

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th October 2024

HEADED ITEM NO. 8 (b)

Progress Report on Capital Projects

Mayor & Councillors,

Our capital works programmes continue to expand as a range of projects continue to progress, the scale of which is best illustrated in the increasing level of capital expenditure being undertaken. For the period January to August 2024, our total capital expenditure was in excess of €274 million, representing a €172 million increase on expenditure for the comparative period in 2023. Our year-on-year expenditure on housing provision and upgrade has more than doubled to just short of €188 million while our expenditure on infrastructure, community and recreation facilities have also all each seen increases of 100% or more in the same period, all of which means we are likely to exceed the €525 million projected capital expenditure for 2024 that was outlined in the Three-Year Capital Programme 2024-2026. Indeed, the projected level of expenditure for this year will exceed the entirety of our capital programme outturn (€437.5 million) for the period 2021-2023.

While there have been significant inflationary pressures for capital contracts over the last couple of years, some of our most recent tenders are signalling that this is beginning to ease somewhat but, with practically full employment in the economy, ensuring that we have the staff and contractor resources in place to manage and deliver a capital programme of such increasing scale and complexity is one of the biggest challenges we face in continuing to deliver on our ambitious programme of investment in the future of the County.

Housing Delivery



New developments (l-r) at Fonthill (Traveller accommodation), New Nangor (social housing) & Canal Extension (social & affordable)

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Delivery of new social and affordable housing under our Housing Delivery Action Plan remains our highest priority. We remain on track to exceed the social housing delivery target set for us in 2024 under Housing for All. The social housing developments at New Nangor Road, Balgaddy, Lindisfarne and Homeville will see a total 197 new social homes ready for allocation by the end of the year and 37 further social homes are due for completion in Kilcarbery in the next three months, adding to a similar number already delivered this year. Also of note is the completion last month of seven new Traveller group homes at Fonthill. A range of additional Part V and AHB developments are also due for completion throughout the remainder of the year, meaning that **at least 750 new build social homes are expected to be completed in South Dublin in 2024** along with 210 social homes that have also been delivered under long-term lease arrangements this year.

In relation to new **age friendly housing developments**, construction commenced at St. Aongus' Green in August and contractors are also preparing for site commencement at Pearse Brothers Park and St. Ronan's Crescent with start-dates scheduled for the coming weeks.

Proposed developments under the **Section 179A of the Planning and Development Act 2000** temporary planning exemption are progressing with plans published for seven sites to date, namely Rossfield, Deansrath/Melrose, Kilcarbery 2, Sarsfield Park, Alpine Heights, Castlefield and Kishogue Park. These projects are currently required to commence by the end of 2024 to avail of the temporary derogation and, while tenders are progressing for each, site starts are contingent on various factors including availability of consultants for design, environmental, ecological screening, contractor resourcing etc. and in one case a legal challenge. The next tranche of proposed developments at Stocking Lane, Oldcastle Park, and Owendoher Haven will progress to planning stages later this year.

Mixed-Tenure Sites

In **Clonburris SDZ**, construction of 116 social and affordable homes is ongoing at the Canal Extension site which is expected to be complete and ready for occupation by mid-2025. The final stage of the tender process for construction of 266 social, affordable, and cost rental homes at Kishogue is ongoing, with site commencement now projected for December 2024. The report on Part 8 public consultation for 118 social homes on the PPP site adjacent to Lynch's Park, managed by Dublin City Council under a Section 85 agreement, will be brought to the November Council meeting. Proposals for over 1,200 social and affordable homes across the next three phases of Council-owned land in the SDZ will also be presented at the Council meeting prior to the submission of a Part 10 planning application to An Bord Pleanála (ABP) in December. In accordance with section 175 of the Planning and Development Act, 2001 and Part 10 of the Planning and Development Regulations 2021 as amended, ABP is the consent authority for certain developments including those over a threshold of 500 homes and there will be a period of 6 weeks from date of lodgement to make observations to the Board on the application.

Delivery continues in the **Kilcarbery** Grange joint venture mixed tenure development in which the fourth and final original phase will be completed mid-to late next year. Planning compliances and site enabling works are underway to commence construction later this year on the **Killinarden Foothills** development that will ultimately deliver 620 social, affordable, and private homes.

We are at the early stages of detailed development of the planning scheme for the proposed social, affordable and Traveller accommodation development at **Rathcoole** and advice may change as the project progresses but, at this juncture, given the ecological considerations relating to the site and local area, it is likely that a full Environmental Impact Statement will be required to ensure the proper and sustainable development of the site. Therefore, that will bring the

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development within the scope of Part 10 Regulations referenced earlier, also necessitating an application directly to ABP and detailed proposals will be brought to a Council meeting in mid-2025 for input from the Members in advance of any such application.

The fourth and final original phase of the **Kilcarbery joint venture development** will be complete next year while planning compliances and site enabling works are underway to facilitate the commencement of construction before the end of the year on the **Killinarden Foothills** which will deliver 620 social, affordable, and private homes.

In relation to affordable homes, to date this year 46 affordable purchase dwellings have been offered for sale by the Council so far and the LDA and AHBs have also been supported to bring 515 cost rental homes to the market in South Dublin.



Cost Rental Development at Belgard

Our own-build cost rental development at Belgard, delivering 133 apartments, will be close to completion by year end. We hope to have additional Part V affordable purchase opportunities launching later in the year and application processes will also commence early in 2025 for 130 affordable purchase homes across the Canal Extension in Clonburris and the “Kilcarbery 2” site (subject to s.183 approval by the Elected Members) and we continue to explore potential additional affordable purchase and cost rental homes, including in partnership with AHBs and the Land Development Agency (LDA).

Our programme of **Tenant In-Situ Acquisitions** to prevent homelessness continues with 122 properties purchased to date, a further 104 at sale agreed/at conveyancing and 42 properties at valuation/negotiation stage with a view to purchasing. Another 111 properties are also at various stages of due diligence and pre-purchase checks. Despite assigning additional resources to this area, the processes involved have been lengthier than expected due to the complexity of some cases and indeed pursuing another 286 properties offered which have unfortunately not proceeded to acquisition (due variously to offers of alternative accommodation having been made, properties not being suitable, tenants no longer being in-situ or miscellaneous other reasons).

The **Vacant Property Refurbishment Grant** continues to see good levels of activity with 128 applications received proposing to refurbish vacant and derelict houses into permanent homes as follows:

Do you want to buy your first home in Kilcarbery?

3 bed homes are now available for private sale in Kilcarbery Grange, Dublin 22, under South Dublin County Council's affordable purchase scheme.

These A-rated homes are available to eligible buyers at prices below full market rates. Information on Affordable Housing and full details of the scheme are available by scanning the QR code below or visiting www.sdcc.ie

ONLINE

The portal will open for online applications at 12noon on Friday 11th October and will close at 4pm on Friday 1st November 2024.

Scan here for details

Riailtas na hÉireann Government of Ireland Housing for All A new Housing Plan for Ireland

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Vacant Homes Grants	No.
Grants Paid	25
Final Approval stage	7
Approved/Approved in Principle	64
Applications with Law	10
Further information requested	6
Declined applications	6
Withdrawn applications	10

Roads, Infrastructure and Public Realm

Works on the second phase of the new **Southern Link Street in Clonburris SDZ** started in February with a 24-month construction programme due for completion in early 2026, while pre-planning design work on the 2.5km new **Northern Link Street** is ongoing with a planning application expected to be submitted by the end of this year.



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

Phase 2 of the **Grange Castle West Access Road** is on schedule to be completed in December and works on the **Airton Road extension** which incorporates infrastructure to facilitate expansion of the district heating network are on schedule to be finished by mid-2025.

The **Lucan Village Enhancement Scheme** has now commenced following what was a protracted procurement process and works which include significant public realm enhancements to Lucan Village Green, Lucan Promenade and the Demesne Park entrance as well as a new car park at Lucan Demesne will take about 12 months to complete. In addition, repairs to the **boundary wall of Lucan House** will commence this month with completion of these works expected by March 2025. The **Rosemount District Centre** started in August with a six-month construction programme and detailed design is underway for the **Bawnogue District Centre** enhancement, likely to be followed by contractor procurement starting before year end to get works on site in Q2 2025. A further round of informal public consultation will launch in December to explore preferred potential enhancements to **Clondalkin Village** under the new Local Area Plan.

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Contract signing for Lucan Village Public Realm Enhancement Scheme

Design work on both the traffic flow strategy and strategic landscape improvements for the central section of the **N81 at Tallaght** will commence later this month and the artwork at the Glenview roundabout will be installed next month.

Active Travel & Climate Action

Construction commenced on the 12-month build programme for Phase 5 of the **Dodder Greenway Walking and Cycling Scheme** in August, while contractors have now been appointed for construction of both Phase 1a of the **Grand Canal to Lucan Urban Greenway** (Canal to N4) and the **Grand Canal Greenway** (Hazelhatch to 12th Lock), with works expected to start next month and be complete in summer 2025.

In relation to other active travel schemes:

- Detailed design on the **Wellington Road** scheme is progressing and works on the Whitehall Road trial will commence on site early in 2025.
- Phase 2 of the 11km **National Pathfinder project D24 Neighbourhood** active travel scheme (east of Old Bawn Road) is progressing well since starting in June and is due to be completed in June 2025, with works outside schools prioritised during the summer break and largely complete.
- A contractor has been procured for the **Castletymon Road** improved active travel works (north of the District Centre - Scoil Íosa to Greenhills Road) with works likely to start next month, while procurement for the appointment of consultants is currently being concluded for the recently Part 8 approved works to **Castletymon Road South**.
- Public consultation on **Templeville Road Phase 2** was completed in May and has now progressed to detailed design, while design work is also ongoing for the Old Bawn to Ballyboden, Glendown Road, Belgard Road and the Cookstown Road schemes.
- **Safe Routes to School** projects have recently been completed at **St Dominic's N.S.**, Tallaght, **Scoil Maelruain**, Tallaght and **Pius X schools** off Templeville Road. These works were completed during the summer months to minimise disruption, and we are now examining our next potential projects under this programme.

In relation to Flood Alleviation Schemes, the **River Poddle scheme** (www.poddlefas.ie) is progressing well with works ongoing in Tymon Park since April 2024 and due to complete by Q3 2025 with embankment, ICW & Flow Control Structure works continuing and nearing completion.

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The Wainsfort/Whitehall section of works will start this month with installation of the site compound and haulage route from Templeville Road.

Works are also progressing across various stages of the **Whitechurch Scheme** (www.whitechurchfas.ie) with St. Enda's Park works and Willbrook-St. Gaten's Court substantially completed and to be followed by landscaping. In addition, the required foul sewer diversion to allow completion of defence wall at St. Gaten's Court to St. Enda's Drive has been completed and works at 1-5 Whitechurch Stream are 50% complete. The **River Camac FAS** (www.camacfas.ie) is at preliminary design stage with public engagement to determine preferred

option by Q4 2024 followed by planning process.



Integrated Constructed Wetland at Tymon Park pictured in September & (inset) the same location in July

The four Dublin local authorities with the assistance of Codema (Dublin's Energy Agency) are progressing energy upgrade and decarbonisation works to council owned properties under **DeliverEE/Pathfinder Funded Projects**. The final stage of the tender process for **Energy Performance Contracts** for the six Council buildings with the highest energy use should commence this month to facilitate contractor appointments in Q1 2025. Additional energy works, typically consisting of fabric upgrades, PV panel installation, lighting upgrades, heating system improvements and heat pump installation are also currently being designed and tendered for ten more Council buildings, including libraries, community centres and depots.

The tender process for Dublin-wide installation and operation of **EV Charging Infrastructure** is now complete for installation of an initial 50 fast-charging EV points to units, 14 of which are in South Dublin County. The first of these sites are expected to be operational by-mid 2025 with all initial sites completed by the end of next year and we are currently examining a significant number of potential sites to subsequently add to this network.



Deputy Mayor at EV Charging Infrastructure Launch

Energy Efficiency Housing Works continue under both the national Energy Efficiency Retrofit Programme (EERP) and our own Windows and Doors Programme. The Department of Housing, Local Government and Heritage allocated €2.82m funding with a target of 83 properties to be completed in 2024. The current status of works under the EERP programme is as follows:

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LEA	Pre-Tender Stage	Tender Stage	Contractor Stage	Complete	Total
Tallaght South	0	0	0	82	82
Tallaght Central	55	0	0	22	77
Firhouse Bohernabreena	0	0	0	55	55
Rathfarnham Templeogue	0	0	0	12	12
Clondalkin	0	0	45	18	63
Palmerstown Fonthill	42	0	15	58	115
Lucan	0	0	0	16	16
Total	97	0	60	263	420

In addition, overall progress to date on the **Windows & Doors Programme** is outlined in the following table:

LEA	Pre-Tender Stage	Tender Stage	Contractor Stage	Complete	Total
Tallaght South	2	44	129	205	378
Tallaght Central	0	7	26	45	78
Firhouse Bohernabreena	0	0	10	15	25
Rathfarnham Templeogue	0	0	32	10	42
Clondalkin	0	26	2	55	83
Palmerstown Fonthill	0	27	0	63	90
Lucan	0	5	0	7	12
Total	2	109	199	400	708

Tourism, Enterprise, Recreation and Community Projects

It was great to finally see commencement last month of some of the intended works under our **Hellfire Project** in the Dublin Mountains, with important conservation work underway in Massy's Woods, soon to be followed by trail enhancements. Unfortunately, tree felling licence appeals are ongoing, delaying site clearance for the visitor centre and car park works, but we will work through the required processes to get those next key aspects of the project moving forward.



The Mayor with reps from SDCC, Coillte, Dublin Mountains Partnership and project consultants pictured in Massy's Wood at the start of conservation works there as part of the Hellfire Project

Specialist consultants are due to be appointed this month to manage local engagement and to assist us in determining the optimal future use of **Lucan House**, and in the meantime, we will finalise arrangements for ongoing public access to Parco Italia and the wider grounds of the demesne.

Following significant engagement locally on proposals for **Rathfarnham Castle Stables** development, a report will now be brought to relevant Area Committee to discuss potential next steps for the project. Detailed design work continues for the **Tallaght Heritage Centre** after which an updated cost estimate will be assessed prior to potentially commencing contractor procurement later this year.

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A design consultant has been appointed to work on the multi-media studio phase of the **12th Lock Masterplan** and the tender process for the procurement of the studio operator there is currently underway while we are also examining detailed costings for the range of additional cultural, community and enterprise elements of the masterplan.

Work continues at **Lucan Leisure Campus** with significant progress on electrical and external works, along with gym, reception and fitness studio areas as additional sub-contractors have returned to site. Completion of the building remains a challenge for key items such as the main pool hall, wet changing areas and commissioning of the mechanical and electrical installations, so we will examine how to facilitate earliest access for the operator to begin preparations for operational opening in phases as soon as possible in conjunction with the childcare and boxing facilities in the original building while we continue to intensively engage with the contractor for overall project completion.



Aerial view of works at Killinarden Park

At **Killinarden Park**, entrances, paths, and most of the planting have been completed and work is now finishing on the recreational facilities with an official opening likely next month. The pitches have been levelled and are in establishment stage, required before match play can re-commence on them in late 2025. The **Corkagh Park** works including a new café, hub-zone, fairy woodland trail, tree planting, biodiversity features and entrance and car park upgrades are expected to be completed in early 2025, followed by café fit out and opening.

Construction on the **Citywest Library** is expected to commence before the year end while the updated proposals for delivery of **Adamstown Library** as part of the Civic Building in the SDZ are being finalised by the landowner and details including the proposed delivery programme then be communicated to Members.

The board of management for **Orchard Lane Age Friendly Centre** are scheduled to finally take occupancy of the centre this month while the **Balgaddy Community Centre** will be completed in November. The **Tymon Park Intergenerational Centre** remains under construction with completion and handover expected February 2025, followed by fit out of the coffee shop / meeting room area and the tender process for a centre operator starts this month also.



Works progressing at Tymon Intergenerational Centre

Major upgrade works to **Quarryvale Community & Youth Centre**, supported by POBAL, are underway, while construction of the **community centre at Kilcarbery** is expected to start construction later this year to be completed in conjunction with the final phase of the

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development next year and the proposed community and sports facility at **Killinarden Foothills** will commence with the first phase of the associated housing development.

Agreement is in place with a private developer to deliver the **Citywest Creche and Community Centre** with a revised planning application to be finalised in the coming weeks as part of a 24-month delivery programme. Plans for the **Whitechurch Sports Facility** at Scoil Mhuire, extensions to both **Ballyroan Community Centre** and **The Park Community Centre**, as well the upgrade/glamping extension of **Camac Valley Caravan and Camping Park** are all currently expected to go to Part 8 public consultation before end of the year but unfortunately, the proposed extension to **Newcastle Community Centre** has not yet progressed to planning as local issues remain to be resolved.



Aerial view of progress at Jobstown Park with completed BMX pump track to the foreground

In relation to **Jobstown Park**, most elements including the pump track and path surfacing are complete, playground excavation etc. are complete, the outdoor gym is currently being installed while the dog park and entrance walls will be complete by next month.

Similarly, **Quarryvale Park** which includes new pathways, seating, a playground and teen space, boundary enhancements, and various biodiversity improvements, is on track for practical completion before year end.

The walking/cycling routes, play facilities, teenspace, pitches, MUGA and planting works at **St. Cuthbert's Park** which commenced in June is currently on schedule to be finished by February 2025. Tenders are currently being assessed for the next phase of works at **Kiltipper Park** with a site start expected next month while a planning application has now been submitted for the developer-led **Central Boulevard Park in Adamstown SDZ** which, subject to permission being granted will see construction potentially commencing late next year on this €3.7 million, URDF funded project.

The **Teen Space Programme** is progressing with works currently underway at St. Cuthbert's Park and tenders underway or imminent for Carrigmore Park, Rathcoole Park, Clondalkin Park, Griffeen Park Lucan (northern section), Sean Walsh Park, Dodder Valley Park (western section) and Whitechurch. The full programme is expected to be completed by mid-2025. The enhanced **Pavilions Programme** is progressing with environmental and flood risk surveys and reports completed at all new sites proposed. Required Part 8 public consultations are to progress during October and November 2024 and the first new modular pavilions are expected to be installed at Griffeen and Corkagh in March 2025.


We expect to engage with Councillors before the end of the year on site selection for delivery of the **all-weather pitch network** across the County following completion of our feasibility studies and analysis. Frameworks are now in place for the necessary environmental and flood risk assessments so once locations are confirmed we can progress surveys and design work to bring proposals to Part 8 public consultation during 2025. In the meantime, the tender for the delivery

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of the all-weather pitch at Belgard Community Centre has been completed and a contractor will be appointed this month for a 12-week programme to deliver that facility.

As Members will appreciate, the updates above represent the current position of projects across our capital programme, notwithstanding potential procurement, site commencement or other project management challenges which may arise, and which will be advised to Area Committees where required. We are also currently preparing the new Three-Year Capital Programme 2025-2027 which will be presented to Council later in the year.

Yours sincerely,



Colm Ward
Chief Executive

7th October 2024