

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th April 2025

HEADED ITEM NO. 9 (d)

Progress Report on Capital Projects

Mayor & Councillors,

Since the previous update on our capital programme in December, various projects of significance have been completed, most notably the major **social housing developments at Nangor Road and Balgaddy** (which also includes a new community centre) and which are in the process of being allocated, as well as our first **cost rental development at Belgard** which is being named Innovation Square apartments and which will shortly be advertised for letting. We have also completed the notable redevelopments of **neighbourhood parks at Jobstown and Quarryvale**, both of which have been very well received by the local community, bringing much needed boundary enhancements, additional walkways, planting, play and exercise facilities to each park.



New social housing developments schemes at Nangor Road (l) and Balgaddy (r)

In addition, we have also finished the reinstatement of the **boundary wall at Lucan House** together with associated footpath and road repairs, while redevelopment work at Quarryvale Community Centre is also complete.

Provisional figures show capital expenditure for the first quarter of this year, at €56.5 million when adjusted for the development levy waiver. While we continue to focus on a range of projects across all capital programme areas, providing infrastructure to support housing delivery and economic development, progressing various climate action projects, as well as enhancing community and recreational facilities and amenities in the county, expenditure is approximately 23% down on the

same period last year, primarily due to completion of the Belgard cost rental development and a reduction in AHB CALF expenditure. However, we are also now carrying costs approaching €75 million relating to cost rental and affordable purchase developments that are completed or under construction. While some funding has to be recouped for these schemes from the DHLGH Affordable Housing Fund, this expenditure will mainly be recouped from sales and rental income, and it is important that councillors understand the scale of financial exposure and the inherent risk involved as we expand our affordable housing programme.



Launch of redevelopment works at Quarryvale Park



Completed repair of boundary wall of Lucan House

Housing Delivery

Progress under our **Housing Delivery Action Plan** (HDAP) 2022-2026 was maintained in 2024 with a final output of 774 new social homes, meaning that since the HDAP commenced a total of 1,815 new-build social homes have been delivered in the county. Our social housing delivery target for 2025 is 772 new homes and our current projections suggest we are again on track to achieve or even possibly exceed this figure across the various delivery streams, including our own build programme along with Part V and Approved Housing Bodies.

As mentioned earlier, construction of **Innovation Square**, our first standalone cost rental development at Belgard, has now been completed and we are finalising cost rental designation and management arrangements to allow advertising and tenanting of these homes will commence in the coming weeks.

Construction at our joint venture project in **Kilcarbery Grange** continues with three phases now complete, having delivered 261 social, 74 cost rental and 50 affordable homes to date. Phase 4 is well underway and due to complete by Q3 2025 while works have also commenced on 88 social and affordable homes at the recently approved fifth phase of the site, with delivery of those homes expected to start from September 2025.

Within **Clonburris SDZ**, the 116 social and affordable homes at Canal Bank are due for completion by November while preliminary works are ongoing for the Part 8 approved development of 266 social, affordable, and cost rental homes at Kishogue in advance of the main contractor starting works, most likely in June. Our Part 10 planning application for 1,270 new social and affordable homes across three further phases of development on our lands in Clonburris will be submitted to An Bord Pleanála this month and we are also finalising a tender that will issue in the coming weeks to procure a development partner for a further 650 social, affordable, and cost rental homes in the Kishogue urban district centre.



Social and affordable housing development at Canal Bank in Clonburris SDZ

Enabling and site preparation works for **Killinarden Foothills** development commenced on-site in December 2024, and we now expect the development agreement for this mixed-tenure development of 620 social, affordable, and private homes to be signed off this month, allowing full construction to commence on site next month subject to our partner finalising funding arrangements.

An architect-led external design team is working on detailed design for the **Rathcoole** lands to bring this project to the stage of submitting a Part 10 planning application to An Bord Pleanála later this year and final proposals will be presented to councillors for input in mid-2025 in advance of any such application. In addition, a site masterplan comprising Traveller, social and affordable accommodation at **Oldcastle Park** will be presented to the local area committee by September at the latest.

Social Housing

The current status of approved Part 8/Section 179A social housing projects are as follows:

Project	Number	Update	Projected Completion
Homeville	16	On-site	May 2025
St Aongus Green (AF)	12	On-site	Oct 2025
Sarsfield Avenue (AF)	5	On-site	Q4 2025
St Ronan's Crescent (AF)	9	Due to commence this month.	Q2 2026
Pearse Brothers Park (AF)	10	Contractor appointed but works delayed by obstruction from local residents which is now subject of legal proceedings	Q2 2026
Kilcarbery Phase 5	88	On-site	Q2 2026
Alpine Heights (AF)	13	Enabling works complete and contractor appointment progressing	Q2 2026
Rossfield Avenue	16	Enabling works complete and contractor appointment progressing	Q3 2026
Deansrath / Melrose (AF)	27	Enabling works complete and contractor appointment progressing	Q4 2026

Note: AF denotes new age-friendly housing developments

Affordable Purchase Homes

This year will see an uplift in the number of affordable purchase homes being made available for sale. Next month, we will launch 60 homes for sale at Canal Bank and these will be followed to the market by 70 homes in Kilcarbery. Part V agreement has been reached with a developer for 25 homes in Keeper's Lock in Clonburris and we have agreement with a developer for direct sale of 32 homes at Mill Road, Saggart, with homes in both of these developments being made available to eligible affordable purchase applicants in the second half of the year.

Traveller Accommodation Programme 2025-29

Two **new group housing schemes at Adamstown and Newcastle**, each comprising six homes and being delivered through Part V agreements, are scheduled for handover to the council in Q3 and Q4 of this year, respectively. It is planned to allocate these homes through a choice-based letting process conducted by the Traveller Accommodation Unit. Preparatory works are being finalised for a temporary site to facilitate relocation of existing residents this summer to allow construction works to commence for their **new 15 group home development at Kishogue Park**, for which some enabling works have already been undertaken. Proposals for the redevelopment of **Owendohar Haven** will be presented to the local area committee next month, while Traveller accommodation proposals within the **Oldcastle Park** plan will also be discussed at an upcoming local area committee. Both of these projects have involved considerable and ongoing consultation with residents and while there are many points of agreement there is a lack of consensus on the overall proposals. However, these developments simply have to be progressed at this stage to ensure the provision of new, high-quality accommodation for the residents and we will be pressing ahead with proposals after input from the respective local area committees.

Acquisitions

We have very recently been allocated €25 million from DHLGH for acquisitions in 2025 with revised criteria for acquisitions to focus on the following priorities:

- Tenancy sustainment / tenant in-situ acquisitions
- Older persons and persons with a disability
- Exits from homeless services and
- Buy and renew acquisitions which tackle vacancy.

We will now review current and potential commitments for acquisitions to determine our remaining scope to support acquisitions this year in line with DHLGH criteria, funding, and guidance, given that we have 58 properties currently at sale agreed/conveyancing that we are committed to and another 78 potential acquisitions that are at various stages of due diligence in the purchase process and which will have to be examined in the context of the DHLGH funding and criteria

Vacant Property Refurbishment Grant

A total of 172 applications have been received to date with 44 grants paid out to date for the refurbishment of vacant and derelict houses into permanent homes and another 75 applications approved.

Vacant Homes Grants	Number
Grants Paid	44
Final Approval stage	8
Approved/Approved in Principle	75
Applications with Law	13
Further information requested	11
Declined applications	8

Roads, Infrastructure and Public Realm**Southern Link Street construction at Clonburris SDZ**

Works on the second phase of the new **Southern Link Street in Clonburris SDZ** are progressing well with utility works, drainage, paving, and footpaths continuing to the east and west of the R136. Completion of the project is scheduled for early 2026. Planning permission for the new 2.5km **Clonburris Northern Link Street** and associated infrastructure was granted in February and a planning application will also be made this quarter for parks proposed in the southern section of Clonburris SDZ, namely **Griffeen Valley Park Extension, Na Cluáinte Park South, and Canal Park South**.

The **Airton Road extension**, which incorporates infrastructure to facilitate expansion of the district heating network, is on track to be finished in July while design work has now started on both the traffic flow strategy and strategic landscape improvements for the **N81 at Tallaght** following the appointment of consultants.

The **Lucan Village Enhancement Scheme** works which will deliver significant public realm enhancements to Lucan Village Green, Lucan Promenade, and the Demesne Park entrance are progressing well and should conclude in autumn. The **new car park at Lucan Demesne** has been completed and cleaning and painting work on the **Lucan Liffey Bridge** is also scheduled to be carried out during the summer months. In relation to **District Enhancement Schemes**, works at Rosemount will be completed this month which will also see the start of works at Bawnogue.

A tender will be advertised in May for the Part 8 approved **Mechanical Services Depot in Palmerstown**, and subject to that process being successful a start on site in July is likely for what will be approximately a 14-month construction programme.

Active Travel & Climate Action

Some major active travel projects are progressing including:

- The **Hazelhatch to 12th Lock section of the Grand Canal Greenway** is expected to be completed this summer.

- Phase 5 of the **Dodder Greenway Walking and Cycling Scheme** is due to be completed in August.
- Contractors have commenced works on **Phase 1a** of the **Grand Canal to Lucan Urban Greenway** (Canal to N4) which should be finished by November.
- A non-statutory consultation has just finished on potential amendments to the **boardwalk section** in a subsequent phase of **Grand Canal to Lucan Urban Greenway** for which an update will be brought to the local area committee before determining the next steps on this aspect of the project.

In relation to **other active travel schemes**:

- Detailed design on the Wellington Road scheme is ongoing and the procurement for the works on the Whitehall Road trial scheme will commence in April.
- Phase 2 of the D24 neighbourhood active travel scheme (east of Old Bawn Road, comprising 5 kilometres of the overall 11km project) is also ongoing with approximately 3.5 kilometres already completed and works on this phase are expected to conclude this summer.
- Works have started on the Castletymon Road (north of the District Centre - Scoil Íosa to Greenhills Road) and consultants have also commenced detailed design works for the Part 8 approved works to Castletymon Road South.
- Procurement for a contractor for the Templeville Road Phase 2 and Glendown Road has been completed with works anticipated to start next month.
- 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 for this 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) is progressing with ongoing works in the Wainsfort area, including the construction of defence walls at Wainsfort Manor Green and the Terenure Badminton Centre. In February, a significant milestone was achieved with the commencement of operation at the impoundment area at Tymon Park Lake. This flood asset will now provide immediate protection to properties downstream of Tymon Park during future heavy rainfall events. Landscaping works for Tymon Park are being finalised and the integrated constructed wetland and the lake area will be open by September. The overall scheme is due to continue until mid- 2027.
- The **Whitechurch Scheme** (www.whitechurchfas.ie) is progressing, focusing on the defence wall works between St Gatien's Court and St Enda's Drive, and at the 'Capri' site. Boundary wall works have started on 1-5 Whitechurch Stream and works from Willbrook Lawn to Willbrook St junction are set to begin in May, including the removal of invasive species. Area 5 of the scheme St. Gatien's Court to St Enda's Drive is expected to be finished in Q3 this year. The programmes for Area 6 from St Enda's Drive to Willbrook Lawn and Area 7 from Willbrook Lawn to Willbrook Road in Q2 2026 are currently under review by OPW and we should be able to provide a timeline for completion in the next capital update to council in July.

- The **River Camac FAS** (www.camacfas.ie) is at preliminary design stage with public engagement to determine the preferred option by Q3 2025 followed by planning process. This timeline has been delayed to review modelling for the project to ensure that the highest possible number of properties within the catchment will be defended from a 1 in 100-year rainfall event.

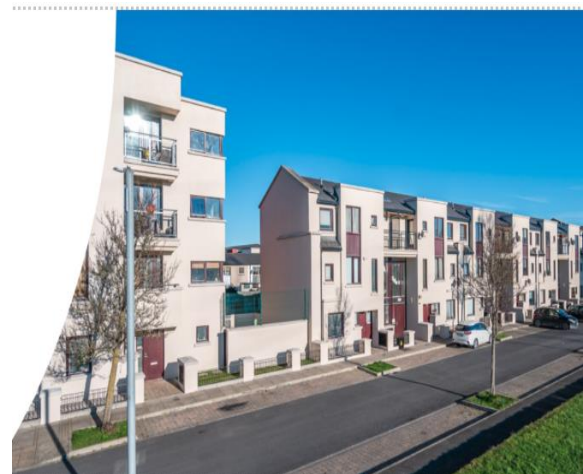
The **Dublin Urban Rivers LIFE (DURL)** project is now at the final reporting stage, having involved engagement with over 9,150 households to check their drainage for misconnections impacting local rivers. Of the 1,067 misconnected sources identified (including incorrectly connected washing machines, sinks, and toilets), 92% are now repaired. Four integrated constructed wetlands were also delivered under DURL to improve water quality and create new wildlife areas in Griffeen Valley Park, Dodder Valley Park, and Tymon Park on the River Poddle (in collaboration with the OPW). We will continue to raise awareness of the benefits of enhanced water quality for biodiversity and engage with the public on identifying and repairing misconnections. (For further information please see www.dublinriverlife.ie.)

We are progressing **energy upgrades and decarbonisation initiatives** for council-owned buildings through DeliverEE and Sustainable Energy Authority of Ireland pathfinder funded projects. A tender process for Energy Performance Contracts for our buildings with the highest energy use is now nearing completion, with contract award expected by May. In addition, a PV (solar) panel procurement has begun with the intention that installations will commence across various depots, libraries, and community centres from Q3 of this year.

ePower, our partner for **regional electric vehicle (EV) charging**, are now contracted to install public EV charging infrastructure at initial sites in South Dublin as part of the wider Dublin roll-out. Works are ongoing at the first location, Rosemount district centre, with charging station installation, road surfacing and markings expected to be complete in the coming weeks and we expect at least 14 sites to be operational by year end. We are also examining several additional locations for suitability and feasibility studies are underway with the intention of quickly expanding the network beyond the initial sites.

We are now rolling out **stock condition surveys** to proactively assess our housing stock with the aim of having surveyed 20% of our housing stock this year. 234 properties have been surveyed to date. We will be using the data to inform our future planned maintenance programme and associated budgetary and resource requirements so we can minimise reactive maintenance works.

We also currently have 139 properties assigned to contractors under our **painting programme** and another 80 homes at tender stage with contractors to be appointed in the coming weeks.



Recent painting programme works in Balgaddy

Energy efficiency works on our social housing stock continue under both the national Energy Efficiency Retrofit Programme (EERP) and our own planned maintenance programme. DHLGH have allocated EERP funding of €2.82m to us this year with an initial target of 83 properties to be completed to a minimum B2 BER standard. The status of the EERP programme is as follows:

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	62	0	0	82	144
Tallaght Central	0	49	0	22	71
Firhouse Bohernabreena	0	0	0	55	55
Rathfarnham Templeogue	0	0	0	12	12
Clondalkin	0	0	3	63	66
Palmerstown Fonthill	40	0	2	73	115
Lucan	0	0	1	16	17
Total	102	49	6	323	480

Progress on our **Windows & Doors Programme** is outlined below:

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	1	20	58	326	405
Tallaght Central	0	3	9	68	80
Firhouse Bohernabreena	0	9	2	24	35
Rathfarnham Templeogue	0	0	3	39	42
Clondalkin	0	6	25	58	89
Palmerstown Fonthill	0	33	24	69	126
Lucan	0	9	5	10	24
Total	1	80	126	594	801

Tourism & Enterprise

As part of the **Hellfire Project in the Dublin Mountains**, conservation works are expected to commence on the Hellfire Club building in June representing another significant milestone for the project. Subject to finalisation of utility infrastructure detailed design work, it is also expected to commence construction on the trail network at that time while road construction works are scheduled to commence around August. Unfortunately, tree felling licence appeals are ongoing, delaying site clearance for the visitor centre and car park works, but as has been previously advised, we are committed to working through the required processes to get those next key aspects of the project moving forward.

Following the appointment of Stephen Foley Architects to develop the masterplan for the future use of **Lucan House**, the extensive public consultation process which comprised a public survey (336 responses received), workshops and engagement with elected representatives, local businesses, and other key stakeholders, has now concluded. This, together with ongoing assessments of the buildings and grounds, will now inform the masterplan for the site, which is expected to be ready by June, followed by a Part 8 process for any required works.

Following the detailed consultation and consideration by the local area committee, a Part 8 planning application for our proposals for **Rathfarnham Castle Stables** will now be issued for statutory public consultation later this month. Detailed design work for the proposed **Tallaght Heritage Centre** is complete and following a cost appraisal, options for delivery of the centre are

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currently being considered and we will provide an update on this to local elected members in the coming weeks.

Consultants have been appointed to work on the detailed design of the cultural, community and enterprise elements of the **12th Lock Masterplan**, and the tender process for the procurement of the studio operator has been completed, with the focus now on finalising detailed design of the proposed multi-media studio for which we intend to issue a construction works tender this autumn.

Parks, Community, Libraries & Sports

Work continues (see photos below) at **Lucan Leisure Campus** with renewed focus on completing external works and gym and exercise studios in the new building to allow handover of that side of the facility to our operating partners over Easter. Since the revised project management arrangements were introduced, there has been a significant increase in numbers of personnel on site and good progress has been made on both the internal and external finishes, with the “dry” side of the building nearing completion. There has also been good progress on the pool side recently, in particular with the return of tiling and mechanical/electrical sub-contractors to site in good numbers and we will provide our projected timeline for opening this side of the facility once we have opened the dry side.



Reception area



Viewing area & café furniture



Dry-side changing facilities



Exercise studio



Pool side changing rooms



Pool tiling completions, cleaning, and finishing work ongoing



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Continuing developments at **Corkagh Park** encompass the addition of a new café, hub-zone, fairy woodland trail, tree planting, biodiversity features, and enhancements to the entrance and car park. The upgraded St. John's Wood carpark reopened last month; the café building is scheduled for completion this month with the surrounding hub area being completed shortly thereafter. **However, the completion of the Tymon Park Intergenerational Centre** is going to be delayed into the summer due to associated attenuation works in the adjoining car park, the scale of which was unforeseen, but it is prudent to have carried out under the current contract. Tender process for the operator for both Tymon and Corkagh and we expect to announce partners for both next month. Tender packages are currently being prepared for both the construction works and operation of the Part 8 approved upgrade to **Camac Valley Caravan and Camping Park**.



Corkagh Park



Tymon Intergenerational Centre

Unfortunately, works at **St. Cuthbert's Park** are currently paused due to anti-social behaviour, with the contractor reviewing risk assessments for the project and working with both the council and An Garda Síochána to ensure that works recommence as soon as possible.

Works are underway for the next phase of works at **Kiltipper Park**, which 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 programme of works will be weather dependent to a certain extent due to the nature of the works involved but should complete around September.



Works continue at Kiltipper Park

The contract for delivery of **Citywest Library** is being signed this month with construction works then to commence in May. **Kilcarbery Community Centre** is scheduled for completion and handover in December. The final design has been agreed, and the revised planning application is due to be submitted in May by the private developer for the **Citywest Creche and Community Centre** while the proposed youth facility at **Citywest Quarter** requires a planning amendment in advance of fit-out works commencing. Agreement has now been reached with private landowners on the location for the **Adamstown Library/Enterprise Centre**, with design work now advancing to take account of the phasing requirements of Adamstown SDZ.

Following a recent related decision from An Bord Pleanála, the **Newcastle Community Centre** extension can now be progressed. This will involve agreeing legal matters relating to building ownership with the board of management of St. Finian's Community Centre and finalising design

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proposals in advance of the Part 8 advertisement. Part 8 consultation for the **proposed extension to Ballyroan Youth and Community Centre** has been delayed while we await confirmation of support from the Ballyroan Church and Parish Committee. A meeting to discuss design proposals is scheduled to be held later this month. Designs for both the **Whitchurch Sports Facility** and the **extension to the Park Community Centre** are being reviewed in advance of Part 8 public consultation to ensure that cost estimates for both projects remain within budget and will then be presented to local area committees.

This month, local Councillors were presented with an analysis of sites considered for the delivery of an **all-weather pitch in the east of the County**, following engagement with clubs and the completion of feasibility studies. Further consultations and a formal presentation to the local area committee are planned for next month. The **all-weather pitch at Belgard Community Centre**, being provided in partnership with the board of management, is expected to be finished by the end of this month, having been delayed due to both inclement weather earlier in the year and technical issues with pitch layering. Tenders are under assessment for the first new modular pavilions at Griffeen and Corkagh under the expanded **Pavilions Programme** with manufacture likely to commence next month meaning installation of units by September. Our **Teen Space Programme** is also progressing with Carrigmore Park recently completed, and tender processes either underway or imminent for Rathcoole Park, Clondalkin Park, Griffeen Park (northern section) in Lucan, Sean Walsh Park, Dodder Valley Park (western section), and Whitechurch. The full programme is still expected to be completed by the end of the year although availability of suitable contractors may yet affect this timeline.

The updates above aim to provide you with the current position of selected key projects in our capital programme, notwithstanding potential procurement, utility or other project management challenges which may arise and which will be advised to area committees where required, but at any stage myself or the relevant Director of Service will be happy to deal with any queries you may have in relation to any particular project.

Yours sincerely,



Colm Ward
Chief Executive