

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 9<sup>th</sup> December 2024**

**HEADED ITEM NO. 8 (b.)**

**Progress Report on Capital Projects**

Mayor & Councillors,

As you are no doubt aware, we continue to progress a broad range of projects across all capital programme areas, providing key new infrastructure to support increased housing delivery and economic development, progressing various climate adaptation and mitigation projects, and enhancing the community and recreational facilities and amenities across the County. To date in 2024 we have overseen expenditure of €415million on our capital programme, representing a year-on-year increase of over €246 million or 147% on the same period last year.

At this Council meeting, plans for our capital programme for the next three years are also being separately outlined, proposing a continuing level of investment and ambition to support the realisation of our vision of creating opportunity for all in South Dublin. The programme proposes continuing investment across housing, economic development, tourism, infrastructure, community, and recreational programme areas totalling some €1.7466 billion, comprising the continuation of many of the projects outlined below, expansion of existing initiatives and some additional new projects.

**Completions**



Official Opening of the Newly Redeveloped Killinarden Park

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We have completed several significant projects this year, with the most recent being the **redevelopment of Killinarden Park** which was officially opened by the Mayor on 27th November. It is a wonderfully enhanced amenity for the people of Killinarden and beyond, comprising upgraded entrances, a lit walking and cycling route and other new accessible routes through the park as well as new play spaces, exercise areas, a skate ramp, a multi-use games area and major upgrades of existing grass pitches, as well as extensive tree and shrub planting throughout the park. In addition, this month will also see the completion of the **neighbourhood park works at Jobstown**, including the BMX pump track, upgraded entrances, an outdoor workout/calisthenics area, a teen space, a natural playground, and planting of over 300 new trees. These projects, along with the Whitestown Stream development completed earlier this year represent investment of almost €12 million in facilities for West Tallaght. Our public realm, community and sports teams are working with residents and clubs to provide a range of programmes and activities to encourage local use and ownership of these facilities. Elsewhere this month, the **Balgaddy Community Centre** will also be completed, providing much needed community infrastructure for local residents and groups there, while Phase 2 of the **Grange Castle West Access Road** is also on schedule to be substantially completed by year end.

### Housing Delivery

In terms of housing delivery, we have had expenditure of €284.5m so far this year on housing capital projects, reflecting the priority of our **Housing Delivery Action Plan**. We are currently projecting at least 715 social homes being delivered this year, along with 210 social homes that have been delivered under long-term lease arrangements. Over 200 new social homes at Nangor Road, Balgaddy, Lindisfarne and Kilcarbery under our own build programme will be ready for allocation by the end of the year. Approved Housing Bodies (AHB) have again contributed significant numbers of new social homes with projects at Airton Road, Foxwood Barn and Seven Mills of particular note among projects that will complete this year, along with Part V homes at various locations. Some additional AHB homes may also be completed in the remaining weeks of this year, but contractor delays with our own Homeville development more than likely mean those homes will not be ready for allocation until the new year. For 2025, our current pipeline projects that in the region of 800 new build social homes can be delivered in the County next year across the various delivery streams including our own build programme, AHBs, Part V and turnkey.



Completed Development of Social Homes at New Nangor Road

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In relation to new **age friendly housing developments**, construction commenced at St. Aongus' Green in August and contractors are also scheduled begin on site at St. Ronan's Crescent in the coming weeks. Unfortunately, the start of work at Pearse Brothers Park has been delayed by obstruction from some local residents and we are considering appropriate legal action in that regard. Proposed developments **under the Section 179A of the Planning and Development Act 2000 temporary planning exemption** are progressing with arrangements being made for commencement of the projects at Rossfield, Deansrath/Melrose, Kilcarbery 2, Sarsfield Park, Alpine Heights and Kishogue Park before the end of this year as required under the exemption, but the proposed development at Castlefield is currently the subject of legal proceedings delaying its commencement. The next tranche of proposed developments at Stocking Lane, Oldcastle Park, and Owendoher Haven will progress to planning stages under the new temporary planning exemption provided under the Planning and Development Act 2024 once the relevant section of the new Act is commenced.

54 affordable purchase homes have been offered for sale so far this year while our **cost rental development at Belgard** comprising 133 apartments will be at substantial completion this side of Christmas and will be offered for rent in the new year once we finalise management arrangements. The **Kilcarbery Grange** joint venture mixed tenure development in which the fourth and final original phase will be completed mid-to late next year which will include a small number of new affordable purchase opportunities in addition to 70 further affordable purchase homes in the adjacent **Kilcarbery 2 site**, which begin phased completion from August next year.

In **Clonburris SDZ**, construction of 116 social and affordable homes is ongoing at the Canal Extension site, with overall project completion expected by November 2025. However, with phased delivery of the scheme. Some homes will be complete by mid-2025, so we will launch sales processes for affordable purchase homes there early in the new year. Tenders for construction of 266 social, affordable, and cost rental homes at Kishogue are currently under assessment, with site commencement now projected for January 2025. Draft plans for approximately 1,270 social and affordable homes are being finalised ahead of the Part 10 application being submitted to An Bord Pleanála next month. We are also now progressing draft plans for the proposed competitive dialogue process for Kishogue Urban Centre which has capacity to deliver about 650 new social, affordable, and cost-rental homes while the Part 8 approved proposed PPP site for 118 social homes adjacent to Lynch's Lane has been moved to Bundle 6 of the programme by the PPP project board. This is to mitigate risk by aligning with the programme for the North Link Street, but this means that we are now looking at a site start around January 2027 for that development.

Planning compliances and site enabling works are underway to finally commence construction this month on the **Killinarden Foothills** development that will deliver 620 social, affordable, and private homes and we will provide an update to Members on the delivery schedule for the project, along with the pricing of the affordable homes in the new year. Tenders are being assessed for the procurement of consultants to manage the proposed Part 10 planning application to An Bord Pleanála for the proposed social, affordable and Traveller accommodation **development at Rathcoole** and design proposals will be presented to Councillors for input in mid-2025 in advance of any such application.

**Tenant In-Situ Acquisitions** to prevent homelessness are continuing with 140 properties purchased to date, a further 98 at sale agreed/conveyancing and 39 properties at valuation/negotiation stage with a view to purchasing. Another 88 properties are also at various stages of due diligence and pre-purchase checks.

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140 applications have been received to refurbish vacant and derelict houses into permanent homes under the **Vacant Property Refurbishment Grant** with 120 progressing as follows:

Vacant Homes Grants	Number
Grants Paid	32
Final Approval stage	6
Approved/Approved in Principle	65
Applications with Law	11
Further information requested	6
Declined applications	8
Withdrawn applications	12

### **Roads, Infrastructure and Public Realm**

Works on the second phase of the new **Southern Link Street in Clonburris SDZ** are progressing well with completion scheduled in early 2026, while the planning application on the 2.5km new **Northern Link Street** has now been submitted. The **Airton Road extension** which incorporates infrastructure to facilitate expansion of the district heating network is progressing well and will be finished in mid-2025. Design work on both the traffic flow strategy and strategic landscape improvements for the **N81 at Tallaght** is now starting after the appointment of consultants for the project.

The **Lucan Village Enhancement Scheme** works are underway to deliver 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 and should be completed in autumn next year. Repair work to the **boundary wall of Lucan House** are progressing well but initial analysis of the rest of the wall indicates that significant additional works will also be required to support and repair other sections of the structure.



Proposed Works at Lucan Village Green

In relation to **District Enhancement Schemes**, works at Rosemount should be complete in February and contractor procurement for Bawnogue is underway with works likely to start in Spring 2025. A further round of local consultation will launch in December to explore potential enhancements to Clondalkin Village under the new Local Area Plan.

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### Active Travel & Climate Action

Construction is progressing well on Phase 5 of the **Dodder Greenway Walking and Cycling Scheme** which is due to be completed in August 2025. Contractors have been appointed and will commence works on Phase 1a of the **Grand Canal to Lucan Urban Greenway** (Canal to N4) in January 2025, while the works contract for the **Grand Canal Greenway** (Hazelhatch to 12<sup>th</sup> Lock) should be signed this month with this project expected to be completed by 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 should be completed in June 2025, while works on Killinenny Road will commence in February 2025.
- A contractor has been procured for the Castletymon Road (north of the District Centre - Scoil Íosa to Greenhills Road) with works to commence on site in January 2025 and consultants have been appointed to commence detailed design works for the Part 8 approved works to Castletymon Road South.
- Detailed design on Templeville Road Phase 2 and Glendown Road has commenced with the expectation that procurement for a contractor will begin in Q2 next year.
- Design work is also ongoing for the Old Bawn to Ballyboden, Belgard Road and the Cookstown Road schemes.

**Safe Routes to School (SRTS)** Round 3 projects have recently been announced by the National Transport Authority, with the following schools comprising the SRTS programme next year:

- Glenasmole National School
- Sacred Heart Senior National School
- Scoil Áine Naofa
- Scoil Naomh Áine
- St. Thomas' Junior National School Lucan
- St. Colmcille's Senior National School Knocklyon

Initial scoping and surveys will shortly be conducted by An Taisce to inform the works to be carried out at each school as we look to build on the successful completion of the programme to date.

In relation to Flood Alleviation Schemes:

- The **River Poddle scheme** ([www.poddlefas.ie](http://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. The Wainsfort/Whitehall section of works have also started with the 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](http://www.whitechurchfas.ie)) with St. Enda's Park works and Willbrook-St. Gaten's Court substantially completed, and the new footpath and landscaping installed. In addition, the required foul sewer diversion to allow completion of the defence wall at St. Gaten's Court to St. Enda's Drive has been completed. Works at 1-5 Whitechurch Stream are approximately 75% complete and works have also commenced on the 'Capri' site.
- The **River Camac FAS** ([www.camacfas.ie](http://www.camacfas.ie)) is at preliminary design stage with public engagement to determine the preferred option by Q1 2025 followed by planning process.

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

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**DeliverEE and SEAI Pathfinder Funded Projects.** The tender process for an **Energy Performance Contract** for the six Council buildings with the highest energy use, namely County Hall/County Library, Clondalkin Civic Offices, Tallaght Leisure Centre, Clondalkin Leisure Centre, Rua Red and the Civic Theatre, is ongoing with final stage of the pricing and project proposal to be issued to shortlisted tenderers in January 2025 and a contract award expected by April. Separate energy performance contract tenders are currently being finalised for installation of solar panels on Council-owned buildings, including libraries, community centres and depots, which will see installations commence on at least ten initial sites in 2025 with additional locations then to follow, along with phased roll-out of further decarbonising works on lighting and heating.

ePower, the four Dublin Local Authorities' partner for the delivery and operation of **Regional Electric Vehicle (EV) charging** are preparing to roll-out EV charging at 14 initial locations across South Dublin and we are examining further potential locations, with a view to seeing up to 30 sites become operational during 2025. Work has commenced on the first location in South Dublin at Rosemount as part of the district enhancement works, with the charging station there likely to go live around March next year.

**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 the EERP programme is as follows:

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	25	0	0	82	107
Tallaght Central	55	0	0	22	77
Firhouse Bohernabreena	0	0	0	55	55
Rathfarnham Templeogue	0	0	0	12	12
Clondalkin	2	0	8	55	65
Palmerstown Fonthill	39	0	15	58	112
Lucan	1	0	0	16	17
<b>Total</b>	<b>122</b>	<b>0</b>	<b>23</b>	<b>300</b>	<b>445</b>

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

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	2	44	96	250	390
Tallaght Central	0	7	13	58	78
Firhouse Bohernabreena	0	0	7	18	25
Rathfarnham Templeogue	0	0	15	27	42
Clondalkin	1	26	2	55	83
Palmerstown Fonthill	0	27	1	65	93
Lucan	0	5	4	7	16
<b>Total</b>	<b>3</b>	<b>109</b>	<b>138</b>	<b>480</b>	<b>727</b>

### **Tourism, Enterprise, Recreation and Community Projects**

Following the phased commencement of the **Hellfire Project in the Dublin Mountains**, all of the important conservation work at Massy's Woods is now complete, repairing and restoring the built heritage of the gardens at the former Killakee House with removal of encroaching ivy, invasive species and shrubs to access walls and arches. Additional works will shortly start on trails enhancements but unfortunately, tree felling licence appeals are ongoing, delaying site clearance

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for the visitor centre and car park works, but, as advised to you on an ongoing basis, we are committed to working through the required processes to get those next key aspects of the project moving forward.



Conservation Works at Massy's Woods

Stephen Foley Architects have been appointed to develop the masterplan for the future use of **Lucan House** and they will shortly begin local engagement to inform that process, while arrangements are also now in place for ongoing public access to Parco Italia and the wider grounds of the demesne. Following local consultation and consideration at the Area Committee, we are now processing plans for a Part 8 planning application at **Rathfarnham Castle Stables**. Detailed design work for the **Tallaght Heritage Centre** is complete and an assessment of updated projected costs will be undertaken prior to potential contractor procurement.

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 is currently underway while we are also examining costings for the additional cultural, community and enterprise elements of the masterplan.

Work continues at **Lucan Leisure Campus** with recent efforts focused on completing external works and gym and exercise studios in the new building to allow our operating partners to open that side of the facility from January, while Esker Boxing Club have now been provided with access to the pre-existing building to begin to move their equipment in. As those who made the site visit will have seen, completion of the pool area is still challenging primarily due to sub-contractor availability, but we are continuing to intensively manage the project and main contractor to achieve the earliest possible completion date for the pool.

Works at **Quarryvale Park** which include new pathways, seating, a playground and teen space, boundary enhancements, and various biodiversity improvements, are on track for practical completion before year end with an official opening planned for January. Both **Corkagh Park** works, which include a new café, hub-zone, fairy woodland trail, tree planting, biodiversity features and entrance and car park upgrades, and the **Tymon Park Intergenerational Centre** are both expected to be completed in early 2025, followed by appointment of operators and fit-out of the respective café areas after that.

The walking/cycling routes, play facilities, teenspace, pitches, MUGA and planting works at **St. Cuthbert's Park** are also on schedule to be finished by February, while last month saw the sod-turning for the next phase of works at **Kiltipper Park**, signalling the start of a nine month programme that will deliver new football and GAA pitches as well as a playground, footpath and pedestrian access upgrades, landscaping and hedgerow improvements and an extended carpark. The planning application for the developer-led **Central Boulevard Park in Adamstown SDZ** is due to be determined by 4<sup>th</sup> December and, if granted, should see construction commencing late next year on this URDF supported €3.7 million project.

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The contract for delivery of **Citywest Library** is expected to be signed before the year end, with construction works on site to follow shortly thereafter, while works will also commence in Q1 2025 on the new **Kilcarbery Community Centre**. We are still awaiting the revised planning application from the private developer who has agreed to deliver the **Citywest Creche and Community Centre**, but in the meantime a facility in Citywest Quarter has been proposed as a youth facility and we have provided funding in the 2025 Budget for fit-out of that. A planning application for the development of **Adamstown Library/Enterprise Centre** is also expected to be lodged in March 2025.

Plans for the **Whitechurch Sports Facility** and extensions to **Ballyroan and The Park Community Centres** will now go to Part 8 public consultation early in the new year along with proposals for the upgrade and glamping extension to **Camac Valley Caravan and Camping Park** but unfortunately, the proposed extension to **Newcastle Community Centre** has still not progressed to the planning stage as local issues remain to be resolved.

The **Teen Space Programme** continues with works currently underway at St. Cuthbert's Park and tender processes 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. While the full programme is expected to be completed by mid-2025, the market for appropriate contractors appears to be limited at present which may impact on this timeline.

Analysis of sites considered for delivery of an **all-weather pitch in the east of the County** will be presented to local Councillors this month following engagement with clubs and completion of our feasibility studies, with a formal presentation to the local Area Committee next month, while work has started on the **all-weather pitch at Belgard Community Centre** in partnership with the board of management, which is expected to be finished by February.

With Part 8 approval now in place for the majority of proposed locations in the expanded **Pavilions Programme** and the Part 8 planning application for the remaining proposed location at Tymon Park to be considered by the Members at the December Council Meeting, the first new modular pavilions are expected to be installed at Griffeen and Corkagh in March 2025, with other locations being delivered sequentially throughout 2025.

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.

Yours sincerely,



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**Colm Ward**  
Chief Executive