



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Housing Delivery Report

Tallaght Area Committee

NOVEMBER
2025

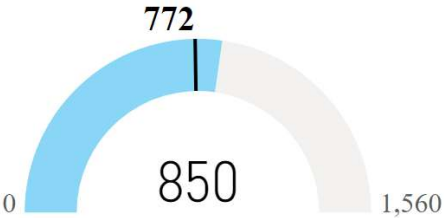




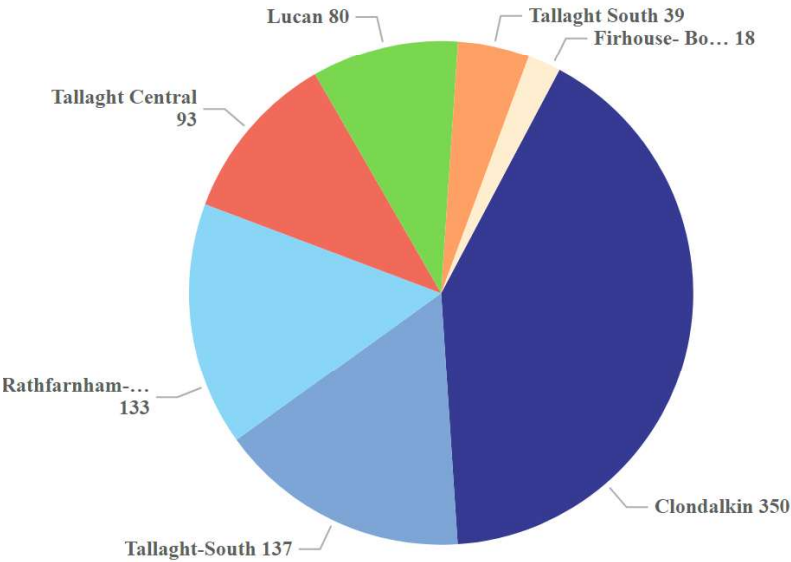
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HOUSING FOR ALL PIPELINE 2025

Housing for All Delivery Pipeline 2025



No. of Potential Units Per LEA



LEA	Category of Delivery	Project	Units	Delivered
Clondalkin	Part V	St Finians Way, Newcastle	1	1
Clondalkin	LA Build	Canal Bank, Clonburris	56	
Firhouse- Bohernabreena	LA Build	Homeville	16	16
Clondalkin	LA Build	Kilcarberry Ph 4	49	38
Lucan	AHB Part V (Tuath)	The Irons, Adamstown	44	
Lucan	AHB Part V (North & East)	Tandys Lane Village Phase 2	15	
Firhouse- Bohernabreena	AHB Part V (HAIL)	Oldcourt Park, Dodderbrook	2	
Lucan	AHB Part V (FOLD)	Aderrig Phase 3	14	
Rathfarnham- Templeogue	AHB Part V (FOLD)	Watson Place (Ballyroan House)	2	
Lucan	AHB Part V (Circle)	Adamstown Boulevard	7	
Tallaght-South	AHB Acquisition (Tuath)	Carrigmore Woods, Citywest	137	137
Tallaght South	AHB Acquisition (Tuath)	Foxwood Barn, Citywest	39	39
Clondalkin	AHB Acquisition (Tuath)	Graydon, Newcastle	48	
Clondalkin	AHB Acquisition (Tuath)	Mill Road Saggart	25	
Clondalkin	AHB Acquisition (Respond)	Bridge Hall, Clonburris	76	
Clondalkin	AHB Acquisition (Oaklee)	Keepers Lock Clonburris	52	52
Rathfarnham- Templeogue	AHB Acquisition (Oaklee)	Loreto Gate, Rathfarnham	37	
Rathfarnham- Templeogue	AHB Acquisition (Oaklee)	Stonepark Hall, Nutgrove Avenue	28	
Clondalkin	AHB Acquisition (FOLD)	Gordon Park, Kingswood	13	
Clondalkin	AHB Acquisition (Co-Operative Housing)	Parson's Court, Newcastle	8	8
Clondalkin	AHB Acquisition (Cluid)	Lockhouse Way, Clonburris	22	
Rathfarnham- Templeogue	AHB Acquisition (Cluid)	Stoneview, Walkinstown	66	66
Tallaght Central	AHB Acquisition (Respond)	Airton Rise, Greenhills Road	93	
Total			850	357

Killinarden Foothills

SDCC

Development Agreement with The Arden DAC

620 homes

- 125 Social Homes
- 372 Affordable Purchase Homes
- 123 Developer Sales

€37.2m AHF / €54m SHIP

Enabling works commenced September 2025

Construction to commence Jan 2026

First homes to deliver Q3.2027



SDCC Housing Build Programme

SDCC

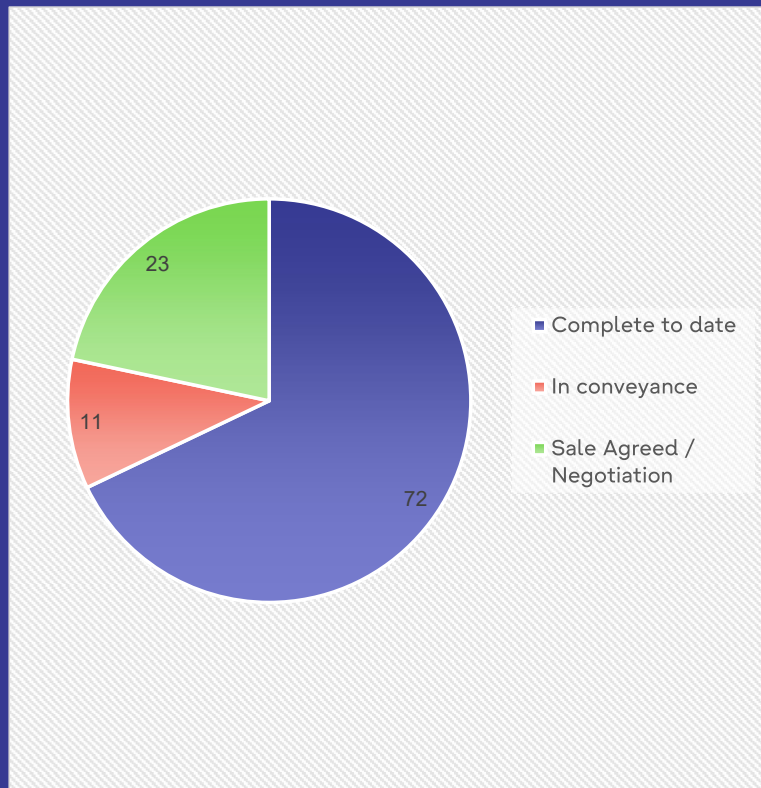
Scheme	Units	Tenure	Current Stage	EDD	Update
Rossfield, Tallaght	16	SH	On-site	Q3.2025	Contractor on site. EDD Q3.2026
St Aongus Green, Tallaght (Age-Friendly)	12	SH	On-site	Q1.2026	Construction ongoing. Units expected to complete in December 2025 – significant UE issue will delay handover into 2026



AHB & Part V Delivery

LEA	Project	Expected Units	Status
Tallaght South	Foxwood Barn, Citywest Part V - Tuath	39	Complete Q4.2025
	Carrigmore Woods, Citywest. Part V - Tuath	137	Complete Q4.2025
Tallaght Central	Airton Rise, Greenhills Road. Part V - Respond	213	Anticipated completion Q4.2025 / Q1.2026
	Glen Abbey, Belgard Road Part V	34	Part V negotiations ongoing. 2027 Delivery
	Fourth Avenue, Cookstown Part V	50	Part V negotiations ongoing. 2027 Delivery
	Broomhill Road Part V	16	Part V negotiations ongoing. 2027 Delivery
	Cookstown House Part V	8	Part V negotiations ongoing. 2026 Delivery

Housing Acquisitions Programme 2025



Acquisitions complete to date

72

Acquisitions in Conveyance

11

Sale Agreed / Negotiation

23

Anticipated Completions for 2025

83

Delivering Homes – Building Communities 2025 - 2030

Activating Supply :

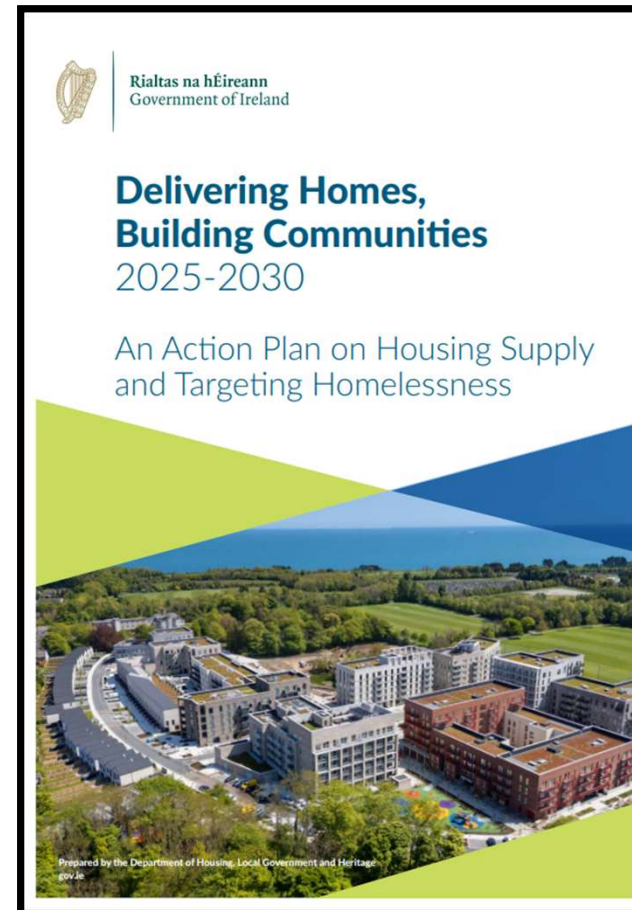
Zoning / Investment / MMC /
Dereliction & Vacancy

Supporting People:

Homelessness / Affordability / Supply
of Social Housing

What's next:

- New targets to issue shortly
- New Housing Delivery Action Plan





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Thank you

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For more information
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