

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 11th December 2023

HEADED ITEM NO. 14

Progress Report on Capital Projects

Mayor & Councillors,

Our capital programme continues to significantly increase, reflected in actual capital expenditure of over €140million incurred during the first nine months of 2023. This represents an increase of over 50% on the same period in 2022 and is more than double the corresponding level of capital expenditure in 2019 when current Council commenced. The scale of development to build the future of our County is unprecedented and, as you will see from our proposed Three-Year Capital Programme 2024-2026, which is separately on the agenda for today's Council meeting, our ambition is to continue and increase investment in our key priorities including housing delivery, accelerating climate action, and enhancing economic development and quality of life in South Dublin. This success of our capital programme will of course reflect effective partnership between the Elected Members and the executive, but it is also reliant on relationships with various external partners including private contractors and, as has been seen in recent times, some projects will undoubtedly encounter challenges, cost variation and disruption in the prevailing economic environment which will impact on some timelines. However, as the detailed project updates provided below demonstrate, we are progressing and delivering projects of significant scale and impact across all areas with the objective of continuing to develop South Dublin as a vibrant and inclusive place for the people who live, visit, work and do business here, now and for the future.

Housing Delivery Overview

Progress under our Housing Delivery Action Plan (HDAP) continues, with delivery potentially in excess of 1,000 new social and affordable homes likely in 2023 across all streams. This includes substantial completion of an expected 650 new social homes through the Council's own build programme, Part V, Approved Housing Bodies and turnkey opportunities, potentially up to 418 properties through long-term leases (including from the targeted leasing initiative), and 54 affordable purchase homes.

In addition, approximately 1,600 new social and affordable homes on Council lands are either currently under construction or with planning permission in place. Plans are also progressing to

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bring forward planning applications for over 1,400 homes on our lands in Clonburris SDZ phases 3 to 5 and we also expect to use the temporary planning exemption to progress plans to site for a further 365 homes by the end of next year. This will be supplemented with significant additional delivery through Approved Housing Bodies, Part V, and other initiatives in 2024 and beyond 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:** Phase 2 of the project is now substantially complete while construction of phase 3 commenced in October 2023 and phase 4 is planned to commence early in 2024. A total of 103 social and 29 affordable purchase homes will be delivered in 2023. Detailed design on the adjacent site for the proposed development of 88 social and affordable homes is now complete and will be advertised under the temporary Part 8 planning exemption this month.



Delivery of social and affordable housing continues at Kilcarbery Grange

- **Clonburris SDZ:** Construction has commenced on the Canal Extension site for 116 social and affordable homes which will be complete by 2025. The final stage of the tender process for construction of 266 social, affordable, and cost rental homes in the Kishogue sector remains paused until the end of the year to resolve technical design issues relating to the South Link Street construction. Design work, managed by Dublin City Council on our behalf under a Section 85 agreement, is progressing for approximately 120 social homes on the PPP site adjacent to Lynches Park. This scheme is expected to go to Part 8 public consultation in January 2024. External design teams continue to advance plans for approximately 1,300 social and affordable homes across Phases 3, 4 and 5 of our lands within the SDZ. A Part 10 planning application to An Bord Pleanála for these phases is expected by summer 2024, preceded by presentation of the detailed plans to Council. In addition, funded support has been received from DLGH for an initial 24 affordable purchase homes within the SDZ on a turnkey basis from a private developer, with these homes currently

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advertised for sale and we expect this to be followed by further tranches of affordable purchase homes next year.

- **Belgard Square North:** Works are progressing on site for the first standalone local authority cost rental development 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, we are working with our joint venture partners to finalise agreement to move to site commencement and will update Council further in the new year.
- **Rathcoole:** Our consultant partners are continuing with design work for the masterplan to incorporate the proposed housing, school, and sports facilities on the site and an update will be provided to local Councillors in advance of finalising a planning application.

Social Housing- Part 8 Approved Developments



Newly completed homes in the age friendly development at Brady's Field, Old Bawn

Allocations are progressing for new social homes in the completed developments at St. Mark's, Templeogue Village, Riversdale (Phase 2) and Maplewood (AHB), with Fernwood (AHB) and Old Bawn developments also due to be ready for occupancy in the coming weeks. In addition, the AHB development at Whitestown Way is now approaching substantial completion and will be ready for allocation in the new year. Our developments at New Nangor Road and Balgaddy will deliver over 50 completed units this year with the balance of 109 homes between both projects to be completed in 2024, along with 19 homes in Lindisfarne. Work is also continuing on the Homeville site and tenders have issued for contractors at the three further age friendly sites in St. Aonghus, St. Ronan's & Pearse Brothers Park with the aim of moving to site commencement for each project early in 2024.

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Work is progressing on the significant social housing developments at New Nangor Road(L) and Balgaddy (R)

Housing Developments Proposed Under Temporary Planning Exemption

As shown in the table below, several planned housing developments are proposed to avail of the 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 and public notice of each of the proposed developments will be published prior to commencement, with Rossfield, Deansrath/Melrose & Sarsfield Park due to be advertised this month. These projects are currently required to progress to site commencement by the end of 2024 to avail of the temporary derogation and, while we are also concurrently progressing tenders where appropriate, the timing of commencement with each is contingent on various dependencies including availability of consultants for design, environmental, ecological screening, contractor procurement and other services but we currently anticipate the following timelines:

Site	Proposed Tenure	No. of Homes	Projected Start
Rossfield	Social	16	H1 2024
Deansrath/Melrose	Social (age friendly)	24	H1 2024
Sarsfield Pk, Lucan	Social (age friendly)	5	H1 2024
Owendoher Haven	Traveller accommodation	9	H1 2024
Alpine Heights	Social (age friendly)	13	H1 2024
Stocking Lane	Social (including CAS)	32	H2 2024
Castlefield	Social and affordable	33	H2 2024
Oldcastle Park	Traveller accommodation, social & affordable	130	H2 2024
Kilcarbery 2	Social and affordable	88	H2 2024
Kishogue Park	Traveller accommodation	15	H2 2024

Traveller Accommodation Programme

Works are ongoing for the Part 8 approved seven new group homes at Fonthill with a revised completion date of March 2024 due to encountering unmapped utilities on site.

Design plans are currently being finalised to be published under the temporary planning exemption for the redevelopment of **Owendoher Haven** (nine group houses) with alternative accommodation currently being pursued for the temporary relocation of existing site residents.

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Consultation is ongoing with the families in **Oldcastle Park** to finalise plan for up to eighteen Traveller specific homes as part of a wider social and affordable housing development on the site and relocation plans are also being progressed to facilitate the planned redevelopment of **Kishogue Park** with fifteen group homes.

Leasing

Up to 134 new long-term leased homes will be provided this year while additional proposals progressed through the national Targeted Leasing Initiative in conjunction with the Housing Agency have also delivered 151 homes in Knocklyon and Lucan and leasing arrangements for a further 133 homes in Citywest are also expected to be in place before the end of this year. These homes will be used particularly to prioritise exits from homelessness.

Supporting Future Housing Delivery

Together with the other Dublin Local Authorities a coordinated, regional call for additional turnkey housing proposals has been undertaken targeted at permitted but un-commenced or stalled private developments which may be suitable for social and affordable housing, with several expressions of interest currently being examined. In addition, we are engaging with the Housing Agency on the Land Acquisition Fund announced under Housing for All for 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 Exits/Preventions

We continue to progress acquisitions of tenant in-situ properties to prevent homelessness with appropriate flexibility being applied to our approach in this regard. To date, 501 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. The current status of our responses to the expressions of interest received is as follows:

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

However, it has been challenging to complete a number of transactions for properties where we have agreed the purchase price and contract terms, due variously to delays in receiving countersigned contracts from vendors, apparent difficulties in vendors receiving consents from their existing mortgaging institutions and issues relating to title and conveyancing,, but we have included provision in our capital programme to continue this programme into 2024 with support from the Department of Housing, Local Government and Heritage.

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There are currently 542 households on the Homeless List, representing a net increase of 51 households to date this year, despite 138 allocations having been made to homeless households as well as 58 exits from emergency accommodation being supported by Homeless HAP (HHAP). A further 187 households were also prevented from becoming homeless through HHAP support this year and approximately 90 more allocations to homeless households are planned imminently through both relets and new delivery, in addition to allocations that will be made to homeless households for the leased properties delivered under the Targeted Leasing Initiative as referenced earlier.

Vacant Homes Refurbishment Grants

The Vacant Property Refurbishment Grant continues to see strong levels of activity with 52 grant applications received proposing to refurbish a vacant house or building into a permanent home or rental property as follows:

Status	No.
Approved & Proceeding to Works	32
Approved in Principle	4
Declined	4
Under Assessment	12
Works Complete/Grant Drawdown	0
Total	52

Planned Maintenance

Our planned maintenance team continue to increase activity under both the DHLGH-funded national Energy Efficiency Retrofit Programme and our own Windows & Doors Upgrade Programme with over of €11million committed in 2023 on these programmes.

Energy Efficiency Retrofit Programme:

Electoral Area	Works Complete	Works Commenced	At Tender or Survey	Totals
Clondalkin	23	4	52	79
Firhouse-Bohernabreena	54	0	0	54
Lucan	8	4	4	16
Palmerstown-Fonthill	38	7	58	103
Rathfarnham-Templeogue	8	4	8	20
Tallaght Central	18	4	55	77
Tallaght South	89	0	10	99
Totals	238	23	187	448

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Windows & Doors Programme 2023:

Electoral Area	Works Complete	Contractor Appointed	At Tender Stage	Totals
Clondalkin	38	24	29	91
Lucan	5	5	0	10
Palmerstown-Fonthill	56	19	5	80
Rathfarnham-Templeogue	7	2	35	44
Tallaght Central	31	21	33	85
Tallaght South	90	10	155	265
Firhouse-Bohernabreena	8	1	6	15
Totals	209	113	258	580

Tourism and Enterprise

- Consultants have been appointed to manage detailed design and delivery of the **Dublin Mountains Visitor Centre** and while some preliminary site clearance works were expected to commence imminently an appeal in relation to an approved tree felling licence may delay commencement of that process. A full update on the project will shortly be brought to the Council and, in addition, we are also now working with Coillte and consultants on our communications strategy and branding for the project as we are now increasing our engagement with local stakeholders in advance of project commencement.
- The **Work IQ Innovation Centre** in Tallaght will be ready for handover this month to our project partners Oxford Innovation, who are preparing for being operational in the new year with a strong marketing campaign developing a good pipeline of potential



Pedestrian area and cycle street with integrated play areas in front of Work IQ Innovation Centre

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- Operating partners have been appointed for **Rathfarnham Castle Stables**, and consultant architects work have been appointed to bring the project through the Part 8 public process with the intention that we will be able to begin works in the latter part of next year. We will engage locally to communicate the plans for the project and to address emerging issues in advance of the formal public consultation process.
- Works on the first phase of the Part 8 approved **Grand Canal to Lucan Urban Greenway** will start in April 2024 following contractor appointment, while the **Grand Canal Greenway**, which is also Part 8 approved, requires retendering due to revised design following review by Waterways Ireland and ESB, and the new tender process will commence shortly with a view to having a contractor in place to commence construction in H1 2024.
- The **Tallaght Heritage/Interpretive Centre** is Part 8 approved and is currently at detailed design stage, with construction expected to commence in H1 2024.
- Consultant architects are currently developing the **12th Lock Masterplan** for Part 8 public consultation, and their work will also include finalising the sequencing of required renovations and programming of uses for buildings in the area.
- As previously advised, provisional agreement is in place for the acquisition of **Lucan House**, and we will provide further updates as that transaction moves forward.

Town, Village and Public Realm Enhancements

- The **Tallaght Town Centre public realm works**, including Chamber Square, Innovation Plaza, Mobility Hub and connecting pedestrian ways, are ongoing and will see the northern section of works substantially complete by year-end followed by remaining works at the end of Q1 2024.



Public realm enhancements and improved entrance to County Hall at Belgard Square North

- The **Lucan Village Improvement Works** project is being tendered under an existing procurement framework which should see some site mobilisation before the end of the year with contract works starting in January.

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- **Castletymon District Centre** enhancements are substantially complete, aside from some planting works, which will take place in the new year and works on a new active travel route from this Castletymon centre to Greenhills Road, are now underway.
- Works at **Doddsboro District Centre** will commence on site early in the new year. The Part 8 planning application for **Rosemount District Centre** was approved at the October Council meeting and works are likely to start on site in the second half of 2024 following design work and procurement while public consultation on the Part 8 for the **Bawnogue District Centre** enhancement scheme is currently live and closes later this month.
- Final scoping and cost projections for Phase 3 of the **N81 Landscaping Project** (from Whitestown Way to Old Bawn Junction) will shortly be completed followed by an update on plans and timelines for local Councillors.
- We will have consultation on initial design options for the **Clondalkin Village Enhancement Scheme** early in 2024, alongside a second round of non-statutory public consultation on the Clondalkin Local Area Plan.

Roads, Active Travel & Drainage

- Work is ongoing on the first phase of the **Southern Link Street in Clonburris SDZ** with completion expected by February 2024. Subject to DHLGH approval, we now expect to start the second phase of this project early in 2024, with works expected to take approximately 24 months to complete. Design work on the **Northern Link Street** has also commenced, with a planning application expected in the second half of 2024.
- The tender process is underway to appoint a contractor to construct phase 2 of the **Grange Castle West Access Road**, with the objective of work on the project commencing in by Q2 2024.
- Tender assessment is underway for the **Airton Road extension** with a 15-month works programme now expected to start on-site in January 2024.
- The **Dodder Greenway Walking and Cycling Scheme** is progressing well, with Phase 4 along Springfield and Dodder Road Lower due for completion in December 2023 and with Phase 5 set to start a twelve-month construction programme in March 2024.



Active Travel Scheme at Templeville Road

- Other **Active Travel** projects due to complete this year include Templeville Road, Limekiln Road, Rossmore Road, and phase 1 of Castletymon Road to Greenhills. The 11km D24 Neighbourhood Cycle Network commenced in August and will be finished in early 2025. Detailed design is ongoing for the schemes at Wellington Lane, the Grand Canal to Lucan Urban Greenway, Belgard Road and Cookstown Road, and Old Bawn to Ballyboden.
- Works on several school street improvement projects will also be completed this year including at the following schools: St. Lorcan's Boys and St. Brigid's Girls in Palmerstown; Colaiste Chillian and Gaelscoil Chluain Dolcain in Clondalkin; Bishop Galvin and Bishop Shanahan in Templeogue; and at Scoil Maelruain and St Mark's in Tallaght.

- Construction work on the **Whitechurch Stream Flood Alleviation Scheme** commenced in March 2023, with erosion measures works being carried out in St Enda's Park and defence walls being installed from Willsbrook to St Gatien's Court. Completion of works in these areas is anticipated early in 2024 with the next stage of the works, from St Gatien's Court to St Enda's Drive, scheduled to commence in Q2 2024.



Whitechurch Flood Alleviation Scheme Works are ongoing

- The **River Poddle Flood Alleviation Scheme** was granted planning approval by An Bord Pleanála in June 2023 and, together with OPW, we are examining project scheduling to commence from Q1 2024. The **River Camac Flood Alleviation Scheme** is currently at preliminary design and site investigation works have also commenced with public consultations on options likely to start by Q2 2024.

Sport, Recreation and Library Facilities

- In relation to Lucan Swimming Pool, following receipt of proposed programme revisions from the contractor, a detailed update is being prepared in advance of both the site visit for Councillors and a proposed meeting for local Elected members with the operating partners which had to be rescheduled for later this month. The programme revisions relate to continued challenges for the contractor in combining the required alignment of utility connections, sub-contractor availability and supply of key materials as well as having to carry out some minor corrective works. This will obviously impact on the most recent projected timeline for completion of the facility, but our only viable option is to continue to try to work with the contractor to get this project over the line as soon as practically possible.
- Work on the new North Stand and enhancements to the West Stand at **Tallaght Stadium** are complete, with ancillary fencing and ground works being completed to allow the stadium to be fully operational for an opening event in the new year.



Aerial view of Tallaght Stadium with new north stand and recently opened all-weather pitch at Sean Walsh Park

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- Phase 2 of the tender process for **Citywest Library** has closed and agreement is being finalised on the preferred proposal. A full update on plans and timelines for this project is being presented separately at today's Council meeting.
- Discussions are ongoing on 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 late in 2024.



Recently completed Airlie Park in Adamstown SDZ

- Works are completed at **Airlie Park**, and the park is now open to the public with a variety of facilities including walking routes, play spaces, games areas and a cricket pitch and our operating partner is now preparing for the opening of the on site café . The **all-weather pitches at Airlie and Sean Walsh Park** can both be booked online for use at <https://portal.sportskey.com/search>.
- Consultants have been also engaged to manage delivery of the Part 8 approved **all-weather pitch at Belgard Community Centre** on behalf of the board of management with a tender being prepared.
- Construction is underway for both of the major regeneration projects at **Corkagh Park** and **Killinarden Park** with each expected to be complete by autumn 2024 while a contractor has also been appointed for the **Tymon Park Intergenerational Centre** with enabling works are underway to be shortly followed by commencement of the main construction programme.
- The tender assessment is underway for **St. Cuthberts Park** with a view to having a contractor in place to commence works in February. Similarly, the tender process is nearing completion

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for a contractor for Phase 2 of works at **Kiltipper Park**, which will include footpaths, signage, planting, viewing area and playground.

- Works are underway for Phase 2 of the **Whitestown Stream Park Upgrade** while tenders have issued for the Part 8 approved upgrades to both **Quarryvale Park** and **Jobstown Park** which again should see contractors appointed and on-site early in the new year for works that are expected to take six months or thereabouts to complete by the end of autumn next year.
- Design work is progressing for the **Whitechurch Sports Facility** and a revised tender process is commencing for the **Pavilions Programme** and an updated programme will be presented to Councillors when revised costings are available and we can determine the full scope of what can be achieved across the various potential locations for the pavilions.
- The **Teen Space Programme** has seen recent completions at Limekiln and Kingswood and a tender process is now progressing for phase 3 of the programme with significant funding in place including extra provision to deliver accessibility upgrades to existing facilities.



Opening of new teenspace at Kingswood

Community Facilities

The community centre expansion and upgrade programme is progressing as follows:

- Conservation and upgrade works are now complete at **Rathcoole Courthouse** and plans are being finalised for its official opening while **Orchard Lodge Age Friendly Centre** and **Saggart Schoolhouse Community Centre** (supported by LEADER programme funding) will both open in the new year following the completion of revised contractor programmes that were delayed by issues with utility connections.
- The **new community centre at Balgaddy**, which is under construction along with the adjoining new social housing development, should be complete by summer 2024.
- **New community centres at Killinarden Foothills and Kilcarbery** will be delivered along with the housing developments referred to earlier, with construction of both expected to commence during 2024.
- We hope to shortly confirm the terms and timelines for commencement of the proposed **Citywest Community Facility** and we are also in the process of negotiating agreement with a private

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developer and the board of management for the proposed extension to **Newcastle Community Centre**.

- Local engagement and design work are ongoing for upgrades of existing community centres, with proposals for Part 8 public consultation to be published in the new year for extensions to **Ballyroan Community Centre** and **The Park Community Centre**, followed by the commencement of similar processes for the planned upgrades to **Knockmitten and Perrystown community centres**.

DeliveREE Project

The **DeliveREE project** is being progressed by Council and the other Dublin local authorities in conjunction with Codema (Dublin's Energy Agency). This project sets out a decarbonisation plan for the Council's buildings, including corporate, community and leisure facilities, with a pipeline of project delivery that will be based on energy demand and determining the appropriate mechanism for addressing the decarbonisation and energy efficiency targets for each building. We are working to secure funding under the Sustainable Energy Authority of Ireland (SEAI) Pathfinder Funding Scheme which provides capital support to public bodies and prioritises complete approaches to building retrofits to at least a BER 'B' standard, using renewable heating systems and significant matched funding from the Council's resources has also been allocated to this project in our updated three-year capital programme.



Colm Ward
Chief Executive