

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 12 January 2026

HEADED ITEM NO. 9 (b.)

Capital Programme Update

Mayor & Councillors,

This report provides the status of current and proposed projects in our rolling three-year capital programme.

Housing Delivery

We continue to progress our Housing Delivery Action Plan 2022-26 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. 812 social homes were delivered in 2025 (in excess of the 772 target) and we now will focus on updating the HDAP to align with the new national housing plan 'Delivering Homes, Building Communities'. This will see us work to further develop our own-build pipeline, as well as working together with Approved Housing Bodies and private partners to increase social housing supply.

The initial joint venture development in **Kilcarbery Grange** concluded with substantial completion of the fourth phase in November. This ambitious programme has delivered 1,034 new homes under the original development agreement, including 310 social homes, 126 cost-rental homes, and 50 affordable homes. This project set the template for large mixed-tenure developments by the sector and is now being replicated by many other local authorities. A subsequent fifth phase on adjoining land continues to progress on programme, with all 88 additional social and affordable homes expected to be completed by March.

In **Clonburris SDZ**, the 116 social and affordable homes at Canal Bank are now substantially complete with final snagging ongoing. Construction at the Part 8-approved **Kishoge development** which will deliver 284 social, affordable, and cost rental homes is also now underway. The Part 10 planning application submitted in July, seeking approval for 1,252 social and affordable homes across three phases on council-owned lands, remains under review by An Coimisiún Pleanála.

Responses to the initial stage of a competitive dialogue procurement for approximately 640 social, affordable, and cost-rental homes at Kishoge Urban Centre are currently being reviewed and will shortly move to the next stage of the process.



CGI of mixed tenure development at Killinarden Foothills

Site preparation and enabling works for the **Killinarden Foothills** development are advanced and a new temporary pedestrian and vehicular access has been installed for Sacred Heart Football Club, ensuring continued access during construction. Following further examination of an area of archaeological interest identified during site investigations, a redesign of elements of the Elder Park has been required to preserve the find. Notwithstanding this, full construction will now commence this month following execution of the development agreement and the first social and affordable homes—together with the park area and the community and sports centre—are now scheduled for delivery in mid-2027. In the meantime, our development partners, Arden, are finalising a community engagement strategy and accompanying project information website which will go live shortly to provide regular updates and to ensure full information on the project is readily available.

The proposal for the construction of 25 social homes at **Stocking Lane**, advertised under the Part 8 public consultation in July, was approved by the elected members at the October council meeting and the project is now proceeding to detailed design.

Final proposals for the redevelopment of **Oldcastle Park**—which includes Traveller, social, and affordable accommodation—will now be presented to the local area committee in the coming weeks after access to parts of the site was temporarily restricted, resulting in a delay in completing the necessary site surveys. An external design team are progressing designs for our **Rathcoole** lands with various ecology and topographical surveys ongoing. The draft site plan includes approximately 120 new homes with 50% social housing (including

standard social, age friendly and Traveller group housing) and 50% affordable purchase homes as well as a number of playing pitches and changing facilities. A detailed briefing was provided to members in December 2025 giving a general overview of the plan and outlining the next steps. It is anticipated that the Part 10 planning application will be submitted to An Coimisiún Pleanála in H1 2026. In addition, an update on the proposed development of 33 social and affordable homes at Castlefield will be brought to the local area committee next month.

The status of our other approved social housing projects is as follows:

| Project | Number | Update | Completion |
|---------------------------|--------|--------------------|----------------|
| St Aongus Green (AF) | 12 | Under construction | Q1 2026 |
| Sarsfield Avenue (AF) | 5 | Under construction | Q1 2026 |
| St Ronan's Crescent (AF) | 9 | Under construction | Q3 2026 |
| Alpine Heights (AF) | 13 | Under construction | Q3 2026 |
| Pearse Brothers Park (AF) | 10 | Under construction | Q4 2026 |
| Deansrath / Melrose (AF) | 27 | Under construction | Q4 2026 |
| Rossfield Avenue | 16 | Under construction | Q2 2027 |

Note: AF denotes new age-friendly housing

Acquisitions Programme 2025

In 2025, we purchased **80** properties, primarily for tenant in-situ use. A further **12** properties are currently at conveyancing with our legal department. An additional **23** properties are currently either sale agreed or in negotiations. Progress is also well underway to utilise the additional €5 million capital allocation aimed at addressing long-term homelessness, with **6** properties currently sale agreed or at negotiations under this fund. In 2025, a total of €21.2m was submitted in claims to the DHLGH in respect of the Acquisitions Programme.

Traveller Accommodation Programme

A new Traveller group housing scheme in Newcastle comprising of six homes was delivered in December 2025, through a Part V agreement with another development in Adamstown, is scheduled for handover in Q1 2026. These homes will be allocated through a choice-based letting process conducted by our Traveller Accommodation Unit in conjunction with the local Traveller support groups.

Current residents of **Kishogue Park** have relocated to a new temporary site to enable full construction to begin on their 15 new group homes. The design for a new site at **Lock Road** has been agreed with the families and was presented to the local area committee in December 2025 while, as outlined above, engagement with residents from **Oldcastle Park** looks to be progressing positively with redevelopment proposals to be presented to elected members in March.

Affordable Housing Sales

60 homes for sale at Canal Bank were launched in 2025, with over 600 applications received and 42 properties sale agreed to date. A further 70 affordable homes in Kilcarbery were advertised in July with 633 applications received and 32 properties sale agreed to date. 26 direct sale affordable homes

at Mill Road, Saggart were advertised in August, with 254 applications received and 16 properties currently sale agreed. DHLGH approval has been received for 25 Part V affordable homes in Keeper's Lock, Clonburris which will now be advertised for sale next month.



Planned Housing Maintenance

Energy efficiency works on our social housing stock continue under both the national Energy Efficiency Retrofit Programme (EERP) and our own planned maintenance programme. While we await confirmation of our 2025 funding allocation and targets from DHLGH for 2026, the overall status of the EERP programme is as follows:

| Local Electoral Area | Pre-Tender | Tender | Commenced | Complete | Total |
|------------------------|------------|----------|-----------|------------|------------|
| Tallaght South | 68 | 0 | 0 | 82 | 150 |
| Tallaght Central | 13 | 0 | 1 | 77 | 91 |
| Firhouse Bohernabreena | 0 | 0 | 0 | 63 | 63 |
| Rathfarnham Templeogue | 8 | 0 | 0 | 12 | 20 |
| Clondalkin | 0 | 0 | 0 | 67 | 67 |
| Palmerstown Fonthill | 0 | 0 | 42 | 82 | 124 |
| Lucan | 0 | 0 | 0 | 17 | 17 |
| Total | 89 | 0 | 43 | 400 | 532 |

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

| Local Electoral Area | Pre-Tender | Tender | Commenced | Complete | Total |
|------------------------|------------|-----------|-----------|------------|------------|
| Tallaght South | 0 | 14 | 9 | 384 | 407 |
| Tallaght Central | 0 | 3 | 0 | 80 | 83 |
| Firhouse Bohernabreena | 0 | 8 | 2 | 61 | 71 |
| Rathfarnham Templeogue | 0 | 2 | 0 | 13 | 15 |
| Clondalkin | 0 | 6 | 2 | 83 | 91 |
| Palmerstown Fonthill | 0 | 28 | 2 | 98 | 128 |
| Lucan | 0 | 9 | 1 | 15 | 25 |
| Total | 0 | 70 | 16 | 734 | 820 |

We are rolling out **stock condition surveys** to proactively assess our housing stock with 1,967 properties surveyed to date. This data will 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 621 homes, fire blankets issued for installation in 112 homes, 26 homes fitted with blankets and new window restrictors have been fitted in 208 homes. We have completed 147 properties under our external **painting programme**.

Vacant Property Refurbishment Grant

A total of 269 applications has been received to date with 97 grants paid for the refurbishment of vacant and derelict houses into permanent homes and another 93 applications approved.

| Vacant Homes Grants | Number |
|--------------------------------|---------------|
| Grants paid | 97 |
| Final approval stage | 15 |
| Approved/Approved in principle | 93 |
| Applications with law | 26 |
| Further information requested | 7 |
| Declined/withdrawn | 31 |

Roads, Infrastructure and Public Realm

The second phase of the new **Southern Link Street in Clonburris SDZ** is due to reach substantial completion later this month and opening of the street to through traffic will be phased in tandem with occupation of adjoining phases of housing development. Planning permission for the 2.5km **Clonburris North Link Street** and associated infrastructure was granted in February. The project has now been split into two phases with the first phase comprising works to support early activation of adjacent housing commencements. Detailed design on the first phase has been completed, and the tendering for a works contractor has commenced with construction expected to start by Q2 of this year. The second phase of the project is progressing through the detailed design process.

Planning permission was also granted in September for three new parks in the southern section of Clonburris SDZ, namely **Griffioen Valley Park Extension, Na Cluáinte Park South, and Canal Park South** and detailed design has now commenced on all three projects. External consultants have been appointed to progress design work on the new canal and rail bridges required in the SDZ, with related planning applications to be submitted later this year.

We are nearing completion on the major public realm upgrades in **Lucan Village** which aim to create vibrant, accessible spaces for the community while preserving Lucan's unique character. As previously reported to councillors, delays have been caused by contractor resourcing issues, ESB utility rerouting, unforeseen underground obstacles, environmental restrictions on river works, traffic

management limitations, and additional public realm enhancements as well as challenges with ensuring sufficient project management resources. Despite these challenges, we are committed to ensuring works are completed to the highest standard to maximise the benefit to the local community.



Works at Village Green & Lucan Demesne

The **Village Green** is taking shape with on-street traffic management removed pre-Christmas and pedestrians accommodated on permanent footways and additional works to upgrade traffic signals at the Lucan Road/Adamstown Road junction have been completed. The removal of on-street traffic management throughout the festive season improved access for residents and businesses. Following the Christmas break, outstanding on street works on the scheme will now recommence and will include completing installation of new public lighting and removal of old poles, buildouts at Main Street and Dispensary Lane, a bandstand, and tarmacking at junctions (which will be carried out as night-time work), benches and street furniture and landscaping.

At **Lucan Demesne**, the traffic management has been removed, and pedestrian signals are back in operation and new parking areas are open and well established. The remaining project elements including park gates, fencing, seating overlooking the demesne woods, and other furniture are expected to be finished by the end of next month. Access to the **promenade at Liffey Weir** remains restricted while construction continues on the steps and widened plaza near Lucan Bridge with the latest contractor programme projecting all works there to be completed by mid-March.

The **Bawnogue district centre** scheme is substantially complete. Temporary public lighting has been provided as we await delivery of a pilot solar powered lighting scheme in the coming weeks. A number of additional pieces of street furniture have been identified to enhance the scheme and will also soon be installed.



Bawnogue enhancements

The team will now commence procurement for district centre works at **Neilstown** this month with a view to having consultant partners in place by March to progress this project. A Section 38 public consultation will take place in January for the **Kilcarbery and Old Nangor Road junction upgrade**. Design consultants were appointed for the **Tallaght Village enhancement scheme** and public workshops took place in October and November, so we are now preparing to commence planning and statutory public consultation for that by March.

Design work is progressing on the **N81 traffic flow strategy and associated landscape improvements** at Tallaght following the appointment of consultants and initial proposals are likely to be presented to councillors by April.

A tender was published in September for the Part 8 approved **Mechanical Services Depot in Palmerstown** and tender submissions are currently being evaluated. Works are likely to start on site in the coming weeks for a 14-month construction programme.

Countywide Wayfinding Signage Manual and Pilot

We are finalising a brief for an urban wayfinding and an interpretive signage manual along with a signage pilot for Tallaght, with the aim of proceeding to tender for the design elements of the manual and the pilot this quarter.

Active Travel & Climate Action

Phase 5 of the Dodder Greenway Walking and Cycling Scheme, from Butterfield Road to Spawell Bridge, was recently completed. Congestion issues during traffic signal commissioning have been resolved and traffic seems to be flowing well in and around the scheme. The **Hazelhatch to 12th Lock section of the Grand Canal Greenway** is also now complete and open, although we are in discussions with Waterways Ireland about some additional works to improve permeability at Hazelhatch.



Aerial view of completed junction at Ballycullen Road/Drive in D24 Neighbourhood Network

Works are also approaching completion for the **Castletymon Road** (north of the district centre - Scoil Íosa to Greenhills Road) scheme and on **Phase 1a of the Grand Canal to Lucan Urban Greenway** (Canal to N4).

Part 8 public consultation for the **Knocklyon to Ballyboden Active and Sustainable Travel Scheme** will commence this month following updated environmental reports. A virtual reality presentation has been created for the benefit of the public and local councillors to give an in-depth experiential look at the scheme, providing video images to support visualisation and improved understanding of the proposals to better inform engagement on the consultation process.

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

- The Templeville Road Phase 2 and Glendown Road scheme is well under way and is scheduled to be completed in summer 2026. Observation of traffic flow is ongoing to try to minimise disruption during works.
- A contractor has been appointed for the Firhouse Road Improvement Scheme and works will commence in this quarter.
- The **Tallaght to Clondalkin** scheme is paused as works cannot commence due to sewer installation works by Uisce Éireann on Belgard Road.
- Detailed design on the **Wellington Road** scheme is ongoing and we are in the process of appointing a contractor to commence the **Whitehall Road** trial scheme.
- Detailed design is almost complete for Part 8 approved works to **Castletymon Road South** with a view to commencing construction later this year.
- Design work is also ongoing for the **Old Bawn Road** scheme, and an options study is about to commence on a proposed project linking **Baldonnell to Grand Canal via Clondalkin and Corkagh Park**.

Following initial scoping and surveys conducted by An Taisce, designs are now being developed for third round of **Safe Routes to School** at: Glenasmole National School, Sacred Heart Senior National School, Scoil Áine Naofa, Scoil Naomh Áine, St. Thomas' Junior National School Lucan and St. Colmcille's Senior National School Knocklyon. A new tranche of **Safe School Zones** is also being developed for delivery this year.



Pupils from Saint Ronan's, Deansrath enjoying their new safe school zone zebra crossing.

Various **Flood Alleviation Schemes** are progressing as follows:

The **River Poddle FAS** (www.poddlefas.ie) continues with works currently taking place in the Wainsfort area and on defence walls at the Wainsfort Manor weir and at the rear of Whitehall Road. Currently 65% of the overall total flood defences (incl. DCC works) have been installed. Project works are also ongoing within the Dublin City Council administrative area with the overall scheme due to continue until mid-2027.



Flood Defence Works at rear of Whitehall Road (l) & erosion control works at Willbrook Grove ®

The second phase of the **Whitechurch Stream FAS** (www.whitechurchfas.ie) from St. Gatien's Court to St Enda's Drive is now largely complete with minor landscaping and footpath replacement works remaining. Works in Areas 6 (St. Enda's Drive to Willbrook Lawn) and 7 (Willbrook Lawn to Willbrook Road) are continuing with the installation of the defence walls at the 'Capri' site and the erosion control measures in Area 7. Over half of the scheme's total flood defences have now been installed with the project due to be finished next year. Hydraulic modelling is still ongoing on the **River Camac FAS** (www.camacfas.ie) to ensure that the preliminary design stage will include the highest possible number of properties within the catchment area to be protected from a 1-in-100-year rainfall event.

Energy Upgrades

Following an extensive procurement process, an independent financial/carbon benefit appraisal is to be completed before Energy Performance Contracts (EPCs) will be ready for signing next month for **energy upgrades and decarbonisation of council-owned buildings**. This will see capital investment from SDCC and the SEAI Pathfinder Programme of over €8.5million in energy upgrades to County Hall, Clondalkin Civic Offices, Rua Red, Civic Theatre, Tallaght Leisure Centre and Clondalkin Leisure Centre, involving extensive solar arrays, removal of fossil fuel boilers, ventilation upgrades and energy efficient lighting. Works are expected to commence in the coming months and will deliver a 50% reduction in energy use for these buildings which accounts for 29% of our total annual energy demand, eliminating fossil fuel dependency and reducing yearly greenhouse emissions by 870 tonnes of CO₂.

A separate contract has also been awarded for solar array installations for buildings owned and leased by the council which will see over 40 buildings provided with solar arrays, with electricity generating capacity in excess of 1,100 MWh per year and potentially reducing yearly greenhouse emissions by over 520 tonnes of CO₂. Battery technology will also be included on key buildings, where appropriate, to provide resilience through the ability of continued operation off grid during emergencies and additional works (such as will be completed to further decarbonise these buildings). Preliminary designs, surveys and applications for grid connections have begun for the initial locations, namely North Clondalkin, Castletymon and Ballyroan libraries and community centres at Fettercairn, Ballyroan, Rowlagh, Jobstown, Quarryvale, Brookfield, and Kilnamanagh and we will see the programme expand to other libraries, depots and community centres next year. Firhouse Community Centre has solar panels in operation.

The tender process is complete to appoint a contractor for the installation of a 200kw solar array at **Arthurstown landfill** facility. The estimated 150,000kWh/year generated will be utilised by the current aftercare leachate facility, providing annual savings of 51 tonnes of CO₂. The overall installation will include 500kw battery storage to allow the council to export and import electricity at optimum unit rate tariffs to assist in reducing operating costs for the facility. Works are expected to be completed in Q1 2026.

Public EV charging infrastructure

Our contracted regional partner for the installation of **public EV charging infrastructure** throughout the four Dublin local authorities' administrative area has progressed ESB grid connection agreements for the 15 initial sites in South Dublin, and nine of the sites have received a connection offer. We are awaiting final design approval from ZEV/Dept. of Transport to allow works to commence. These will offer fast charging facilities in council-managed destination parking areas, such as parks, libraries, district centres and leisure centres and will include footpath alterations to allow for universal design to ensure the chargers are accessible to all drivers. Additional sites are being surveyed to support expansion of the network once the roll-out is underway.

Fleet Decarbonisation Programme

Our fleet decarbonisation strategy to reduce CO₂ emissions and enhance the efficiency of the fleet and plant items is ongoing. The decarbonisation of the fleet is a critical action required to achieve the target of a 51% reduction in the council's greenhouse gas (GHG) emissions by 2030. The fleet is the third largest source of our emissions, at 11% of the overall total. To meet the targets, a minimum of 31% of the fleet is required to be decarbonised (pending the success of other key actions). An implementation plan has been developed which includes the use of HVO on the existing fleet and the transition of smaller vehicles to electric. Throughout 2026, EV charging infrastructure will be developed in council depots to support the roll out of EV fleet. The replacement of ICE

(internal combustion engine) vehicles with electric vehicles, where appropriate, will continue throughout the year. Large replacement trucks, to be fueled by HVO, will be procured in 2026.

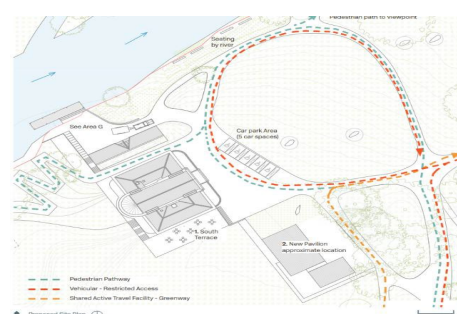
Solar Bin Installations

Installation of **smart solar compactor litter bins** is nearing completion in Tallaght, with installations to commence in the coming weeks in Rathfarnham, Clondalkin and Lucan, delivering a total of 102 bins. These will compact deposited waste reducing overflowing and will provide about 300% extra bin capacity in these areas. The bins will also use real-time data to enhance our collection service. In addition, a considered approach to their branding will see images of well-known local landmarks and amenities included to foster civic pride and community identity.



Tourism & Enterprise

As part of the **Hellfire project in the Dublin Mountains** we anticipate that work on the trail network will start shortly, subject to an archaeological licence, with road upgrades and conservation works to the Hellfire Building to then follow. The outcome of ongoing tree felling licence appeals will determine when site clearance for the visitor centre and car park can begin. While these appeals have taken longer than expected, we remain committed to working with Coillte and relevant agencies to move the project forward.



Lucan House Masterplan

Following comprehensive local engagement, a tender is currently being prepared for a design team to bring the exciting **Lucan House** masterplan through planning, with an appointment expected this month. Subject to planning approval, the first phase of works could begin by Q3 of this year, focusing on enabling works and progressing outdoor elements such as the landscaping, amphitheatre, recreational features, as well as car/bicycle parking

and the fit-out of the main house and lodges at Black Gate. In the interim, priority conservation works to aspects of the main house were completed before Christmas.

Following Part 8 approval for the **Rathfarnham Castle Courtyard** proposals in July, the project is now progressing to the detailed design stage by our external design team. Further engagement with the community has been conducted to gather input on the layout of the proposed reimagined Sean Keating Garden and car parking area, ensuring that the design reflects their feedback. The contractor tender process will begin in Q1 this year once detailed design is complete with the aim of awarding the construction contract by the middle of this year.

An alternative and potentially more cost-effective option is being actively explored for delivery of the **Tallaght Heritage Centre** which includes integrating the centre with other related cultural uses to enhance its viability and value to the area. Consultant architects will have finalised feasibility drawings and cost estimates this month after which we will provide a detailed update to councillors on proposed next steps and timelines.

Fire safety certificate applications for the **12th Lock Studio** and the **Grange Cottage** buildings are progressing and tenders for the construction works for the multimedia, studio, crèche, café and artists' studios will then issue, with on-site works scheduled to commence by summer. An operator has already been appointed to manage the multimedia studio and tenders for the operation of the other facilities have been published.

Parks, Community, Libraries & Sports

Construction will commence on **Central Boulevard Park** in Adamstown this month with the project comprising construction of a new park including hard and soft landscaping, provision of a variety of play areas including calisthenics area, flexible lawn spaces, seating and street furniture, bicycle parking, retention of existing hedgerows and oak tree, provision of a new bridge link through the main hedgerow, additional native hedgerow, tree and ornamental planting, paving, new access/egress points, landscaping and planting works.



CGI image of proposed Central Boulevard Park in Adamstown

Following a tender process, a replacement main contractor has been appointed to compete **Lucan Leisure Campus** and they are working closely with SDCC Architects, the project design team and critical sub-contractors to close out the swimming pool, as well as undertaking some required remedial works. Mechanical and building management system works are currently being completed to allow the pool to be filled this month with handover of the pool to the operator expected this quarter. Separately, it was great to see Esker Boxing Club hold an official opening of their new facility within the refurbished existing leisure centre on the campus last month.

Tymon Park Centre was officially opened in October providing a fantastic additional amenity for Tymon Park. The lakeside centre has an attractive landscaped bio-retention area by the lake which sustainably manages the surface water from the scheme. Similarly, the **Corkagh Park Hub and Café** is also now open following a launch in November. Other improvements to the park are also complete and include a fairy woodland trail, tree planting and biodiversity features. Some landscape works around the newly renovated car parks and entrances will be completed when weather allows this year along with the proposed new park signage.



Official openings of Tymon Park Centre (l) & Corkagh Park Hub and Café (r)

The new football and GAA pitches at **Kiltipper Park** are complete and establishing and other works including footpath and pedestrian access upgrades, landscape and hedgerow improvements and an extended carpark are substantially complete, notwithstanding a minor delay due to sub-contractor availability and supply of materials. Following the planned archaeological investigations and consultation with the National Monuments Service, the viewing area proposals have been removed from the current phase of the project and will be reviewed in the next phase of works.

While some play areas and teen facilities are now complete at **St. Cuthbert's Park**, the contractor reports that existing issues, which have already impacted project completion timelines, significantly escalated just before the Christmas break resulting in another temporary stoppage of works. We continue to work with the community, the contractor and Gardaí to pursue the earliest possible return to site but it is disheartening for all

concerned to have to deal with continued challenges relating to anti-social behaviour on a project that aims to deliver such positive social amenities and benefits.

Construction work has commenced on a **green infrastructure corridor (greenway) between Killinarden Park and Sean Walsh Park** along the Whitestown Stream. This should be finished by March to provide an off-road walking and cycling route from West Tallaght to the centre of Tallaght, with further links to the Dublin Mountains Way and the Dodder Greenway. The project is supported by funding from the Department of Rural and Community Development and the Gaeltacht's Outdoor Recreation Infrastructure Scheme.

Tenders for construction works to upgrade **Camac Valley Caravan and Camping Park** began in November and preliminary market consultation for operation of the facility is now complete so a tender for an operator will issue this month. Following positive informal consultation which generated 521 responses from residents, local groups, and clubs, public consultation for the **upgrade of Butler McGee Park** closed on 23 December. A Part 8 report to council will now be prepared for this project which aims to transform the 20-acre greenfield site into a welcoming community park with focal entrances, teen space, play and exercise nodes, a basketball court, natural playground, dog park, pitch upgrades, and a footpath loop linking to wider cycle routes, alongside wider landscape and biodiversity enhancements.

Construction continues apace at **Citywest Library** and the contractor is projecting build completion by mid-year, with fitout works to follow. A consultant conservation architect has been appointed to oversee the improvement works at **Clondalkin Library** and detailed design work has commenced. The location for the **Adamstown Library/Enterprise Centre** has been finalised with design work now advancing so that proposals can be presented to councillors to meet SDZ phasing and community requirements.

Building work on **Kilcarbery Community Centre** should be finished by the end of March followed by fit out works for which a detailed design tender package has issued to the developer. Following a meeting onsite with the Ballyroan Men's Shed, a new location for the bin storage is being considered which will enable us to progress with appointing a contractor for the extension to the **Ballyroan Community and Youth Centre**. Additional information has been requested in relation to the revised planning application for the **Citywest Creche and Community Centre** so work cannot yet progress there. Design and costings for the **Whitechurch Sports Facility** are being finalised to progress planning, while we continue to engage with the Land Development Agency and other stakeholders on the proposed youth facility at **Citywest Quarter** ahead of a revised planning application. Following further discussions with community representatives to try to resolve future ownership matters, we hope to be in a position to progress statutory public consultation for planning by April on proposals to refurbish and extend **Newcastle Community Centre**.

Following briefings with councillors and consultation with local stakeholders, Part 8 public consultation for the proposed **3G Pitch at Greenhills Park** progressed in September and October 2025, with the consultation period now complete. A third-party appeal on the environmental screening process for the project has been made to An Coimisiún Pleanála (ACP), in line with relevant legislation. Once a decision is made by ACP we will update councillors on next steps for the Part 8 process. While the additional work involved in this has affected progress with another facility, proposals are being developed for another location and should be brought to councillors shortly. Manufacture of the initial two modular units for Corkagh Park and Griffeen Valley Park under the **Pavilions Programme** is now nearing completion, and ground works are scheduled to commence at both sites this month with installation of the units to follow next month prior to progressing to the rest of the programme.

The tender stage for our **teenspace programme** is complete with works planned for Rathcoole Park, Clondalkin Park, Griffeen Park (northern section) in Lucan, Sean Walsh Park, Dodder Valley Park (western section), and Whitechurch. The tender process was protracted but works will now commence this quarter.

Capital Finance Update

Expenditure of up to €582 million was projected for 2025 under our capital programme and by mid-December, actual expenditure reached €307.6 million with several payment certificates still pending, reflecting significant progress in our development activities during 2025.

Investment in housing provision exceeded €193.6 million, including €97 million allocated under Capital Advance Leasing Facility (CALF) and €26.2 million specifically for our housing developments in Clonburris. Significant additional housing expenditure was also incurred before year-end as we again saw social housing delivery in excess of our targets. In terms of infrastructure, €26.3 million has been invested in Clonburris SDZ, facilitating the delivery of new roads, attenuation measures, and parks under our strategic infrastructure plan there. Other notable capital investments include €1.7 million for LED upgrades, €7.8 million for Section 5 of the Dodder Greenway, over €1 million for further development of the Heatnet district heating project, and €2.7 million for development of the Grand Canal Greenway.

In relation to funding, capital account income for 2025 at mid-December was at €307 million including €33.8 million in transfers from revenue, as approved by the elected members, to support the capital programme resulting in an overall capital position of €503.6 million.

Capital Projects Monitor

Development of a new capital projects monitor is ongoing and work on the story map presentation layer will now provide a dynamic geographic to add to

the completed mapping functionality. A new gallery tab is being finalised to visually showcase project progress, while governance and export features are also nearing completion to support quarterly reporting and compliance. Following internal testing and review, the updated monitor will be rolled out to staff and councillors with a public-facing dashboard planned for Q2 2026. This phased approach will ensure robust functionality for a project that demonstrates our commitment to further transparency and public accountability in delivering our capital programme.

I trust this provides sufficient updates on our ongoing investment across the county, and your ongoing support for the programme is greatly appreciated.

Yours sincerely,



Colm Ward
Chief Executive