

The Resident  
Grangegorman  
Dublin 7

26th of August 2025

## **RE: Grangegorman Green Finger and Ivy Avenue**

Dear Resident,

We wanted to keep you in the loop on the delivery of the Green Finger and a section of Ivy Avenue which is adjacent to the Dublin 7 Educate Together Primary School, HSE Primary Care Centre and TU Dublin Central Quad and located in the Grangegorman site and Strategic Development Zone (SDZ).

### **1 What is the plan?**

The Agency wants to deliver the remaining part of the Green Finger and the part of Ivy Avenue that borders the Dublin 7 Educate Together, the Primary Care Centre and the TU Dublin Central Quad on the Grangegorman Site. Up to now this section of Ivy Avenue was only accessible to construction traffic. These works will deliver a co-ordinated public realm, including natural play space adjacent D7ET, additional cycle facilities and improved access to the Campus for pedestrians and cyclists and managed vehicular access.

### **2 Why is this happening now?**

Now that most of the building development in this part of the Grangegorman Site is complete and in use, we now have the opportunity to move ahead with the site infrastructure and public realm spaces that sit in between the buildings. When the works are completed, the area will be open and accessible from Grangegorman Upper and Rathdown Road, just as envisioned in the Grangegorman Planning Scheme.

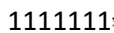
### **3 Why is new planning permission required?**

The proposals are based on the Grangegorman Planning Scheme with the detail aligned with the subsequent planning permission for the Site Infrastructure and Public Realm Works (SIPR) from 2012. Over the years, a number of developments have been completed the Agency in this part of the site alongside the proposed Green Finger and Ivy Avenue, including the Primary Care Centre, Dublin 7 Educate Together, and the TU Dublin Central Quad.

As the Agency worked through the details for this part of the SIPR, the detail was carefully considered to ensure that a co-ordinated public realm was delivered to achieve appropriate integration with completed and nearby future development yet to take place. This application seeks to amend and complete areas previously constructed under various permissions to ensure we remain on track to deliver the intent of Planning Scheme.

The Agency's aim is to create a well-designed, sustainable, and welcoming public realm that not only supports the facilities already in place but also enhances pedestrian access and stays true to the vision of the planning scheme and best practice in sustainability

*Please see the area map on the next page and Appendix for references.*



#### **4 Has the planning application for these works been lodged?**

The Agency fully expects to that the planning application for the delivery of the Green Finger and a section of Ivy Avenue will be lodged on 27th of August 2025.

#### **5 Why are two different planning applications being submitted around the same time?**

You will have received separate communication for the junction works on Grangegorman Upper and Rathdown Road which are intended to be delivered around the same time. Both developments have been carefully coordinated so that they complement each other and, together, will make it easier for the community along Grangegorman Upper and Rathdown Road to directly access the amenities within the Grangegorman Site

#### **6 What happens if the Grangegorman Junction works planning application is delayed?**

However, If, for any reason, the junction works are delayed, this proposed development at Ivy Avenue can be delivered fully, with minor interim public realm works at the east end of Ivy Avenue to ensure safe access, subject to agreement with DCC Transportation Department.

#### **7 What is the benefit of these plans to residents in the local community?**

The plan aims to develop the Green Finger into a green, playful, and pedestrian-friendly public space. It will include natural play areas, use recycled materials, and add native plants. This will make the area more attractive, boost local biodiversity, and create a healthier, more pedestrian accessible public realm amenity for the whole community and fit well with any future development in the area, all in line with the wider SDZ planning scheme.

#### **8 When could construction work start on this project?**

Subject to completion of the planning process, the Agency hopes to be in a position to commence construction works in the summer of 2026.

#### **9 What will be done to minimise disruption to residents?**

In advance of the works commencing the contractor will prepare a plan for how they intend to carry out the works which will include measures to minimise disruption including traffic and pedestrian management, noise, dust and vibration. The contractor will not be permitted to commence works until Agency and Dublin City Council are satisfied with the contractors' proposals. Access to this project site will be via the North Circular Road.

#### **10 Who can I contact if I have a query or complaint?**

The Agency will have future public consultation activity on this project with local community and site stakeholders to share information on the development of the project. Regular updates and further information will be posted on the Agency's website [www.ggda.ie](http://www.ggda.ie) and social media pages (@GrangegormanDev). Any questions or queries can be directed to [communications@ggda.ie](mailto:communications@ggda.ie)

## Appendix



Location of project site

