



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Tourism Projects Update

SPC - 12th November 2025

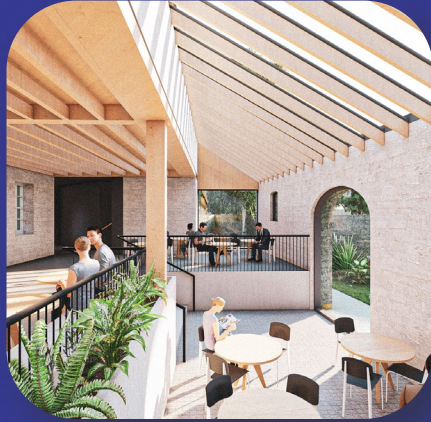
Lucan House & Demesne Masterplan Delivery

- Procurement documents for the Lucan House project are currently being prepared and are expected to be published in the coming weeks.
- It is anticipated that a consultant will be appointed by end of Dec 2025/early Jan 2026.
- Following this appointment, the project will progress to the Part 8 and the Detailed Design phase.
- Subject to a successful procurement process, submission of the Part 8 planning application is expected in Q1 2026.
- First phase of works are anticipated to begin on site by Q3 2026, focusing on enabling works and improvements to the outdoor elements as set out in the Masterplan.
- Priority works to aspects of the main house will be undertaken over the coming weeks to address immediate needs.



House & Demesne Masterplan Delivery

Indicative Timeline



Q4 2025

Commence procurement for Part 8 & detailed design work. Carry out priority works.



Q1 2026

Prepare and Submit for Part 8, Public Consultation & Decision. Begin detailed design phase



From Q3/4 2026

Commencement of first phase works including, fit-out of main house & lodges at Black Gate, landscaping, amphitheatre, recreational features & car/bicycle parking



2027/2028

Basement of main house, bath house, boat house, stables/outbuildings/plaza, bridge & west lawn pavilion

Rathfarnham Stables & Courtyard

SDCC

- Council approved Part 8 July 2025.
- SDCC have been awarded €7M funding from THRIVE in September 2025.
- Further engagement with the community has been carried out regarding the layout of the proposed reimaged park and car parking area to ensure this space has been fully designed with their input.
- Working with the appointed operator (McHugh Group) on internal layout of key spaces through the detailed design phase.

Indicative Project Programme:

- End of December 2025 finalise detail design.
- Commence preparation for Tender for Contractor Dec /Jan with the aim of a contract awarded Mar/April 2026.
- Construction commencing end of Q2 of 2026.
- Estimated 18-month construction timeframe with project completion by Nov/Dec 2027.

Dublin Mountains Visitor Centre

- 7 Works contracts – One complete: Conservation works in Massey’s Woods finalised.
- Detailed Design 90% complete on all remaining works contracts.
- Interpretative Strategy and Signage near completion.
- Lease/SLA/Development Agreements currently being advanced.
- Awaiting a decision tree felling licenses issued by DAFM.

Key Next Steps:

- Tenders for Trails – Trails broken up with Trail 4 (Masseys) through the procurement process and anticipated start date of end Nov/Dec 2025.
- Hellfire Building Conservation Works due to commence spring 2026 to align with funding opportunities and carry out the development in one phase.
- Roads Tender Brief Complete – liaising with Uisce Eireann to include their final details.
- Preparation of Comms work for above works in conjunction with Coillte – resident meetings/website updates/public relations/ elected representatives.



Tallaght Heritage Centre

- Alternative, more cost-effective delivery options for the proposed Tallaght Heritage Centre are currently under active consideration.
- A tender to appoint an architect to prepare feasibility drawings for a proposed Cultural Hub located at Tallaght Square East which will include an indoor food market and the heritage centre has been completed.
- The appointed architect, Howley Hawes is currently working on feasibility plans, including high-level cost estimates, to be delivered for consideration by management in December 2025.
- A decision will be made on whether to proceed with the Cultural Hub or revert to the original plans for the Heritage Centre.



Outdoor Advertising

- SDCC published a tender seeking to enter a concessionary contract with a successful tenderer who will be granted the right to identify, design, install, operate, maintain, and ultimately decommission outdoor advertising structures on Council-owned lands, in line with the SDCC Outdoor Advertising Strategy.
- The tender sought 20-30 structures over a 15-year period.
- Currently finalising the tender processes - two tender submissions have been received and evaluated, and applicants were invited into SDCC to present and answer queries on the 14th of October.
- Final clarification was requested on 20th of October, with final submissions received on 4th of November. Following an elevation of the clarifications, a successful tenderer was identified, and letters of award/regret were issued on 11th of November.
- Following a 14-day cooling off period, it is anticipated to appoint a successful tenderer by December 2025.
- An initial meeting on licence agreement and locations will occur by close of year with the aim to begin work on a Part 8 to commence in Q1 2026.
- It is anticipated to have all structures in the ground and operating in a 12/18 months' timeframe from approval of a Part 8.





Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Thank you