3 | Newport, Co. Tipperary | 2.23 | Buttevant, Co. Cork | 4.86 |
| Adelaide Street, Sligo | 0.25 | | | Clarinbridge, Co. Galway | 4.86 |
| | | | | Golden, Co. Tipperary | 2.4 |
| | | | | Borrisokane, Co. Tipperary | 0.8 |
| Total 4 sites | 14.33 | 3 sites | 7.35 | 6 sites | 16.12 |

3. Small / medium sized towns refer to settlements with a total population of 1,500 or more.

03 Land Classification

All 73 sites accepted into the Land Aggregation Scheme (LAGS) have been classified regarding their viability and development potential. The Agency has carried out this assessment, taking account of three previous assessments which are detailed in Appendix 1.

The three previous assessments which have fed into the Agency's overall assessment for this report are:

- 1. The Agency's 2014 Strategic Management Plan assessment of its lands,**
- 2. An independent assessment commissioned by the Agency from an estate agent (Lisney, 2015) as part of an internal audit of LAGS lands, and**
- 3. Local authority assessment of development lands carried out in conjunction with the County and City Manager's Association (CCMA) in 2015**

While taking account of the above three assessments, the Agency has also considered more recent developments such as the outcome of the Department's Local Infrastructure Housing Activation Fund (LIHAF).

The results of the aggregated assessment are set out overleaf. Based on this overall assessment, LAG sites have been separated into 2 classifications from a development perspective:

- **Sites for Immediate Development – the first ranked 36 sites**
- **Secondary Sites – the balance of the sites (37 sites)**

In addition to the LAGS sites, as previously mentioned, the Agency also has 13 other sites which were generally purchased for housing development. Unlike LAGS lands, these lands were not included in previous land classification studies. These lands have been classified as Secondary Sites except for Adelaide Street, Sligo which has been classified as a site for Immediate Development, due to its town centre location. Including these sites, the Agency's overall lands have been assessed for development potential as follows:

- **Sites for Immediate Development – 37 sites**
- **Secondary Sites – the balance of the sites, 49**

Sites For Immediate Development

| Ranking ⁴ | Local Authority | Site Name & Location | Area (ha) | Potential Housing Units |
|----------------------|---------------------------------------|-------------------------------|--------------|-------------------------|
| 1 | Fingal County Council | Hampton, Balbriggan | 24.21 | 605 |
| 2 | Dun Laoghaire Rathdown county Council | Enniskerry Road, Sandyford | 2.8 | 155 |
| 3 | Kildare County Council | Devoy Barracks, Naas | 5.66 | 142 |
| 4 | Cork County Council | Carrigtwohill | 2.02 | 79 |
| 5 | Waterford City & County Council | Gibbett Hill | 2.93 | 100 |
| 6 | Fingal County Council | Hackettstown, Skerries | 7.3 | 183 |
| 7 | Louth County Council | Mount Ave, Dundalk | 3.09 | 70 |
| 8 | Laois County Council | Old Knockmoy Road, Portlaoise | 1.03 | 33 |
| 9 | Galway City Council | Ballymoneen Road, Galway | 2.28 | 69 |
| 10 | Cork County Council | Duntahane Road, Fermoy | 2.46 | 62 |
| 11 | Kildare County Council | Craddockstown, Naas | 7.93 | 180 |
| 12 | Wexford County Council | Ballyowen, Gorey | 0.95 | 9 |
| 13 | Wexford County Council | Creagh 'B', Gorey | 0.73 | 8 |
| 14 | Laois County Council | Abbeyleix Road, Portlaoise | 1.49 | 31 |
| 15 | Offaly County Council | Collins Lane, Tullamore | 5.67 | 40 |
| 16 | Wexford County Council | Hewittsland, New Ross | 1.39 | 36 |
| 17 | Sligo County Council | Tubbercurry | 0.25 | 6 |
| 18 | Cork County Council | Barrack Road, Youghal | 1.16 | 31 |
| 19 | Carlow County Council | Paupish, Carlow | 2.2 | 55 |
| 20 | Cork County Council | The Miles, Clonakilty | 2.46 | 53 |
| 21 | Kildare County Council | Butterstream, Clane | 8.49 | 160 |
| 22 | Cork County Council | St. Joseph's Road, Mallow | 5.26 | 130 |
| 23 | Westmeath County Council | Lissywollen, Athlone | 5.5 | 138 |
| 24 | Westmeath County Council | Lissywollen, Athlone | See 23 above | see 23 above |
| 25 | Sligo County Council | Lisnalgur, Sligo | 13 | 100 |
| 26 | Sligo County Council | Ballinode | 8.9 | 100 |
| 27 | Cork County Council | Stagpark, Mitchelstown | 8.59 | 193 |
| 28 | Carlow County Council | Tinryland | 1.89 | 53 |
| 29 | Limerick City & County Council | Cappamore | 1.25 | 35 |
| 30 | Wexford County Council | Carrick on Bannow | 0.52 | 10 |

Sites For Immediate Development Contd.

| Ranking ⁴ | Local Authority | Site Name & Location | Area (ha) | Potential Housing Units |
|------------------------|--------------------------------|-----------------------------|-----------|-------------------------|
| 31 | Cork County Council | The Slip, Bantry | 13.5 | 388 |
| 32 | Cork County Council | Townsend Street, Skibbereen | 0.13 | 3 |
| 33 | Meath County Council | Townparks, Kells | 4.39 | 40 |
| 34 | Cork County Council | Oakwood, Macroom | 2.30 | 50 |
| 35 | Carlow County Council | Royal Oak Road, Bagnelstown | 0.11 | 6 |
| 36 | Wexford County Council | Taghmon | 3.4 | 20 |
| Secondary Sites | | | | |
| 37 | Wexford County Council | Parish Field, Bunclody | 0.71 | 12 |
| 38 | Fingal County Council | Garristown | 1.49 | 67 |
| 39 | Kildare County Council | Braillistown | 4.04 | 50 |
| 40 | Limerick City & County Council | Knocklong | 3.46 | 95 |
| 41 | Wexford County Council | Campile | 0.76 | 19 |
| 42 | Cork County Council | Cloughmacsimon, Bandon | 3.63 | 90 |
| 43 | Carlow County Council | Slate Row, Hackettstown | 3.8 | 95 |
| 44 | Laois County Council | Golfinks Road, Rathdowney | 1.98 | 30 |
| 45 | Sligo County Council | Ballintogher | 1.31 | 36 |
| 46 | Laois County Council | Portlaoise Road, Mountrath | 3.1 | 40 |
| 47 | Laois County Council | Golfinks Rd, Rathdowney | 2.13 | 30 |
| 48 | Wexford County Council | Castlemoyle, New Ross | 5.96 | 90 |
| 49 | Kildare County Council | Nurney | 4.16 | 30 |
| 50 | Kerry County Council | Ballyard, Tralee | 9.07 | 227 |
| 51 | Laois County Council | Doonane | 0.74 | 12 |
| 52 | Laois County Council | Derry Road, Durrow | 1.03 | 14 |
| 53 | Limerick City & County Council | Ballyhahill | 1.21 | 30 |
| 54 | Limerick City & County Council | Mountcollins | 1.48 | 40 |
| 55 | Cork County Council | Knocknagree | 1.31 | 53 |
| 56 | Laois County Council | Bride Street, Ballinakill | 0.92 | 20 |
| 57 | Laois County Council | Killkenny Rd, Ballinakill | 1.25 | 20 |
| 58 | Laois County Council | Castletown | 1.5 | 20 |
| 59 | Laois County Council | Woodbrook, Mountrath | 1.76 | 20 |
| 60 | Wexford County Council | Hospital Hill, Bunclody | 4.40 | 110 |
| 61 | Cork County Council | Agharinagh, Dripsey | 1.3 | 30 |

| Ranking ⁴ | Local Authority | Site Name & Location | Area (ha) | Potential Housing Units |
|----------------------|---------------------------------|--------------------------------|---------------|-------------------------|
| 62 | Limerick City & County Council | Glin | 0.8 | 12 |
| 63 | Cork County Council | Lombardstown | 1.34 | 34 |
| 64 | Waterford City & County Council | Townspark, Tallow | 4.44 | 126 |
| 65 | Limerick City & County Council | Bruff | 2.08 | 52 |
| 66 | Offaly Coounty Council | Shinrone | 3.24 | 73 |
| 67 | Wicklow County Council | Hillview, Ballynerrin, Wicklow | 2.9 | 73 |
| 68 | Cork County Council | Bawnlahan, Union Hall | 1.4 | 35 |
| 69 | Carlow County Council | Tullow Road, Carlow | 1.96 | 49 |
| 70 | Offaly Coounty Council | Kilcormac | 1.21 | 38 |
| 71 | Clare County Council | Lisdoonvarna | 4.41 | 106 |
| 72 | Cork County Council | Colleras, Goleen | 0.51 | 10 |
| 73 | Cork County Council | Meelin | 1.65 | 17 |
| | | Total | 243.54 | |

| Ranking | Local Authority | Site Name & Location | Area (ha) | Potential Housing Units |
|---------------------------------------|-----------------|------------------------|--------------|-------------------------|
| Site for Immediate Development | | | | |
| | Sligo | Adelaide Street, Sligo | 0.25 | |
| Secondary Sites | | | | |
| | Sligo | Shannon Oughter | 7.04 | |
| | Sligo | Lisnalurg | 3.74 | |
| | Tipperary | Carronreddy | 3.30 | |
| | Kilkenny | Mooncoin | 1.79 | |
| | Tipperary | Newport | 2.23 | |
| | Tipperary | Ballylooby | 1.40 | |
| | Cork | Buttevant | 4.86 | |
| | Galway | Clarinbridge | 4.86 | |
| | Cork | Newmarket | 3.12 | |
| | Tipperary | Golden | 2.40 | |
| | Limerick | Kilmallock | 2.00 | |
| | Tipperary | Borrisokane | 0.80 | |
| | | Total | 37.79 | |

4. The assessment of ranking for these sites is explained in Appendix 1

04 Development Methodologies

There are a number of ways in which the Agency's LAGS sites can be developed, depending on the characteristics of each site. Each potential methodology is dealt with below.

4.1 Local Authority Capital Funded Development

A number of LAGS sites have been identified by the relevant local authority as suitable for development under the Social Housing Capital Investment Programme (SHCIP) with 100% capital funding provided by the Department. Where this occurs, the Agency liaises with the local authority to ensure that the proposed development is consistent with proper sustainable development of the overall site e.g. that the proposal has appropriate densities for proper use of the site and, if the site is large and has the capacity to include other development, that the proposed development does not diminish the overall development potential for the site.

Once the Agency is satisfied that this is the case, the Agency facilitates the development of the site by the local authority, subject to obtaining Board and Ministerial approval. Development takes place under a licence agreement while the work on the site is ongoing, with legal transfer of the site to the local authority occurring at completion of development. The LAGS sites which are currently undergoing development by local authorities using direct capital funding are listed below:

1. **Hampton, Balbriggan (site 1, Fingal County Council) (portion of site only)**
2. **Mount Avenue, Dundalk (Site 7, Louth County Council)**

3. **Old Knockmoy Road, Portlaoise (site 8, Laois County Council)**
4. **Ballymoneen Road, Galway (site 9, Galway City Council)**
5. **Ballyowen, Gorey (site 12, Wexford County Council)**
6. **Creagh "B", Gorey (site 13, Wexford County Council)**
7. **Carrick on Bannow (site 30, Wexford County Council)**
8. **Townsend Street, Skibbereen (site 32, Cork County Council)**
9. **Townparks, Kells (site 33, Meath County Council)**

4.2 Local Authority Public Private Partnership (PPP) Development

The Government's current PPP programme, announced by the Minister for Public Expenditure and Reform in Budget 2015, sets out a programme to invest €300 million in social housing through a PPP model and is expected to comprise the development of up to 1,500 housing units across a number of 'bundles' of sites. In addition to the initial development of houses and apartments, the PPP model includes provision of services to the developments over a 25-year period that

will include the maintenance and upkeep of the housing and the return of the houses and apartments to the relevant local authority after 25 years in prime condition.

The Agency, in conjunction with the National Development Finance Agency, the Department of Housing, Planning and Local Government and the relevant local authorities, has actively engaged in making sites available for the PPP programme. The Agency will generally retain ownership of the site until a transfer of ownership is required under the terms of the PPP development model. Four LAGS sites have been selected for inclusion in the programme as set out below:

1. **Craddockstown (site 11, approximately half of the overall site) – PPP Bundle 1**
2. **The Miles, Clonakilty (site 20, all of the site) – PPP Bundle 2**
3. **Butterstream, Clane (site 21, approximately a third of the site) – PPP Bundle 2**
4. **Oakwood, Macroom (site 34, all of the site) – PPP Bundle 2**

4.3 Approved Housing Body (AHB) Capital Funded (CAS) or Current Funded (SCHEP) Developments – Historic Relationship with Site

In a number of instances, an AHB has had a historic relationship with a LAGS site, usually related to proposals for development of social housing dating back prior to the introduction of the Scheme. Where ongoing demand for these proposed developments have been confirmed by the relevant local authority, the Agency will liaise with the AHB to ensure that the proposed development is consistent with proper development of the overall site, e.g. that the proposal has appropriate densities for proper use of the site and, if the site is large and has the capacity to include other development, that the proposed development does not diminish the overall development potential for the site.

Once the Agency is satisfied that this is the case, the Agency facilitates the development of the site by the AHB subject to obtaining Board and Ministerial approval. Development takes place under a licence agreement while the work on the site is ongoing, with legal

transfer of the site to the AHB occurring at completion of development. Where current expenditure funding models are used under SCHEP, alternative long lease arrangements or transfers with reversionary long-stop dates⁵ can be used to accommodate the requirements of loan finance funders.

The sites which are currently undergoing development in association with AHBs using capital and/or current expenditure funding are listed below:

1. **Duntahane Road, Fermoy (site 10, Respond! Housing Association)**
2. **Craddockstown (portion of the site) (site 11, KARE Housing Association)**
3. **Abbeyleix Road, Portlaoise (site 14, Respond! Housing Association)**
4. **Barrack Road, Youghal (site 18, Respond! Housing Association)**
5. **Royal Oak Road, Bagnelstown (site 35, Respond Housing Association)**
6. **Glin, Co. Limerick (site 62, Glin Homes for the Elderly) (Secondary LAG site)**

4.4 Approved Housing Body (AHB) Capital Funded (CAS) or Current Funded (SCHEP) Developments – Expression of Interest

The Agency has 21 sites, or significant portions of sites, which are suitable for immediate development for which no development partner has been identified. 12 of these have significant housing capacity which will necessitate mixed tenure development (see section 4.5 below). The remaining 8 sites, following consultation with the relevant local authority, are suitable for development of social housing with an AHB development partner.

The Agency propose that expressions of interest will be sought from the AHBs to select an appropriately experienced and resourced AHB to work with the Agency to develop these 8 sites in Q1 2018. Once a development partner has been selected, the development methodology will proceed in a similar manner as set out in 4.3 above. Development proposals will be advanced in consultation with the local authority

5. A reversionary long-stop date would mean that if the site wasn't developed within a stated time scale (the long-stop date) that the title to the site would revert to the Housing Agency. The intention is to incentivise timely development of the sites.

and will be subject to planning, technical standards, funding approval etc. Disposal of any site will be subject to Board and Ministerial approval.

In addition to the 8 LAGS sites which have been identified as being suitable for immediate development, the Agency has also identified a further non LAGS site in Sligo which is suitable for immediate development. The Agency will also invite AHBs to put forward proposals for the 12 Agency non LAGS sites and for the 35⁶ of the 37 secondary sites. While the secondary sites are unlikely to be suitable for near term development due to housing demand, zoning or other issues, the Agency will consider proposals which may bring them into use in the near, medium term or longer term.

The nine sites are listed below:

1. Carrigtwohill, Co. Cork (site 4)
2. Collins Lane, Tullamore, Co. Offaly (site 15)
3. Hewittsland, New Ross, Co. Wexford (site 16)
4. Tubercurry, Co. Sligo (site 17)
5. Paupish, Co. Carlow (site 19)
6. Tinryland, Co. Carlow (site 28, part of site)
7. Cappamore, Co. Limerick (site 29)
8. Taghmon, Co. Wexford (site 36)
9. Adelaide Street, Sligo (non LAGS site)

4.5 Requests for Proposals from Market Participants for the Development of Mixed Tenure and Mixed Use Sites

The Agency has 13 larger sites which are suitable for immediate development for which no development partner has been identified. These sites have a capacity to deliver over 2,000 new homes in key locations. In order to ensure that the sites are used to deliver sustainable communities, mixed tenure and potentially mixed-use developments are required.

In most cases, private developers/investors will be best placed to deliver mixed tenure housing (social, market housing, build to rent, affordable/cost rental, commercial) and commercial, retail or leisure development although AHBs may be able to lead the development of some sites

(in a similar fashion to Enniskerry Road) or partner with a private developer/investor to deliver the social and/or affordable rental elements of a scheme.

Several factors will determine the pace at which these sites can be developed, including commercial viability. Local market appetite, the cost of newbuild housing relative to local second-hand dwellings as well as planning and infrastructure issues will all have to be taken into account when preparing these sites for development. In many cases, a master plan must be prepared for the overall site before expressions are sought from market participants (private developers/investors and/or AHBs). Ultimately, Requests for Proposals (RfP) for the development of the sites will mainly be sought through eTenders in a similar manner to South Dublin County Council's proposed development at Kilcarbery.

The 13 sites are listed below:

1. Hampton, Balbriggan, Co. Dublin (site 1)
2. Enniskerry Road, Sandyford, Co. Dublin (site 2)
3. Devoy Barracks, Naas, Co. Kildare (site 3)
4. Gibbet Hill, Waterford (site 5)
5. Hackettstown, Skerries, Co. Dublin (site 6)
6. Craddockstown, Naas, Co. Kildare (site 11, part of site)
7. Butterstream, Clane, Co. Kildare (site 21, part of site)
8. St. Joseph's Road, Mallow, Co. Cork (site 22)
9. Lissywollen, Athlone, Co. Westmeath (sites 23 & 24, 2 adjoining sites)
10. Lisnalgur, Sligo (site 25)
11. Ballinode, Sligo (site 26)
12. Stagpark, Mitchelstown, Co. Cork (site 27)
13. The Slip, Bantry, Co. Cork (site 31)

In terms of timescale, in Q2 2018, the Agency will have agreed suitable tenure mixes with each local authority and carried out viability tests on each site. Depending on the complexity of the proposed development scheme, RfPs will be issued in Q3 or Q4 of 2018. Some sites with more complex planning and related issues may not be the subject of an RfP until late 2017 or 2018. Disposal of any site will be subject to Board and Ministerial approval.

6. 2 of the 37 secondary sites are being sold to third parties: to a local AHB in Glin and to a local community group in Meelin.

05 Governance

Governance arrangements are in place regarding approval of any potential use or disposal of LAGS lands. As described in the previous section, the development and sale of LAGS lands require the approval of the Board of the Housing Agency and the approval of the Minister for Housing, Planning, and Local Government.

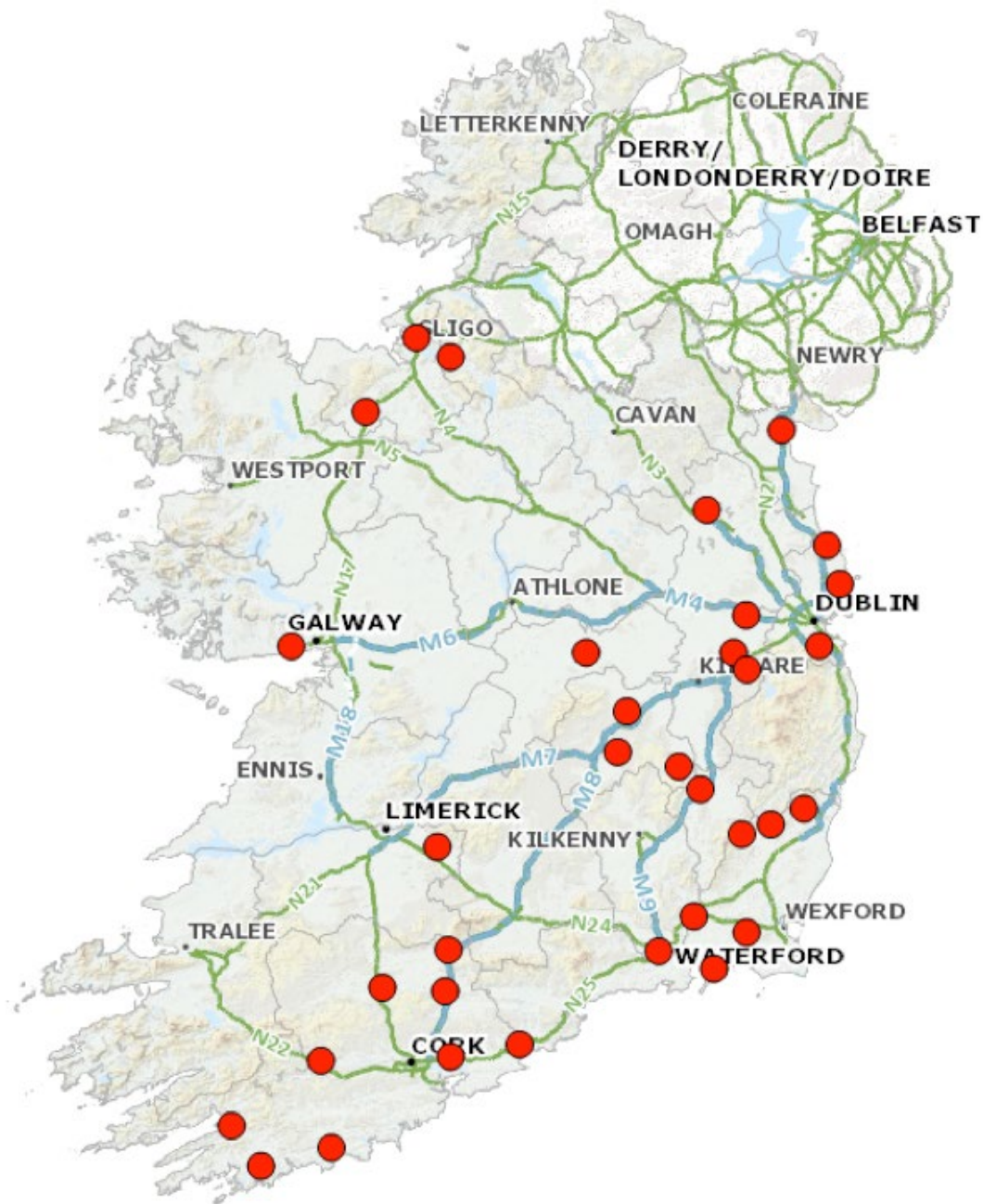
Given the necessity to carry out significant land development activity over the coming years on a large number of LAGS sites, specific Project Boards will be put in place to ensure that issues that might delay or frustrate development can be addressed at an early stage at the appropriate senior level. It is intended that the Project Boards will address larger more complex sites in particular as described in Section 4.5 but will also deal with other smaller sites within the same local authority jurisdictions.

The structure and number of Project Boards is yet to be finalised but is likely to include a Dublin specific Board to deal with the development of the sites at Hampton, Balbriggan and Hackettstown, Skerries.

The Project Boards will consist of:

- **The CEO of the Housing Agency**
- **The Head of the Supply Section in the Housing Agency**
- **The CEO of the relevant local authority or authorities**
- **The Director of Service for Housing of the relevant local authority or authorities**
- **A Principal Officer from the Department of Housing, Planning and Local Government**

06 Sites for Immediate Development



01 Hampton, Balbriggan, Co. Dublin

24.2ha



Ranking

Site for Immediate Development.

Description

This site is the largest site to be transferred under the terms of the Land Aggregation Scheme. The northern boundary abuts the existing Pinewood Estate on the southern edge of Balbriggan. The site slopes towards the eastern boundary which abuts the Dublin/Belfast railway line. The Development Plan indicates a proposed road from the roundabout in the image above which will bisect the site and permit greater access. Mains drainage for the town has been installed along the line of the proposed road since transfer. The southern section on the site lies within the Castlelands Local Area Plan.

Development Proposal

Tenders were sought for the Design & Build of Rapid Housing on a portion of the site and presently 25 units are under construction adjacent to the existing Pinewood estate.

Separately, 5.5 ha submitted by Fingal County Council, following consultation with the Agency, to the Department for proposals for sites to be developed as Joint Venture to demonstrate Cost Effective Design for mixed tenure housing 250 - 375 units depending on density per hectare. The outcome of this process has not been finalised. Notwithstanding the outcome of this process, the Housing Agency has agreed with Fingal County Council that it will undertake the master-planning of the entire site. Based on this masterplan proposals will be drawn up for the development of the site. Given its scale and the level of general housing demand in the Dublin area the Agency proposes to include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 605 | 3 | 5 | 20 | 40 |

02 Enniskerry Road, Sandyford, Co. Dublin

2.8ha



Ranking

Site for Immediate Development.

Description

The site is located adjacent to the re-aligned R117 Enniskerry Road, with the development Aiken's Village to the north of the site and the Belarmine residential complex to the south. There is a stream forming the boundary with Belarmine and the site slopes eastwards from the Enniskerry Road. The land has approximately 215m of road frontage onto the Enniskerry Road, but proposals will access the site along the northern boundary opposite Aikens Village.

Development Proposal

Joint local authority, AHB & Housing Agency proposal – using existing Part 8. In August 2016 DLRCC, in conjunction with the Agency, issued a Request for Proposals (RfP) to a number of the larger (Tier 3) AHBs with a view to commencing development on the site. The scheme is listed as Pathfinder scheme on page 14 of Rebuilding Ireland. The RfP included financial parameters for the tendering AHBs and a requirement to provide Affordable/Cost Rental housing. The main leverage to achieve this is using the site value (the site is being transferred at nominal/zero cost) which reduces the initial cost of providing the units. The number of social units to be constructed is 105 units (1, 2 and 3 bedroom units) and the number of affordable/cost rental units is 50 (all 2 bedroom apartments).

Tender documents for the scheme are largely finalised and it is intended that tender prices will be sought from pre-qualified contractors in Q3 2017. Draft legal documents dealing with the transfer of the land have been prepared.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 155 | 3 | 4 | 19 | 39 |

03 Devoy Barracks, Naas, Co. Kildare

5.66ha



Ranking

Site for Immediate Development.

Description

The transferred land is located off the Newbridge Road (R445) and is adjacent to Kildare County Council headquarters along the eastern boundary. The western and northern boundaries are generally with residential housing and a stream defines the boundary to the south of the lands. Parts of the land are leased to Kildare Civil Defence and an overflow carpark to the local authority office.

Two thirds of the lands, to the western part of the site are zoned residential, with the other third adjacent to the civic offices zoned for town centre development.

Development Proposal

Market sounding discussions have taken place with developers commencing the construction of housing on adjacent lands to assess the development potential for portion of the lands zoned residential. The Council is also interested in including enterprise development facilities within the town centre zoned portion of the site. This information will be used to inform the site brief. The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 142 | 3 | 5 | 20 | 40 |

04 Carrigtwohill, Co. Cork

2.02ha



Ranking

Site for Immediate Development.

Description

The lands are located off Station Road to the north side of the town of Carrigtwohill. The entrance road to the land is shared with access to the train station car park. The boundary to the north of the lands is shared with railway car parking and unused land. The western and southern boundaries abut fields and the eastern boundary abuts the rear of two private dwellings and a medical practice. Access to the land is shared with entry to the carpark off station Road.

Development Proposal

The lands were considered for sale to the Department of Education and Skills and for potential PPP Social Housing Programme. Neither proposal advanced beyond feasibility. Cork County Council have recently advised of issues to be addressed in developing the land. The land is notable for being located immediately adjacent to a public transport hub. The Agency will now include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | Yes | 79 | 3 | 4 | 18 | 38 |

05 Gibbett Hill, Waterford

2.93ha



Ranking

Site for Immediate Development

Description

The transferred lands consist of two parcels which do not abut. A house and small business are located between the two sites. The larger portion is located at the junction with the Carrickphierish Road, with a short rear northern boundary on the continuation of the Gracedieu Road. The existing widened road and cycle path terminates at the larger site and the road to the left-hand piece in the image above is narrow with single residences opposite.

Development Proposal

Under the Local Infrastructure Activation Fund, approval has been granted for roads infrastructure to support the initial development of 200 housing units (including lands outside this site). The infrastructure is to cross the right-hand piece of land in the image above. The Agency is currently liaising with Waterford County Council regarding transfer of the necessary portion of the site for infrastructure development and regarding the overall development of the site. In parallel with this, it is intended that the Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 100 | 3 | 5 | 19 | 39 |

06 Hacketstown, Skerries, Co. Dublin

7.3ha



Ranking

Site for Immediate Development

Description

This site is located on the south side of the town, approx. 1.5km from the town centre. The boundary to the west is to the Dublin / Belfast railway line, a housing development is under construction on the adjoining site to the northern boundary and there are two locations on the other boundary where access is available off the existing Golf Links Road.

Development Proposal

At a recent meeting, the local authority indicated that it wants to develop a significant portion of the site for social housing use and is seeking to engage a design team to develop proposals in the coming months. It has been agreed with the Agency that Fingal County Council will Masterplan the entire site as part of this process with the balance of the site (approximately 50% of the site capacity) being set aside for private market, affordable or private rental housing. The Agency will include the non-social portion of this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 183 | 2 | 5 | 19 | 29 |

07 Mount Avenue, Dundalk, Co. Louth

3.09ha



Ranking

Site for Immediate Development.

Description

The transferred land is located to the west side of Dundalk and is approx. 3km from the centre of the town. The western boundary has full road frontage onto Mount Avenue. The southern and eastern boundaries are to agricultural land and the northern boundary is with a private residence. A right of way for services exists in favour of the local authority across the lands in the vicinity of the southern boundary.

Development Proposal

Under the Local Infrastructure Activation Fund, approval has been granted for the upgrading of road infrastructure to open up zoned residential land, initially supporting the development of 200 housing units, with up to 70 units being considered for this site. The proposed infrastructure includes road widening and a roundabout which will be located on the Agency's land. Louth County Council after liaising the Department of Housing, has requested that the Agency make the rest of the land available for social housing to be developed by the Council using SHCIP funding. The Council intend to submit a Stage 1 application to the Department for funding approval before the end of Q3 2017.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 70 | 3 | 5 | 18 | 23 |

08 Old Knockmoy Road, Portlaoise

1.03ha



Ranking

Site for Immediate Development.

Description

The site is located on the southwestern part of the town of Portlaoise, approximately one kilometre from Main Street. The entrance to the site is located between a detached bungalow and a terrace of houses, off Knockmoy Road. The southern boundary adjoins a small industrial estate and the western boundary abuts a large field 3.75ha field.

Development Proposal

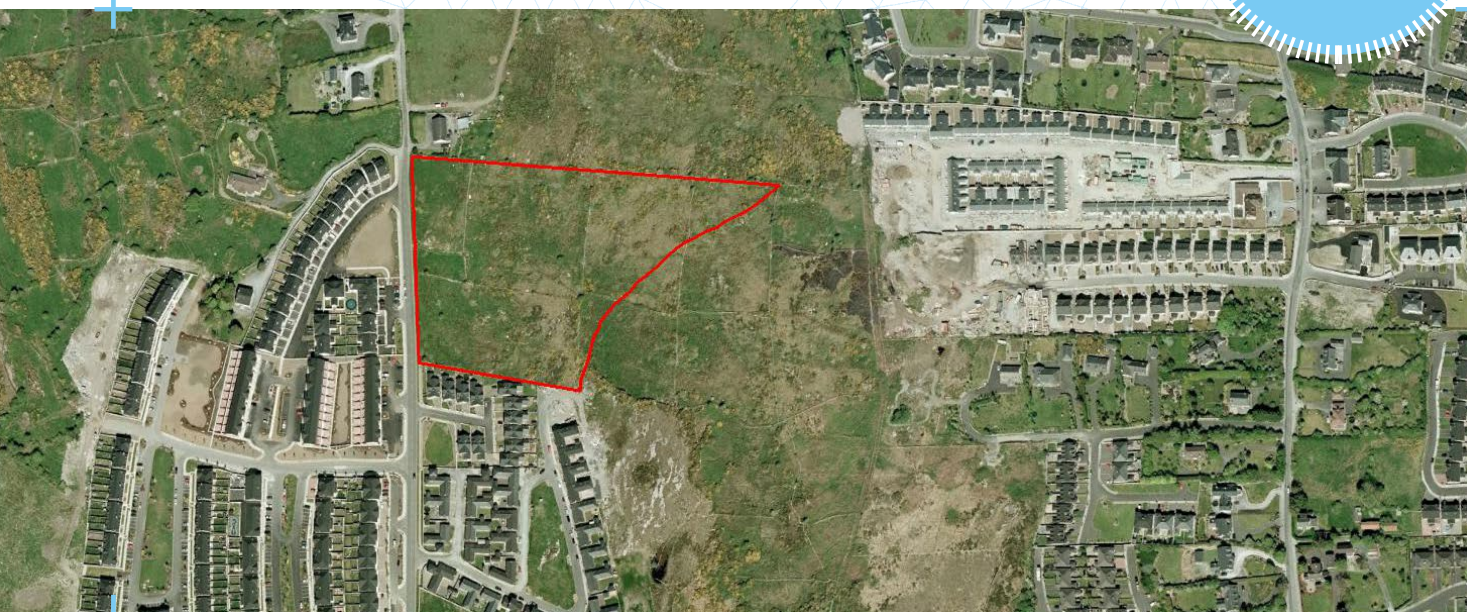
A development of thirty three social housing units by the local authority is under construction. Completion is scheduled for 2018. The proposal will require the entire site for the houses, roads open space etc.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 33 | 3 | 5 | 17 | 37 |

09 Ballymoneen Road, Galway

2.28ha



Ranking

Site for Immediate Development.

Description

The lands are located to the west of Galway City. Stone walling abuts the northern boundary. A post and wire boundary was erected to the curved eastern boundary by the local authority to secure the lands prior to transfer. Housing units about the southern boundary and the western boundary has frontage onto the Ballymoneen Road opposite the Fana Bui housing estate.

Development Proposal

The first phase of development proposed by the local authority for 14 units are to commence. Overall masterplan for lands consists of 69 units in total and it is envisaged that the local authority will develop these over time.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 69 | 3 | 4 | 17 | 37 |

10 Duntahane Road, Fermoy, Co. Cork

2.46ha



Ranking

Site for Immediate Development.

Description

The lands are located to the south west of the town of Fermoy off the Cork Road – R639. The site is bounded on three sides by existing housing and fencing erected to the boundary along the existing road frontage. Approximately 50 % of the site on the eastern side has been disposed of to the Department of Education and Skills where a primary school was constructed and is now operational.

Development Proposal

A proposal has been prepared for 55 units by Respond Housing Association. 35 units in Phase 1 and 20 units in Phase 2.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 62 | 3 | 5 | 18 | 38 |

11 Craddockstown, Naas, Co. Kildare

7.93ha



Ranking

Site for Immediate Development.

Description

The transferred land consisting of five fields is located on the southern edge of Naas and is approx. 1.75km from the Main Street. There is limited road frontage for the entire site onto the Craddockstown Road. The northern boundary is with a recently constructed school and land to be developed in the near future with housing. The curved southern boundary abuts a golf club and agricultural lands. There are no connections available to the public sewer system from the lands. Access to proposed drains to the lands adjacent to the north and east of the lands will be required – see photo above.

Development Proposal

The site has been included in the NDFA's PPP Social Housing Programme – Bundle 1. Consultants are submitting a public consultation submission for 74 units on approx. half of the site. A draft masterplan has been prepared by the architects engaged by the NDFA for the remaining lands to the rear of the site in consultation with the Housing Agency. Given the number of social housing units on the site to be provided through the PPP arrangement the balance of the development will be private/affordable housing. Development of the remaining portion of the site will be coordinated with the PPP development. Separately, a small portion of the site has also been set aside for a special needs housing development by KARE Housing Association. The proposed development is intended to provide accommodation to 4 households who exhibit challenging behaviour. The Agency will include the balance of the site (approximately half of the overall site area) with a capacity for approximately 100 housing units in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 180 | 3 | 3 | 18 | 28 |

12 Ballyowen, Gorey, Co. Wexford

0.95ha



Ranking

Site for Immediate Development.

Description

The transferred lands are located to the north of Gorey, either side of the entrance road to the Baile Eoghain housing scheme, which consists of 50 dwellings. The site abuts a GAA sports field along the southern boundary and three private dwellings to the western boundary as indicated in the image above.

Development Proposal

A proposal by the local authority for nine units is at Stage 2 pre-planning outline design and cost check. This proposal would require the entire lands both sides of the entrance road.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 8 | 3 | 5 | 15 | 35 |

13 Creagh 'B' Demesne, Gorey, Co. Wexford

0.73ha



Ranking

Site for Immediate Development.

Description

The site is located to the West of Gorey off an extension of the Hollyfort Road, which runs along the eastern boundary of the site. The housing scheme Raithin Cúilinn is located to the southern and western boundaries of the site.

Development Proposal

A Part 8 – Public consultation by the local authority for ten units on the site has been completed. The proposal will occupy the entire site. It is intended that the site will be developed by the local authority for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 8 | 3 | 5 | 15 | 35 |

14 Abbeyleix Road, Portlaoise

1.49ha



Ranking

Site for Immediate Development.

Description

The site is located on the southern edge of Portlaoise. It is approx. 1.5km from the town centre and 1km from junction 17 on the M7 motorway. The entrance off the Abbeyleix Rd. is approx. 16m long. There are individual bungalows on the eastern boundary near the road, with Abbey Court housing to the north and agricultural land to the west.

Development Proposal

Planning permission has been sought by Respond Housing Association for 39 units and a community building. It is intended that Respond will develop the site for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | No | 31 | 3 | 5 | 17 | 32 |

15 Collins Lane, Tullamore, Co. Offaly

5.6ha



Ranking

Site for Immediate Development.

Description

The transferred site is on the northern periphery of Tullamore, located 2km approx. from the town centre. It has approximately 100m frontage onto Collins Lane – R433. A new road from existing housing developments to the north and eastern boundaries of the site links up with Collins Lane. The boundary to the west is formed with Droim Liath housing estate. Services and Way Leaves exist on the lands.

Development Proposal

The site was considered by the NDFA for PPP Social Housing Programme but not included in the initial bundles. The Agency will now include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| - | Yes | 40 | 3 | 5 | 12 | 32 |

16 Hewittsland, New Ross, Co. Wexford

1.39ha



Ranking

Site for Immediate Development.

Description

The transferred site is located on the south side of the town of New Ross off the N25. To the eastern and southern boundaries are industrial units in Woodbine Business Park. The boundary to the west is with six detached dwellings. New fencing to secure the site was erected to the northern boundary with the existing housing in the Cluain Húghéad estate. An earth berm was installed to the land along this boundary by the local authority, prior to the transfer of the land.

Development Proposal

The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | Yes | 35 | 3 | 2 | 11 | 31 |

17 Tubbercurry, Co. Sligo

0.25ha



Ranking

Site for Immediate Development.

Description

The transferred site, located 0.75km from the town of Tubbercurry forms part of the Summerhill estate where 28 houses have been constructed. The site, the third smallest in LAGS is capable of accommodating 3 pairs of semi-detached units. House connections only are required to the existing sewer system, public road, footpaths, lighting and utilities are in place.

Development Proposal

The construction of 6 nr. 2 storey dwellings similar to existing units would complete the housing scheme. The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 0 | Yes | 6 | 3 | 5 | 9 | 29 |

18 Barrack Road, Youghal, Co. Cork

1.16ha



Ranking

Site for Immediate Development.

Description

The transferred site is located to the northern end of the town of Youghal and is approx.500metres from North Main Street. Two sides of the site have road frontage along Barrack Road and to the Dermot Hurley housing estate to the west, and with a stone wall along its northern boundary. The site slopes eastwards towards the town, from the existing housing to the west.

Development Proposal

The provision of housing on the lands is currently being progressed by Respond Housing Association and Cork Co. Co. It is intended that the entire site will be developed by respond for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 3 | Yes | 31 | 3 | 4 | 14 | 29 |

19 Paupish, Carlow

2.2ha



Ranking

Site for Immediate Development.

Description

The transferred lands are located to the south of Carlow. The triangular shaped site is bounded on the west by a public road, housing to the east and fencing along the southern boundary. A continuous earth berm was formed on the boundary to the public road prior to transfer to prevent unauthorised access. Fencing was erected to the rear of the berm prior to transfer.

Development Proposal

The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes (partial) | 55 | 3 | 5 | 18 | 28 |

20 The Miles, Clonakilty, Co. Cork

2.46ha



Ranking

Site for Immediate Development.

Description

The transferred site is located on the west side of the town of Clonakilty, with a boundary to the south side on the N71 – Park Road and a northern boundary with 140m road frontage to Western Road.

The boundary to the west is with an industrial facility presently under construction and a cul de sac on the eastern boundary which serves individual detached houses.

Development Proposal

The site has been included by the NDFA in PPP Social Housing Programme 2. The development of the site in the 2nd PPP Bundle was announced by the Minister on 21st July 2016, the development of the site will incorporate 53 housing units and take up the entire site area.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 53 | 3 | 5 | 17 | 27 |

21 Butterstream, Clane, Co. Kildare

8.49ha



Ranking

Site for Immediate Development.

Description

The large site transferred, consists of four fields with an existing unpaved laneway along its eastern and southern boundaries and natural field boundaries to the other two sides. An existing housing scheme, College Wood Manor is located to part of the northern boundary. The lands are located to the west of the town of Clane.

Development Proposal

Included in PPP Social Housing Programme – Bundle 2, The proposed PPP will not occupy the entire site however and over 50% of the site will be available for other tenures of housing. The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 160 | 2 | 4 | 17 | 27 |

22 St. Joseph's Road, Mallow, Co. Cork

5.26ha



Ranking

Site for Immediate Development.

Description

The transferred lands are located off St. Joseph's Road, to the east of the town of Mallow. The perimeter of the land is approx. 1km in length, with only one access point through gates off the existing cul de sac at the southern tip. Secure fencing was erected to the northern boundary and western boundary alongside the existing stream by the local authority prior to transfer. The land slopes generally from east to west and steeply as it approached the stream on the western boundary.

Development Proposal

This site was considered for inclusion in a PPP social housing scheme by the NDFA but was not ultimately included in the scheme. Cork County Council has recently re-stated its requirement for social housing development on the site. Given the capacity of the site mixed tenure development is nevertheless required. The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 130 | 3 | 5 | 20 | 25 |

23 & 24 Cartrontroy, Lissywollen, Athlone, Co. Westmeath (2 separate plots)

5.5ha



Ranking

Site for Immediate Development.

Description

The transferred lands in two parcels, are located between the N6 and the Athlone/Mullingar railway line. The boundaries are typically natural hedgerows. The eastern boundary of the larger portion and the western boundary of the smaller piece about a single carriage laneway. The lands to the west of the transferred lands are in the ownership of the local authority.

Development Proposal

Site assessed as having low housing demand to-date. However, Local Infrastructure Housing Activation Funding (LIHAF) has been obtained to the sum of €1.83m for the construction of 980m of new road, along the northern boundary of the lands from Brawny in the west to Garrycastle in the east—see image above, with the long-term potential of 670 units being provided over a number of sites including these. Following a recent meeting (June 2017) with the local authority the Agency agreed in principal to work with the authority to develop the site as part of a wider proposal which includes adjoining local authority owned lands. The local authority has drafted an outline masterplan for the Lissywollen lands and the adjoining lands including local authority owned lands. It is envisaged that the sites will be developed, along with adjoining local authority owned lands, by means of a Request for Proposals from Market Participants as set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 0 | | 138 | | | 7 | 12 |

25 Lisnalurg, Sligo

11.5ha



Ranking

Site for Immediate Development.

Description

The transferred lands area located adjacent to the N15, Sligo to Bundoran road, approx. 3.75km from the town. The site has road frontage also along its northern boundary, with stock proof fencing where required. The southern boundary is generally stone walling an abuts the lands.

Development Proposal

The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 100 | 3 | 5 | 19 | 24 |

26 Ballinode, Sligo

8.9ha



Ranking

Site for Immediate Development.

Description

The transferred land is located to the east of Sligo town, off Hazelwood Road – R286, approx. 2.5km from the town centre. A small industrial unit forms the eastern boundary, with low lying land liable to flood along the southern boundary and fencing along the western boundary. A portion of the land with road frontage remained in the local authority ownership for future road widening development.

Development Proposal

The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 100 | 3 | 5 | 19 | 24 |

27 Stagpark, Mitchelstown, Co. Cork

8.59ha



Ranking

Site for Immediate Development.

Description

The transferred site is located on the west side of Mitchelstown off the Kildorrey Rd – R 665. It is approx. 1km from Market Square. The portion of the site most suitable for immediate development lies to the east of the existing Stagpark housing development and is outlined in red in the image above. This portion represents 10% of the overall land transferred. The remainder of the site would be developed in a number of phases over time.

Development Proposal

The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 193 Total Site | 3 | | 14 | 24 |

28 Tinryland, Co. Carlow

1.89ha



Ranking

Site for Immediate Development.

Description

The transferred land is located to the east of the village of Tinryland, in close proximity to the M9 motorway. The site has approx. 122m frontage to the public road and access from the existing housing estate – Dun A Rí, on the southern boundary. The boundary to the north is a natural hedgerow and stock-proof fencing to the eastern boundary.

Development Proposal

Carlow Co. Co and Tintéan Housing Association have prepared layouts for partial use of the lands. Layout and number of units to be confirmed. However, the majority of the site will still be available for further housing development. The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| | Yes | 53 | 3 | 5 | 18 | 23 |

29 Cappamore, Co. Limerick

1.25ha



Ranking

Site for Immediate Development.

Description

The transferred land is located off the Main Street in Cappamore with access past the Turagh Crescent housing scheme. The boundaries to the land are natural field boundaries on three sides and to a community / health centre located along its southern boundary.

Development Proposal

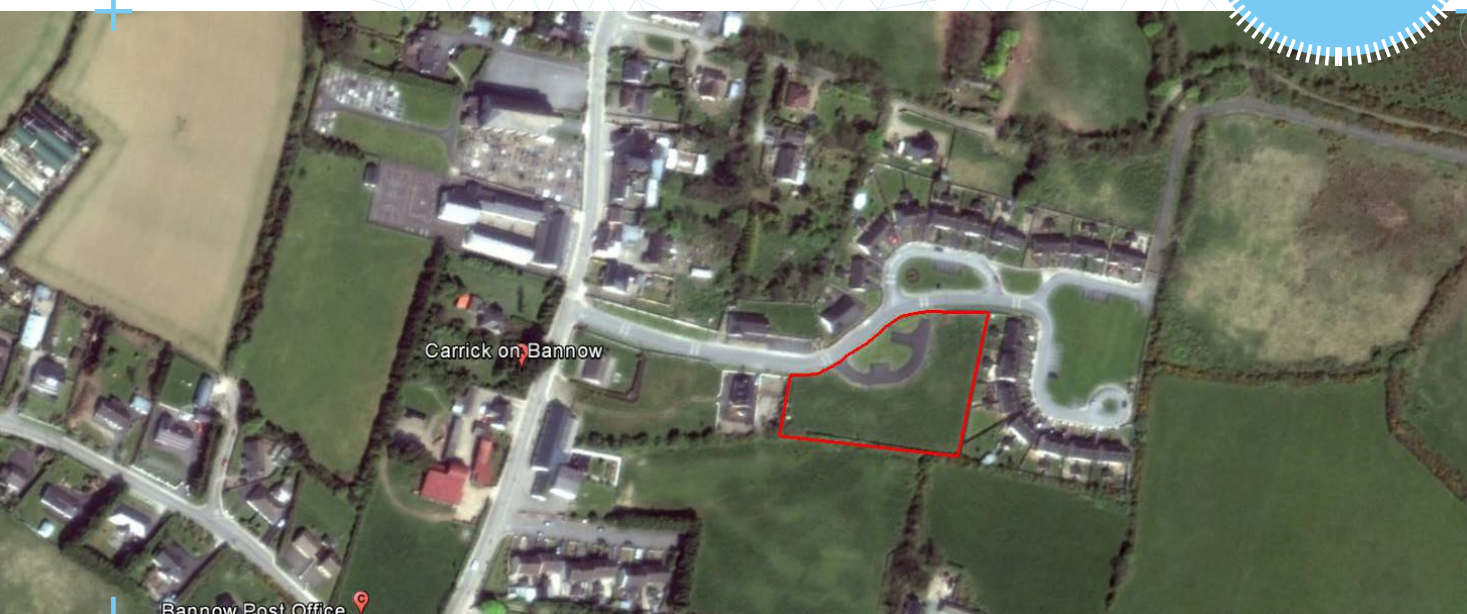
The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 35 | 3 | 5 | 13 | 23 |

30 Carrick on Bannow, Co. Wexford

0.52ha



Ranking

Site for Immediate Development.

Description

The site is located in south west Co. Wexford off the R736 to the east of Carrick on Bannow at the front of a development of 32 social units. The site has all services, utilities and entrance road in place for development. A right of way in favour of the local authority to access drainage traverses the site from north to south.

Development Proposal

A local authority proposal to complete the existing housing scheme was Stage 1 approved by the Department in Q3, 2016. Design and costs are being prepared for Stage 2. The site will be developed by the local authority for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 9 | 3 | 5 | 13 | 23 |

31 The Slip, Bantry, Co. Cork

13.5ha



Ranking

Site for Immediate Development.

Description

The portion of the transferred lands at The Slip, Bantry most suitable for immediate development is triangular in shape (outlined in red in the image above) and represents approx. 22% of the overall lands transferred. It is bounded on two sides by public roads and natural field boundary to the other side. The site is slightly below the level of the existing roads and marshy. A water treatment plant has been constructed by the local authority in the southeast corner adjacent to The Slip Road facilitating development. The balance of the site, which is large in the context of Bantry, will be developed in phases over time.

Development Proposal

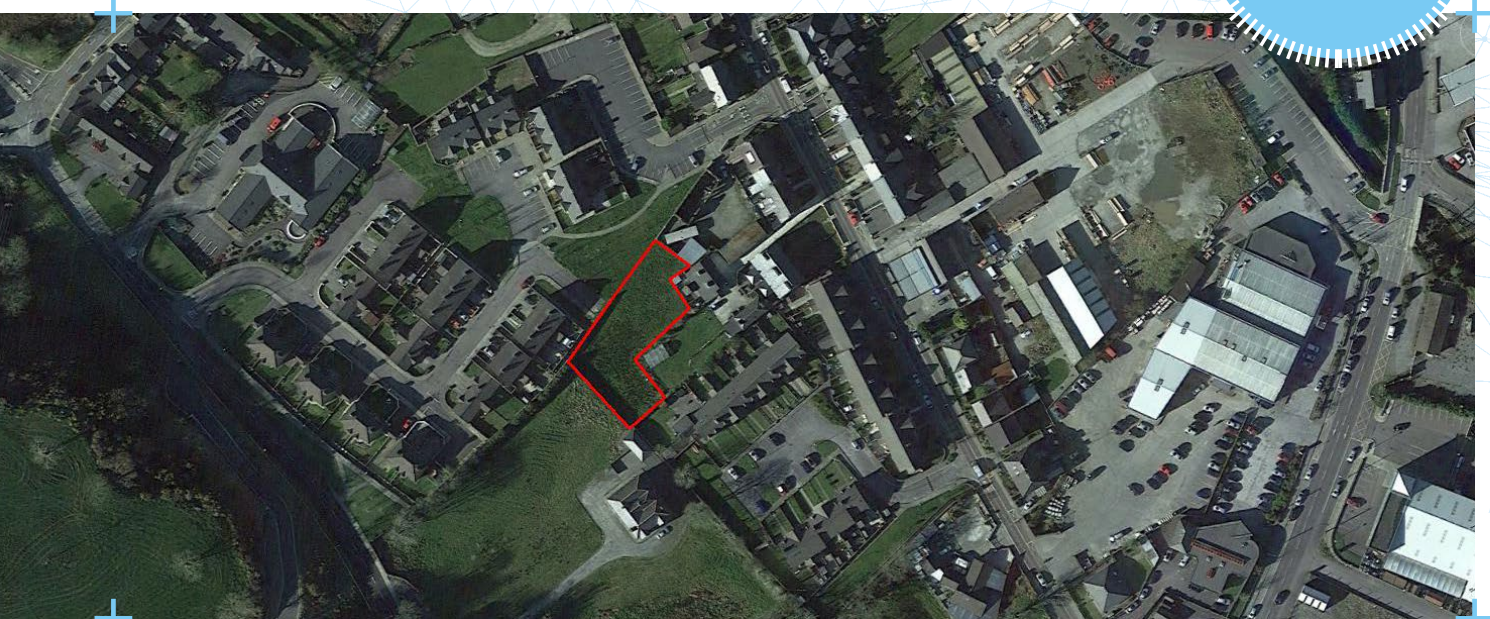
The Agency will include this site in the Request for Proposals from Market Participants initiative set out in section 4.5 of this document.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 388 Total Site | 3 | 4 | 18 | 23 |

32 Townsend Street, Skibbereen, Co. Cork

0.13ha



Ranking

Site for Immediate Development.

Description

The site is the second smallest site to be transferred under the terms of LAGS. It is located in the town centre, to the southern side of the existing housing development – Mardyke Park, approximately 300m from Main Street. Existing residential boundary walls secure the two sides and rear boundaries. Fencing was erected to the front of the lands opposite the existing housing.

Development Proposal

The local authority are proposing six units for the infill site and intend making a submission to the Department in Q2, 2017. It is intended that the local authority will develop the site directly for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 3 | 3 | 4 | 12 | 22 |

33 Townparks, Kells, Co. Meath

4.39ha



Ranking

Site for Immediate Development.

Description

The transferred site is located to the east of the town. Access and the provision of gravity fed drainage are restricted on the overall site. One boundary, to the west abuts existing housing, the southern boundary is defined by a stream and the eastern boundary is an existing hedgerow. Presently the only access is at the northern tip of the site via Mill Lane, off the R491.

Development Proposal

Meath Co. Co are preparing a layout for 40 units for public consultation, and to seek Departmental approval. A new road whose location has yet to be confirmed will be required before master planning the remainder of the site can be carried out. It is intended that the local authority will develop the portion of the land that's currently available for development directly for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 5 | Yes | 40 | 3 | 5 | 17 | 22 |

34 Oakwood, Macroom, Co. Cork

2.30ha



Ranking

Site for Immediate Development.

Description

The site is located on the southern side of the town, approx. 0.75km from the town centre. The land slopes from the woods along the southern boundary to the existing Oakwood housing scheme on the northern boundary. The boundaries to the east and west are hedgerows and fencing to agricultural land. Rights of Way and Way Leaves have been retained across the lands by the local authority.

Development Proposal

Included in PPP social housing programme – Bundle 2. The proposed PPP development will comprise the entire site area. It is envisaged that the PPP proposal will comprise 50 dwellings.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 50 | 3 | 4 | 16 | 21 |

35 Royal Oak Rd, Bagnelstown, Co. Carlow

0.11ha



Ranking

Frontline site

Description

This transferred site is the smallest site in area in the Land Aggregation Scheme. Approximately 800m from Main street, it is located on the corner of Royal Oak Road and Father Cummins Park, with existing housing to the east and south boundaries.

Development Proposal

Respond Housing Association and the local authority are liaising with each other regarding the development of 6 apartment units on the site. The Agency is being kept informed of developments and will provide the necessary consents. The site will be developed by Respond for social housing.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 6 | | | 5 | 20 |

36 Taghmon, Co. Wexford

3.4ha



Ranking

Site for Immediate Development.

Description

The transferred lands are located to the west of the village of Taghmon. The site has 190m road frontage to the northern boundary opposite St. Joseph's Villas and 150m to the southern boundary. A boundary wall was erected along the full length of the western boundary prior to transfer of the lands and the eastern boundary abuts a health centre.

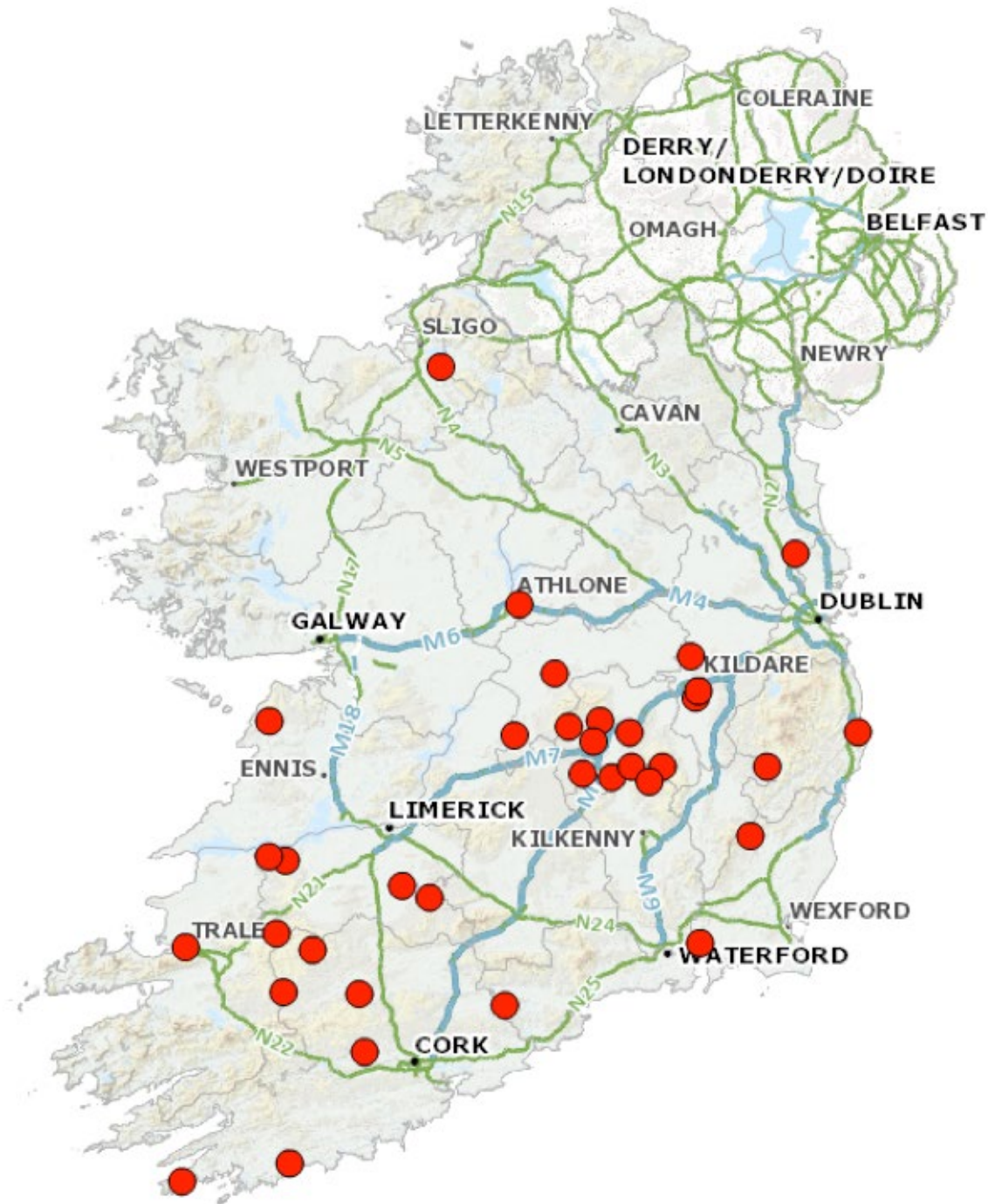
Development Proposal

The Agency will include this site in an Expression of Interest process with the AHB sector as set out in section 4.4 of this document with a view to selecting a development partner for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | Yes | 20 | 3 | 5 | 14 | 19 |

07 Secondary Sites



37 Parish Field, Bunclody, Co. Wexford

0.71ha



Ranking

Site for Immediate Development.

Description

The rectangular site is located 0.5km on the southern side of the town of Bunclody. To the south of the site are 28 units in the Termonbarry housing scheme, developed on land which formed part of the original purchase. Our Lady of Lourdes National School is located along the northern boundary. A right of way in favour of the local authority traverses the site from east to west across the southern half of the site. The land is located on the same road as the transferred land at Hospital Hill, which is located 700m further from the town.

Development Proposal

Given the existence of a right of way across the lower half of the site, the potential development of the site is limited to a maximum of 10 to 12 units. Recent interaction with the local authority has identified a need for additional space for play areas/playing fields for the neighbouring national school. The Agency and the local authority are to investigate the requirements of the primary school prior to making any plans for housing development.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 12 | 1 | 2 | 6 | 21 |

38 Garristown, Co. Dublin

1.49ha



Ranking

Secondary Site.

Description

The transferred lands are located off the R130 on the west side of Garristown. Access to the lands is through an existing housing scheme – Windmill Row, which fronts onto the R130. The boundaries to the south and west are with agricultural land and to a housing scheme on the northern boundary. Prior to and on completion of the transfer, the lands are leased to Garristown GAA.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 3 | Yes | 67 | 3 | 5 | 15 | 20 |

39 Brallistown, Co. Kildare

4.04ha



Ranking

Secondary Site.

Description

The transferred land is located opposite a linear group of individual houses on the R415 approx. 3km from Kildare town. The boundaries are typically natural hedgerow, with 100m frontage onto the R415. A scheme of 29 single storey units had been considered previously for this site, prior to its submission for inclusion in the Land Aggregation Scheme.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | Yes | 50 | 1 | 4 | 13 | 18 |

40 Knocklong, Co. Limerick

3.46ha



Ranking

Secondary Site.

Description

The transferred lands are located to the east of the village of Knocklong with road access to the R513 and 130m of road frontage to the R515. The boundaries are typically natural hedgerows, with fencing to the boundary with the existing development.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 3 | No | 95 | 3 | 5 | 17 | 17 |

41 Campile, Co. Wexford

0.76ha



Ranking

Secondary Site.

Description

The transferred land is located to the east of the town and is bounded on the west side by an existing dormer bungalow housing scheme – Slieve Coilte. Two boundaries to the south and east are with agricultural land. A sewage treatment unit is located in the north-east corner and a right of way exists in favour of the local authority to maintain the facility.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | No | 0 | 0 | 3 | 7 | 17 |

42 Cloughmacsimon, Bandon, Co. Cork

3.63ha



Ranking

Secondary Site.

Description

The transferred lands are located to the south side of Bandon, in close proximity to the N71 – Bandon Inner Relief Road. The boundaries to the lands are natural field boundaries, with fencing on the north elevation to the Presentation Convent Secondary School. The site contains approx. 100m of road frontage to the existing narrow road.

Development Proposal

While housing demand in this area was previously indicated as moderate by Cork County Council recent correspondence from the Council suggests that demand for social housing in the area is now significant. The Agency will liaise further with the Council regarding potential development of the site. Pending the outcome of these discussions the site may be made available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 3 | Yes | 90 | 3 | 3 | 15 | 15 |

43 Slate Row, Hacketstown, Co. Carlow

3.8ha



Ranking

Secondary Site.

Description

The transferred lands are located to the west of Hacketstown. The site surrounds an existing housing scheme of sixteen units – Slate Row Rise, and is divided in two pieces. Both pieces have road frontage onto the access road to the existing housing. The larger portion also has approx. 90m of frontage onto the public road to the west side of the site. Generally, the boundaries are with existing housing developments.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 95 | 3 | 5 | 15 | 15 |

44 Golflinks Rd. Rathdowney, Co. Laois

– First site

1.98ha



Ranking

Secondary Site.

Description

The transferred land is south east of the town of Rathdowney, and was the first of two-adjoining fields to transfer. The site has natural hedgerows to all boundaries except the 160m approx. boundary of stone walling to the existing road.

The combined area of the lands transferred is 4.02ha.

The current Development Plan 2011-2017 has the land zoned – Tourism.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 3 | No | 30 | 3 | 4 | 14 | 14 |

45 Ballintogher, Co. Sligo

1.3ha



Ranking

Secondary Site.

Description

The transferred land is located to the west of the village of Ballintogher with approx. 40m road frontage to the R290. The boundaries to the east and west are with housing schemes. The boundary to the south is a natural hedgerow and to the north-east corner is a primary school.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 36 | 3 | 5 | 13 | 13 |

46 Portlaoise Road, Mountrath, Co. Laois

3.1ha



Ranking

Secondary Site.

Description

The transferred land is located to the east of Mountrath off the Portlaoise Road – R445, with approximately 90m frontage to the road. The east, south and west boundaries are natural hedgerows and fencing. The adjoining property to the north west is a filling station and services.

The current Development Plan 2011-2017 has the land zoned – Community – Educational – Institutional.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 40 | 3 | 5 | 13 | 13 |

47 Golflinks Road, Rathdowney, Co. Laois

– Second site

2.13ha



Ranking

Secondary Site.

Description

The transferred land is south east of the town of Rathdowney, and was the second of two-adjointing field to transfer. The site, adjacent to a golf club has natural hedgerows to all boundaries except the 95m approx. boundary of stone walling to the existing road. The combined area of the lands transferred is 4.02ha.

The current Development Plan 2011-2017 has the land zoned – Tourism.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 30 | 3 | 5 | 12 | 12 |

48 Castlemoyle, New Ross, Co. Wexford

5.96ha



Ranking

Secondary Site.

Description

The transferred land at Castlemoyle, consisting of four fields, is located to the northern edge of New Ross. The boundaries to the north, south and west are natural hedgerow and fencing. The eastern boundary is to the rear of an existing housing scheme – Bawnmore. Access to the land is via the housing scheme. A new school has been constructed adjacent to the housing (not indicated in image above).

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | Yes | 90 | 1 | 4 | 7 | 12 |

49 Nurney, Co. Kildare

4.16ha



Ranking

Secondary Site.

Description

The transferred lands are located to the west side of the village of Nurney, approx. 8km from Kildare town. The site has approx. 65m of road frontage onto the R415, adjacent to the primary school. The remaining boundary to the south of the site and west side are natural hedgerows with a stream running along the western boundary. The new northern boundary is formed by stockproof fencing.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 2 | No | 30 | 3 | 4 | 12 | 12 |

50 Ballyard, Tralee, Co. Kerry

9.07ha



Ranking

Secondary Site.

Description

The transferred land consists of four fields to the south of the town of Tralee, located off Kearneys Road with approx. 57m of road frontage. Boundaries to the east and north are natural field boundaries with stock proof fencing erected to the western boundary along the route of the Blennerville railway line. Housing proposals for this land by the local authority were dependent on the construction of a new link road from the existing Ballyard Road entering the lands at the north-west corner.

Development Proposal

While housing demand in the Tralee area is quite strong the land is not currently zoned for housing development. The Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 4 | No | 227 | | | 7 | 12 |

51 Doonane, Co. Laois

0.74ha



Ranking

Secondary Site.

Description

The transferred land in Doonane is located close to the boundary with Kilkenny county and approx. 14km. from Carlow town. The north, east and south boundaries are natural hedgerows with post and wiring fencing to the western boundary with the public road.

The current Development Plan 2011-2017 has the land zoned – General Business.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing, the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 12 | 3 | 5 | 11 | 11 |

52 Derry Road, Durrow, Co. Laois

1.03ha



Ranking

Secondary Site.

Description

The transferred land is located to the south side of Durrow, off the Abbeyleix to Kilkenny Rd – N77, with housing development to three sides of the site. The lands have a road frontage of approx.90m to the existing Derry Road.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 14 | 3 | 5 | 11 | 11 |

53 Ballyhahill Co. Limerick

1.2ha



Ranking

Secondary Site.

Description

The transferred land is located to the rear of an existing housing scheme consisting of twelve two storey units. The boundaries are natural hedgerows to three sides and the rear of the existing housing to the other. A Ring Fort is located to the southwest boundary of the site (Site and Monuments Record LI018-051). The site slopes steeply from south to north.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 30 | 3 | 4 | 11 | 11 |

54 Mountcollins, Co. Limerick

1.48ha



Ranking

Secondary Site.

Description

The transferred lands are located to the east of the village of Mountcollins. Located off the R576 between Newmarket, Co. Cork and Abbeyfeale, Co. Limerick. A small housing scheme of seven houses – Radharc an Ghleanna abut the scheme at the south west corner. The other boundaries to the lands abut a public road, agricultural land and a graveyard located behind the church.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 40 | 3 | 3 | 11 | 11 |

55 Knocknagree. Co. Cork

1.31ha



Ranking

Secondary Site.

Description

The transferred land is located to the east of the village of Knocknagree. Five private sites were developed on the original five acres that were purchased by the Council for the purpose of social housing. No units were erected. The access road, footpaths and services were installed. The remainder of the site transferred. The boundaries to the site are natural hedgerows and the entrance road has been secured by gates.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 53 | 3 | 2 | 11 | 11 |

56 Bride Street, Ballinakill, Co. Laois

0.92ha



Ranking

Secondary Site.

Description

The transferred land, one of two transferred is located to the west of Ballinakill. The irregular shaped site boundaries are natural hedgerows and fencing. Access to the site is between and shared with the two dwellings fronting onto Bride Street.

The current Development Plan 2011-2017 has the land zoned – Community – Educational – Institutional.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 20 | 3 | 5 | 11 | 11 |

57 Kilkenny Road, adjacent to cemetery, Ballinakill, Co. Laois

1.25ha



Ranking

Secondary Site.

Description

The transferred land, one of two transferred is located to the south east of Ballinakill. The irregular shaped site has approx. 166m of road frontage. Boundaries are natural hedgerows and fencing with a rendered wall to the southern boundary to the cemetery.

The current Development Plan 2011-2017 has the land zoned – Community – Educational – Institutional.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 20 | 3 | | 11 | 11 |

58 Castletown, Co. Laois

1.5ha



Ranking

Secondary Site.

Description

The transferred land is located in Churchfield to the west of the village of Castletown. Boundaries on all sides are stockproof fencing, abutting a serviced site to the north, agricultural land to the west and south and a housing scheme opposite the eastern boundary. The road on the eastern boundary continues as a track to a ruined church and graveyard.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 20 | 3 | 5 | 11 | 11 |

59 Woodbrook, Mountrath, Co. Laois

1.76ha



Ranking

Secondary Site.

Description

The transferred lands are located to the south of the town off the Mountrath / Abbeyleix Rd -R430. The boundary to the west consists of stockproof fencing to the existing housing scheme – Moanbaun Close, and all other boundaries are natural hedgerows to agricultural land.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 20 | 3 | 5 | 11 | 11 |

60 Hospital Hill, Bunclody, Co. Wexford

4.40ha



Ranking

Secondary Site.

Description

The transferred lands are located either side of an existing single carriage way road to the south side of Bunclody, beyond the housing schemes Termonbarry and Strawberry Hill. The two sites are approx. 0.75km from The Mall. The boundaries to all other areas are natural hedgerow boundaries.

The lands are located on the same road as the transferred land at Parish Field, which is located 700m nearer to the town.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 110 | 1 | 2 | 11 | 11 |

61 Agharinagh, Dripsey, Co. Cork

1.3ha



Ranking

Secondary Site.

Description

The transferred land is located to the south west of the Model Village in Dripsey. The north and eastern boundaries abut existing housing. The boundary to the south is natural hedgerow and approx. 50m frontage to the existing road to the western boundary.

A right of way exists in favour of the local authority along the road boundary.

Site is within the development boundary, zoning to be established.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 30 | 3 | 3 | 10 | 10 |

62 Glin, Co. Limerick

0.8ha



Ranking

Secondary Site.

Description

The site is located off the Lower Mall in the village of Glin, to the rear of the voluntary housing association development – Glin Homes for the Elderly. One boundary has continuous frontage to the existing housing scheme and the other boundaries are natural field boundaries.

Development Proposal

While there is low housing demand in Glin generally the site is located adjacent to Glin Homes for the Elderly's existing facility. Following discussions with Glin, Board and Ministerial approval the lands are being sold to Glin Homes for the Elderly to facilitate expansion of the existing facility with 4 further houses to be funded under CAS.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 0 | No | 12 | 3 | 5 | 10 | 10 |

63 Lombardstown, Co. Cork

1.34ha



Ranking

Secondary Site.

Description

The transferred land lies to the west of the village of Lombardstown, approx. 10km from Mallow. A development of 20 houses occupy the eastern end of the original site. The southern boundary is adjacent to railway lines, partial road frontage to the western boundary and approx. 110m continuous road frontage to the northern boundary.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 34 | 3 | 2 | 10 | 10 |

64 Townspark, Tallow, Co. Waterford

4.44ha



Ranking

Secondary Site.

Description

The transferred lands are located to the east side of Tallow. To the east and south the boundaries are natural hedgerows, the northern boundary abuts a housing scheme – Brideview Close. The western boundary abuts a partially completed road and cycle paths, which terminates at the school opposite.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 126 | 1 | 1 | 10 | 10 |

65 Bruff, Co. Limerick

2.08ha



Ranking

Secondary Site.

Description

The transferred land is located to the east of the town of Bruff, off the R516. A small development of fifteen social units – Brugh na Deise is located in the south-east corner of the land. A sports field abuts the southern boundary and agricultural land to all other boundaries. A small portion of the land 385 sq.m. (1.9%) transferred to the local community council for the construction of a playground.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| | | 52 | | | 5 | 10 |

66 Shinrone, Co. Offaly

3.24ha



Ranking

Secondary Site.

Description

The transferred land is located adjacent to an existing housing scheme of single and two storey units- Rathbaun, located to the north east of the village. Post and wire fencing defines two boundaries and a natural field boundary to the east.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| | | 73 | | | 5 | 10 |

67 Hillview, Ballynerrin, Wicklow

2.9ha



Ranking

Secondary Site.

Description

The transferred lands are located to the south west of Wicklow town off the Ballyguile Road. The site slopes steeply from south to north behind the existing Hillview housing scheme. The boundaries to the lands behind the housing are natural hedgerows, with wire mesh fencing to the boundaries with adjoining housing.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 0 | Yes | 73 | | 0 | 5 | 10 |

68 Bawnlahan, Union Hall, Co. Cork

1.4ha



Ranking

Secondary Site.

Description

The transferred land is located to the west side of the village of Union Hall. The site has continuous road frontage to its northern boundary. The boundary to the west consists of a stone wall with a private residence. The remaining boundaries are a mixture of stone walling, fencing and natural hedgerows.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 35 | 3 | 1 | 9 | 9 |

69 Tullow Road, Carlow

1.96ha



Ranking

Secondary Site.

Description

The transferred land is located on the south side of Carlow town to the rear of existing housing – Willow Park. The boundary to the east is natural hedgerow, to the south and west palisade fencing and blockwork to the northern boundary with the existing housing.

The current Development Plan 2011-2017 has the land zoned – Community – Educational – Institutional.

Development Proposal

While housing demand in this area is low and the site is not currently zoned for housing the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | No | 20 | 3 | 5 | 4 | 9 |

70 Kilcormac, Co. Offaly

1.21ha



Ranking

Secondary Site.

Description

The transferred land is located to the southside of the town of Kilcormac, approx. 500m from Main Street. The site is elongated with road frontage in two locations. The site ranges in width from 35m to 50m. Other boundaries to the site include the rear of an existing development of eight bungalows and to a graveyard to the west.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| | | 38 | | | 4 | 9 |

71 Lisdoonvarna, Co. Clare

4.41ha



Ranking

Secondary Site.

Description

The transferred land is located to the west of Lisdoonvarna and is approx. 1.0km from the town centre. A portion of the southern boundary fronts onto the existing road for 250m approx. One section of the boundary is formed to the existing housing scheme – Rooska. The extensive boundary to the rear of the site is defined by a stream. The site is in close proximity and falls steeply to the stream

Development Proposal

While housing demand in this area is low, the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 0 | Yes | 106 | 1 | 1 | 9 | 9 |

72 Colleras, Goleen, Co. Cork

0.51ha



Ranking

Secondary Site.

Description

The transferred land located in West Cork is to the south of Goleen and approx. 0.5km from the village. The site has been partially developed with 9 units fronting onto the existing road and adjacent to the Garda station. The other two boundaries to the triangular shaped site are defined by fencing.

Development Proposal

While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 10 | 3 | 2 | 8 | 8 |

73 Meelin. Co. Cork

1.65ha



Ranking

Secondary Site.

Description

The transferred land is located to the south west of the small village of Meelin, situated approx. 8km from Newmarket. The site roughly triangular in shape abuts a narrow road to the east and south side, agricultural land to the west and a school to the northern boundary.

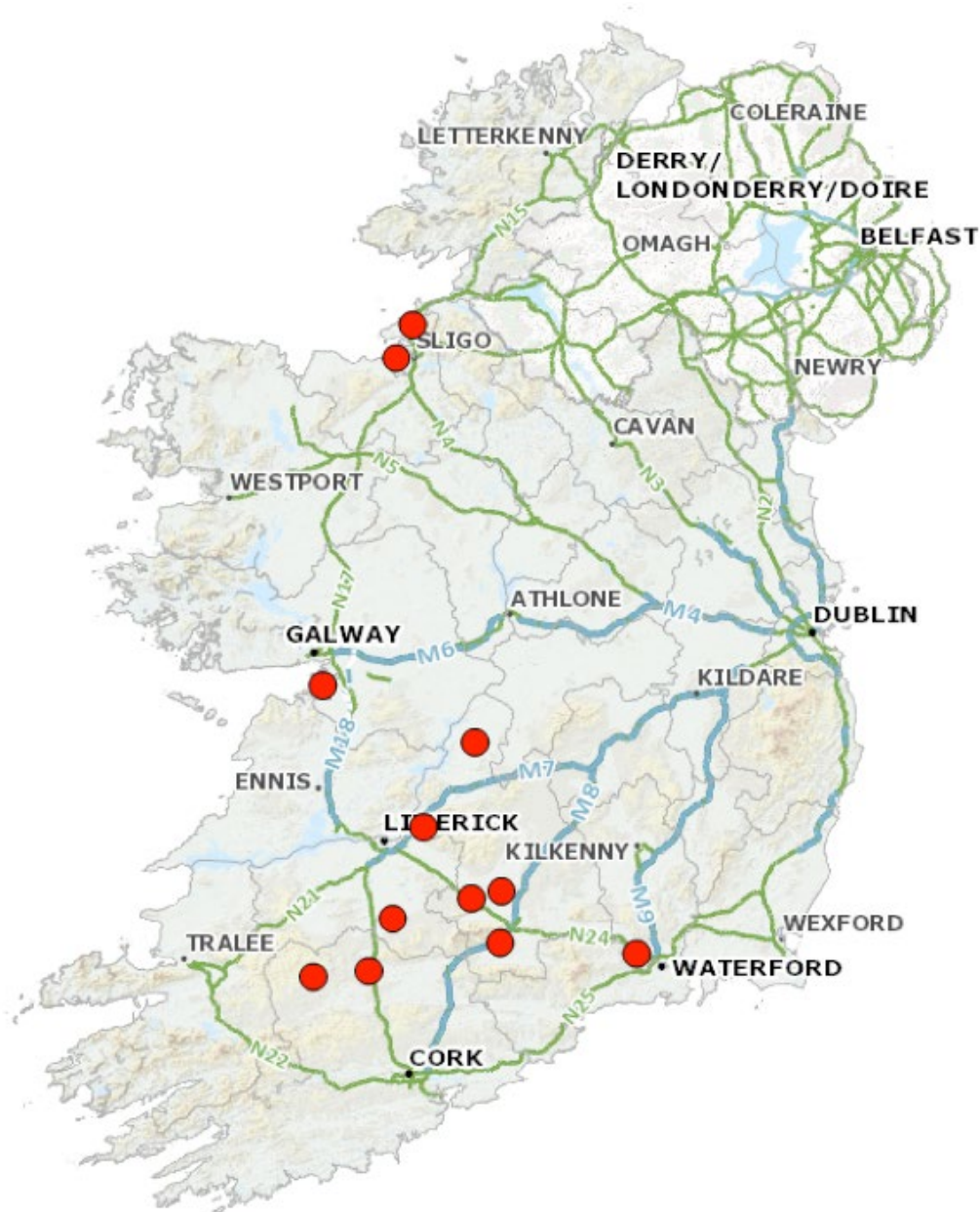
Development Proposal

Demand for housing in this area is low. A local community group approached the Agency with proposals to purchase the lands for community use. The Agency, following Board and Ministerial approval, is in the process of disposing the land to the local community, with a burden placed on the folio that the land be specially for community use only.

Local Authority Assessment

| Demand for social housing (0-5) | Zoned Housing (Y/N) | Potential Units | Land Serviced (0-3) | Nature of Land for Development (0-5) | LA Rating | Combined Rating |
|---------------------------------|---------------------|-----------------|---------------------|--------------------------------------|-----------|-----------------|
| 1 | Yes | 17 | 3 | 2 | 8 | 8 |

08 Other Housing Agency Lands



01 Shannon Oughter, Sligo

7.04ha



Ranking

Secondary Site.

Description

The transferred lands area located adjacent to the N15, Sligo to Bundoran road, approx. 3.75km from the town. The site has road frontage, 230m approx. along its western boundary. The southern boundary is generally with existing private residences. The land to the west transferred also and both abut lands to the north which transferred to the Housing Agency under the Land Aggregation Scheme.

The land is currently zoned – medium density housing.

Development Proposal

Preliminary proposal prepared for the two adjoining sites. Development put on hold at the time pending the adoption of the North Fringe Area Development Plan by Sligo Co. Co.

Proposals for these sites should incorporate 1.65ha site to the northern boundary – see image. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.3 of this document so that AHBs can come forward with proposals for the site.

02 Lisnalurg, Sligo

3.74ha



Ranking

Secondary Site.

Description

The transferred lands area located adjacent to the N15, Sligo to Bundoran road, approx. 3.75km from the town. The site has road frontage, 336m approx. along its southern boundary. The western boundary is with a private residence. The land to the east transferred also and both abut lands to the north which transferred to the Housing Agency under the Land Aggregation Scheme.

The land is currently zoned – medium density housing.

Development Proposal

Preliminary proposal prepared for the two adjoining sites. Development put on hold at the time pending the adoption of the North Fringe Area Development Plan by Sligo Co Co.

Proposals for these sites should incorporate 11.65ha site to the northern boundary – see image. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

03 Carronreddy, Tipperary

3.3ha



Ranking

Secondary Site.

Description

The transferred lands area located to the north of Tipperary town off the R661 – Rosanna Road. The southern boundary is to a small traveller halting site and recently constructed offices for the Department of Justice. The western boundary is a natural hedgerow. Fencing is required to the northern boundary and the eastern boundary is adjacent to a single carriage laneway which continues past the site to connect to Carronreddy Road.

Development Proposal

Prior to transfer a proposal for 64 nr. housing units was prepared in conjunction with the local authority and an approved housing body. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

04 Mooncoin, Co. Kilkenny

1.79ha



Ranking

Secondary Site.

Description

The transferred lands area located to the north of Mooncoin. The lands were formerly in the ownership of Mooncoin GAA before being purchased by the NBA. A portion of rear gardens to five houses located on the N24 purchased to widen access to the lands were also included in the transfer. The land is currently outside the zoned area of Moncoin.

Development Proposal

Prior to transfer, a development with an approved housing body was considered for 55 units. As planning was not approved and the lands are now outside the settlement boundary in the current County Development Plan, negotiations are ongoing with Mooncoin Soccer Club to permit them to lease the lands for sporting and community activities. The lease will include a break clause to allow the lands to be made available for housing after 10 years, subject to demand at the time.

05 Newport, Co. Tipperary

2.23ha



Ranking

Secondary Site.

Description

The transferred lands are located to the south of Newport, Co. Tipperary. the boundary to the west is formed by a river to the south with fencing, natural hedgerow to the north and approx. 100m frontage to a public road to the east.

The Local Area Plan expired on 19/07/2016.

Development Proposal

Prior to transfer on the completion of early designs for an approved housing body, it was noted that a proposed link road would impact on the potential development of the site. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

06 Ballylooby, Co. Tipperary

1.4ha



Ranking

Secondary Site - former National Building Agency Ltd site

Description

The transferred land lies to the west of the small village of Ballylooby approx. 8km from Cahir. The land is bounded by a stream to the northern boundary, post and wire fencing to the rear of the school and natural hedgerows elsewhere. Fencing has not been installed to the boundary in the adjoining field.

The current development plan designates the zoning as open space / park.

Development Proposal

Prior to transfer a proposal for 30 housing units for an approved housing body was being considered. While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

07 Buttevant, Co. Cork

4.86ha



Ranking

Secondary Site - former National Building Agency Ltd site.

Description

The transferred land lies to the west of the town of Buttevant. The eastern boundary is with an existing housing development. The north and west boundaries are natural hedgerows with fencing. The boundary to the south of the land is with the public road R580 in two locations of approx. 275m in length.

Currently the right hand portion of the site is zoned for housing with the other portion being zoned green belt.

Development Proposal

Prior to transfer to the Housing Agency, drawings were prepared to indicate a masterplan layout consisting of 150 housing units on the entire site for development by an approved housing body. With current zoning on the lands this number of units may be halved. While housing demand in this area is moderate and any development on the site would most likely need to be phased the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

08 Clarinbridge, Co. Galway

4.86ha



Ranking

Secondary Site - former National Building Agency Ltd site

Description

The transferred land is located at the north end of the village of Clarinbridge. There is a stone wall boundary on the west side of the land to the N18. The northern boundary is a stone wall with the adjoining property. The eastern boundary is with existing housing with gated access from the open space to the lands. The boundary to the south is post and wire fencing.

In the LAP until 2013 the land was zoned – village centre – mixed development.

Development Proposal

Prior to transfer, no proposals were prepared due to the lack of capacity and installation of new sewage treatment by Galway Co.Co. (awaited). While housing demand in this area is low the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

09 Newmarket, Co. Cork

3.12ha



Ranking

Secondary Site - former National Building Agency Ltd site.

Description

The transferred land is located to the south side of Newmarket between Castlecourt Demesne housing on the west boundary and housing on Demesne Ave. to the eastern boundary. The northern boundary is formed with existing housing on Main Street. The southern boundary consists of fencing to the adjoining land.

The land is zoned for medium density residential development.

Development Proposal

Housing demand in this area is considered supportive of development. Subject to further liaison with the local authority, the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

10 Golden, Co. Tipperary

2.4ha



Ranking

Secondary Site = former National Building Agency Ltd site

Description

The transferred land lies to the east of the village of Golden, approx. 7km from Cashel. The boundary to the norther end of the lands is approx. 35m frontage onto the N47. The eastern and southern boundaries are natural hedgerows and fencing. The western boundary is with existing housing in the village.

Development Proposal

While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

11 Kilmallock, Co. Limerick

2.0ha



Ranking

Secondary Site - former National Building Agency Ltd site.

Description

The transferred land is located to the north of the town of Kilmallock. The eastern boundary abuts an existing housing scheme – Rahdarc an Tobair. The southern and western boundaries are natural hedgerows and fencing. A post and rail fence forms the northern boundary to the access road to the local authority facility.

Development Proposal

Prior to transfer, a mixed use residential development of 65 units in conjunction with an approved housing body was being considered. An application for planning was held back due to the position regarding sewage infrastructure work required for the town. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

12 Borrisokane, Co. Tipperary

0.8ha



Ranking

Secondary Site - former National Building Agency Ltd site.

Description

The transferred lands consist of two residential properties to the south east of the town – R490. The southern boundary of the lands is the existing road Church Street with approx. 60m frontage. The western boundary is formed by a wall with the access lane to the GAA sports facility. The northern and eastern boundaries are formed with fencing.

Development Proposal

Prior to transfer of the lands on Church Road, a development of 28 dwelling was proposed for an approved housing body. While housing demand in this area is moderate the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document so that AHBs can come forward with proposals for the site.

13 Adelaide Street, Sligo

0.25ha



Ranking

Site for Immediate Development - former National Building Agency Ltd site.

Description

The transferred land is located on the south side of Sligo town and is presently being used as a public car park/ The western boundary to the N4 consists of a block work wall. Boundaries to the north and south are formed by either block walls or fencing. The boundary to the east is open, where houses were demolished to permit vehicles ingress and egress the car park from Adelaide Street.

Development Proposal

The transferred land consisted of land to the rear of houses which were demolished, and was intended to have a mixed-use development of housing and retail in collaboration with the local authority and an approved housing body. Following the economic downturn, at the request of the local authority a surface car park was created. It is proposed that commercial and residential uses be considered again for this town centre site. Further liaison with the local authority is required to develop the right type of development for this town centre mixed use site. It is planned that once a suitable development mix has been established, the Agency will make this site available as part of the Expression of Interest process with the AHB sector as set out in section 4.4 of this document.

Appendix 1 – Site Assessment Matrices

Assessment Matrices

The following tables set out the aggregated assessment of Land Aggregation Scheme (LAGS) sites based on 3 previous assessment exercises carried out in 2014 and 2015. The 3 assessments were:

- **The Agency's 2014 LAGS Strategic Management Plan**
- **A report prepared by Lisney auctioneers for internal audit purposes in 2015**
- **An assessment of the lands by the relevant local authorities carried out in 2015 as part of a wider local authority land assessment exercise conducted by the County and City Managers Association (CCMA) with the assistance of the Housing Agency.**

These historic assessments have informed the Agency's ranking of sites in this report but the Agency has also taken more recent developments into consideration when ranking sites. The ranking set out in the tables below is therefore not identical to the ranking used in the main report. The aggregated historic rankings have been a valuable tool for the Agency in assessing the current development potential of the LAGS sites.

1) Agency's 2014 Strategic Management Plan

All 73 sites accepted into the LAGS were classified regarding their viability and development potential in the 2014 Strategic Management Plan prepared by the Housing Agency.

The 2014 Strategic Management Plan, four site classifications were:

| Category | No. of Sites | Area | Portion |
|------------------------------------|-----------------------|--------------|-------------|
| Frontline Sites | 27 | 92.4 | 38% |
| Reserve: Short / Medium Term Sites | 12 | 26.6 | 11% |
| Reserve: Medium / Long Term Sites | 28 | 110.5 | 45.5% |
| Zoning Change Sites ⁷ | 8 | 13.4 | 5.5% |
| Total | 75⁸ | 242.9 | 100% |

2) Lisney's 2015 Internal Audit Report

In 2015, Lisneys were engaged by the Housing Agency to carry out an independent audit of the Agency's operation of the Land Aggregation Scheme. Lisneys reviewed all the sites in the context of the Housing Agency's classification, as tabled above, and provided their own ranking system based on their experience and interpretation of market demand as opposed to concentrating on fulfilling any requirements for social or affordable housing.

| Ranking from Lisney Audit – Nov. 2015 | | |
|---------------------------------------|---|--------|
| 1 | Best sites which would attract the greatest demand for potential purchasers | 23.60% |
| 2 | Medium term development potential | 30.60% |
| 3 | Possible long term development potential | 45.80% |

7. Zone Change Sites had their planning zoning changed from housing/residential to another use which prohibited housing development.

8. The total number of sites above, exceeds the number of sites transferred as two of the larger sites in Mitchelstown and Bantry have been divided between categories due to their size.

3) CCMA Local Authority Land Assessment 2015

The local authority assessment exercise uses data gathered from work the Housing Agency carried out for the County and City Managers Association in 2015 which asked local authorities to assess all the available housing land in their jurisdictions, in their ownership and LAGS land. This request included a specific set of criteria and a grading system. Most criteria were scored from 1 to 5 with some criteria being a Yes/No statement. Not all of the criteria included in the local authority assessment exercise has been included in the Agency's ranking exercise as some criteria, such as a criteria related to land loans, are not specifically relevant to LAGS sites. A local authority rating was calculated for each site based on totalling the grade awarded for each criterion except for a weighted grading for the number of potential housing units. This was done to avoid the unit capacity of a larger site, which could have planning or infrastructure issues, distorting the overall score relative to a smaller but readily developed site. Site unit capacity has been scored as follows:

- **Sites with capacity for over 100 units**
– 7 points
- **Sites with a capacity between 76 and 100**
– 6 points
- **Sites with a capacity between 51 and 75**
– 5 points
- **Sites with a capacity between 31 and 50**
– 4 points
- **Sites with a capacity between 21 and 30**
– 3 points
- **Sites with a capacity between 7 and 20**
– 2 points
- **Sites with a capacity less than 7**
– 1 point

4) Aggregation of Historic Assessments

The aggregated assessments from the 3 sources have been combined with a weighted marking system which adds the local authority score to scores calculated for the Agency's SMP 2014 and the 2015 Lisney study based on the following:

- **SMP 2014 ranked Frontline**
– 10 points
- **SMP 2014 ranked Reserve Short/Medium**
– 5 points
- **SMP 2014 ranked Reserve Medium/Log of Zone change** – 0 points
- **Lisney ranked best sites**
– 10 points
- **Lisney ranked medium term development potential** – 5 points
- **Lisney ranked possible long term**
– 0 points

The results of the aggregated assessment are set out overleaf. Based on this assessment sites have been separated into 2 classifications from a development perspective:

- **Sites for Immediate Development – the first ranked 36 sites**
- **Secondary Sites – the balance of the sites (37 sites)**

In addition to the LAGS sites the Agency also has 13 other sites owned by the Housing Agency. These sites were generally purchased for housing development. Unlike LAGS lands these lands were not included in the Agency's SMP 2014, Lisney or local authority assessment studies so the data available for classification is more limited than that used for LAGS sites. These lands have been classified as Secondary Sites except for Adelaide Street, Sligo which has been classified as a site for Immediate Development due to its town centre location.

| No. | Local Authority | Land Location | Area (ha) | Internal Assessment | | Local Authority Assessment | | | | | | Combined Ranking |
|-----|---------------------------------------|-------------------------------|-----------|---------------------|-------------|-----------------------------------|--------------------------|-----------------|---------------------------|--------------------------------------|-----------|------------------|
| | | | | Lisney ranking | HA SMP 2014 | Demand for Social Housing [0 - 5] | Zoned Housing [Yes / No] | Potential Units | Is Land Serviced? [0 - 3] | Nature of Land for Development [0-5] | LA Rating | |
| 1 | Fingal County Council | Hampton, Balbriggan | 24.21 | 1 | 1 | 5 | Yes | 605 | 3 | 5 | 20 | 40 |
| 2 | Kildare County Council | Devoy Barracks, Naas | 5.66 | 1 | 1 | 5 | Yes | 142 | 3 | 5 | 20 | 40 |
| 3 | Waterford City & County Council | Gibbet Hill | 2.93 | 1 | 1 | 5 | yes | 100 | 3 | 5 | 19 | 39 |
| 4 | Dun Laoghaire Rathdown county Council | Enniskerry Road, Sandyford | 2.8 | 1 | 1 | 5 | yes | 155 | 3 | 4 | 19 | 39 |
| 5 | Cork County Council | Duntahane Road, Fermoy | 2.46 | 1 | 1 | 5 | Yes | 62 | 3 | 5 | 18 | 38 |
| 6 | Cork County Council | Carrigtwohill | 2.02 | 1 | 1 | 5 | Yes | 79 | 3 | 4 | 18 | 38 |
| 7 | Laois County Council | Old Knockmoy Road, Portlaoise | 1.03 | 1 | 1 | 5 | Yes | 33 | 3 | 5 | 17 | 37 |
| 8 | Galway City Council | Ballymoneen Road | 2.28 | 1 | 1 | 5 | Yes | 69 | 3 | 4 | 17 | 37 |
| 9 | Wexford County Council | Ballyowen, Gorey | 0.95 | 1 | 1 | 5 | Yes | 9 | 3 | 5 | 15 | 35 |
| 10 | Wexford County Council | Creagh 'B', Gorey | 0.73 | 1 | 1 | 5 | Yes | 8 | 3 | 5 | 15 | 35 |
| 11 | Laois County Council | Abbeyleix Road, Portlaoise | 1.49 | 1 | 2 | 5 | No | 31 | 3 | 5 | 17 | 32 |
| 12 | Offaly Coounty Council | Collins Lane, Tullamore | 5.67 | 1 | 1 | | Yes | 40 | 3 | 5 | 12 | 32 |
| 13 | Wexford County Council | Hewittsland | 1.39 | 1 | 1 | 2 | Yes | 36 | 3 | 2 | 11 | 31 |
| 14 | Sligo County Council | Tubbercurry | 0.25 | 1 | 1 | 0 | Yes | 6 | 3 | 5 | 9 | 29 |
| 15 | Cork County Council | Barrack Road, Youghal | 1.16 | 2 | 1 | 3 | Yes | 31 | 3 | 4 | 14 | 29 |
| 16 | Fingal County Council | Hacketts-town, Skerries | 7.3 | 1 | 3 | 5 | Yes | 183 | 2 | 5 | 19 | 29 |
| 17 | Carlow County Council | Paupish, Carlow | 2.2 | 2 | 2 | 5 | Yes | 55 | 3 | 5 | 18 | 28 |

| No. | Local Authority | Land Location | Area (ha) | Internal Assessment | | Local Authority Assessment | | | | | | Combined Ranking |
|-----|--------------------------------|-----------------------------|-----------|---------------------|-------------|-----------------------------------|--------------------------|-----------------|---------------------------|--|-----------|------------------|
| | | | | Lisney ranking | HA SMP 2014 | Demand for Social Housing [0 - 5] | Zoned Housing [Yes / No] | Potential Units | Is Land Serviced? [0 - 3] | Nature of Land for Development [0 - 5] | LA Rating | |
| 18 | Kildare County Council | Craddockstown | 7.93 | 1 | 3 | 5 | Yes | 300 | 3 | 3 | 18 | 28 |
| 19 | Cork County Council | The Miles Clonakilty | 2.46 | 2 | 2 | 5 | Yes | 49 | 3 | 5 | 17 | 27 |
| 20 | Kildare County Council | Clane | 8.49 | 1 | 3 | 4 | Yes | 160 | 2 | 4 | 17 | 27 |
| 21 | Cork County Council | St.Joseph's Road, Mallow | 5.26 | 2 | 3 | 5 | Yes | 130 | 3 | 5 | 20 | 25 |
| 22 | Sligo County Council | Lisnalgur | 13 | 2 | 3 | 5 | Yes | 100 | 3 | 5 | 19 | 24 |
| 23 | Sligo County Council | Ballinode | 8.9 | 2 | 3 | 5 | Yes | 100 | 3 | 5 | 19 | 24 |
| 24 | Cork County Council | Stagpark, Mitchelstown | 8.59 | 2 | 2 | 4 | Yes | 193 | 3 | | 14 | 24 |
| 25 | Louth County Council | Mount Ave, Dundalk | 3.09 | 2 | 3 | 5 | Yes | 70 | 3 | 5 | 18 | 23 |
| 26 | Carlow County Council | Tinryland | 1.89 | 2 | 3 | 5 | Yes | 53 | 3 | 5 | 18 | 23 |
| 27 | Limerick City & County Council | Cappamore | 1.25 | 2 | 2 | 1 | No | 35 | 3 | 5 | 13 | 23 |
| 28 | Wexford County Council | Carrick on Bannow | 0.52 | 3 | 1 | 3 | No | 10 | 3 | 5 | 13 | 23 |
| 29 | Cork County Council | The Slip, Bantry | 13.48 | 3 | 2 | 4 | Yes | 388 | 3 | 4 | 18 | 23 |
| 30 | Cork County Council | Townsend Street, Skibbereen | 0.13 | 3 | 1 | 4 | Yes | 3 | 3 | 4 | 12 | 22 |
| 31 | Meath County Council | Townspark, Kells | 4.39 | 2 | 3 | 5 | Yes | 40 | 3 | 5 | 17 | 22 |
| 32 | Cork County Council | Oakwood, Macroom | 2.26 | 2 | 3 | 4 | Yes | 61 | 3 | 4 | 16 | 21 |
| 33 | Wexford County Council | Parish Field, Buncloody | 0.71 | 2 | 1 | 1 | Yes | 12 | 1 | 2 | 6 | 21 |
| 34 | Carlow County Council | Royal Oak Road, Bagnelstown | 0.11 | 2 | 1 | 4 | Yes | 6 | | | 5 | 20 |
| 35 | Wexford County Council | Taghmon | 3.4 | 3 | 2 | 4 | Yes | 20 | 3 | 5 | 14 | 19 |

| No. | Local Authority | Land Location | Area (ha) | Internal Assessment | | Local Authority Assessment | | | | | | Com-bined Ranking |
|-----------------|--------------------------------|----------------------------|-----------|---------------------|-------------|-----------------------------------|--------------------------|-----------------|---------------------------|--------------------------------------|-----------|-------------------|
| | | | | Lisney ranking | HA SMP 2014 | Demand for Social Housing [0 - 5] | Zoned Housing [Yes / No] | Potential Units | Is Land Serviced? [0 - 3] | Nature of Land for Develop-ment[0-5] | LA Rating | |
| SECONDARY SITES | | | | | | | | | | | | |
| 36 | Fingal County Council | Garristown | 1.49 | 2 | 3 | 2 | Yes | 67 | 3 | 5 | 15 | 20 |
| 37 | Kildare County Council | Braillistown | 3.94 | 2 | 3 | 2 | Yes | 100 | 1 | 4 | 13 | 18 |
| 38 | Limerick City & County Council | Knocklong | 3.46 | 3 | 3 | 3 | No | 95 | 3 | 5 | 17 | 17 |
| 39 | Wexford County Council | Campile | 0.76 | 2 | 2 | 2 | No | 19 | 0 | 3 | 7 | 17 |
| 40 | Cork County Council | Clough-macsimon, Bandon | 3.63 | 3 | 3 | 3 | Yes | 90 | 3 | 3 | 15 | 15 |
| 41 | Carlow County Council | Slate Row, Hackettstown | 3.8 | 3 | 3 | 1 | Yes | 95 | 3 | 5 | 15 | 15 |
| 42 | Laois County Council | Golflinks Road, Rathdowney | 1.98 | 3 | ZDC | 3 | No | 30 | 3 | 5 | 14 | 14 |
| 43 | Sligo County Council | Ballintogher | 1.31 | 3 | 3 | 1 | Yes | 36 | 3 | 5 | 13 | 13 |
| 44 | Laois County Council | Portlaoise Road, Mountrath | 3.1 | 3 | ZDC | 1 | No | 40 | 3 | 5 | 13 | 13 |
| 45 | Laois County Council | Golflinks Rd, Rathdowney | 2.13 | 3 | ZDC | 1 | No | 30 | 3 | 5 | 12 | 12 |
| 46 | Wexford County Council | Castlemoyle | 5.96 | 2 | 3 | 2 | Yes | 0 | 1 | 4 | 7 | 12 |
| 47 | Kildare County Council | Nurney | 4.16 | 3 | 3 | 2 | No | 30 | 3 | 4 | 12 | 12 |
| 48 | Kerry County Council | Ballyard | 9.07 | 2 | 3 | | | 227 | | | 7 | 12 |
| 49 | Westmeath County Council | Lissywoolen Pt. 1 | 5.5 | 2 | 3 | | | 138 | | | 7 | 12 |
| 50 | Westmeath County Council | Lissywoolen Pt. 2 | See above | 2 | 3 | | | see above | | | 7 | 12 |
| 51 | Laois County Council | Doonane | 0.74 | 3 | ZDC | 1 | No | 12 | 3 | 5 | 11 | 11 |
| 52 | Laois County Council | Derry Road, Durrow | 1.03 | 3 | 3 | 1 | Yes | 14 | 3 | 5 | 11 | 11 |
| 53 | Limerick City & County Council | Ballyhahill | 1.21 | 3 | 3 | 1 | No | 30 | 3 | 4 | 11 | 11 |
| 54 | Limerick City & County Council | Mountcollins | 1.48 | 3 | 3 | 1 | No | 40 | 3 | 3 | 11 | 11 |

| No. | Local Authority | Land Location | Area (ha) | Internal Assessment | | Local Authority Assessment | | | | | | Com-bined Ranking |
|-----------------|---------------------------------|---------------------------|-----------|---------------------|-------------|-----------------------------------|--------------------------|-----------------|---------------------------|--------------------------------------|-----------|-------------------|
| | | | | Lisney ranking | HA SMP 2014 | Demand for Social Housing [0 - 5] | Zoned Housing [Yes / No] | Potential Units | Is Land Serviced? [0 - 3] | Nature of Land for Develop-ment[0-5] | LA Rating | |
| SECONDARY SITES | | | | | | | | | | | | |
| 55 | Cork County Council | Knocknagree | 1.31 | 3 | 3 | 1 | Yes | 53 | 3 | 2 | 11 | 11 |
| 56 | Laois County Council | Bride Street, Ballinakill | 0.92 | 3 | ZDC | 1 | No | 20 | 3 | 5 | 11 | 11 |
| 57 | Laois County Council | Killkenny Rd, Ballinakill | 1.25 | 3 | ZDC | 1 | No | 20 | 3 | 5 | 11 | 11 |
| 58 | Laois County Council | Castletown | 1.5 | 3 | 3 | 1 | No | 20 | 3 | 5 | 11 | 11 |
| 59 | Laois County Council | Woodbrook, Mountrath | 1.79 | 3 | 3 | 1 | Yes | 20 | 3 | 5 | 11 | 11 |
| 60 | Wexford County Council | Hospital Hill, Bunclody | 4.39 | 3 | 3 | 1 | Yes | 110 | 1 | 2 | 11 | 11 |
| 61 | Cork County Council | Agharinagh, Dripsey | 1.3 | 3 | ZDC | 1 | No | 30 | 3 | 3 | 10 | 10 |
| 62 | Limerick City & County Council | Glin | 0.8 | 3 | ZDC | 0 | No | 12 | 3 | 5 | 10 | 10 |
| 63 | Cork County Council | Lombards-town | 1.34 | 3 | 3 | 1 | Yes | 34 | 3 | 2 | 10 | 10 |
| 64 | Waterford City & County Council | Tallow | 4.34 | 3 | 3 | 1 | no | 126 | 1 | 1 | 10 | 10 |
| 65 | Limerick City & County Council | Bruff | 2.08 | 3 | 2 | | | 52 | | | 5 | 10 |
| 66 | Offaly Coounty Council | Shinrone | 3.24 | 3 | 2 | | | 73 | | | 5 | 10 |
| 67 | Wicklow County Council | Ballynerrin | 2.9 | 2 | 3 | 0 | Yes | 73 | 0 | 0 | 5 | 10 |
| 68 | Cork County Council | Union Hall | 1.4 | 3 | 3 | 1 | Yes | 35 | 3 | 1 | 9 | 9 |
| 69 | Carlow County Council | Tullow Road - Ex NBA | 1.96 | 2 | ZDC | | No | 49 | | | 4 | 9 |
| 70 | Offaly County Council | Kilcormac | 1.21 | 3 | 2 | | | 38 | | | 4 | 9 |
| 71 | Clare County Council | Lisdoonvara | 4.41 | 3 | 3 | 0 | Yes | 106 | 1 | 1 | 9 | 9 |
| 72 | Cork County Council | Colleras, Goleen | 0.51 | 3 | 3 | 1 | Yes | 10 | 3 | 2 | 8 | 8 |
| 73 | Cork County Council | Meelin | 1.65 | 3 | 3 | 1 | Yes | 17 | 3 | 2 | 8 | 8 |
| | | Total Area | 243.54 | | | Total Potential Number | | 5358 | | | | |

Notes



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