

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th July 2025

HEADED ITEM NO. 8 (d)

Progress Report on Capital Projects

Mayor & Councillors,

The latest report on our three-year capital programme for 2025 to 2027 is presented below to provide you with the current position of selected key projects and 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 projects.

Completed Projects

We were delighted to recently welcome An Tánaiste Simon Harris TD and Minister for Housing, Local Government and Heritage James Browne TD, together with the outgoing Mayor, Cllr. Baby Perrepadan, to launch our completed cost rental development at Innovation Square. This development has now received formal cost rental designation, and we are making final preparations for letting to new tenants.



Launch of Innovation Square Cost Rental Development

Since the previous update to council on our capital programme in April, various projects have been completed (photos below) including Airton Road Extension, Grange Castle Access Road, Phase 2, Rosemount District Centre, new 3G pitches at Belgard Community Centre and Knockmitten, new and upgraded play areas at Carrigmore Park, Saggart Community Centre, Rathfarnham Castle and safe routes to school at St. Maelruan's Junior National School and St Dominic's National School. This reflects our ongoing investment across the county, and I want to thank elected members for their continued support for these and other projects.



Official Opening of Airton Road extension



Knockmitten 3G Pitch Opening



Belgard astro pitch



Rosemount district centre upgrade



Rathfarnham play space St. Maelruan's NS Safe Route to School Saggart playspace

Financial Update

Provisional figures for the first half of this year show that our capital expenditure is at almost €123 million as we continue to deliver a range of projects across all 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. We are now carrying almost €80 million of work-in-progress and completion costs for cost rental and affordable purchase developments, which emphasises the scale of financial exposure and costs involved in increasing affordable housing supply. It is also important to acknowledge that €15.6m of funding for the capital programme to date this year has been transferred from our revenue account, reflecting the ongoing support from elected members for the programme in recent revenue budgets. While capital expenditure overall is approximately 35% down on the same period last year, reflecting completion of significant housing developments at Belgard, Nangor, Balgaddy etc. and a reduction in expenditure in relation to Approved Housing Bodies as well as the once-off acquisition costs for Lucan House last year, the level of expenditure continues to demonstrate our ambition for the county.

Housing Delivery

We continue to progress our Housing Delivery Action Plan for 2022-2026 (HDAP) which outlined a comprehensive strategy to deliver social and affordable housing through various streams including council-owned build programmes, partnerships with Approved Housing Bodies, Turnkey and Part V agreements. Data recently published by the Department of Housing, Local Government and Heritage (DHLGH) on the delivery of social housing achieved by all local authorities against their respective targets for 2022 to 2024, showed that SDCC achieved 100% of required output in that period with 1,825 new social homes delivered in the county which was the second highest number of new social homes delivered, comprising 7.8% of all new social homes delivered. This also included the second highest number of local authority own-build social homes, comprising 11.2% of all local authority own-build nationally. We continue to work to develop our own build pipeline as well as working together with AHB and private partners to increase social housing supply and in this regard, we expect to reach our target of 772 new social homes again this year.

Construction at our joint venture development in **Kilcarbery Grange** continues to progress steadily, with three phases now complete. To date, this has delivered 288 social homes, 74 cost rental homes and 50 affordable homes. The final phase of the original development is due to complete in the coming months while construction is also progressing well on the additional phase which will provide 88 social and affordable homes, the first of which are expected by October.

In **Clonburris Strategic Development Zone** (SDZ), the delivery of 116 social and affordable homes at Canal Bank remains on schedule for completion in November and a contractor has been appointed for the Part 8-approved development at Kishoge, which will deliver 266 social, affordable, and cost rental homes with site preparation and enabling works ongoing there. A Part 10 planning application was submitted to An Coimisiún Pleanála last month for 1,270 new social and affordable homes across three additional phases on council-owned lands in Clonburris and the public consultation period for this application closes on 14 July. A tender to procure a development partner for a further 650 social, affordable, and cost rental homes in the Kishoge Urban Centre is also scheduled for publication over the summer.



CGI aerial view of Phase 5 of proposed mixed tenure development in Clonburris SDZ

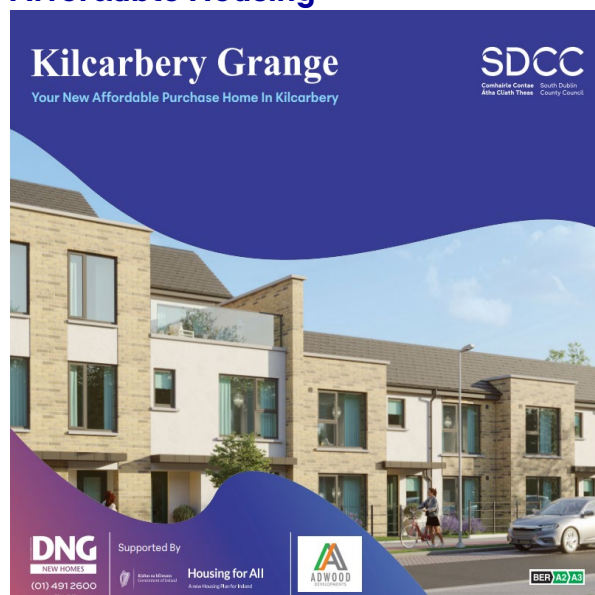
Commencement of the **Killinarden Foothills** development is awaited and eagerly anticipated given the significant number of homes involved. However, final negotiations on some aspects of the development agreement are ongoing before the main construction programme starts to ensure best value for the council as well as the eventual purchasers of the 372 affordable homes planned there. Plans for the construction of 25 social homes at **Stocking Lane** will progress to Part 8 public consultation this month while the final proposed masterplan for **Oldcastle Park**, including Traveller, social, and affordable accommodation, will be presented to the local area committee in September. The architect-led external design team is currently progressing the detailed design for the **Rathcoole lands**, with draft proposals to be presented to councillors later this year, prior to the submission of a Part 10 planning application to An Coimisiún Pleanála.

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

Project	Number	Update	Completion
Homeville	16	Complete	July 2025
St Aongus Green (AF)	12	On-site	Q4 2025
Sarsfield Avenue (AF)	5	On-site	Q1 2026
St Ronan's Crescent (AF)	9	Commencement this month	Q3 2026
Pearse Brothers Park (AF)	10	On-site	Q3 2026
Kilcarbery Phase 5	88	On-site	Q2 2026
Deansrath / Melrose (AF)	27	On-site	Q4 2026
Alpine Heights (AF)	13	S179A enabling works complete & full construction works now commencing	Q3 2026
Rossfield Avenue	16	S179A enabling works complete & full construction works now commencing	Q3 2026

Note: AF denotes new age-friendly housing

Affordable Housing



Our increased focus on affordable purchase homes being made available for sale saw the launch last month of 60 homes for sale at Canal Bank, with over 600 applications received. A further 70 affordable homes in Kilcarbery will be advertised later this month while we also expect to bring 25 Part V affordable homes in Keeper's Lock, Clonburris and 26 direct sale affordable homes at Mill Road, Saggart to market in the coming months, subject to DHLGH approval.

Traveller Accommodation Programme 2025-29

Two new group housing schemes at Adamstown and Newcastle, each comprising six homes, being delivered through Part V agreements, are scheduled for handover to the council in Q3 and Q4 of this year, respectively. Funding has been approved for the group housing scheme in Adamstown and a funding application is being finalised for the Newcastle development. These homes will again be allocated through a choice-based letting process conducted by the Traveller Accommodation Unit.

The development of a temporary site is almost complete to relocate current residents of **Kishogue Park** this summer, enabling construction to begin on their new 15-group home development. A meeting is scheduled with residents from **Oldcastle Park** this month to finalise masterplan proposals for redevelopment. Unfortunately, and very disappointing given the level of effort invested by staff in our Traveller accommodation unit to extensively engage

with and consult with existing residents, proposals for the redevelopment of **Owendohor Haven** into a new group housing scheme looks increasing unlikely to proceed at present due to a seemingly intractable lack of consensus among residents and their representative.

Acquisitions Programme 2025

To date in 2025, the council has purchased 29 properties, primarily for tenant in-situ, with an additional 35 properties currently at conveyancing with our legal department. All available funding for the 2025 acquisitions programme has now been allocated, and until additional funding is made available to the council by DHLGH, no further tenant in-situ acquisitions can be progressed.

Planned Housing Maintenance

We are now rolling out **stock condition surveys** to proactively assess our housing stock with 647 properties surveyed to date and 20% of our stock planned to be surveyed this year. 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. Our **safety works programmes** are also ongoing with fire detection replacement and improvement completed within 501 homes, fire blankets issued for installation in 138 homes and new window restrictors have been fitted in 37 homes with a further 42 properties due for replacement by our contractor in the coming weeks.

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 overall status of the EERP programme is as follows:

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	61	0	0	82	143
Tallaght Central	0	0	47	22	69
Firhouse Bohernabreena	0	0	9	55	64
Rathfarnham Templeogue	0	0	0	12	12
Clondalkin	0	0	2	64	66
Palmerstown Fonthill	32	0	2	74	108
Lucan	0	0	1	16	17
Total	93	0	61	325	479

Progress continues on our **Windows & Doors Programme** as outlined below:

LEA	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	0	14	23	364	401
Tallaght Central	0	3	3	75	81
Firhouse Bohernabreena	0	8	1	26	35
Rathfarnham Templeogue	0	2	2	41	45

Clondalkin	0	6	7	76	89
Palmerstown Fonthill	0	29	6	91	126
Lucan	0	9	2	13	24
Total	0	71	44	686	801

We also currently have 40 properties assigned to contractors under our **painting programme**, with works completed on 107 homes, including Meile An Ri in Balgaddy (see photos to right).



Vacant Property Refurbishment Grant

A total of 206 applications have been received to date with 62 grants paid out to date for the refurbishment of vacant and derelict houses into permanent homes and another 85 applications approved

Vacant Homes Grants	Number
Grants paid	62
Final approval stage	13
Approved/Approved in principle	85
Applications with law	12
Further information requested	10
Declined/withdrawn	24

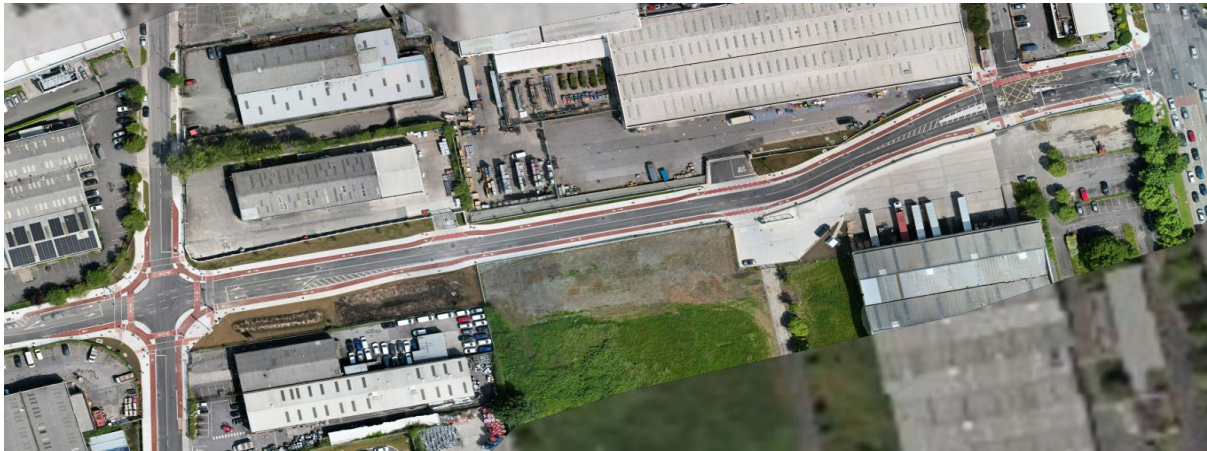
Roads, Infrastructure and Public Realm



Southern Link Street construction at Clonburris SDZ

Works on the second phase of the new **Southern Link Street in Clonburris SDZ** are progressing on schedule with work almost complete in the Lynches Lane area and the overall project is due to be finished in early 2026. Planning permission for the new 2.5km **Clonburris Northern Link Street** and associated infrastructure was granted in February with detailed design now underway. A

planning application is due to be submitted this month for the parks proposed in the southern section of Clonburris SDZ, namely **Griffeen Valley Park Extension, Na Cluáinte Park South, and Canal Park South.**



Aerial view of Airton Road extension

Following completion of the Airton Road extension in Tallaght, 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.

Works on the **Lucan Village** scheme to deliver significant public realm enhancements to Lucan Village Green, Lucan Promenade, and the Demesne Park entrance are progressing with the programme scheduled to conclude in autumn. Traffic management measures will be required to complete the Village Green, while the new car park at Lucan Demesne has been completed and cleaning and painting work on the Lucan Liffey Bridge is also being done over the summer.

The **Bawnogue District Centre scheme** is progressing well with disruptive car park works almost finished and the overall project due for completion by the end of this year. We are now examining future phases of the district and village enhancements, as well as additional funded projects and available staff resources and will update councillors further on next steps and timelines in the autumn.

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

Active Travel & Climate Action

A range of major projects are progressing well with the **Hazelhatch to 12th Lock section of the Grand Canal Greenway** and **Phase 5 of the Dodder Greenway Walking and Cycling Scheme** both due to be completed in August. Contractors have also 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 ongoing. Subject to a suitable contractor being appointed, construction is expected to commence on Whitehall Road in September.
- The Tallaght to Clondalkin active travel scheme is at procurement and works should start in the autumn after Uisce Eireann complete sewer installation on Belgard Road.
- 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.
- The Templeville Road Phase 2 and Glendown Road active travel scheme has commenced with the Wainsfort Road Roundabout area being prioritised for works during the summer period.
- Design work is also ongoing for the Old Bawn to Ballyboden schemes.

Safe Routes to School (SRTS) Round 3 projects have recently been announced by the National Transport Authority, with the following schools comprising our 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 success of the programme to date.

In addition, our **Safe School Zones** programme is progressing with non-statutory consultation taking place last month and, subject to section 38 processes, works to take place over the summer at the following locations:

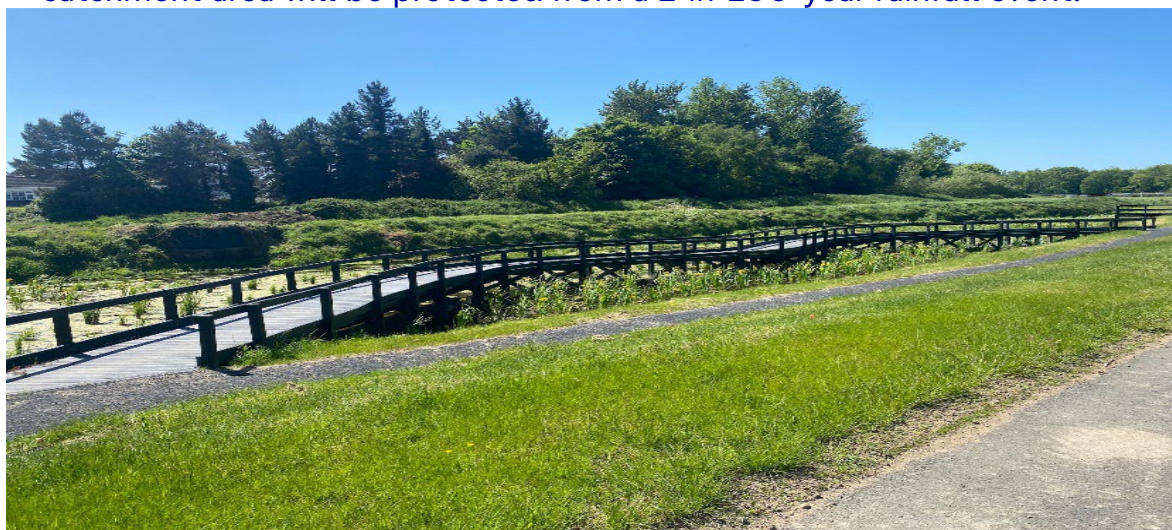
- Griffeen Valley ETNS
- At Anne's Primary School, Fettercairn
- St Kilian's JNS, Kingswood
- St Ronan's NS, Deansrath
- Tallaght Community NS, Jobstown

In relation to **Flood Alleviation Schemes**:

- The **River Poddle scheme** (www.poddlefas.ie) is progressing with works currently taking place in the Wainsfort area and on defence walls at the rear

of Whitehall Road. The reinforced concrete element of the defence wall at the Terenure Badminton Centre and the top of the Wainsfort weir wall are completed along with installation of the sand martin bank and kingfisher box. Landscaping works for Tymon Park are being finalised with sections of the park affected by the works, including the integrated constructed wetland and the lake area, expected to re-open over the course of July and August. Project works have also commenced in the Dublin City Council administrative area with the overall scheme due to continue until mid- 2027.

- The **Whitechurch scheme** (www.whitechurchfas.ie) is also ongoing, with works nearly finished on the defence wall between St. Gatien's Court and St. Enda's Drive, including additional underpinning works of the boundary walls at Willbrook Downs. Works also continue at the 'Capri' site and boundary wall works are now completed on 1-5 Whitechurch Stream. Works on removal of invasive species from Willbrook Lawn to Willbrook Street junction commenced last month and the fifth phase of the scheme from St. Gatien's Court to St Enda's Drive is expected to be finished in Q3 this year. The programmes for phases 6 (St. Enda's Drive to Willbrook Lawn) and 7 (Willbrook Lawn to Willbrook Road) in Q2 2026 are currently under review by OPW.
- The **River Camac FAS** (www.camacfas.ie) is at preliminary design stage with public engagement to determine the preferred option this autumn. This timeline has been delayed to undertake a review of modelling for the project to ensure that the highest possible number of properties within the catchment area will be protected from a 1-in-100-year rainfall event.



Tymon Park Integrated Constructed Wetland

In relation to **energy upgrades and decarbonisation initiatives** for council-owned buildings, to be implemented on those with the highest energy use, tender assessment has commenced for the Energy Performance Contract, with award of contract due in August. In June, the contract was awarded for the provisions of solar panels on council owned and leased buildings. Installation of solar panels will commence in Q3 this year, with initial focus on suitable library buildings, depots, and community centres.

Works are ongoing through ePower for the installation of public EV charging infrastructure throughout the four Dublin local authorities. The initial 50 sites identified as part of the tender process, are due to be operational by year end, with additional sites being developed for roll-out in 2026. Further studies are ongoing for the development of affordable residential and neighbourhood EV charging.

In relation to **energy upgrades and decarbonisation initiatives** for council-owned buildings, tender assessment is underway for the Energy Performance Contracts (EPC), with award of contract scheduled expected next month. The EPCs will see capital investment in excess of €8.5million for energy upgrades to County Hall, Clondalkin Civic Office, Rua Red, Civic Theatre, Tallaght Leisure Centre and Clondalkin Leisure Centre, involving extensive solar arrays, removal of fossil fuelled boilers, ventilation upgrades and installation of energy efficient lighting. Once complete, this will reduce yearly greenhouse emissions from these buildings by over 870 tonnes of CO₂, whilst reducing the council's energy demand by 5,000 MWh per year.

In May, we completed the tender process for the establishment of a single party framework for the installation of solar arrays to buildings owned and leased by the council. During the life of the framework, we expected over 40 buildings to be provided with solar arrays, with electricity generating capacity in excess of 1,100 MWh per year, reducing yearly greenhouse emissions by over 520 tonnes of CO₂. We will seek to include battery technology to utilise lower off-peak energy costs and provide resilient buildings that can operate off grid during emergencies, with libraries, depots and community centre among theorised locations for this and, where building fabric allows, additional works will follow to transition heating from fossil fuel to energy efficient heat pumps, utilising the electricity generated on site.

Works are ongoing through our contracted partner, ePower, for the installation of **public EV charging infrastructure** throughout the four Dublin local authorities' administrative areas. The initial sites identified in the tender process, of which 15 sites are located within our area, will offer fast charging in council-managed destination parking areas, such as parks, libraries, district centres and leisure centres. The works involved include footpath alterations to allow for universal design to ensure the chargers are accessible to all drivers. Chargers will be operational quarter four 2025 and will provide EV drivers visiting local amenities with the ability to get 80% battery charge within an hour. Additional sites are being surveyed with the intention of delivering a further 15 destination EV charging sites in 2026.

Tourism & Enterprise

As part of the **Hellfire Project in the Dublin Mountains**, following survey work, conservation works are expected to commence on the Hellfire Club building in August rather than June as originally planned, with these works representing another significant milestone for the project. Subject to finalisation of utility

infrastructure detailed design work, it is also expected to commence construction on road upgrades and the trail network in the autumn. 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 fully committed to liaising with our partners Coillte as well as relevant government departments and agencies to work through the required processes to get those next key aspects of the project moving forward.

Following a comprehensive master planning process, which included extensive public consultation including a public survey (which yielded 336 responses), workshops and engagement with elected representatives, local businesses, and other key stakeholders, the **Lucan House** masterplan was presented to councillors last month. The exciting masterplan provides for the refurbishment of Lucan House itself for cultural, enterprise and community use, the rejuvenation of stables buildings to provide café, interpretative, exhibition and community space, as well as the delivery of a network of trails and park features, a potential pavilion building for conferences and events, car-parking and support for water-based activities. The next stage is to prepare the Part 8 proposal for the overall masterplan with this work beginning over the summer.



Lucan House Masterplan

Following the detailed consultation and consideration by the local area committee, a Part 8 statutory public consultation for **Rathfarnham Castle Courtyard** has now been completed, with the Part 8 proposal and the associated chief executive's report before the council for approval at the July meeting. Alternative options for more cost-effective delivery of the proposed **Tallaght Heritage Centre** are being considered, and we will provide an update on this in due course.

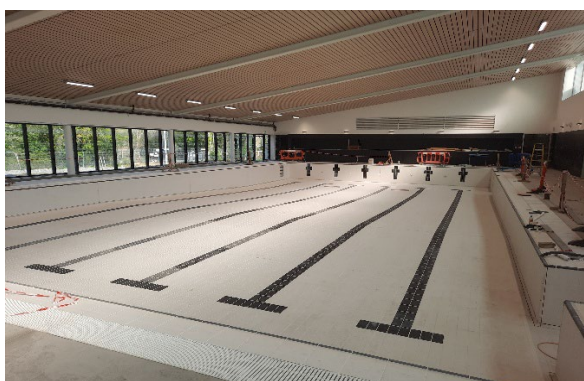
Consultants are now appointed to work on the detailed design of the cultural, community and enterprise elements of the **12th Lock Masterplan**, and the tender process for the procurement of the studio operator has been completed, with the focus now on finalising detailed design of the proposed multi-media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

Parks, Community, Libraries & Sports



Lucan Leisure Campus foyer

Work continues (see photos above and below) at **Lucan Leisure Campus** with completion of external works and the gym and exercise studios allowing handover of that side of the facility to our operating partners. Members will be informed shortly of plans to progress completion of the pool side of the facility and a site visit will be arranged to view the gym/exercise areas before opening.

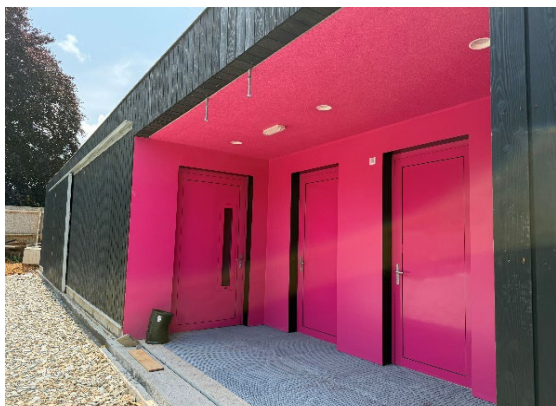


Lucan Leisure Campus swimming pool and exercise studio

The works at **Corkagh Park** encompassing a new café, hub-zone, fairy woodland trail, tree planting, biodiversity features, and enhancements to the entrance and car park are now nearing completion. The upgraded St. John's Wood carpark is open and the café building, and outdoor seating area are scheduled for completion this month, followed by the adjacent stage and event space being completed shortly thereafter.

The additional attenuation works at the Wellington Road car park, which were included in the works at **Tymon Intergenerational Centre**, are due to finish next month and while this unfortunately delayed the completion of the facility, this will add significant flood resiliency to the area.

Tender processes for operators for both Tymon and Corkagh are now complete, and we expect to announce partners for both later this month.



Corkagh Park café



Tymon Intergenerational Centre

Following the interruption of construction works at **St. Cuthbert's Park** due to anti-social behaviour, the contractor has reviewed the risk assessments for the project and is working with both the council and An Garda Síochána to recommence, with a return to work there now expected later this month, at significant additional cost to the council due to revised measures being implemented to ensure safe completion of the remaining works.

Works are ongoing at **Kiltipper Park** to provide new football and GAA pitches as well as a playground, footpath and pedestrian access upgrades, landscaping and hedgerow improvements and an extended carpark with works currently planned to be complete in October.



Works continue at Kiltipper Park

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**.

Construction is underway on both **Kilcarbery Community Centre** (scheduled for completion and handover in December) and **Citywest Library** (due for completion in early 2027). The location for the **Adamstown Library/Enterprise Centre** has been finalised with design work now advancing to meet the phasing and community requirements of Adamstown SDZ. Plans for the **extension to Ballyroan Youth and Community Centre** are currently out for Part 8 public consultation while ecological appraisal for **Whitechurch Sports Facility** is nearing completion and the draft SuDS layout is being reviewed by our drainage department prior to final designs being presented to local area committee. Work is continuing on the revised designs for the extension to **The Park Community Centre** and we are liaising with the Land Development Agency on a planning amendment required for the proposed youth facility at

Citywest Quarter. We still await submission of the revised planning application for the **Citywest Creche and Community Centre** by the private developer under the terms of our agreement with the developer but lengthy delays in this regard are very unsatisfactory and may necessitate a reconsideration of our position. Unfortunately, due to matters beyond our control, designs for **Newcastle Community Centre** and agreement over legal matters relating to building ownership are also still to be progressed before advancing to Part 8.


Earlier this month, local councillors were presented with an updated analysis of sites considered for the delivery of an **all-weather pitch in the east of the County**. Following further local engagement, it is planned to progress to preliminary design this summer for the proposed site in Greenhills. The tender stage is nearing completion for the first new modular pavilions at Griffeen and Corkagh under the expanded **Pavilions Programme** with a manufacturer appointment imminent, subject to successful completion of the current standstill period. 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.

Capital Projects Monitor & Digital Services Platform

We are progressing development of our capital projects monitor which will see a dashboard and infographic report introduced for elected members and the public, enabling geographic and regular tracking of capital project progress to provide more transparent and accountable project oversight.

Preparations are also underway for a new digital services platform to improve how we deliver services to the public and manage our internal operations. This platform will make it easier for people to access council services online, while also helping staff work more efficiently behind the scenes. The system is being designed to handle a wide range of digital services, from processing applications and payments to managing records and communication in a secure, easy to use, and flexible system that can evolve with future needs supporting better data sharing and reporting, helping the council make smarter decisions. This project should move into the procurement phase in Q3 of this year with the goal of prompt implementation of a modern, reliable system that supports both the council's digital strategy and the needs of the community.

Yours sincerely,



Colm Ward
Chief Executive