



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Housing Delivery Report

Lucan, Palmerstown, North Clondalkin
ACM

NOVEMBER
2025

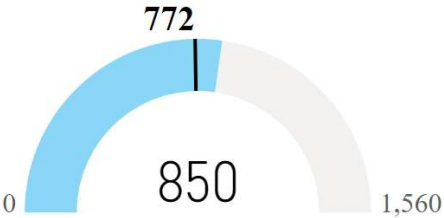




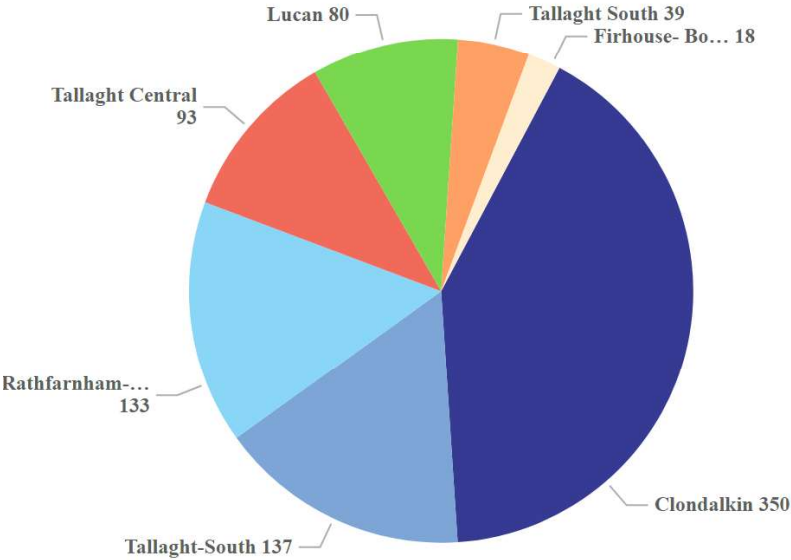
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HOUSING FOR ALL PIPELINE 2025

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

SDCC Build Programme

LEA	Project	Units	Status
Palmerstown - Fonthill	St Ronan's Crescent (Age-Friendly)	9	Contractor on site. Delivery Q4.2026
Lucan	Sarsfield Park (Age-Friendly)	5	Contractor on site. Delivery Q1.2026



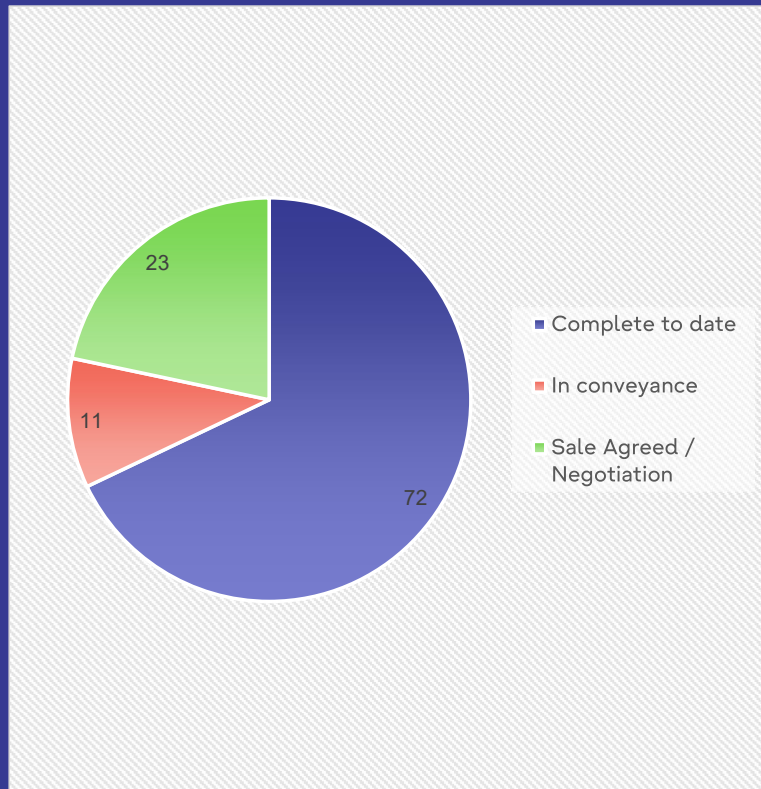
St Ronan
Crescent
Age Friendly



AHB & Part V Delivery

LEA	Project	Expected Units	Status
Lucan	Aderrig Heights Adamstown Part V - FOLD	14	Anticipated completion Q4.2025
	Adamstown District Centre Part V - Tuath	44	Anticipated completion Q4.2025
	Tandy's Lane – 2 Part V – North & East	15	Anticipated completion Q4.2025
	Tandy's Lane – 2 Part V - Oaklee	14	Anticipated completion Q2.2026
	Somerton, Adamstown Part V – Cluid	68	Anticipated completion Q2.2026. Age Friendly Development
	The Boulevard, Adamstown Part V – North & East	26	Anticipated completion Q2.2026.
	St Helen's Plaza, Adamstown Part V - Tuath	80	Anticipated completion Q1.2027
	Aderrig, Phase 4 Part V - Tuath	141	Anticipated completion Q3.2028.
	Heron's Lock, Lucan Part V	32	Part V negotiations ongoing 2027 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 :

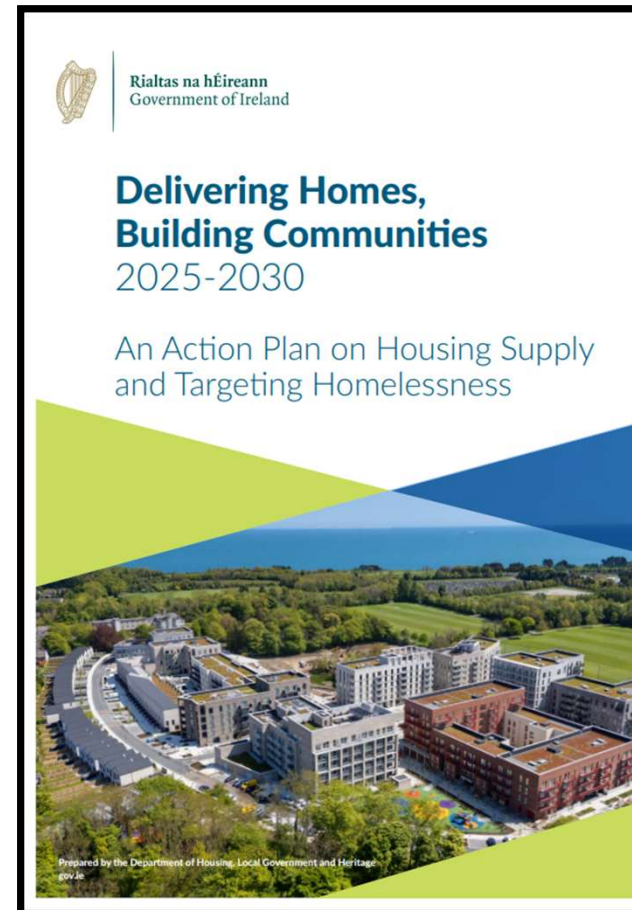
Zoning / Investment / MMC /
Dereliction & Vacancy

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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