



NEWLANDS FARM

PROPOSAL IN RESPONSE TO THE NPF IMPLEMENTATION:

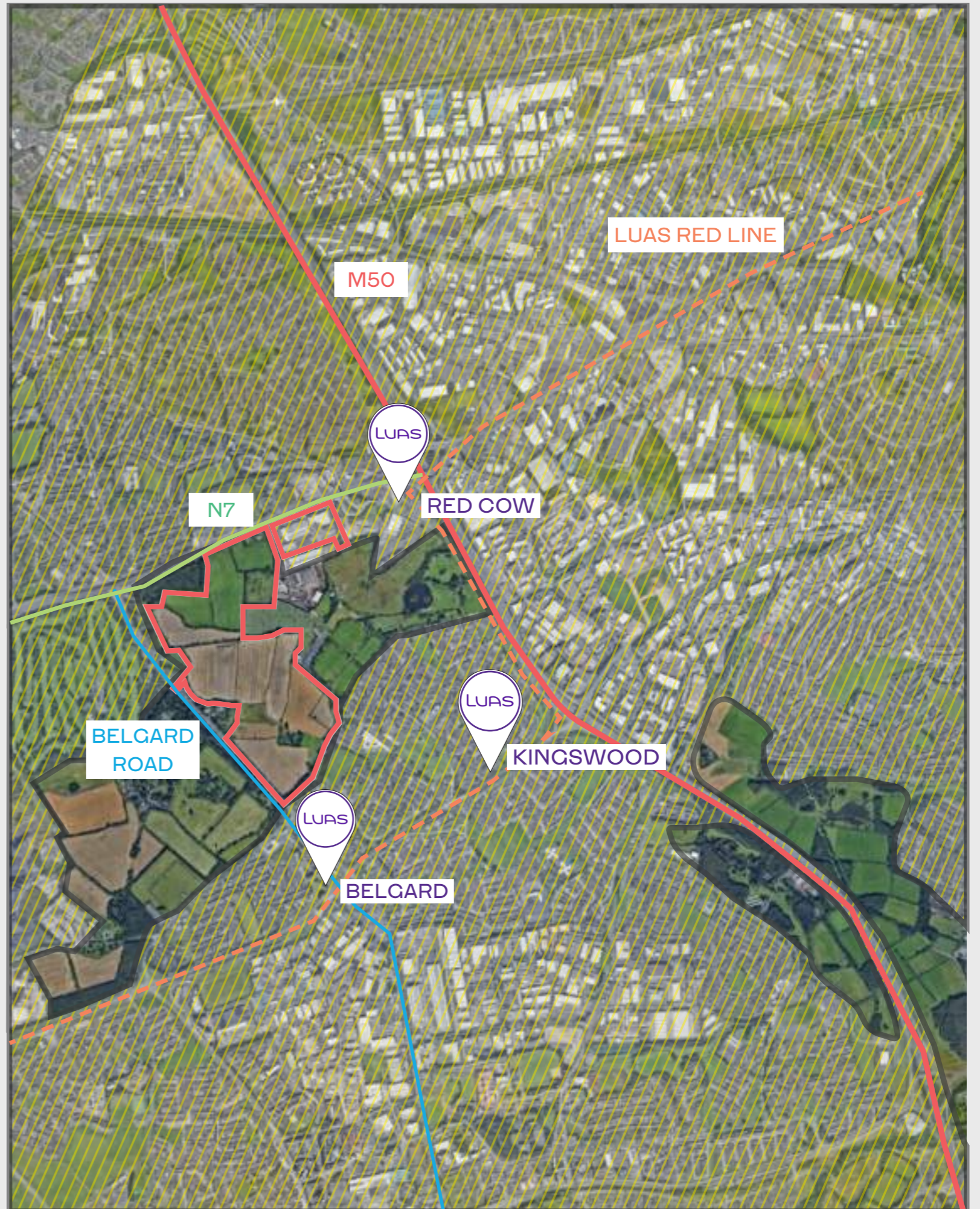
PROPOSAL FOR LANDS TO MEET
NEW HOUSING GROWTH REQUIREMENTS

THE LAND AT NEWLANDS FARM MEETS ALL OF THE REQUIREMENTS SET OUT IN SDCC'S REQUEST FOR LANDS TO MEET NEW HOUSING GROWTH REQUIREMENTS:

- Contributes to the achievement of Compact Growth.
- Is within the built-up footprint of Dublin City and Suburbs and other existing towns.
- Is in an area that contributes to Transport-Oriented Development (TOD) by virtue of good availability and proximity to high-capacity public transport. The entire site is within 800m optimal catchment of high-capacity rail transit, maximising efficiency of existing infrastructure.
- Is serviced or serviceable within the next five-year period.
- Is in areas with good social infrastructure and capacity in schools and community facilities or that can provide for the development of necessary social infrastructure.
- Supports the development of infill housing, housing on brownfield land and/or address vacancy and dereliction.
- Does not have significant challenges or impediments to the development of housing e.g. legal, environmental, topographical or servicing.



"Newlands Farm is ideally located, serviceable, undeveloped land close to high capacity public transport. With its significant scale, the lands are an island site uniquely placed to make a meaningful impact in resolving the housing crisis"



Site Location - hatch area shows extent of development surrounding the site, highlighting the site as ideally located, undeveloped land close to public transport and infrastructure

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MULTIDISCIPLINARY DESIGN TEAM

Architect

Henry J Lyons

Planning Consultant



Landscape Architect



Ecologist



"Hibernia is an experienced developer, with a track record of delivering large developments in Dublin and is wholly owned by Brookfield, one of the largest asset managers in the world. Our ambition is to be the most sustainable property company in Ireland and a net zero carbon business by 2030. Hibernia has sufficient funds to develop the site in a 5-6 year period."

01

INTRODUCTION TO NEWLANDS FARM & BACKGROUND TO LAND ACQUISITION BY HIBERNIA

INTRODUCTION

Hibernia Real Estate Group Ltd are pleased to make this submission in response to South Dublin County Council's (SDCC) invitation for suggestions on lands suitable for residential development to assist in meeting the revised housing growth requirements established under the National Planning Framework - First Revision (2025) and the accompanying Housing Growth Requirements Guidelines for Planning Authorities (July 2025).

This submission relates to lands at Newlands Farm, Dublin 22, and seeks the rezoning of approximately 53 hectares currently zoned 'RU' (Rural Amenity) and 5.7 hectares zoned 'EE' (Enterprise and Employment) to Objective 'RES-N' - To provide for new residential communities in accordance with approved area plans. The proposed rezoning would enable the delivery of a plan-led, mixed-use, sustainable development quarter comprising new homes in addition to community amenities, and significant areas of green infrastructure.

FRAGMENTED FARM REPURPOSING

The land is currently primarily functioning as fragmented farmland, surrounded by urban development. We strongly submit that the rural land use zoning pertaining to the majority of the lands requires reconsideration having regard to the principles of sequential development and the changing urban morphology of the area with the subject lands now representing a relatively small and disjointed farm on highly accessible lands in a built-up area.

The subject lands contain two Protected Structures that are in disrepair. They will be key features of any redevelopment of the lands. The intensive agricultural use has had negative impacts on its biodiversity value and a key tenet of any redevelopment proposal for the lands will be ensuring a net gain in its biodiversity value.

BACKGROUND TO HIBERNIA'S ROLE IN NEWLANDS

Newlands Farm is a 58.27 hectare site located at the junction of N7 and M50 roadways. The site is bordered by the N7 to the North, the M50 to the East, the Belgard road to the West and to the South it is bordered by the Kingswood Heights residential development.

Hibernia acquired Newlands Farm through a series of transactions between 2014 and 2019, the largest of which was the acquisition of circa. 36.4 hectares from the IRFU in 2019.



Aerial view - subject lands highlighted in red



02

**STRATEGIC LOCATION WITH
EXCEPTIONAL CONNECTIVITY
& ACCESSIBILITY**

SITE OWNERSHIP & TRANSPORT LINKS

HIGHLY CONNECTED SITE

The subject lands occupy a strategic position at the junction of the N7 and M50, bordered by established residential communities at Kingswood and proximate to significant employment centres. This location represents one of the most accessible greenfield sites within the Dublin region, offering unparalleled connectivity to public transport infrastructure and existing urban services.

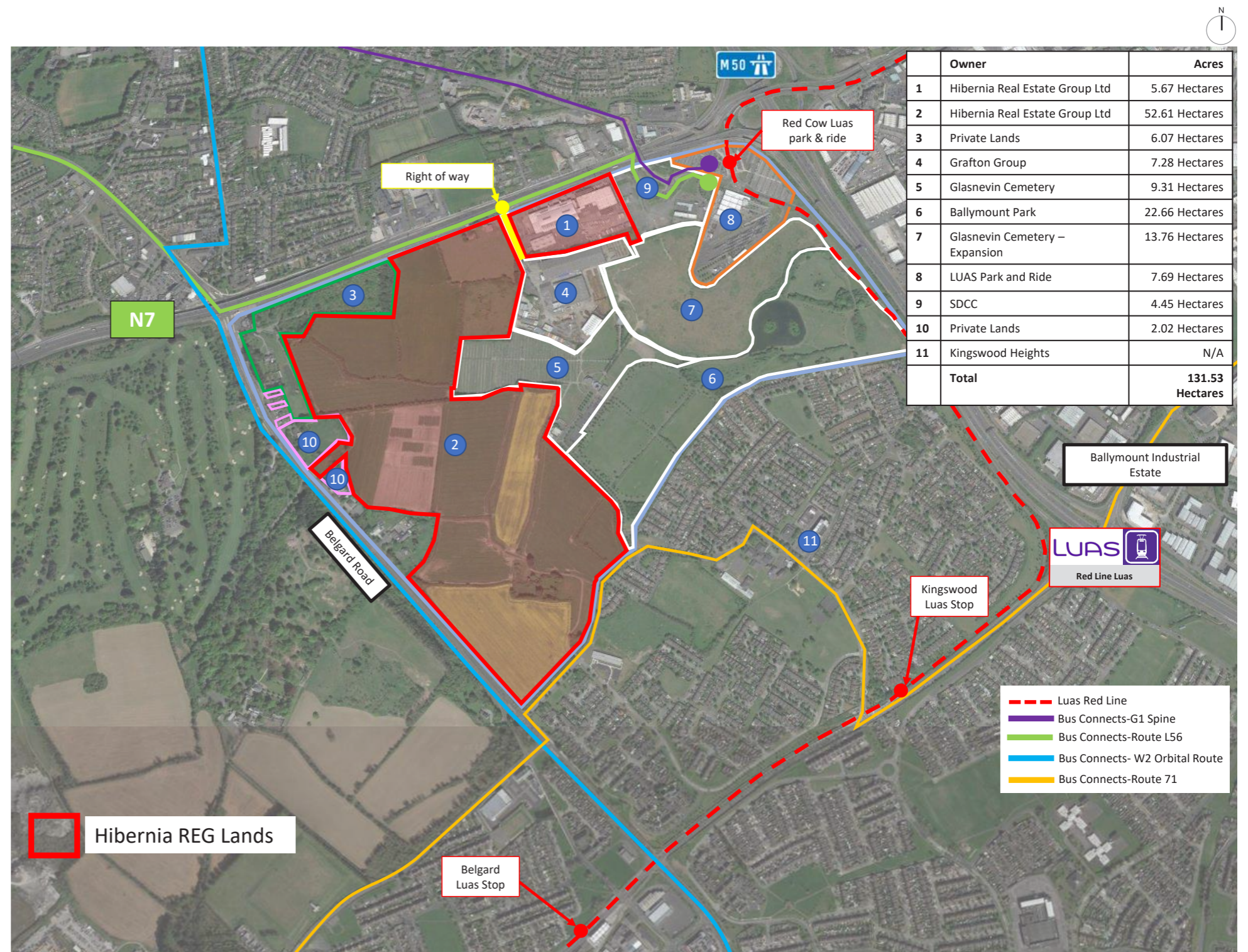
HIGH CAPACITY PUBLIC TRANSPORT LINKS

The site's strategic importance is underscored by its exceptional accessibility to three Luas Red Line stations (Red Cow, Kingswood, and Belgard), all within comfortable walking and cycling distances. The Red Line also provides linkage with the Luas Green Line which in turn provides rail services between Bride's Glen/Sandyford and Broombridge/Parnell with intermediate stops including key locations such as Sandyford, Dundrum and St. Stephen's Green.

This connectivity provides direct access to Dublin City Centre, major employment hubs, and critical infrastructure including Heuston Station and Busáras. The recently implemented BusConnects network, including the G1 Spine route and W2 Orbital route, further enhance the site's sustainable transport credentials.

The site's location provides significant infrastructure advantages:

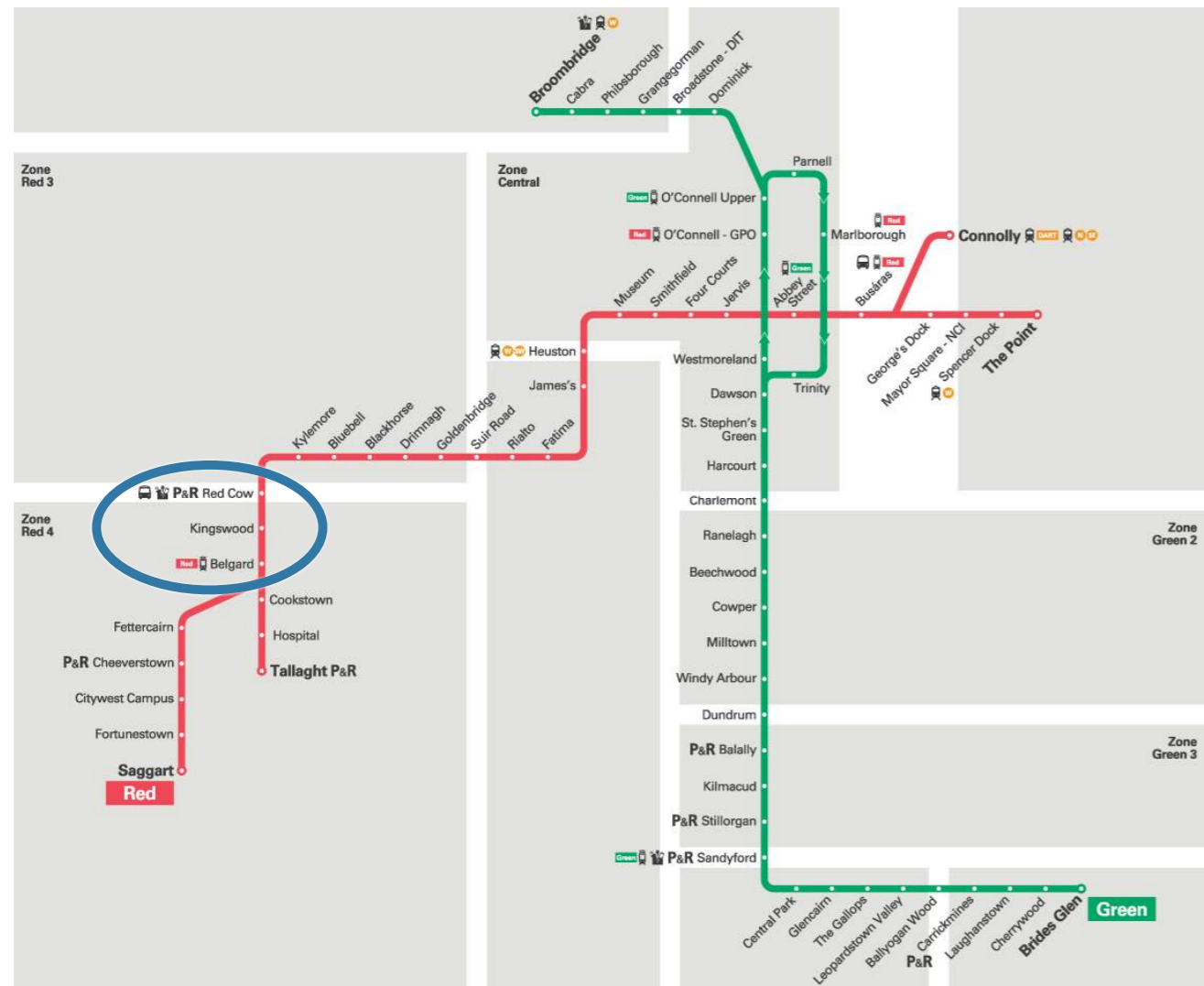
1. **Transport Infrastructure:** As detailed above, exceptional existing and planned public transport accessibility reduces the infrastructure burden while maximizing sustainability outcomes
2. **Utilities:** Proximity to existing networks enables efficient connection to water, wastewater, electricity, and telecommunications infrastructure
3. **Phased Delivery:** The site's scale enables phased delivery, allowing infrastructure to be provided in step with residential delivery and ensuring sustainable and co-ordinated growth
4. Proximity to existing social infrastructure, facilities and amenities



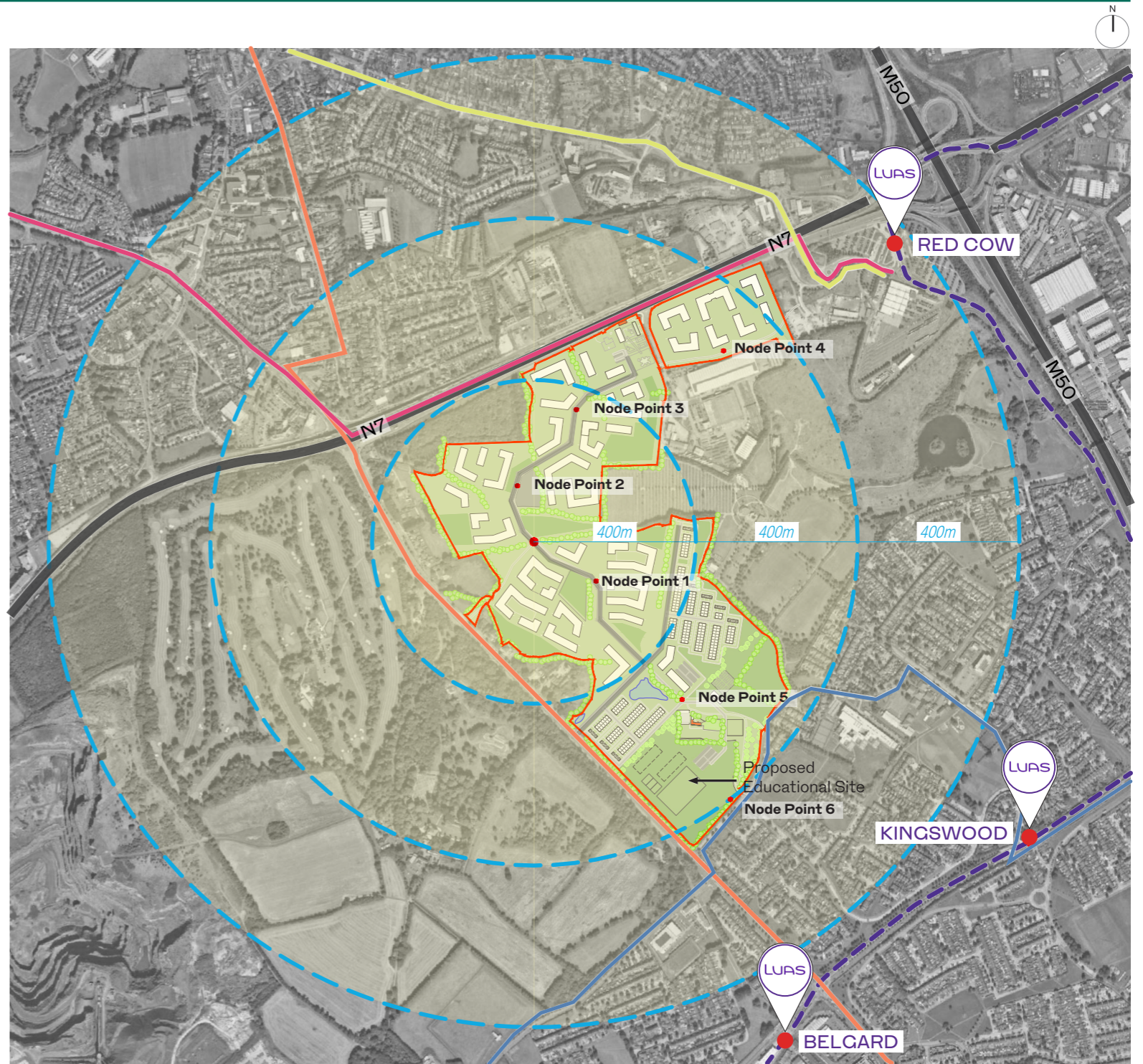
TRANSPORT ORIENTED DEVELOPMENT

Proximity to Public Transport

- Red Luas Line -----
- Bus Connects - G1 Spine -----
- Bus Connects - Route L56 -----
- Bus Connects - W2 Orbital Route -----
- Bus Connects - Route 71 -----



Luas Network Map - Blue outline highlights three Luas stops which serve the subject site



NODE POINT:	WALKING DISTANCE TO:						
	RED COW LUAS STOP		KINGSWOOD LUAS STOP		BELGARD LUAS STOP		
	TRAVEL DISTANCE	TIME (MINUTES)	TRAVEL DISTANCE	TIME (MINUTES)	TRAVEL DISTANCE	TIME (MINUTES)	
1	→		2.06km	25	1.54km	18.5	
2	→	1.18km	14	2.36km	28.5	1.88km	23
3	→	920m	11	2.63km	31.5	2.14km	26
4	→	720m	8.5				
5	→					1.35km	16
6	→					760m	9

*approximate distances shown in the table above are measured along proposed primary route i.e. not 'as the crow flies'

The background of the slide is a detailed, light-colored architectural site plan or masterplan. It shows a complex network of streets, building footprints, and open spaces, rendered in a clean, line-art style. The plan is oriented with a north-south axis, and various blocks and corridors are clearly delineated.

*"A plan-led, car optional community
with extensive green spaces, local
level services & social / educational
infrastructure"*

03

THE MASTERPLAN VISION



Artist's impression of the Newland's Neighbourhood Vision, viewed from the South of the lands

POTENTIAL SITE CAPACITY

The development of these lands would represent exemplary compact growth, delivering over 5,000 new homes on strategically located, serviceable lands within the established urban footprint. The Masterplan developed by multi award winning Henry J Lyons Architects epitomises transport-oriented development principles, leveraging proximity to high-quality public transport to create a car-optional community. The strategic location ensures that sustainable transport modes become the natural choice for residents, reducing car dependency and associated carbon emissions. The proposal will increase housing supply in an area of established demand and respond directly to the housing crisis by delivering homes at scale in a location with exceptional access to employment and services. The density profile reflects TOD best practice: highest intensity at the main transport interchange (Red Cow), graduating to neighbourhood sensitive densities at edges - maximising the value of existing public transport investment.

Significantly, the Masterplan commits to providing 17 hectares of open space, representing 30% of the site area, reflecting an exemplary integration of green infrastructure. This includes a substantial green

corridor that connects with and extends Ballymount Park westward, enhancing the ecological and biodiversity network up to Belgard Road. The proposal also demonstrates a strong commitment to community development, including the provision of a dedicated educational site to support sustainable growth. Additionally, the Masterplan outlines the restoration of two Protected Structures—Katherine Tynan House and an existing farm building—for community-focused uses. These uses will be determined in collaboration with the Planning Authority and the local community and could include a community centre, youth facilities, event spaces, and cultural or arts amenities.

The lands are positioned at Dublin's gateway with **more than half a kilometer of** frontage along the N7, offering the opportunity to define a prominent junction and enhance urban legibility and announce the approach to the city's edge. The redevelopment of the lands offers the potential to establish a strong, visually striking frontage along the Naas Road, accommodating iconic buildings that serve as a landmark entry point to the city. This approach would improve wayfinding and act as a distinctive interface with the city, complementing existing, yet dated, reference points such as the Red Cow Hotel on the eastern side of the M50.



Newlands Farm has 655m of Frontage onto the N7



Approximate configuration of residential accommodation by tenure type

MASTERPLAN

- 1** Visitor facility associated with barn
Play area / seating / courtyards
Natural play and land formations to South
- 2** Connection to play courts and larger formal play area in South
- 3** Neighbourhood Village Centre
Paved area with integrated planters and planting to facilitate small events
- 4** Link to horticultural / orchard gardens
Interspersed with natural play elements
- 5** Public open space integrated with existing hedgerow / trees / water
to allow for a space with maximum biodiversity value
- 6** Water elements located and designed to complement natural springs
and drainage areas existing on site
- 7** Education Area
Play courts / edible planting areas soft landscape
Boundaries to merge in with heritage area to East
- 8** Heritage Area
Courtyards / water elements / specimen planting / opportunities for
outdoor workshops and link with community / schools in terms of
planting goals / participation
- 9** Public Open Space
Strong green link to create continuity to landscape features beyond
the site boundary
Natural play areas, walking trails, exercise trails, wildflower meadows,
tree planting, allotments and orchards
Links to communities to South and East of the site



A FOCUS ON BIO-DIVERSITY NET-GAIN

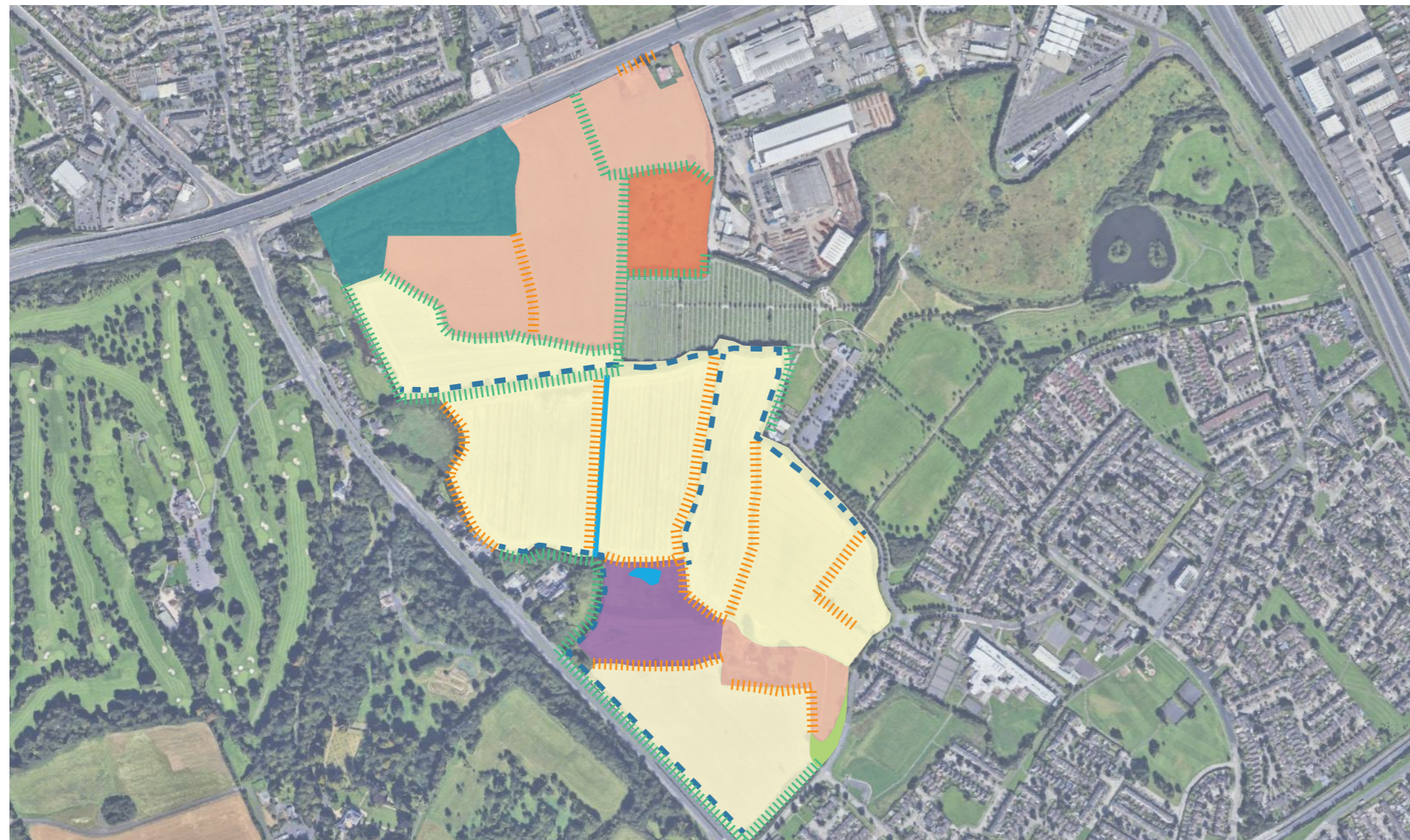
The site mainly comprises of arable fields and improved grasslands (mostly scrub) with mature hedgerows comprised of mixed species and treelines as field boundaries. There are several drainage ditches and an eroding stream along the field boundaries, all of which are feeding in to Coolfan Stream which connects to the Camac River further downstream.

Access by the public is not permitted as the site is primarily private cultivated land, either heavily grazed or used for growing crops dependent on the use of fertilisers and other chemicals.

An ecological survey by JBA identified the key habitats of highest value within the site as being the mature woodlands, the field boundaries, that include trees and hedgerows, and the water courses and their riparian areas. The assessment did not find evidence of any unique wildlife or other habitats.

A tree survey was carried out which identified specimens that should be maintained and managed on the site and encapsulated within any future development proposal for the lands.

In line with the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES), Hibernia are committed to retaining as much of the key habitats and trees identified as possible and supplementing with planting and provision of additional wetland areas to secure connectivity in the landscape and allow wildlife to safely commute in an urban environment. There is the opportunity to enhance much of the existing habitat, some of which has become invaded by alien plant species or is excessively shaded by overgrown vegetation.



- Arable Crops
- Improved Agricultural Grassland
- Mosaic: Improved Agricultural Grassland, Scrub
- Mixed Broadleaved / Conifer Woodland
- Mixed Broadleaved Woodland
- Recolonising Bare Ground
- Eroding / Upland Rivers
- Drainage Ditches
- Treelines
- Hedgerows
- Wet Area with GW Seepage



RETENTION OF HEDGEROWS & TREELINES

The development's design will strive to retain as much hedgerow and treeline habitat as reasonably possible, under the fundamentals of Biodiversity Net Gain practices.

Where the development's artificial structures, roadways and footpaths / cycleways require removal of sections of hedgerows and treelines; vegetation that is suitable for relocation should be incorporated into new hedgerow / treelines habitats, along with the soil to be removed, as this will contain the local seed banks, and help maintain local genetic diversity across the site. Where roads or footpaths cross planned wildlife corridors, mammal underpasses should be provided to enable safe movement of species.



GREEN ROUTES

Green routes will connect parks and other green spaces, focusing on pedestrian and cyclist safety. These shared pathways will merge the park with the neighbourhood centres, bringing nature into urban life and promoting a healthier, active lifestyle.

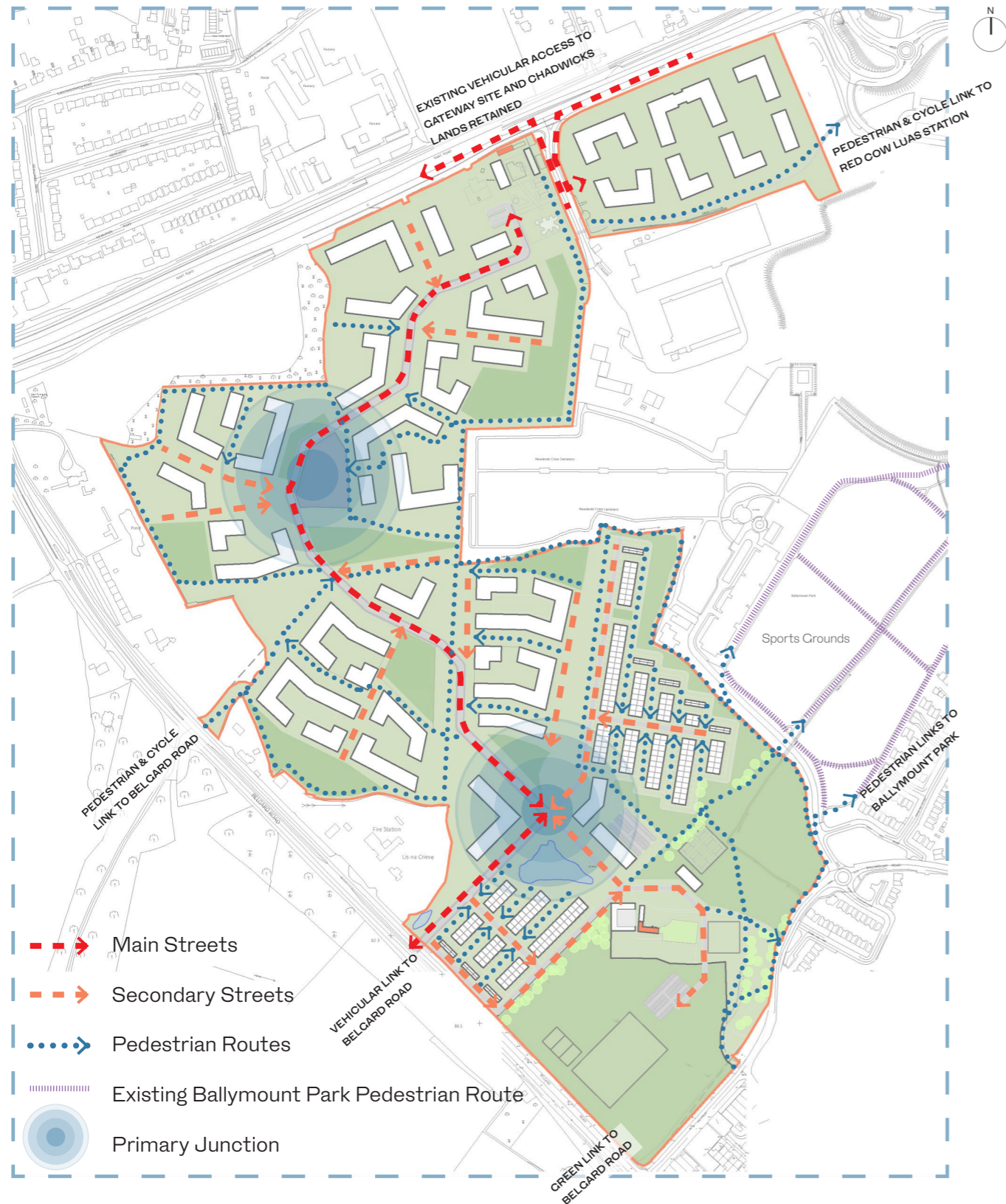
Hibernia REG's vision for the new community at Newlands will include extensive open spaces and a managed green belt between Kingswood and the rest of the development. This area of open space will connect with the existing Ballymount Park as part of a longer green belt running from the M50 through to the Belgard Road - over 1.4km in length. The Masterplan envisages over 17ha of open space which equates to 30% of the entire site.



CONNECTIVITY

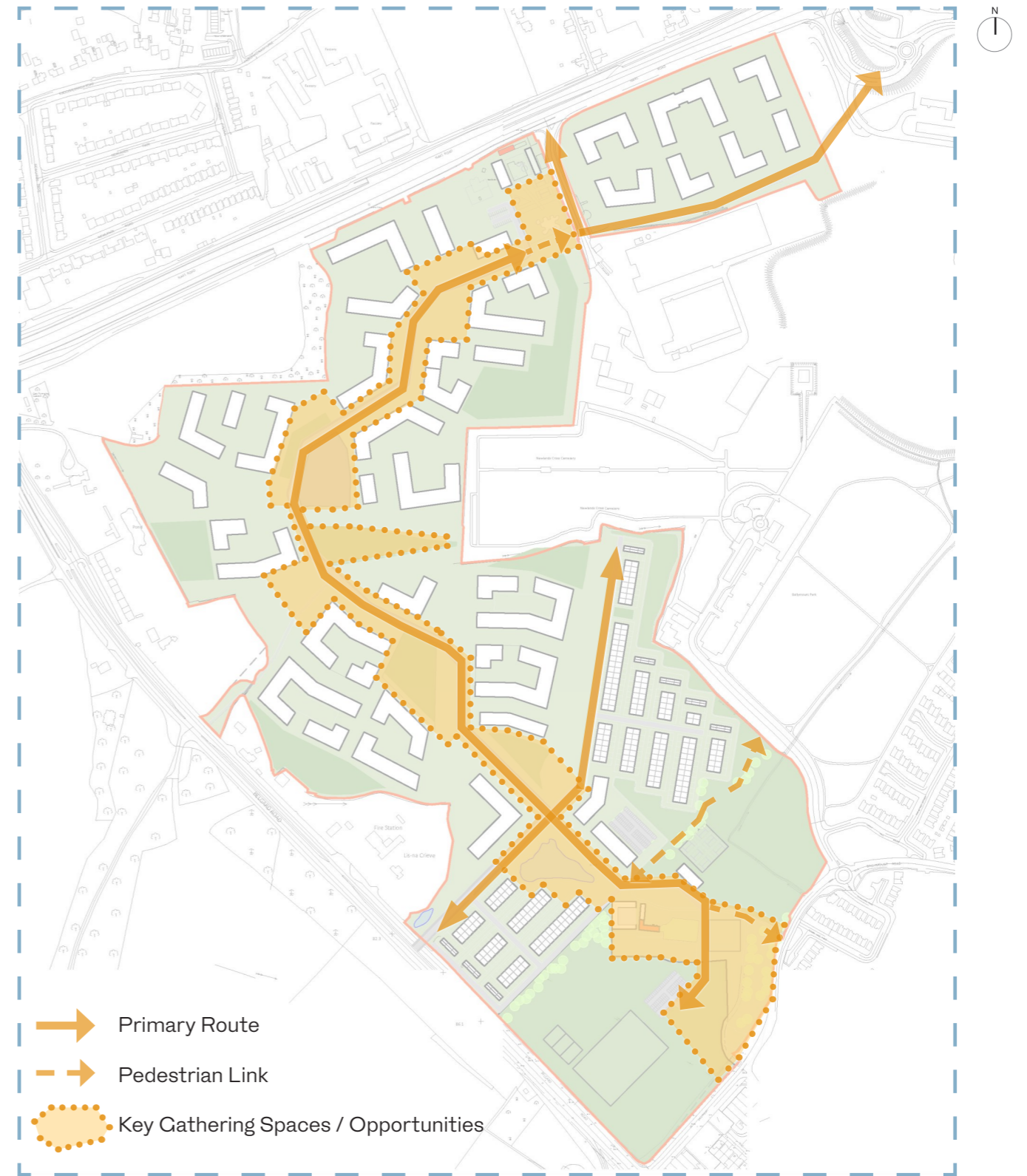
Transport-oriented design prioritises walking and cycling as the primary modes for accessing Luas services, with safe, direct routes from all neighbourhoods to Red Cow, Kingswood and Belgard stops within 5-10 minutes. The Newlands development vision is designed to integrate seamlessly with the existing context, enhancing connections to surrounding neighbourhoods, amenities and transport links. As a transport oriented development, it will promote and improve sustainable travel options.

The Vision Framework will implement a hierarchy of streets which will feature thoughtfully designed edges and buffer zones, along with multiple access points for residents and visitors, ensuring convenient access for everyone.



PRIMARY ROUTE

The development vision centres on a lively primary route with active amenity spaces and attractive landscaping to encourage social activity. Key gathering spots along the boulevard will create an inviting space for residents and visitors.



LANDSCAPE STRATEGY

Substantial public open space would be arranged along proposed running and cycle trails to create benefit for residents and visitors alike. This would help to create a cohesive impression of homes set into a wider mature nature parkland, rather than the common impression of open space as leftovers in a cleared development site, with a few small trees reintroduced among featureless grassed zones. The parks would all be within close proximity of the various residential 'tiles', and could have a variety of uses including sports, play, and nature zones. Smaller open spaces could be sprinkled elsewhere as the layouts and building uses require.

The secondary streets to connect the various parts of the masterplan could broadly be linked along the mature hedgerow routes, thereby preserving them as key nature and aesthetic features of the site. The residential streets themselves can then form tributaries off these, thereby breaking down the scale into more intimate neighbourhood streets, with the green avenue connectors at both ends so people are never too far from nature.



BALLYMOUNT PARK EXTENSION



Using and enhancing existing green infrastructure for local needs



To combine green infrastructure, green links, protection of existing landscape elements and increasing biodiversity to create a valuable usable community resource

SUBSTANTIAL CONNECTED MULTI-USE OPEN SPACES

Within the Heritage Area, an extension in kind with Ballymount Park will make inviting spaces where performances and exhibitions can be curated in Katherine Tynan House as a cultural hub.

The addition of informal and formal trails along with associated recreational nodes, always using the natural landscape form as a basis for nature play merges local amenity with the landscape.





"The masterplan delivers a sustainable neighbourhood with a mix of tenures"

04

**PLACE MAKING
& CHARACTER**

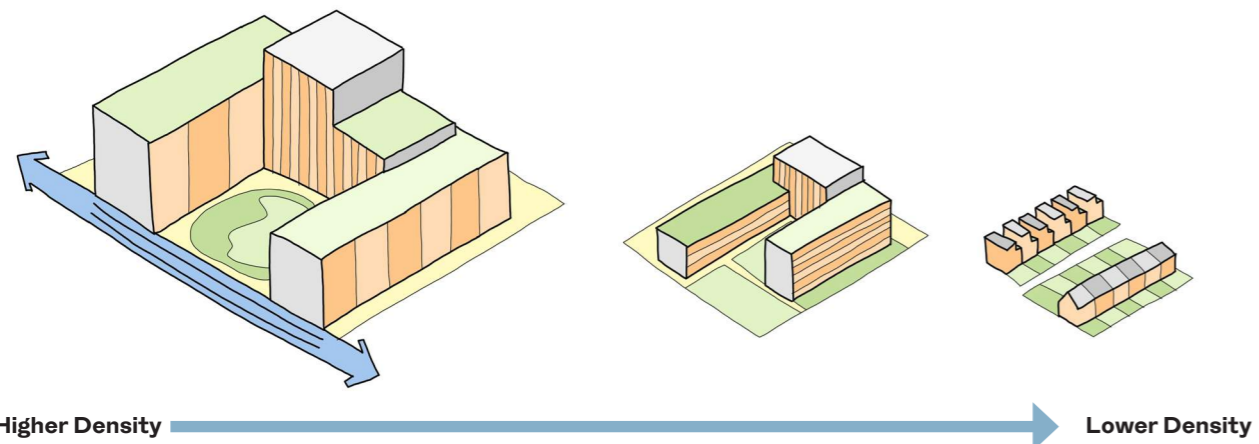
CHARACTER AREAS

The Masterplan demonstrates best-practice urban design principles by providing five distinct character areas to create variety and identity while maintaining overall coherence, with density transitioning appropriately from higher-density gateway and corridor frontages to lower-density interfaces with existing communities. A clear hierarchy of streets, green routes, and pedestrian/cycle paths ensures permeability and legibility, connecting seamlessly with surrounding neighbourhoods and transport nodes. Strategically positioned taller buildings reinforce key nodes and sight lines, enhancing wayfinding and creating architectural interest. Extensive investment in high-quality public realm, including tree-lined boulevards, public squares, and landscaped green corridors, creates attractive, usable spaces that foster community interaction.

By establishing these distinct placemaking zones, the scheme creates memorable environments that foster community identity, enhance wayfinding, and promote social interaction. The following sections explore the key character areas that define the masterplan vision and their contribution to the overall placemaking strategy.

	units	ha	density	height
Character Area 1 High Density	1246	5.5	226.6	8-10
Character Area 2 Medium Density	2075	14.7	141.2	6-7
Character Area 3 Medium-Low Density	1431	16.27	87.9	4-5
Character Area 4 Low Density	261	8.8	29.7	2-4
Community	0	13	-	-
Site Total	5013	58.27	110.72*	2-10

*site total density calculated using Gross Site Area of Residential Zones (excluding proposed community use areas)



CHARACTER AREAS

AREA 1

1240+ homes

5.5 hectares

c. 226.6 units / ha

8-10 storeys



ARTIST'S IMPRESSION OF CHARACTER AREA

AREA 2

2075+ homes

14.7 hectares

c. 111.2 units / ha

6-7 storeys



ARTIST'S IMPRESSION OF CHARACTER AREA

AREA 3

1430+ homes

16.27 hectares

c. 87.9 units / ha

4-5 storeys



ARTIST'S IMPRESSION OF CHARACTER AREA

AREA 4

260+ homes

8.8 hectares

c. 29.7 units / ha

2-3 storeys



ARTIST'S IMPRESSION OF CHARACTER AREA

PROPOSED COMMUNITY AMENITIES



NEWLANDS SOUTH PLAN

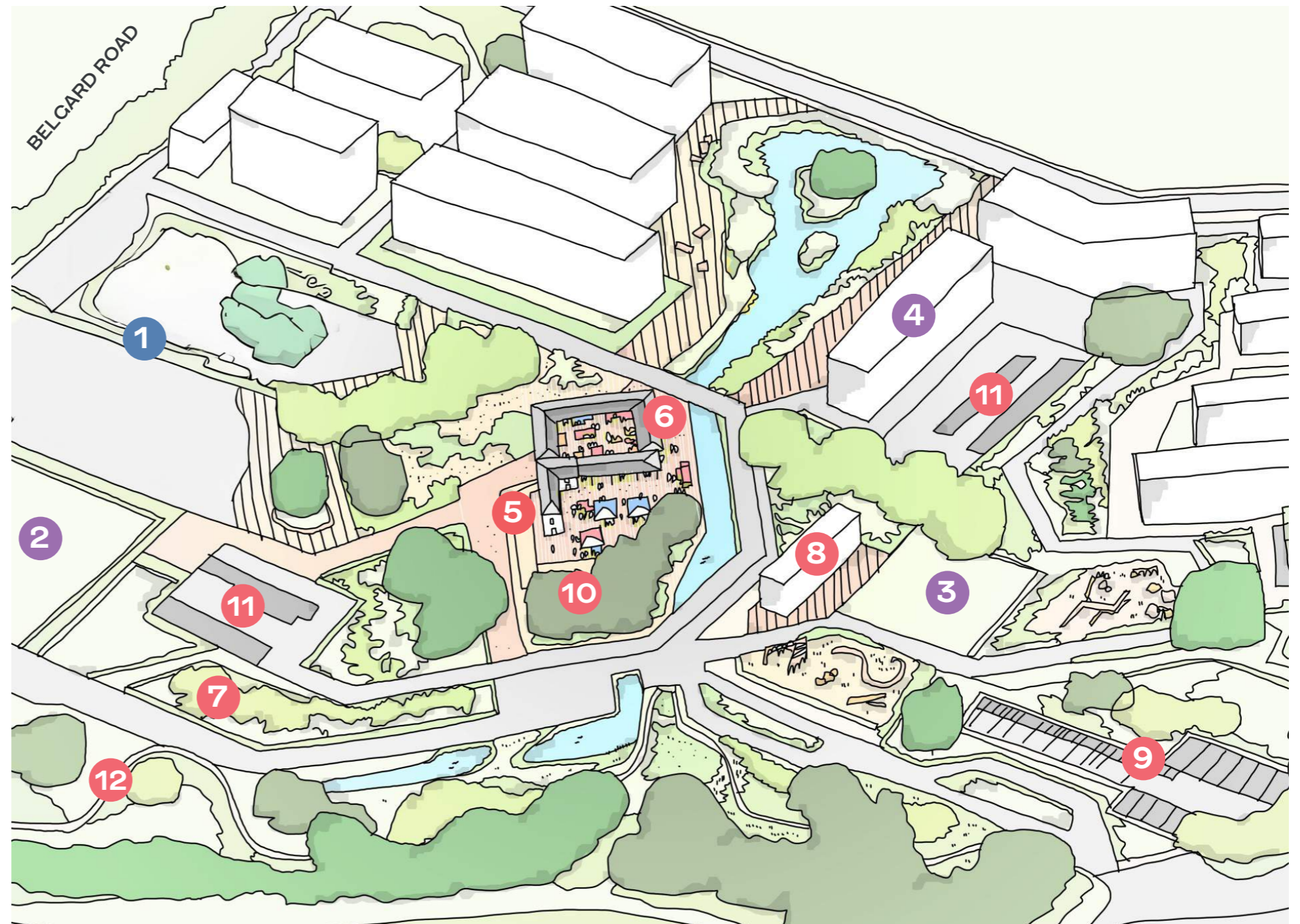
1 Education Site

Shared Sports Facilities

- 2 Sports Pitches
- 3 Padel Courts
- 4 Multi-Purpose Indoor Events Space

Community

- 5 Coffee Shop & Events Catering Facility
- 6 Weekend Market Area
- 7 Bowls Area
- 8 Centralised Sports Management Office & Gym
- 9 Allotments Area
- 10 Walled Garden Wellness Zone incl. Saunas & Ice Baths
- 11 Parking
- 12 Woodland Walk



ARTIST'S IMPRESSION OF COMMUNITY AMENITIES



"Newlands Farm presents a strategic landbank that achieves all of the South Dublin County Council housing growth requirements"

05

SUMMING IT UP

SUMMING IT UP

The rezoning of the Newlands Farm lands represents a unique convergence of opportunity:

1. Right Location

Exceptional transport accessibility and urban integration - a transport-oriented development

2. Right Scale

Sufficient scale to deliver complete community with comprehensive facilities and amenities

3. Right Time

Immediate availability responding to urgent housing need

4. Right Approach

Sustainable, biodiversity-positive design with extensive and connected green networks

The lands are optimally positioned to deliver sustainable, transport-oriented development that addresses housing need while enhancing environmental quality and community infrastructure. The proposed development demonstrates how strategic planning can deliver homes at scale while creating places of genuine quality and distinction.

The rezoning of these lands aligns comprehensively with national, regional, and local planning policy, efficiently utilises existing infrastructure, respects environmental constraints, and delivers substantial community benefits. Sites of this scale are rarely in single ownership which allows much faster delivery. **With its significant scale, the lands are uniquely placed to make a meaningful impact in resolving the housing crisis.**



hibernia

