

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 10th July 2023

HEADED ITEM NO. 10

Quarterly Progress Report on Capital Projects

Mayor & Councillors,

Updates on the various projects under this Council's capital programme are provided below for your information.

Housing Delivery Overview

Progress under our Housing Delivery Action Plan (HDAP) 2022-2026 continues with over 500 new social and affordable homes delivered to date. We are currently on target to meet our social housing delivery targets for 2023 and anticipate in the region of 1,000 social and affordable homes to be delivered this year across all delivery streams including the targeted leasing initiative referenced later in this report.

As outlined below, almost 600 homes are currently under construction on Council land as well as having planning permission in place for over 1,100 further homes. In addition, we anticipate using the temporary planning exemption to progress plans to site for 357 homes by the end of next year and consultants are appointed to bring forward planning applications for over 1,300 homes on our lands in Clonburris SDZ phases 3 to 5.

All these plans will be supplemented with significant additional delivery through Approved Housing Bodies, Part V, and other initiatives as housing delivery in the County significantly scales up in line with the HDAP and our targets under Housing for All.

Large Housing Sites

- **Kilcarbery:** Our joint venture development at Kilcarbery is moving into Phase 3 later this summer. A total of 103 social and 29 affordable purchase homes are anticipated for delivery in 2023 which follows completion of 78 social, 74 cost rental (with Tuath Housing) and 16 affordable purchase homes last year. Design work is also progressing on Kilcarbery 2, the proposed development of up to 88 social and affordable homes located adjacent to the joint venture site, with initial plans for this development presented to local Councillors at a recent

Clondalkin, Newcastle, Rathcoole, Saggart and Brittas Area Committee meeting. This adjacent site will avail of the temporary Part 8 planning exemption as detailed later in this report.

- **Clonburris SDZ:** A contractor appointment is being finalised for the Canal Extension development of 116 social and affordable homes that received Part 8 approval in June 2022. Works will start on site after stage four (final) approval is received from DHLGH when the contractor then mobilises their resources for commencement.

The final stage of the tender for the construction of 266 social, affordable, and cost rental homes in the Kishoge sector of the SDZ is being published this month with works likely to begin on site by the end of this year.

Design work is progressing on the Clonburris SDZ PPP site for approximately 115 social homes adjacent to Lynches Park, managed by Dublin City Council on our behalf following the section 85 approval at the February 2023 Council meeting.

We are also now ready to appoint external design teams to develop plans for approximately 1,300 social and affordable homes across Phases 3, 4 and 5 of our lands within the SDZ and we will present these plans to full Council before progressing the necessary planning applications.

- **Belgard Square North:** Works have now commenced on site for the first standalone cost rental development by a local authority in Ireland. The development which consists of 133 cost rental apartments is scheduled for delivery in early 2025.
- **Killinarden Foothills:** Following planning approval earlier this year for a mixed tenure development of 635 social, affordable, and private homes, preparations for site commencement are being made by our joint venture partner.
- **Rathcoole:** After presentation of the revised land options at the May Council meeting, we are now engaging consultants to progress design work for the masterplan to incorporate the proposed housing, school, and sports facilities on the site.

Social Housing- Part 8 Approved Developments

Allocations processes are being finalised for the developments at St. Mark's, Templeogue Village, St. Catherine's, and Riversdale Phase 1 comprising 85 homes with various minor works, landscaping and some utility issues being addressed to facilitate occupancy as soon as possible.

Updates on additional Part 8 approved social housing developments currently on site or progressing to on site are provided below:

Site	No.	Update	Projected Completion
Old Bawn (age friendly)	12	On site	Aug '23
Maplewood (AHB, age friendly)	17	On site—completion date advised by AHB	Aug '23
Fernwood (AHB, age friendly)	23	On site—completion date advised by AHB	Nov '23
Riversdale Phase 2	18	On site	Nov '23
Whitestown (AHB, age friendly)	81	On site—completion date advised by AHB	Dec '23
New Nangor Road	93	On site	Dec '23/Q1 '24
Lindisfarne	19	On site	Q2 '24
Balgaddy	69	On site	Q2 '24
Homeville	16	Contractor appointed to resume works in August	Q2 '24
St Aongus (age friendly)	12	Tender work progressing to appoint contractors & progress to site commencement in Q4 this year.	Q3 '24
St. Ronan's (age friendly)	9		Q3 '24
Pearse Bros Park (age friendly)	10		Q4 '24

Traveller Accommodation Programme

- The new **group houses at Adamstown SDZ** are currently being allocated following a choice based letting process conducted in partnership with local Traveller support groups.
- Works are ongoing for the Part 8 approved **seven new group homes at Fonthill** which should be ready by the end of this year.
- Plans will be published under the temporary planning exemption for the redevelopment of **Owendohr Haven** (nine group houses), **Oldcastle Park** (eighteen Traveller specific homes as part of a wider social and affordable housing development on the site), and **Kishogue Park** (fifteen group homes) outlined further below. This follows in-depth consultation with local Traveller households in each case and will require the temporary relocation of existing residents during refurbishment works.

Housing Developments Proposed Under Temporary Planning Exemption

Further to the detailed presentation at the April Council meeting, a number of planned housing developments, as shown in the table below, are proposed to avail of the recently introduced temporary planning exemption under section 179A of the Planning and Development Act 2000 as amended.

Plans for each of these developments have been shared with local councillors. Public notice of each of the proposed developments will be published sequentially in the coming months, with all sites required to start development no later than the end of 2024. Works on the first site at Rossfield are planned to start in Q4 of 2023, with site commencements for the other developments planned to follow in phases throughout the first three quarters of 2024.

Site	Proposed Tenure	No. of Homes	Projected Start
Rossfield	Social	15	Q4 2023
Deansrath/Melrose	Social (age friendly)	24	Q1 2024
Owendohr Haven	Traveller accommodation	9	Q1 2024
Alpine Heights	Social (age friendly)	13	Q1 2024
Sarsfield Pk, Lucan	Social (age friendly)	5	Q1 2024
Stocking Lane	Social (including CAS)	32	Q2 2024
Oldcastle Park	Traveller accommodation, social & affordable	130	Q2 2024
Castlefield	Social and affordable	34	Q2 2024
Kishogue Park	Traveller accommodation	15	Q3 2024
Kilcarbery 2	Social and affordable	80	Q3 2024

Leasing

Over 90 new long-term leased homes will be provided at various locations during 2023 and will be allocated to households on the social housing list. In addition, under the national Targeted Leasing Initiative managed by the Housing Agency, a further 284 leased homes will be delivered in South Dublin during 2023 and 2024, with an initial 133 of these in Citywest anticipated for handover in the coming weeks. This additional delivery will be used to support exits from homelessness in particular and will provide significant additionality to local housing delivery.

Supporting Future Housing Delivery

Together with the other three Dublin Local Authorities, we have launched a coordinated, regional call for additional turnkey housing proposals targeted at permitted but un-commenced or stalled private developments which may be suitable for social and affordable housing. In addition, we are engaging with the Housing Agency on the Land Acquisition Fund announced under Housing for All to support future social housing delivery by Local Authorities and Approved Housing Bodies. We will provide updates to Council on the outcomes of these initiatives in due course.

Tenant In-Situ Acquisitions & Homelessness

As outlined previously, additional resources have been assigned to progress acquisitions of tenant in-situ properties to prevent homelessness and sufficient flexibility is being applied in our assessment of applications. To date, 322 expressions of interest have been received from current landlords looking to sell their property to the Council with tenants in-situ where notice of termination of tenancy has issued and the current status of our responses to the expressions of interest received is as follows:

- 57 properties have been purchased or are sale agreed.
- 116 properties have undergone due diligence checks and are at valuation/negotiation stage with a view to purchasing.
- 92 properties at various stages of due diligence and pre-purchase checks.
- 57 properties have been declined due variously to offers of alternative accommodation having been made, properties not being suitable, tenants no being longer in-situ or miscellaneous other reasons.

There are currently 536 households on the Homeless List, representing a net increase of 40 households to date this year despite 74 allocations having been made to homeless households as well as 44 exits from emergency accommodation supported by Homeless HAP (HHAP). A further 90 households were also prevented from becoming homeless through HHAP support this year and up to 70 additional allocations to homeless households are currently planned in the coming months through both relets and new homes. Additional delivery under the Targeted Leasing Initiative (as referenced earlier) will also support exits from homelessness.

Vacant Homes Refurbishment Grants

The Vacant Property Refurbishment Grant of up to €50,000 is available to refurbish a vacant house or building into a permanent home or a rental property, with an additional €20,000 available where the property is derelict. The property must have been for at least 2 years and have been built by 2007. To date, 28 such grant applications have been received in South Dublin as follows:

Status	No.
Approved & Proceeding to Works	16
Approved in Principle	4
Declined	2
Under Assessment	6
Works Complete/Grant Drawdown	0
Total	28

Planned Maintenance Programmes

Our planned maintenance team continue to progress and increase activity under both the DHLGH funded Energy Efficiency Retrofit Programme and the Council's windows/doors upgrade programme.

Energy Efficiency Retrofit Programme:

Electoral Area	Works Complete	Works Commenced	At Tender or Survey	Totals
Clondalkin	23	4	52	79
Firhouse-Bohernabreena	0	50	0	50
Lucan	0	16	0	16
Palmerstown-Fonthill	15	30	58	103
Rathfarnham-Templeogue	0	12	8	20
Tallaght Central	0	22	69	91
Tallaght South	54	37	0	91
Totals	92	171	187	450

Windows & Doors Programme 2023:

Electoral Area	Works Complete	Contractor Appointed	At Tender Stage	Totals
Clondalkin	41	27	18	86
Lucan	4	0	4	8
Palmerstown-Fonthill	1	11	0	12
Rathfarnham-Templeogue	4	4	35	43
Tallaght Central	12	10	27	49
Tallaght South	55	81	118	254
Firhouse-Bohernabreena	3	0	2	5
Grand Total	120	133	204	457

Tourism and Enterprise

- Consultants have been appointed to manage detailed design and delivery of the **Dublin Mountains Visitor Centre** and some preliminary site clearance works are expected to take place in Q4 2023.
- The **Tallaght Innovation Centre** is on target for delivery by September 2023.
- As outlined in a separate presentation at today's Council meeting, we have appointed operating partners for **Rathfarnham Castle Stables** and will appoint consultant architects this month to bring the project through the Part 8 process with the expectation that we will be able to begin works in Q1 2024.
- Works on the first phase of the Part 8 approved **Grand Canal to Lucan Urban Greenway** will start in October 2023 following contractor appointment while the **Grand Canal Greenway**, which is also Part 8 approved, requires retendering due to revised design of ducting and chambers following review by Waterways Ireland and ESB so the new tender will issue this quarter followed with a contractor to be in place in Q4 2023.

- Further to the detailed presentation at the May Council meeting, we have now appointed interpretative consultants and design architects to bring the **Tallaght Heritage/Interpretive Centre** to a Part 8 process later this year.
- We are also appointing consultant architects to develop the **12th Lock Masterplan** for Part 8 public consultation and this work will include finalising the sequencing of required renovations and programming of uses for buildings in the plan area.
- As recently advised, provisional agreement is in place for the acquisition of **Lucan House**, and we will provide further updates as that transaction moves forward. In the meantime, councillors and residents may wish to avail of the opportunity provided by the Italian Ambassador to tour the grounds and visiting sculpture trail exhibition (see <https://www.eventbrite.com/e/grazing-in-lucan-tickets-661008703827> for further details).

Town and Village Public Realm Enhancement Programme

- The **Adamstown Central Plaza** (URDF funded) will be completed in August 2023.
- The **Tallaght Town Centre public realm works**, including Chamber Square, Innovation Plaza, Mobility Hub and connecting pedestrian ways, will be finished by February 2024.
- **Castletymon district centre enhancement** works are due for completion by the end of the year while design works and community workshops are progressing for the next round of district enhancements at **Rosemount, Bawnogue and Dodsboro**, with Part 8 processes to roll-out for these schemes in Autumn 2023 and works likely to start on site in late 2024.
- **Lucan Village Improvement Works** will begin on-site in November 2023.
- Phase 3 of the **N81 Landscaping Project** is being scoped together with associated cost projections and we will provide a further update on plans and timelines once this scoping work is done.
- We will have consultation on initial design options for the **Clondalkin Village Enhancement Scheme** later this year, alongside the Clondalkin Local Area Plan.

Roads, Active Travel & Drainage

- The LIHAF-funded **Celbridge Link Road in Adamstown** is now finished and open to traffic.
- Work has started on the first phase of the **Southern Link Street in Clonburris SDZ** with completion expected by March 2024. Subject to DLGH approval, the second phase will begin in October 2023 and will take approximately 24 months to complete while design work on the **Northern Link Street** will commence in October 2023.
- Contractor procurement is underway for the **Airton Road extension** with a 15-month works programme planned to start on-site in October 2023.
- The **Dodder Greenway Walking and Cycling Scheme** is progressing well with Phase 4 along Springfield and Dodder Road Lower scheduled to be finished by the end of 2023 and Phase 5 set to start in November with a twelve-month construction programme.
- Other **Active Travel** projects set to be complete or on site this year include Templeville and Glendown Road, Limekiln Road, the D24 Neighbourhood cycle network, Firhouse Road, and trials along Rossmore Road and Whitehall Road as part of the Wellington Lane Part 8. Design work is also progressing for the projects along Castletymon Road, Ballyboden Way, Cookstown Road and the Tallaght to Clondalkin scheme.
- Stage 1 of the **Whitechurch Stream Flood Alleviation Scheme**, comprising works in St Enda's Park and from Sarah Curran Avenue to St. Gatien's Court which began in March 2023, is expected to be complete in Q4 2023 while the **Camac Flood Alleviation Scheme** works will start in Q3 2023. Planning approval for the **River Poddle Flood Alleviation Scheme** was finally

granted by An Bord Pleanála in June, and the scheme will be progressed once the 8-week timeframe for any potential challenges to the planning decision expires.

Lucan Pool

Following detailed assessment by the County Architect and his team of the contractor work programme and associated dependencies, including supply chains, sub-contractor engagements and utilities, the current projected completion date for Lucan Swimming Pool is 26th October 2023. The delays are obviously far beyond what could reasonably have been envisaged at the outset of the project. While the well-documented significant and unprecedented challenges in construction in recent years due to various local and global factors outside of the control of the contractor and the Council account for considerable delays, project management and performance have also contributed to the timeframe.

We have explored all options to see out the delivery of the facility as expeditiously as possible and, with no reasonable or viable cost- or time-neutral alternatives available, there has been detailed engagement with the contractor to provide the updated programme showing the revised practical completion date at the end of October 2023, although this is still obviously dependent on timely connection of remaining utilities and no further supply chain or specialist/sub-contractor delays. Enhanced project management measures have been put in place by our Architectural Services team and the project consultants to deal with issues arising and to mitigate any further delays.

We are also working with Aura Leisure, who have been selected as the facility operator, to programme the necessary recruitment, fit out works and branding to facilitate prompt opening after the construction programme is over and we all look forward to this wonderful amenity finally being open and available to the people of Lucan and South Dublin County.

Sport, Recreation and Library Facilities

- Work on the new North Stand and enhancements to the West Stand at **Tallaght Stadium** will be complete by October 2023.
- Phase 2 of the tender process for **Citywest Library** is closing imminently and, subject to the outcome of that, we aim to move to agreement on a delivery programme thereafter and will provide an update on timelines as soon as that agreement is in place.
- We are still in discussion about the design, pricing and construction schedule for **Adamstown Library** which will have to be followed by a planning application, with commencement of works anticipated to be in late 2024 (rather than the end of 2023 as incorrectly stated in the most recent capital update to Council last April).
- **Airlie Park** will be fully finished and open in August 2023 once final soil remediation works and other minor remaining works are finalised.
- The programme for the **Killinarden Park Regeneration** is being finalised with the appointed contractor with works to start imminently and a contractor has also been appointed to commence the **Corkagh Park Improvement Works** this month.
- Phase 1 of the **Whitestown Stream Amenity Works** is now complete, and we are currently assessing tenders to deliver the second phase of works there. Similarly, the tender process is nearing completion for Phase 2 of **Kiltipper Park**, which will include footpaths, signage, planting, viewing area and playground, with works expected to start by September 2023.
- Tenders for works at **St. Cuthberts Park** will issue this month with a view to works commencing in Autumn 2023. Part 8 approvals are also now in place for upgrades to both

Quarryvale Park and **Jobstown Park**, so we are progressing detailed design work on these projects to allow us to progress to tender.

- The **Sean Walsh Park Astro Pitch** will be opened this month and public consultation has now closed in the Part 8 process for the **Knocklyon Park All Weather Pitch** which has been referred to An Bord Pleanála by third parties for determination in relation to screening for Environmental Impact Assessment and Appropriate Assessment. According to ABP, their determination will be made by 29th September 2023, following which a Part 8 report will be prepared.
- The **Teen Space Programme** has seen recent completions at Griffeen Valley, Bancroft and Avonbeg MUGA with tenders now progressing for phase 3 of the programme will **Dodder Valley BMX Pump Track** was opened in June. We are preparing to re-tender for **Griffeen and Corkagh Park pavilions** and are also progressing design work for the **Whitechurch Sports Facility**.

Community Facilities

- The community centre expansion and upgrade programme is progressing with **Rathcoole Courthouse**, supported by the Department of Rural and Community Development Town & Village Renewal Fund, to be handed over this month and works ongoing at **Orchard Lodge Age Friendly Centre** (to be finished by August) and **Saggart Community Centre** (supported by the LEADER Programme and due for completion by October). The new community centre at **Balgaddy**, which is under construction along with the adjoining new social housing development and should be delivered by summer 2024.
- A contractor is now appointed for the **Templeogue Intergenerational Facility** with works expected to start in the coming weeks while planning approval has recently been granted for both **Citywest Community Centre** and **Newcastle Community Centre**. We will now look to finalise and agree processes for delivery of both centres as soon as possible.
- New community centres at **Killinarden Foothills** and **Kilcarbery** will be delivered along with the housing developments referred to earlier. The Killinarden centre will start with phase 1 of that project while the Kilcarbery facility will begin next year and will be delivered with the final phase of the overall development in 2025.
- Additionally, the LEADER and Council supported upgrade of **Glenasmole Community Centre**, being managed by Glenasmole Community Association, is almost complete.
- Finally, local engagement and design work on upgrades of existing community centres is ongoing with the proposed extension to **Ballyroan Community Centre** shortly proceeding to Part 8 public consultation followed subsequently by plans for an extension at **The Park Community Centre** and similar processes will then start for the planned upgrades to **Knockmitten** and **Perrystown** community centres.

Colm Ward
Chief Executive