



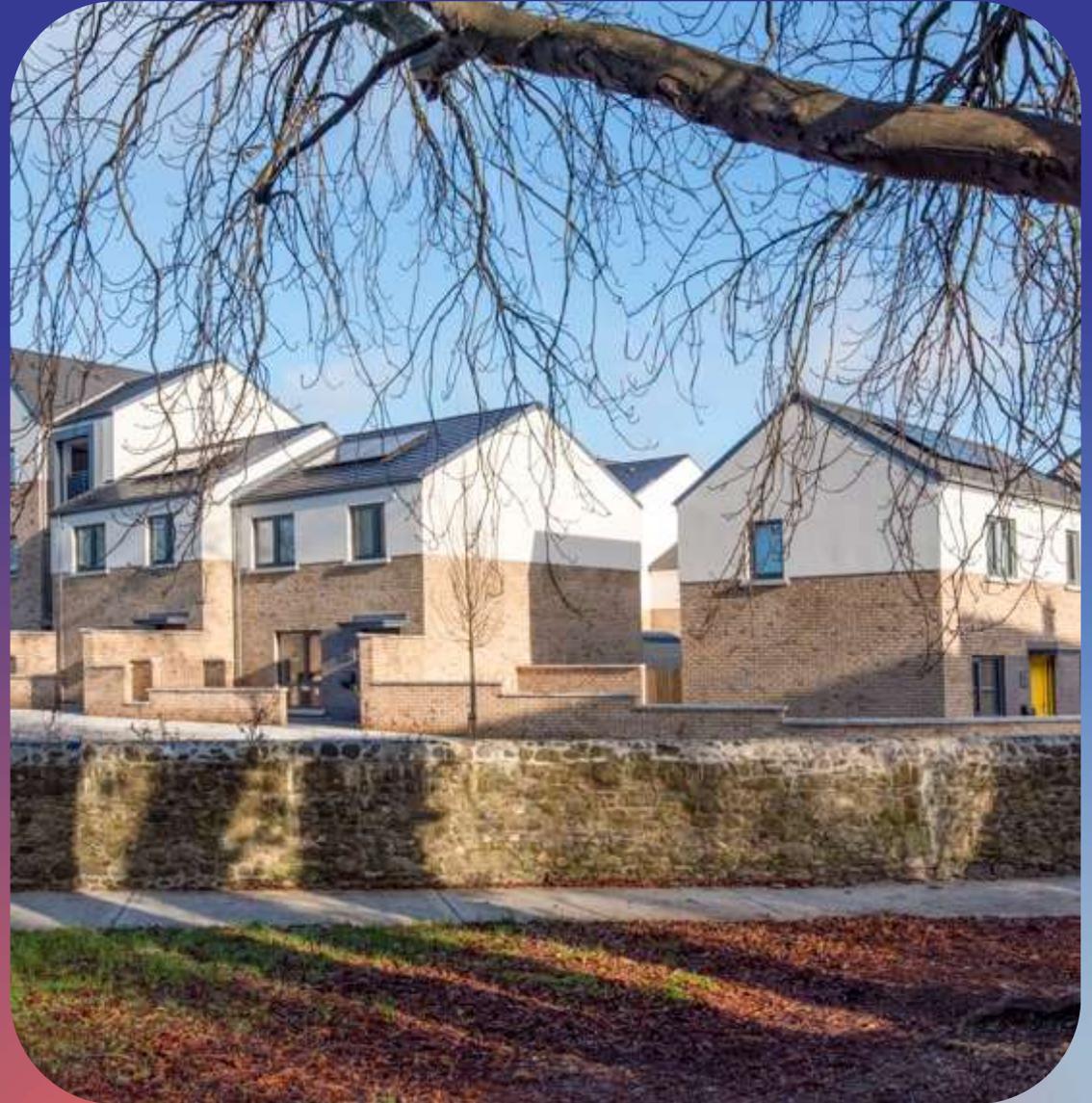
Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Housing Delivery Report

Rathfarnham / Templeogue /
Firhouse / Borhernabreena

FEBRUARY 2026



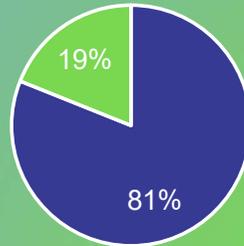
2025 SUMMARY



1009

New Homes delivered

Completions under SDCC
Build Programme & AHB Partnerships
in 2025



Social & Affordable

Homes delivered
by tenure mix



10

961 units

Projects currently under
construction with completion
scheduled between 2026 &
2028



10

**Schemes approved / in
planning**

2564 potential units

SDCC



77%

% of Housing Delivery Action Plan
achieved – end 2025

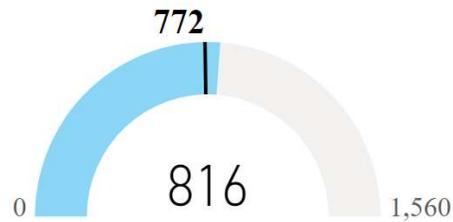


€889m

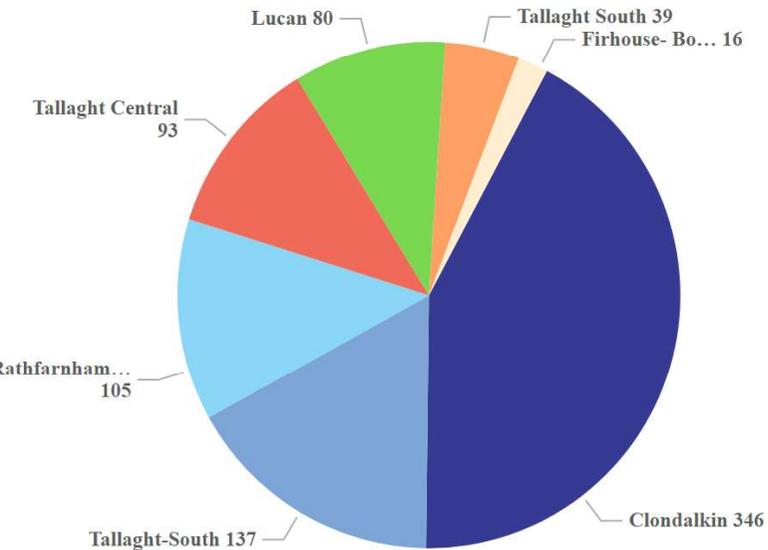
Anticipated spend on Housing
Delivery Capital Programme 2026 -
2028

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	Mason Cross, Newcastle	12	12
Clondalkin	LA Build	Canal Bank, Clonburris	56	56
Firhouse- Bohernabreena	LA Build	Homeville	16	16
Clondalkin	LA Build	Kilcarberry Ph 4	47	47
Tallaght Central	AHB Part V + Acquisition (Respond)	Airton Rise, Greenhills Road	93	93
Lucan	AHB Part V (Tuath)	The Irons, Adamstown	44	44
Lucan	AHB Part V (North & East)	Tandys Lane Village Phase 2	15	15
Lucan	AHB Part V (FOLD)	Aderrig Phase 3	14	14
Rathfarnham- Templeogue	AHB Part V (FOLD)	Watson Place (Ballyroan House)	2	2
Lucan	AHB Part V (Circle)	Adamstown Boulevard	7	7
Tallaght-South	AHB Acquisition (Tuath)	Carrimore Woods, Citywest	137	137
Tallaght South	AHB Acquisition (Tuath)	Foxwood Barn, Citywest	39	39
Clondalkin	AHB Acquisition (Tuath)	Graydon, Newcastle	48	48
Clondalkin	AHB Acquisition (Tuath)	Mill Road Saggart	25	25
Clondalkin	AIIB Acquisition (Respond)	Bridge Hall, Clonburris	76	76
Clondalkin	AHB Acquisition (Oaklee)	Keepers Lock Clonburris	52	52
Rathfarnham- Templeogue	AHB Acquisition (Oaklee)	Loreto Gate, Rathfarnham	37	37
Clondalkin	AHB Acquisition (Co-Operative Housing)	Parson's Court, Newcastle	8	8
Clondalkin	AHB Acquisition (Cluid)	Lockhouse Way, Clonburris	22	22
Rathfarnham- Templeogue	AHB Acquisition (Cluid)	Stoneview, Walkinstown	66	66
Total			816	816

Housing Delivery 2026+

SDCC

Policy Context

Delivering Homes, Building Communities (2025 – 2030)

Activating Supply:

- Maintain sufficient supply of zoned and serviced land
- Attract sectoral investment
- Promote MMC
- Target dereliction and vacancy

Supporting People:

- End homelessness and support inclusive communities
- Deliver 12,000 new build social homes annually
- Promote affordable home ownership & strengthen rental protections
- Invest in towns, villages & cities to strengthen community well-being

SDCC Housing Delivery:

- Prepare Housing Delivery Action Plan 2025 - 2026
- Achieve Target of 788 in 2026

Construction:

- Deliver 102 own build units
- Progress Competitive Dialogue Process to strengthen own build pipeline
- Develop overall masterplan for Stocking Avenue site
- Detail Design and Procurement for Stocking Lane Part 8 site
- Seek Part 8 approval for Castlefield, Old Knocklyon Road

AHB & Part V:

- Pipeline 98 AHB / Part V Properties
- 20% Part V requirement from 1st August 2026
- Secure Affordable Purchase under Part V

SDCC Housing Build Programme

Scheme	Units	Tenure	Current Stage	EDD	Update
Pearse Brothers Park, Rathfarnham (Age-Friendly)	10	SH	On-site	Q3.2026	Contractor on site. Delivery Q3.2026
Stocking Avenue, Rathfarnham	25	SH	Part 8 Approved	Q1.2028	Detailed design and procurement.
Castlefield, Old Knocklyon Road	29	SH/CR/AP	Pre Planning	Q1.2028	Part 8 to be advertised March 2026



AHB & Part V Delivery

SDCC

LEA	Project	Expected SH Units	Status
Rathfarnham – Templeogue	Whitehall Road West Focus Ireland	13	Complete January 2026. Age Friendly Development
	Stone Park Hall, Nutgrove Part V - Oaklee	28	Anticipated completion February 2026
Firhouse – Bohernabreena	Oldcourt Park, Dodderbrook Part V	16	Anticipated completion Q1.2026. Part V on Phase 5 to be agreed
	St Winnows, Stocking Lane Part V	24	Part V agreed. Anticipated completion Q3.2026.
	Firhouse Inn Part V	17	Anticipated completion Q1 2027. Part V negotiations ongoing.



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Thank you

© SDCC
Comhairle Contae Átha Cliath Theas
South Dublin County Council

For more information
please contact:

T 01 4149000
E info@sdblincoco.ie