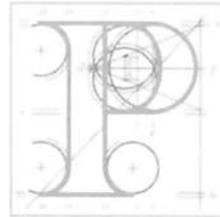


Our Case Number: ACP-323851-25



An
Coimisiún
Pleanála

The Land Development Agency
c/o Oliver Reid
2nd Floor
Ashford House
Tara Street
Dublin 2
D02VX67

Date: 16 January 2026

Re: Proposed construction of the Celbridge Hazelhatch Mobility Corridor
Celbridge Town, County Kildare

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it with or without modifications.

If you have any queries in relation to the matter please contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Kevin McGettigan

Kevin McGettigan
Executive Officer
Direct Line: 01-8737263

AA02

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The Secretary
Local Authority Projects Section
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

5 January 2026
[By hand]

RE: Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application

A Chara,

The Land Development Agency (LDA) welcomes the opportunity to make a submission on the Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application.

The LDA is a commercial, state-sponsored body that had been set up by the Government and whose purpose is to maximise the supply of affordable homes on State and other land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact.

The enactment of the Land Development Agency Act 2021, which established the LDA, marks a historic move to identify and use certain relevant public lands to provide for housing and affordability needs into the future.

Objective HO O42 of the Kildare County Development Plan 2023-2029 states that it is an objective to:

“Support and, where feasible, work in partnership with the Land Development Agency (LDA) in the provision of social and affordable housing in County Kildare.”

This submission is prepared with regard to the LDA's ownership of a residentially zoned site at Ballyoulster in Celbridge, which at the time of writing, is awaiting a decision from An Coimisiún Pleanála (ACP) in the case of ACP Ref. 313825.

1. Land Development Agency's role

The LDA is committed to compact and sustainable development. Our primary function is to progress the development and regeneration of large-scale, strategic sites to increase the supply of affordable housing in the State.

The Register of Relevant Lands and Report on Relevant Public Land facilitates the identification and assessment of the potential of relevant public land to provide affordable housing, both now and in the future. This is integral to identifying state land for potential residential communities as the lands identified comply with the overarching themes, which are used to identify suitable sites.

Further to this "Housing for All – A new Housing Plan for Ireland, 2021" sets out that the LDA will play a key role in the provision of affordable housing on private as well as public lands. Objective HO 042 of the Kildare County Development Plan 2023-2029 recognises the role that the LDA will play in the provision of affordable housing.

Additionally, on 13 November 2025, the Department of Housing, Local Government and Heritage published 'Delivering Homes, Building Communities: An Action Plan on Housing Supply and Targeting Homelessness, 2025-2030' ('the Action Plan').

Section 2.2 of the Action Plan acknowledges the expansion of the LDA's remit, *inter alia*, as follows:

Recognising the critical role the LDA will play in meeting the 300,000 delivery target, under Delivering Homes, Building Communities, Government has committed to an additional €2.5 billion in funding for the LDA, bringing the total capital available to €8.75 billion. This represents a very significant investment in housing delivery by the Agency going forward, which coupled with the recent expansion of the Agency's remit, gives it an increased mandate to push forward and drive delivery across the State.

Section 2.6 of the Action Plan, *inter alia*, states:

Together, these projects reflect a coordinated national effort to integrate transport investment with sustainable urban development, unlocking tens of thousands of new homes in well-connected, high-capacity corridors.

Section 3.12 of the Kildare County Development Plan 2023-2029, *inter alia*, states:

“Government departments, State agencies, Local Authorities, Approved Housing Bodies (AHBs), the Land Development Agency (LDA) and other delivery partners will work with the delivery office to achieve the implementation of the plan.”

In particular, it is considered that the LDA can play an important role in co-ordinating and developing large, strategically located landbanks.

2. Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application

The LDA owns lands at Ballyoulster in Celbridge, which are the subject of an active SHD Application at the time of writing (ACP Ref. 313825). However, the LDA is supportive of the proposed mobility corridor with regard to the delivery of improved and sustainable infrastructure that will serve the town and its environs.

While the LDA does not own any lands directly adjacent to, or served by, the proposed mobility corridor, it is considered that the provision of the proposed transport infrastructure will improve transport network and movement options in Celbridge town and its environs. This improved infrastructure will facilitate the development of residentially zoned lands in the town and assist Kildare County Council in the achievement of its proposed housing targets over the lifetime of the County Development Plan 2023-2029.

The provision of improved access to Hazelhatch and Celbridge train station can be reasonably anticipated to have a positive impact on modal shift to more sustainable modes of transport.

The proposed mobility corridor would evidently directly facilitate the development of lands at Simmonstown, and would therefore be in keeping with, *inter alia*, Section 2.6 of the Action Plan on Housing Supply. The subject infrastructure would also improve the variety of travel options available

to existing residents, future residents, and visitors throughout the entirety of the town and its environs.

In tandem with the Celbridge Active Travel Bridge project which will improve the transport infrastructure along Dublin Road and the eastern environs of the town (for which the tender documents were due to be completed by the end of 2025¹), the infrastructure provided by those mobility projects in tandem will have the effect of improving prospective services and housing delivery throughout Celbridge, while also providing existing residents with improved modality options.

3. Conclusion

The LDA welcomes the opportunity to provide comment on the Celbridge Hazelhatch Mobility Corridor Section 177 AE Planning Application, and to support the proposed development due to its provision of improved mobility and travel options in Celbridge and its environs, and facilitation of, *inter alia*, sustainable residential development and associated infrastructure in the town.

Should you have any queries in relation to the information enclosed, please do not hesitate to contact us.

Yours faithfully,



Oliver Reid
Town Planner

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Email: oreid@lda.ie

Web: lda.ie

¹ Kildare County Council Chief Executive's Management Report – September 2025