

Two communities, one warning: Proposed new development at Woodbrook DART should be reconsidered until lack of infrastructure is addressed

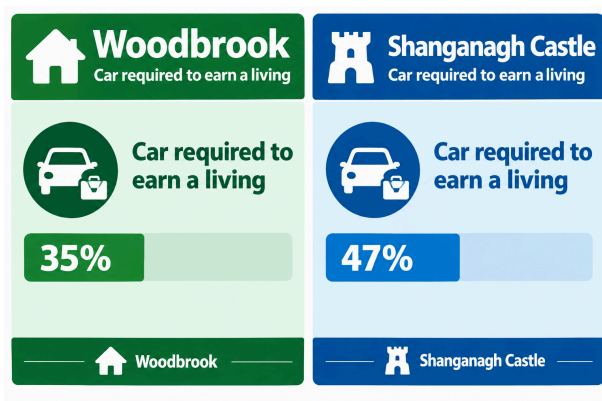
Dublin, October 2026 – Residents of Woodbrook and Shanganagh Castle in Dublin 18 are asking Dún Laoghaire-Rathdown County Council to reconsider the current proposal of a 360-unit apartment development at Woodbrook DART, and to prioritise addressing existing issues in Woodbrook and Shanganagh Castle estates before further development is pursued.

The proposed new development – on a site originally designated for parking – would provide 360 apartments with just 137 parking spaces, roughly one per three units, and no visitor parking. While the residents of both Woodbrook and Shanganagh Castle support and understand the need for delivery of new housing, this should not be at the expense of infrastructure that is already under strain and of the community already in place. Residents of both estates fear that this proposed additional development would add too much pressure on an area which is already experiencing many challenges.

Two independent resident surveys, covering nearly 900 people in 352 households, found consistent problems in both communities, which would be exacerbated by the proposed additional development:

- **Parking:** 42% of Shanganagh Castle respondents struggle to park **every day**, and 89% want more resident parking. In Woodbrook, where most residents currently live in houses rather than in apartments, 67% say their household needs two parking spaces. More than three-quarters of the original development plan for Woodbrook is still unoccupied, and with fewer parking spaces allocated per apartment unit, parking problems are expected to become critical when apartments open in early 2027.

“A car is not a luxury – for many people it is how they earn a living.”



- **Work and transport:** 35% of Woodbrook and 47% of Shanganagh respondents say their work require the use of a car, and 21% and 35% respectively work hours/ shifts when public transport is either very limited or completely unavailable.

“A DART station is one part of sustainable development. It is not a substitute for schools, childcare, healthcare, parking, community facilities or being able to earn a living.”

- **Healthcare:** More than half of respondents in both communities travel over 20 minutes to a GP, with 29% in Woodbrook and 42% in Shanganagh unable to register with a local GP.

“The evidence from our two communities is remarkably consistent. The population is growing, but essential infrastructure is struggling to keep pace.”

- **Childcare:** Almost 70% of Woodbrook families needing childcare use creches outside Shankill because local ones are full. The percentage in Shanganagh is even higher, with over 80% having childcare outside Shankill.
- **Cost Rental Tenancy Management** - Residents of Shanganagh Castle report that ownership, communication and conclusion to maintenance and general management of queries severely lack accountability. Management issues in Woodbrook have been raised and relayed repeatedly by residents over a prolonged period - with the first AGM scheduled for November - 3 years after residents started moving in.

“The model of social, affordable and cost-rental housing, with minimal provision for parking and infrastructure, endorsed by the Local Development Agency and Dún Laoghaire-Rathdown County Council, is arguably incompatible with the socio-economic profile and practical needs of the very people it is intended to serve.”

- **EV charging** - EV charging is still unavailable to residents in Shanganagh Castle despite the infrastructure already being installed, while many Woodbrook residents are not permitted to run private EV charging cables underneath or across the public pavement to connect their homes to their vehicles. These factors represent a practical barrier for residents in both estates who wish to transition to electric vehicles.
- **Community safety** - Both Shanganagh Castle and Woodbrook residents mention concerns about security in and around their communities. These concerns relate to the need for adequate policing, lighting, surveillance, access control and effective communication and response mechanisms when incidents occur.

Woodbrook has 1,200 planned homes, of which only about 250 are occupied so far (at the time of the survey). Shanganagh Castle has 597. Woodbrook's population is set to grow roughly fourfold in the next three years, and the proposed DART development would add to that number, bringing the total for the area to more than 2,000 units.

Who pays for the savings?

The option of underground parking was rejected due to high costs and the need to keep the development 'affordable'. However, the full cost of a development cannot be measured in construction budgets alone. When parking, healthcare, childcare or community facilities are reduced or left out to keep costs down, those costs do not disappear. They fall on existing residents as longer journeys, parking ‘wars’, time lost searching for parking, clamping, waiting lists and overstretched services.

Residents are calling for:

- The proposal to **be reconsidered and assessed against the cumulative impact of development** across the area and radically amended.
- Clear, deliverable commitments on parking, schools and childcare, GP services, local shops and pharmacy, a community centre, green space and play facilities, public transport, road safety and EV charging.

“Houses create neighbourhoods. Infrastructure creates communities. If we are serious about sustainable development, we need to deliver both.”

ENDS

Notes to Editors

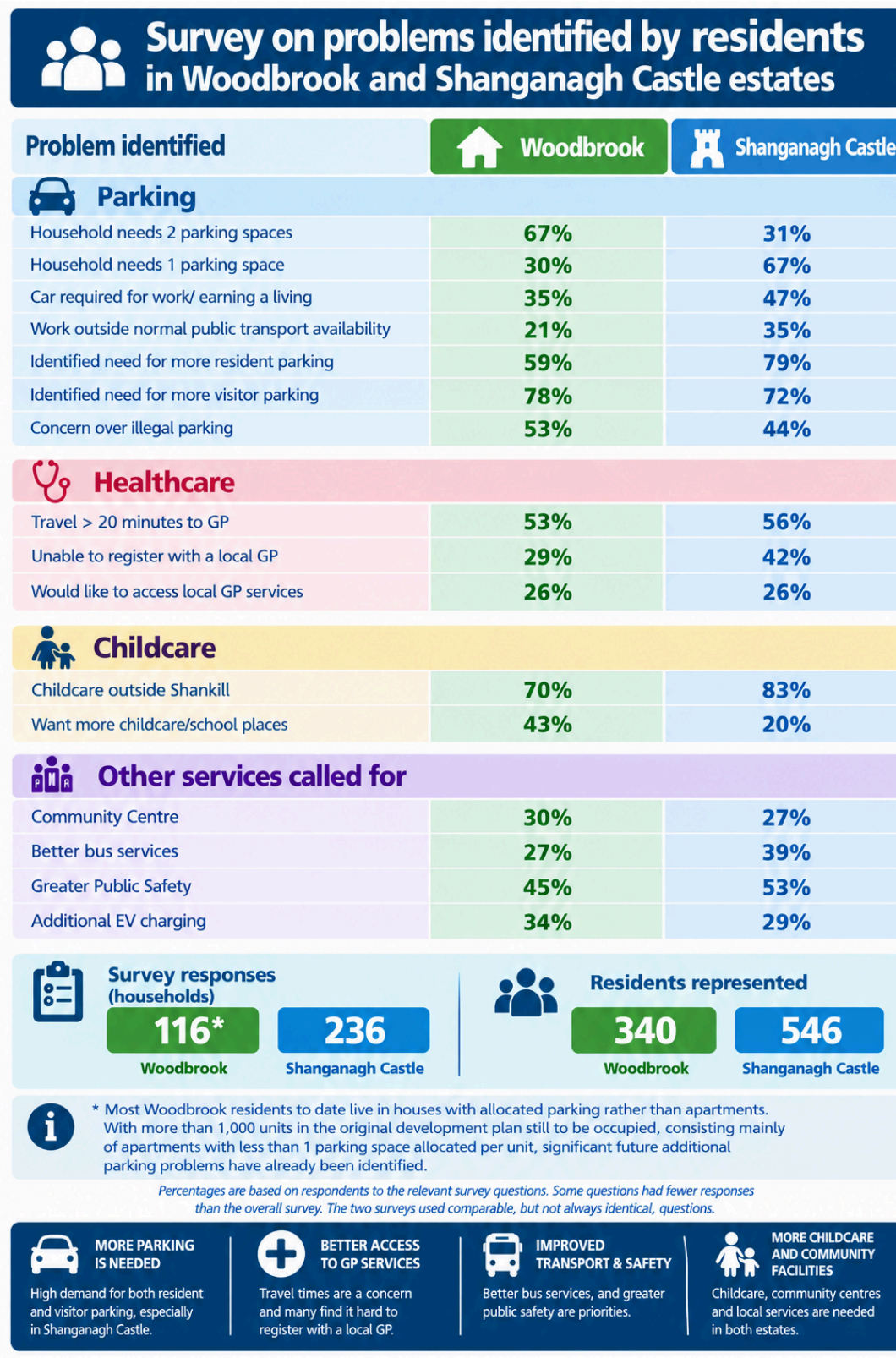
The Woodbrook survey (July–August 2026) received 116 responses from approximately 250

occupied households. The Shanganagh Castle survey received 236 responses. Percentages are based on respondents to each question, and the surveys used comparable but not identical questions. The Woodbrook Residents Association supports sustainable housing in principle but objects to the proposal in its current form.

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Survey on problems identified by residents in Woodbrook and Shanganagh Castle estates		
Problem identified	Woodbrook	Shanganagh Castle
<i>Parking</i>		
Household needs 2 parking spaces	67%	31%
Parking difficulties experienced daily	4%*	42%
Work requires a car	35%	47%
Work outside normal public transport availability	21%	35%
Identified need for more resident parking	59%	89%
Identified need for more visitor parking	63%	71%
<i>Healthcare</i>		
Travel > 20 minutes to GP	53%	56%
Unable to register with a local GP	30%	42%
Would like to access local GP services	26%	26%
<i>Childcare</i>		
Want more childcare/school places	43%	22%
<i>Other services called for</i>		
Community centre	30%	27%
Better bus services	27%	39%
Greater public safety	45%	53%
Additional EV charging	34%	29%
Survey responses (households)	116*	236
Residents represented	340	546
*Most Woodbrook residents to date live in houses with allocated parking rather than apartments. With almost 1,000 units in the original development plan still to be occupied consisting mainly of apartments with less parking allocated per unit, future additional parking problems have already been identified.		

Percentages are based on respondents to the relevant survey questions. Some questions had fewer responses than the overall survey. The two surveys used comparable, but not always identical, questions.