

# LRD SCHEME ANALYSIS

## STATE OF PLAY 2023

LRD Schemes

74

Value (ROI)

€4.58 Bn

### What are LRDs?

Large Scale Residential Developments (LRDs) are defined as the construction of new residential units on a large scale, subject to a planning and regulatory framework. LRDs superseded the Strategic Housing Developments (SHDs) process that lapsed earlier this year.

LRDs are essentially defined as a development comprising of 100 or more housing units, Student Accommodation units that includes 200 or more bed-spaces or a combination of both.

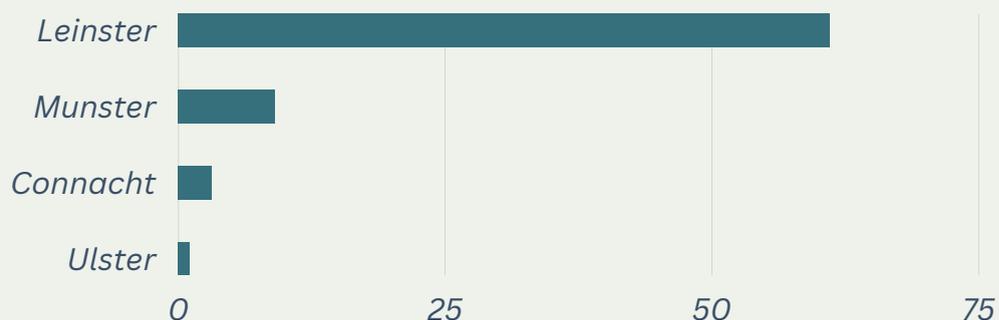
### The Key Changes

A key change from SHDs is that the LRD provisions allow for up to 30% of the gross floor space of the proposed development to be for commercial use, which is up from 15% under the SHD Framework. The main objective of LRDs is to streamline the planning process and create a greater housing supply for the market and further growth in the economy.

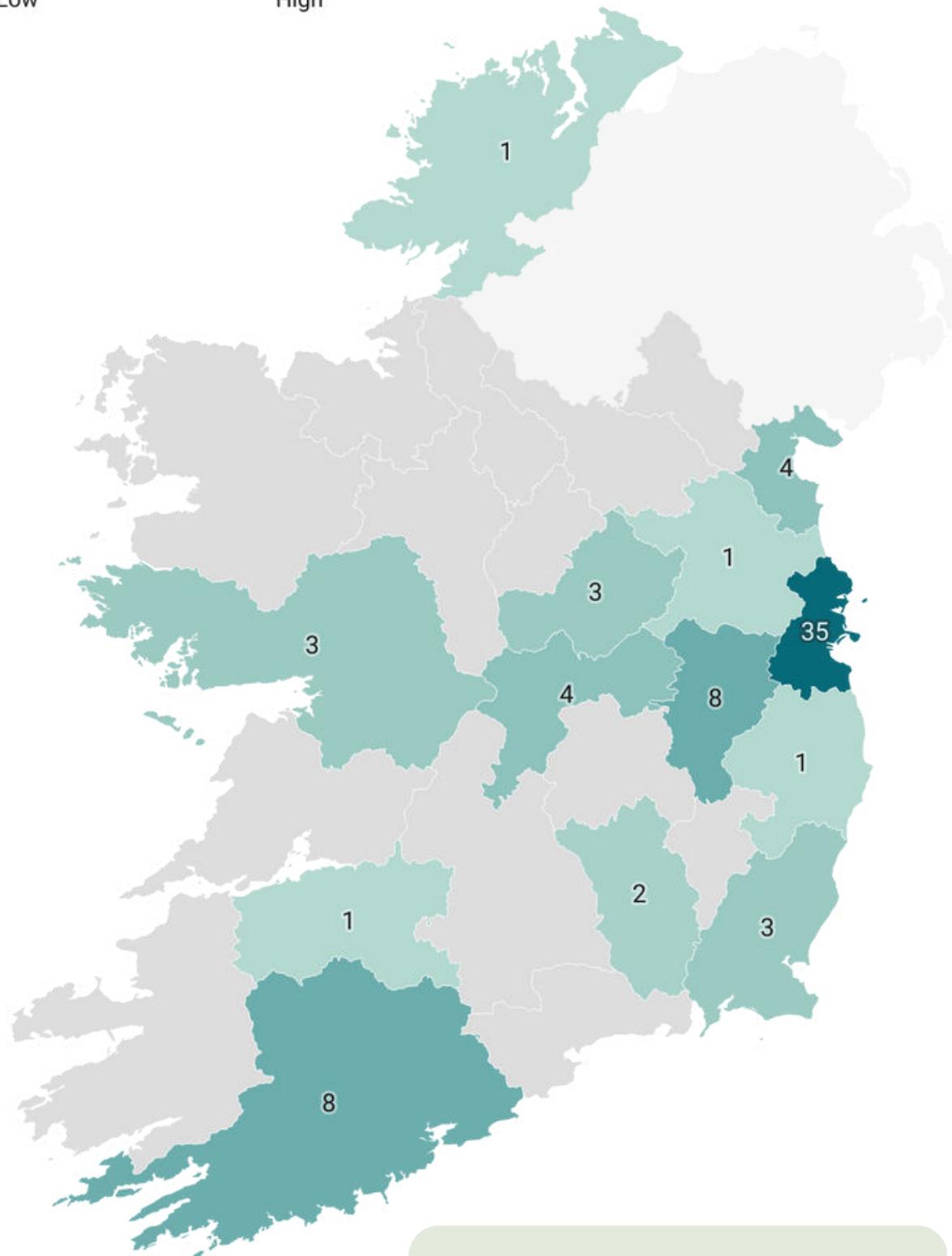
County councils are now responsible for decision making on LRD applications, as opposed to An Bord Pleanála in the case of SHDs. The new process establishes mandatory timelines and reduces the overall decision-making process.

The addition of the further information procedure also helps in addressing any gaps or shortcomings during the pre-determination stage and creates further clarity to developers and the public regarding future housing projects.

### The Regional Distribution of LRDs



### LRD Schemes



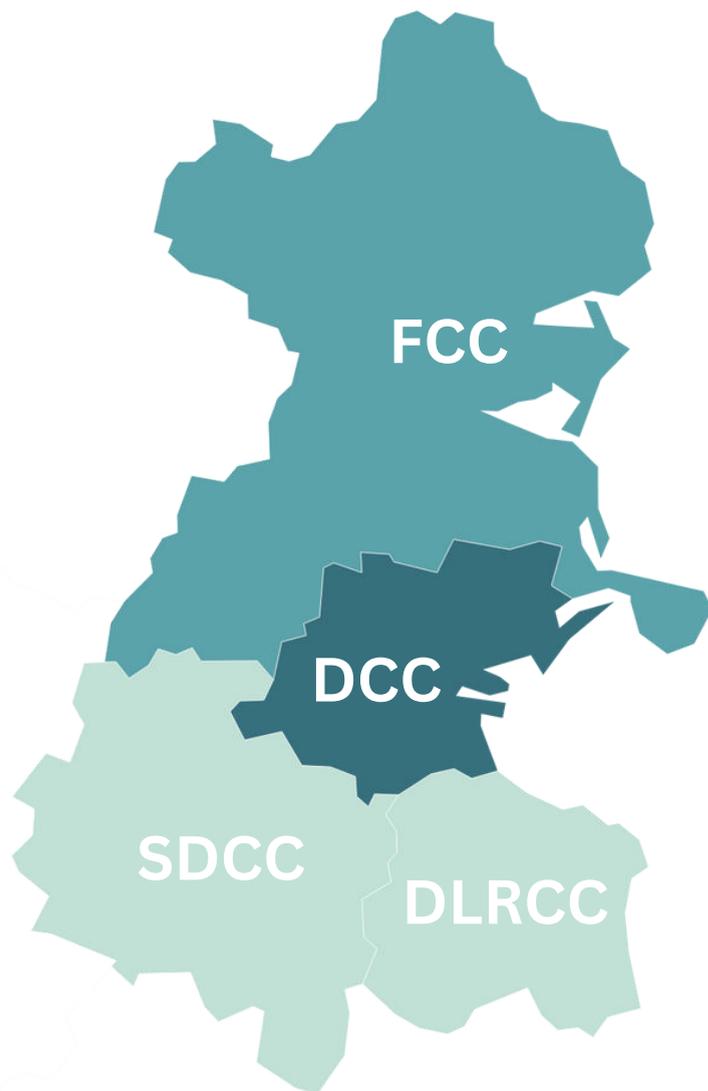
**50% of ROI counties have at least one Large Residential Scheme**

## How are LRDs Developing in Ireland?

So far, 13 Counties have LRD schemes proposed. CIS data indicates a higher concentration of LRD schemes in counties with urban centres, such as Cork & Dublin. There are regional disparities across Ireland, with rural or less densely populated counties having fewer LRD schemes. Encouraging more widespread use of LRDs could provide opportunities for growth and diversification of the market to help alleviate the housing crisis.

### Leading Counties For LRD Schemes

COUNTY	RESIDENTIAL UNITS
CO. DUBLIN	12,337
CO. CORK	1,443
CO. KILDARE	1,386
CO. LOUTH	756
CO. WESTMEATH	545



### Focus on Dublin Councils

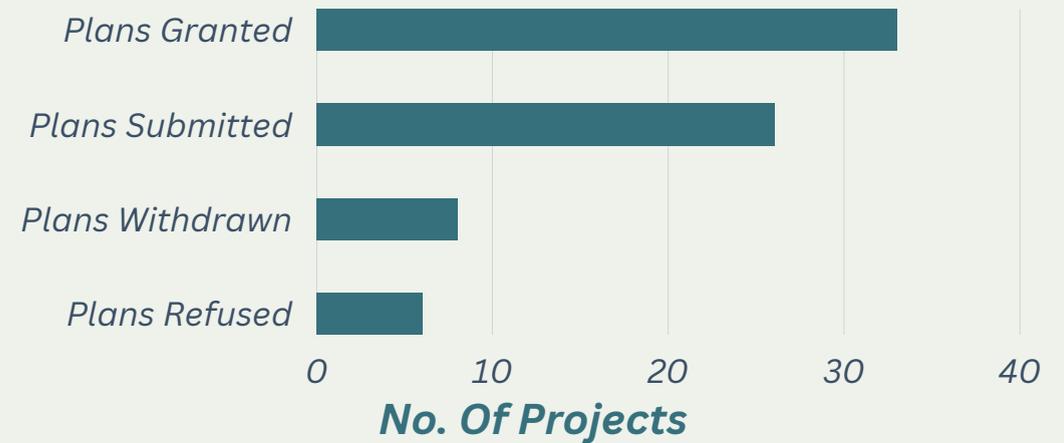
#### Residential Units



*The Local Authorities of Dublin accounted for 70% of all LRD schemes Equating to a total of 12,337 Residential Units*

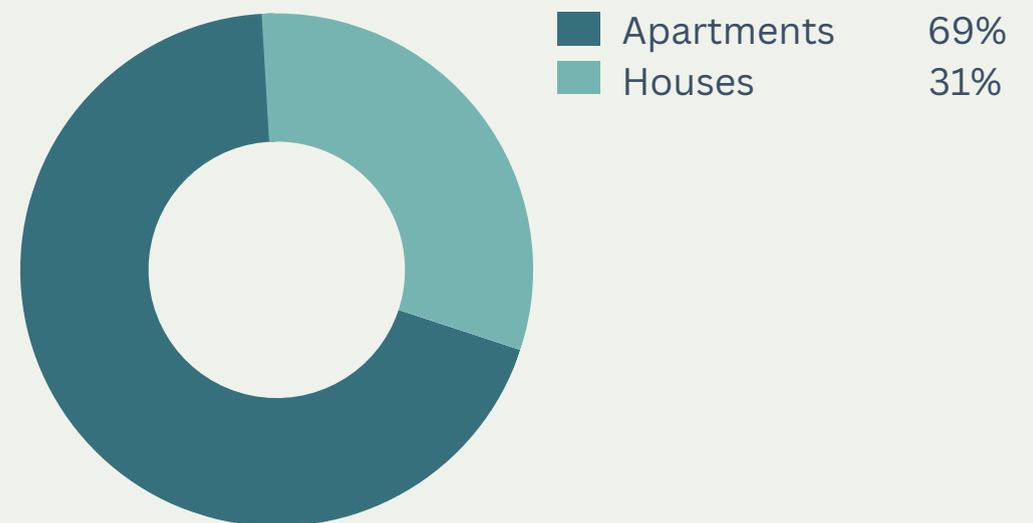
## The Planning Pipeline So Far

The number of LRD projects in the planning pipeline highlights the active development and potential for growth. The amount of plans that have been withdrawn and refused, underlines the dynamic nature of the planning process, where adjustments and revaluations are part of the journey toward achieving successful outcomes for housing delivery.



### Housing Density Overview

Out of the LRD Supply, the total number of apartments stands at 13,942 units, which represents approximately 69% of the total residential units. The higher concentration of apartments signifies a preference for high-density living options in or near urban centres. On the other hand, the number of houses stands at 6,394 units, accounting for approximately 31% of the total residential units proposed.



With a strong planning pipeline established, LRDs are set to act as an important catalyst for addressing the housing crisis, bringing benefits such as increased supply, affordability, economic growth, soundly planned diverse communities, as well as robust Infrastructure.

CIS ID	PROJECT INFORMATION	STAGE	COUNTY	CLIENT	VALUE
1296597	<a href="#">GOULDING SITE LRD, CORK CITY</a>	PLANS SUBMITTED	CO. CORK	O'CALLAGHAN PROPERTIES	€350M
1283613	<a href="#">ST. VINCENT HOSPITAL LRD, FAIRVIEW</a>	PLANS GRANTED	CO. DUBLIN	ST VINCENTS HOSPITAL	€300M
1258761	<a href="#">BLANCHARDSTOWN TOWN CENTRE LRD, DUBLIN 15</a>	PLANS GRANTED	CO. DUBLIN	BLANCHE RETAIL NOMINEE LIMITED	€ 253M
1221767	<a href="#">MONTROSE LRD, DUBLIN 4</a>	PLANS GRANTED	CO. DUBLIN	CAIRN HOMES PLC	€211M
1264938	<a href="#">OSCAR TRAYNOR ROAD LRD, DUBLIN 5,</a>	PLANS GRANTED	CO. DUBLIN	GLENVEAGH HOMES LIMITED	€196M
1241786	<a href="#">THE FOOTHILLS LRD, TALLAGHT</a>	PLANS GRANTED	CO. DUBLIN	KELLAND HOMES LIMITED	€160M
1281603	<a href="#">SHORELINE GA3 LRD 1, BALDOYLE</a>	PLANS GRANTED	CO. DUBLIN	THE SHORELINE PARTNERSHIP	€122M
1294434	<a href="#">SANDFORD PLANNING LRD, DUBLIN 6</a>	PLANS SUBMITTED	CO. DUBLIN	SANDFORD LIVING LIMITED	€114M
1260720	<a href="#">DALGUISE LRD, MONKSTOWN</a>	PLANS SUBMITTED	CO. DUBLIN	GEDV MONKSTOWN OWNER LIMITED	€99M
1244230	<a href="#">WATER-ROCK LRD, MIDLETON</a>	PLANS GRANTED	CO. CORK	INGRAM HOMES LIMITED	€96M
1250136	<a href="#">BALLYMASTONE LRD 1, DONABATE</a>	PLANS GRANTED	CO. DUBLIN	GLENVEAGH HOMES LIMITED	€85M
1265967	<a href="#">BROWNSBARN LRD, DUBLIN 24</a>	PLANS GRANTED	CO. DUBLIN	GLENVEAGH HOMES LIMITED	€74M
1289213	<a href="#">RUANBEG LRD, KILDARE</a>	PLANS SUBMITTED	CO. KILDARE	MRP OAKLAND LIMITED	€69M
1280023	<a href="#">BALLYKEERAN &amp; CORNAMADDY LRD, ATHLONE</a>	PLANS SUBMITTED	CO. WESTMEATH	AKIYDA LIMITED	€69M
1296770	<a href="#">PETITSWOOD INFILL LRD, MULLINGAR</a>	PLANS SUBMITTED	CO. WESTMEATH	ANDREWS CONSTRUCTION LIMITED	€68M
1260690	<a href="#">WATERROCK LRD, CORK</a>	PLANS SUBMITTED	CO. CORK	HAVENFALL LIMITED	€65M
1223871	<a href="#">HACKETSTOWN LRD, SKERRIES</a>	PLANS GRANTED	CO. DUBLIN	LAND DEVELOPMENT AGENCY	€63M
1289216	<a href="#">LEIXLIP DEMESNE LRD, KILDARE</a>	PLANS SUBMITTED	CO. KILDARE	GLENVEAGH HOMES LIMITED	€56M
1273480	<a href="#">BELLFIELD, DUBLIN ROAD, LRD</a>	PLANS GRANTED	CO. LOUTH	MCPARLAND BROTHERS LIMITED	€52M
1272162	<a href="#">POULGOUR ROAD, LRD</a>	PLANS GRANTED	CO. KILKENNY	CAIRN HOMES PLC	€42M

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# GOULDING SITE LRD

## CO. CORK

**Promoter:** Leaside Quays Limited & O'Callaghan Properties

**Planning Consultant:** Tom Phillips & Associates

**Architect:** Henry J Lyons Architects

**Consulting Engineers:** Arup

**Civil Engineer:** MMOS

**Landscape:** Niall Montgomery & Partners

**Environmental:** BPC Engineering

**CGI & Daylight Consultant:** Pederson Focus Limited



*Image courtesy of  
Pederson Focus Limited*

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# GLENAGEARY GATE LRD

## CO. DUBLIN

**Promoter:** Red Rock Glenageary Limited  
**Planning Consultant:** Brock McClure Consultant  
**Architect:** John Fleming Architects  
**Quantity Surveyor:** Duke McCaffrey Construction Consulting  
**Structural Engineer:** MMOS  
**Mech & Elec Engineer:** JAK Consulting Engineers  
**Landscape:** Park Hood Chartered Landscape Architects  
**CGI:** 3D Design Bureau



*Image courtesy of 3D Design Bureau*



 **ST. VINCENT'S HOSPITAL LRD**  
**FAIRVIEW, DUBLIN 3**

**Promoter:** St. Vincent's Hospital/Royalton Group  
**Planning Consultant:** John Spain Associates  
**Architect:** Scott Tallon Walker Architects  
**Project Manager:** Mitchell McDermott  
**Mech & Elec Engineer:** IN2 Engineering & Design Partnership



*Images courtesy of Model Works*