



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Overview of Derelict Sites and Vacant Homes

Lucan, Palmerstown, North Clondalkin ACM January 2026

**Presented by David
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Derelict Sites Act 1990

A Derelict Site is defined in the Act as any land which detracts, or is likely to detract, to a material degree from the amenity, character or appearance of land in the neighbourhood of the land in question because of -

- (a) The existence of structures which are in a ruinous, derelict or dangerous condition.
- (b) The neglected, unsightly or objectionable condition of the land or any structures on the land.
- (c) The presence of litter, rubbish, debris or waste on the land.

The Act places a duty on every owner and occupier of land to take all reasonable steps to ensure that the land does not become or continue to be a derelict site.

The Council is required by the Act to:

- (a) Maintain a Derelict Sites Register.
- (b) Make the Register available for public inspection.
- (c) Take all reasonable steps to ensure that any land situated in this administrative area does not become or continue to be a derelict site.

Actions available to Local Authorities

- Under **Section 3** of Derelict Site Act 1990, SDCC monitors sites in the county that may meet the criteria of a 'derelict site'.
- A **Section 11 Notice** is served where in the opinion of the local authority it is necessary to do so, to prevent land situated in their functional area from becoming or continuing to be a derelict site. Section 11 directs the person on whom the notice is being served to take such measures as may be specified in the notice and specify a period (being not less than one month from the effective date of the notice) within which such measures are to be taken.
- A **Section 8(2) Notice** is served on the owner and occupier (where they can be ascertained by reasonable enquiry) when insufficient action has been taken. Section 8(2) advises of intention to enter the particulars of a site into the Derelict Sites Register, maintained under Section 8(1) of the Derelict Sites Act, 1990.
- A **Section 8 (7)** is served on the owner and occupier of a site where there is failure by the owner / occupier to respond to a Section 8 (2) Notice and where the owner/occupier has failed to take steps to render the site non derelict, advising that an entry has been made in the register.
- **Section 22** informs owners and occupiers of sites on the Derelict Sites register of a determination of market value and **Section 23** is utilised for the application of levies.
- **Section 15 Notice of Intention to Acquire** is issued when a local authority intends to acquire a derelict site compulsorily, to remove a property/site from a state of dereliction.

DS1701 - Palmerstown

Listed on the Derelict Site Register since 2016.

Levies applied and simple interest accrued.

Substantial engagement from SDCC with legal representatives.

No levies outstanding to SDCC.

Inspection Report endorsed as no longer derelict.

To be removed from the Derelict Sites Register.



DS1818 - Palmerstown

Listed on the Derelict Sites Register since 2023.

Substantial engagement from SDCC but lack of progress in removing dereliction.

Levies applied.

Section 15, Notice of Intention to Acquire, October 2025.



DS2023 – Closed File

Listed on Derelict Site Register,
April 2024 – December 2025.

Levies applied and simple interest
accrued.

Substantial engagement from SDCC
with receiver.

No levies outstanding to SDCC.

This is no longer a derelict site and
has been removed from the Derelict
Site Register.



Derelict Sites Statistics

Actions	2025
Inspections by the Senior Clerk of Works	186 which includes 17 within Lucan, Palmerstown, North Clondalkin
Sites on the Derelict Sites Register	23 which includes 2 within Lucan, Palmerstown, North Clondalkin
Active Derelict Sites Case Files	79 which includes 14 within Lucan, Palmerstown, Clondalkin)
Levies Applied to sites on DS Register	€280,000 with almost half collected to date
Correspondence issued, Derelict Sites Act, 1990	43 Notices, 42 Letters.

Vacant Homes

South Dublin County Council is committed to addressing vacancy and dereliction in the County to bring vacant homes back into use. All reported vacant and derelict properties are investigated and added to the Vacancy Survey web app where vacancy has been confirmed.

Of the **301** properties that have been investigated and confirmed as vacant, **62** properties are in the Lucan/Palmerstown/North Clondalkin area.

Ongoing actions taken to address vacancy and dereliction in the County are:

- An information leaflet has been drafted and will be available to issue once the new funding information and application process has been confirmed for the new 'Above the Shop' grant.
- A reinspection of the current status of all vacant/derelict properties will be carried out once the leaflet has been updated to ensure that all information is provided regarding the grants and schemes available to registered owners of properties to bring them back into use.
- A bi-weekly meeting is held between the Vacant Homes section and the Derelict Sites team to review properties that have been reported as vacant/derelict and action that should be taken to inspect the property/engage with the property owner.

Vacant Homes

- Surveying the properties on the Vacancy Survey web app to identify properties that may now be deemed derelict and taking further action as provided under the Derelict Sites Act 1990.
- Utilising the funding streams available to acquire, through negotiation or compulsorily, vacant/derelict properties to bring them back into use where the property owners are not engaging with the local authority, or cannot be identified.
- Arrange a quarterly meeting of the Cross Directorate Working Group to address vacancy and dereliction across the County.
- Dashboard developed for active land management by the Planning Department to identify long term vacant and derelict properties in town centre and other locations across the County.
- Attendance at Vacant Homes quarterly networking and workshop events held regionally and nationally by the Department of Housing, Local Government and Heritage.
- Continued promotion of grants and schemes available to bring vacant properties back into use.

Vacant Homes Grants and Schemes

In line with Delivering Homes, Building Communities, South Dublin County Council will continue to promote the grants and schemes available to bring vacant properties back into use. The owners of vacant properties can avail of the following grants and schemes to bring properties back into use:

Vacant Property Refurbishment Grant:

A grant of up to €50,000 for a vacant property, or up to €70,000 for derelict property, is available to carry out refurbishment works to bring a property that has been vacant for at least 2 years back into use as a principle private residence or a rental property.

South Dublin County Council has to date received 273 grant applications and has paid out 99 grants.

Repair and Lease Scheme:

This scheme allows the local authority or an AHB to provide interest free loan funding of up to €80,000 (including VAT) to carry our repairs to a property that has been vacant for at least 12 months to bring it to rental standards. The property is then leased to the local authority or an AHB for between 5 and 25 years.

Local Authority Purchase and Renovation Loan:

This is a Government backed mortgage and loan for the purchase and renovation of derelict and non-habitable homes. The property must be eligible for the Vacant Property Refurbishment Grant and eligibility for the loan is subject to the applicants meeting the existing local authority mortgage eligibility criteria.

Vacant Homes – Acquisition Funding Options

- Urban Regeneration and Development Fund (URDF):

The URDF Call 3 fund is a revolving fund available to acquire long term vacant or derelict properties in towns and villages to bring them back into use. South Dublin County Council was approved for €6 million in funding to acquire properties that were approved by the DOHLGH. Any properties acquired using this funding must be made available for private sale.

- Second Hand Social Acquisition Funding - Buy and Renew Scheme:

Buy and Renew Scheme funding allows local authorities to purchase vacant and derelict properties and renovate them for use as social housing subject to certain cost guidelines set out by the DOHLGH.



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Thank you