

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 8th April 2024

HEADED ITEM NO. 8

Progress Report on Capital Projects

Mayor & Councillors,

The ongoing expansion of our capital programme continues with a provisional figure for total payments for the first quarter of 2024 showing an increase of 300% on the corresponding period in 2023. While housing programme activity accounts for a significant proportion of the expenditure as significant developments including those at Clonburris and Belgard progress, there has also been good progress on our economic, climate, infrastructure and community projects as outlined in this report.

Since the last capital update, a number of projects have been completed including:

- **Work IQ Innovation Centre** in Tallaght, with our operating partners Oxford Innovation expecting clients on site from May.
- The new North Stand and enhancements to the West Stand at **Tallaght Stadium**.
- **Rathcoole Courthouse** upgrade (with Town and Village Renewal funding).
- **The Tram Café in Airlie Park** (pictured below), now open and complementing the range of amenities on offer in the park.



- **Saggart Schoolhouse Community Centre** (above, supported by LEADER funding).
- **Phase 4 of the Dodder Greenway** along Springfield and Dodder Road Lower.
- **School street schemes** at St. Lorcan's BNS & St. Brigid's GNS (Palmerstown); Coláiste Chillian & Gaelscoil Chluain Dolcáin (Clondalkin); Bishop Galvin NS & Bishop Shanahan NS (Templeogue); and, St. Mark's School in Springfield, Tallaght.

Official openings and launches are being arranged for these projects and for recently finished and/or allocated housing developments and details will be circulated to the Elected members.

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Various construction sector issues continue to impact on project delivery with contractor and sub-contractor availability, supply chain, cost variation and other project challenges ongoing. In addition, with the scaling-up of our capital programme, there are increasing project and cash flow management requirements for the Council, particularly in the context of ongoing staff recruitment, retention, and vacancy. However, as this update again demonstrates, we continue to move forward with a range of projects of significant scale and impact across all areas that will enhance the future of South Dublin County.

Housing Delivery

We continue to progress our Housing Delivery Action Plan (HDAP) with current projections for a total of 760 new social homes to be completed in 2024 through various channels including our own build programme, Part V, Approved Housing Bodies, and turnkey purchases. We also expect to deliver at least 120 social homes under long-term lease arrangements this year, with 56 already delivered. Delivery of affordable homes has been lower than expected to date with 46 affordable homes confirmed for this year so far and we will continue to examine all opportunities to support delivery of additional affordable purchase and cost rental homes in 2024, including through AHBs and the LDA.



The joint-venture at Kilcarbery Grange continues to be a key part of social and affordable housing delivery

Over 1,300 new social and affordable homes on Council lands are currently under construction or have planning permission in place. Phase 3 of the **Kilcarbery** joint venture development continues, with 82 social and affordable homes expected to be completed in 2024, while the fourth and final phase of the development commenced in March. In **Clonburris SDZ**, construction of 116 social and affordable homes is ongoing at the Canal Extension site which is expected to be complete and occupied by mid-2025. The final stage of the tender process for construction of 266 social, affordable, and cost rental homes at Kishogue sector has recommenced with site commencement now projected for September 2024. Design work for 119 social homes on the PPP site adjacent to Lynch's Park, managed by Dublin City Council under a Section 85 agreement, is currently being

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finalised for Part 8 public consultation in the coming weeks. Works are progressing well on our cost rental project at **Belgard Square North** with 133 apartments scheduled for delivery in early 2025 and we are awaiting confirmation from our project partners on the finalising of planning compliances to commence construction on the **Killinarden Foothills** project, which will deliver 635 social, affordable, and private homes.

In relation to other **Part 8 approved housing projects**, allocations are progressing for completed developments at St. Mark's, Templeogue Village and Old Bawn, followed by The Weir in Whitestown Way. A further 144 social homes will also be completed over the course of this year in our direct build projects at New Nangor Road, Balgaddy, Homeville and Lindisfarne while the Traveller accommodation project for seven new group homes at Fonthill which was delayed due to encountering unmapped utilities on site, is expected to be completed later this month. Construction will also commence on the age friendly housing developments at Pearse Brothers Park, St. Aongus' Green, and St. Ronan's Crescent in the coming weeks.



Recently allocated age friendly housing at Little Arbour, Templeogue Village

Proposed social, affordable and Traveller accommodation developments under the **section 179A of the Planning and Development Act 2000 temporary planning exemption** are progressing with plans published for five sites to date, namely Rossfield, Deansrath/Melrose, Kilcarbery 2, Sarsfield Park and Alpine Heights, following engagement with local councillors. These projects are required to progress to site commencement by the end of 2024 to avail of the temporary derogation and, while we are progressing tenders, 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. Proposals for sites at Stocking Lane and Castlefield will be advertised in June along with plans for redevelopment of Traveller accommodation in Owendoher Haven, Oldcastle Park and Kishogue Park where we are continuing to work with existing residents on both the redevelopment proposals and temporary accommodation during construction works.

Design work is ongoing to progress Part X planning applications for approximately 1,500 social and affordable homes across **Phases 3,4 & 5 in Clonburris SDZ** and the **Rathcoole lands**, and detailed updates on these projects will be presented to the Council before planning applications are

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submitted to An Bord Pleanála, with the Clonburr proposals expected to be finalised in summer 2024.

Tenant In-Situ Acquisitions

Our programme of acquisitions of tenant in-situ properties to prevent homelessness continues with 570 expressions of interest received to date from current landlords looking to sell their property to the Council with tenants in-situ where notice of termination of tenancy has issued. The status of our responses to the expressions of interest received is as follows:

- 186 properties have been purchased or are sale agreed/at conveyancing.
- 131 properties have undergone due diligence checks and are at valuation/negotiation stage with a view to purchasing.
- 78 properties at various stages of due diligence and pre-purchase checks.
- 175 properties 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).

Despite assigning additional resources to this area and reviewing processes to expedite purchases where possible, there are ongoing challenges in completing some transactions for properties where we have agreed the purchase price and contract terms, due variously to conveyancing, title, planning and management company issues.

At the end of March, there were 627 households on the Homeless List, representing a net increase of 26 households since the start of this year, despite 66 allocations having been made to homeless households to date in 2024, as well as 24 exits from emergency accommodation being supported by Homeless HAP (HHAP). A further 85 households were also prevented from becoming homeless through HHAP support to date this year and over 190 further allocations to homeless households are planned for the coming weeks and months through both relets and new delivery as we continue to try to address the challenges of homelessness.

Vacant Homes Refurbishment Grants

The Vacant Property Refurbishment Grant continues to see strong levels of activity with 77 grant applications received proposing to refurbish vacant and derelict houses into permanent homes as follows:

Vacant Homes Grants Status	No.
Grants paid	3
At Final Approval stage	5
Approved in Principle	44
New Applications currently being processed	2
Applications With Law	2
Further information requested	16
Declined applications	5

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Planned Maintenance

Our planned maintenance programme continues under both the Department of Housing, Local Government and Heritage (DHLGH)-funded national Energy Efficiency Retrofit Programme and our own Windows & Doors Programme.



Completed EERP Works at St. Maelruan's Park

Energy Efficiency Retrofit Programme

DHLGH have allocated funding of €2.82m to the Council with a target of 83 properties to be completed in 2024. The current status of this programme is as follows:

Electoral Area	Works Complete	Works Commenced	At Tender or Survey	Totals
Clondalkin	23	48	0	71
Firhouse-Bohernabreena	54	0	0	54
Lucan	12	4	0	16
Palmerstown-Fonthill	55	0	59	114
Rathfarnham-Templeogue	8	4	0	12
Tallaght Central	18	5	55	78
Tallaght South	82	0	0	82
Totals	252	61	114	427

Windows & Doors Programme

The current status of works under this programme is outlined in the following table:

Electoral Area	Works Complete	Contractor Appointed	At Tender Stage	Totals
Clondalkin	39	0	20	59
Lucan	5	0	4	9
Palmerstown-Fonthill	56	2	24	82
Rathfarnham-Templeogue	7	2	35	44
Tallaght Central	31	3	35	69
Tallaght South	107	62	167	336
Firhouse-Bohernabreena	8	3	6	17
Totals	253	72	291	616

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Tourism, Enterprise, and Library Projects

- While appeals in relation to tree felling licenses have prevented site clearance works for the **Dublin Mountains Visitor Centre** from starting to date, we plan to begin ground investigation survey work later this month. It is also anticipated that conservation, trail development and road upgrade works will commence over the summer months and an update on our communications strategy and branding for the project will be presented to Councillors in advance of these.
- Part 8s for the initial two phases of the **12th Lock Masterplan** have gone on public consultation, proposing a range of cultural, community and enterprise uses.
- Operating partners have been appointed for **Rathfarnham Castle Stables** and consultants are managing a public consultation and community engagement process to inform the final proposals in advance of the formal Part 8 process.
- Works on the first phase of the Part 8 approved **Grand Canal to Lucan Urban Greenway** are now expected to start in July 2024 following contractor appointment, with the three-month delay required to incorporate sign-off from the NTA, while a new tender process will commence shortly for a slightly revised design for the **Grand Canal Greenway**, following review by Waterways Ireland and ESB.
- An update on the timeline for completion of the acquisition of **Lucan House** will be provided at the May Council meeting, preceded by a presentation to the Lucan Palmerstown North Clondalkin Area Committee this month in relation to naming of the grounds.
- Detailed design is continuing on the Part 8 approved **Tallaght Heritage/Interpretive Centre** with a view to commencing construction on the project later this year.
- Phase 2 of the tender process for **Citywest Library** has closed and the service level agreement with the preferred tenderer is being finalised to allow construction to commence imminently.
- Discussions are ongoing on the design, pricing, and construction schedule for **Adamstown Library** as part of the development agreement for the URDF related projects. A full programme of works will be outlined following the signing of the development agreement.

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 remaining works across all sections of the scheme completed in early May, subject to appropriate weather to allow surfacing works in specific locations. This is an overall two-month delay on the original programme due to on-site works being more complex than expected.
- For the **Lucan Village Enhancement Scheme**, the contractor procurement process is complete with the preferred contractor set to be appointed in April and works set to mobilise onsite in late April/early May for a 12-month programme. This is approximately three months behind schedule because of delays in completing groundwork investigations due to the lack of available contractors.
- Works at **Doddsboro District Centre** will commence on site in April and will take approximately three months to complete. The Part 8 planning application for **Rosemount District Centre** was approved at the October Council meeting, and we will commence contractor procurement this month for nine-month construction programme starting on site in October. **Bawnogue District Centre** enhancement scheme has also secured Part 8 planning approval and the scheme is now

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in detailed design with a view to contractor procurement at the end of this year and works commencing early next year.

- **The Castletymon District Centre** enhancements are now substantially complete, with some enhanced planting and art works outstanding.

Improved active travel works north of the District Centre (up to Scoil Íosa) are on site and due to be completed in May.



Castletymon District Centre

- 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.
- Informal public consultation on the Clondalkin Local Area Plan is underway, this includes early concept ideas for potential improvement works to **Clondalkin Village**. There is keen local interest in this project and after this current public consultation, further consideration will be given to next steps and the development of a preferred scheme.

Roads, Active Travel & Climate

- Works on the 4km new **Southern Link Street in Clonburris SDZ** are on site and the first phase (on the eastern side of the SDZ) will be complete in April, approximately one month behind programme. Works on the second phase of the Southern Link Street started on site in February with a 24-month construction programme due for completion in early 2026.

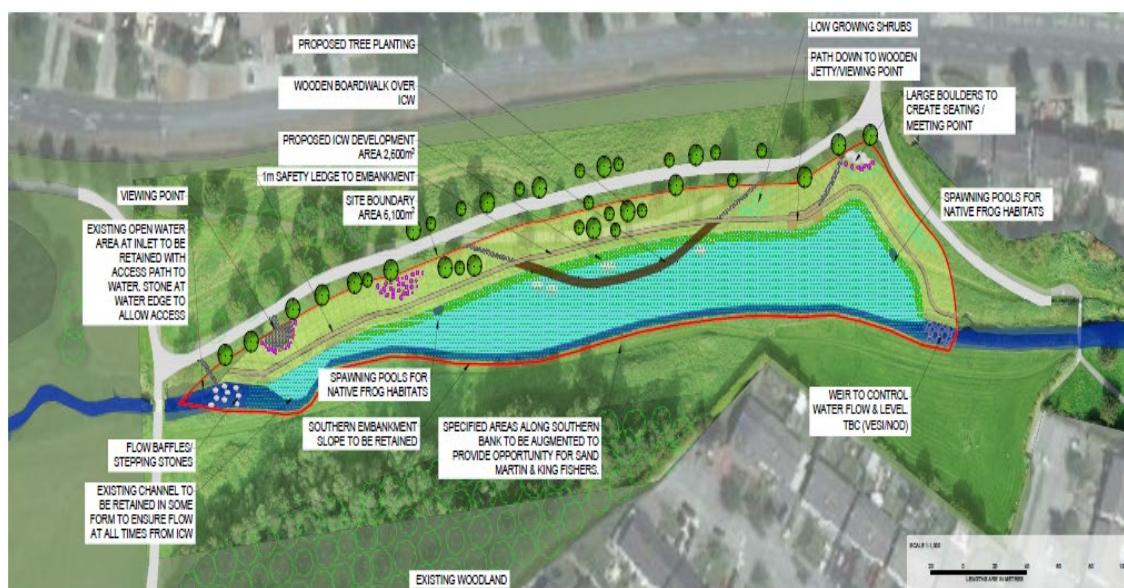


Eastern section of Southern Link Street in Clonburris SDZ and adjoining private residential development

- Design work on the 2.5km new **Northern Link Street in Clonburris SDZ** has commenced, with a planning application expected to be submitted by the end of this year.

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- The tender process is underway to appoint a contractor to construct Phase 2 of the **Grange Castle West Access Road** to start work on the project in the current quarter.
- Contractor procurement is complete for the **Airton Road extension**, and a preferred contractor has been identified but land acquisition has delayed the project by approximately three months, and we are now expecting to appoint the contractor this month for a 15-month build programme.
- Contractor procurement for Phase 5 of the **Dodder Greenway Walking and Cycling Scheme** will commence in April, with works set to start on site in July with a 12-month build programme.
- In relation to active travel schemes:
 - Detailed design on the **Wellington Road** scheme is progressing, works on the trail along Rossmore Road are complete and a survey has opened to receive feedback on any changes to the detailed layout of the scheme. Works on the Whitehall Road trail are due to commence on site in September.
 - Phase 1 of the 11km National Pathfinder project **D24 Neighbourhood active travel scheme** is progressing and substantial completion on all six sections of this first phase will be achieved in June, with Phase 2 (east of Old Bawn Road) to commence on site in June. There is a live Part 8 public consultation on the **Castletymon Road South** active travel scheme which is due to close on 10 April 2024.
 - Works on the **Limekiln Road** scheme are due to complete in April and public consultation on Phase 2 of Templeville Road will commence in April. Design work continues on the Old Bawn to Ballyboden, Glendown Road, Belgard Road and the Cookstown Road schemes.
- Construction work on the **Whitechurch Stream Flood Alleviation Scheme** commenced in March 2023. Works are ongoing and the construction phase stretching from Willbrook to St Gatien's Court has commenced and will be substantially complete in Q3 2024. Construction work from St Gatien's Court to St Patrick's Cottages commenced in Q1 2024.
- The **River Poddle Flood Alleviation Scheme** has commenced with the construction of the site compound in progress and works on site to commence May 2024.



River Poddle Flood Alleviation Scheme Works

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- 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.
- Together with the other Dublin local authorities, we are progressing the **DeliveREE** project 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. Tenders issued on in March for Energy Performance Contracting (EPC) for six SDCC-owned buildings and the first ten projects involving Solar PV and heating upgrades to public buildings were submitted to the SEAI on 18th March for approval to progress.

Sport, Recreation and Community Facilities

The projected completion date for **Lucan Leisure Campus**, comprising the new swimming pool and upgraded existing leisure centre, is in the second week of June, based on an updated contractor programme. This timeline depends on a number of key programme objectives being delivered in the interim including, most critically, external steelworks, pool deck screeding and tiling, pool filling/commissioning, and electrical sub-contractor works, which will all impact on other required finishing works and the contractor has been instructed to prioritise these critical dependencies and to ensure appropriate resources and productivity on site to achieve completion on schedule. Our Architects team will continue to intensively monitor and supervise the project to support getting this fantastic new amenity finished as soon as possible. In terms of project progress, the general quality of works on site remains high. Tiling to the pool area is almost complete, the moveable pool floor is installed, the changing village is fully tiled, timber flooring to all studio areas is nearing completion, as are screening and internal finishes to reception and studios. External works, including the car park and footpaths, are also well progressed while external painting of the existing leisure centre is complete, and the outstanding drainage connection issue is also in the process of being resolved with Uisce Éireann and will not impact on project completion.



Aerial view of works at Lucan Leisure Campus

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- Construction is ongoing for the two major park regeneration projects at **Corkagh Park** and **Killinarden Park**, with each expected to be complete by autumn 2024. At Corkagh Park, work continues to progress on the cafe and hub zone while the woodland play trail is nearing completion and the Green Isle carpark improvements commenced in March. At Killinarden Park, work is progressing on entrances and path network, including oval walkway, and tree planting commenced last month.
- Following a tender process, contractors have been selected and will be appointed shortly to carry out construction of upgrades to **Quarryvale Park, Jobstown Park and St. Cuthbert's Park**. Site works will commence in May and are expected to take six months to complete. Unfortunately, the tender process for **Kiltipper Park** was unsuccessful and a new tender process is required, which will commence shortly for the proposed footpaths, signage, planting, viewing area and playground.



Whitestown Stream Upgrade

- The new bridge, footpaths and cycle links have all been completed as part of the **Whitestown Stream upgrade works** and tree planting has commenced with new entrances, upgrading of the existing bridge, new play/exercise areas, landscaping and painting all due for completion at the end of this month.
- A design team has been appointed for the **Central Boulevard Park in Adamstown**, this new part will provide another new park for the community in Adamstown and will link the completed station plaza with the completed Airlie Park. The programme is to submit the planning application this September for determination.
- A tender process for Phase 3 of the **Teen Space Programme** is now progressing. Significant funding is in place for this programme including extra provision for accessibility upgrades to existing facilities.
- Engagement has commenced to finalise the design for the **Whitechurch Sports Facility** at Scoil Mhuire and permission has now been received from the landowner to proceed with a Part 8 planning application once the final design is agreed.
- An update on the proposed revised **Pavilions Programme** is presented separately on the agenda for today's Council meeting.
- Consultants have been engaged to manage delivery of the Part 8 approved **all-weather pitch at Belgard Community Centre** on behalf of the board of management. The site specification and cost plan are now being reviewed before proceeding to tender.
- Works on **Orchard Lodge Age Friendly Centre** will now complete this month following unforeseen delays due to utility issues.
- The new **Balgaddy Community Centre**, which is under construction along with the adjoining new social housing development is scheduled for completion Q3 of this year.
- The **Tymon Park Intergenerational Centre** remains under construction with completion and handover expected early in 2025.
- The revised planning application for **Citywest Creche and Community Facility** will be submitted by the developer following the signing of a Memorandum of Understanding with the Council later this month under which this project is expected to be delivered within 24 months.
- The **community centre at Kilcarbery** is expected to start construction later this year to be completed in conjunction with the final phase of the development next year while the proposed

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community and sports facility at Killinarden Foothills will commence with the first phase of the associated housing project.

- The extension to the **Park Community Centre** will proceed to Part 8 public consultation in Q3 of this year, while plans for the proposed extension to **Newcastle Community Centre** are still subject of discussions with the private developer and local board of management.
- Finally, the plans for an extension to **Ballyroan Community Centre** will progress to Part 8 once a land boundary issue is resolved.



Colm Ward
Chief Executive