



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

# Housing Delivery Report

Clondalkin, Newcastle, Rathcoole,  
Saggart & Brittas ACM

FEBRUARY 2026



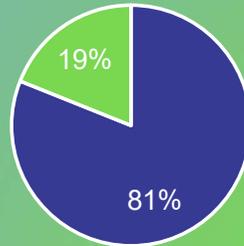
## 2025 SUMMARY



**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

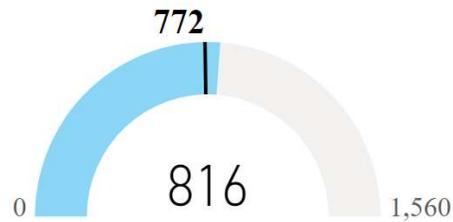


**€889m**

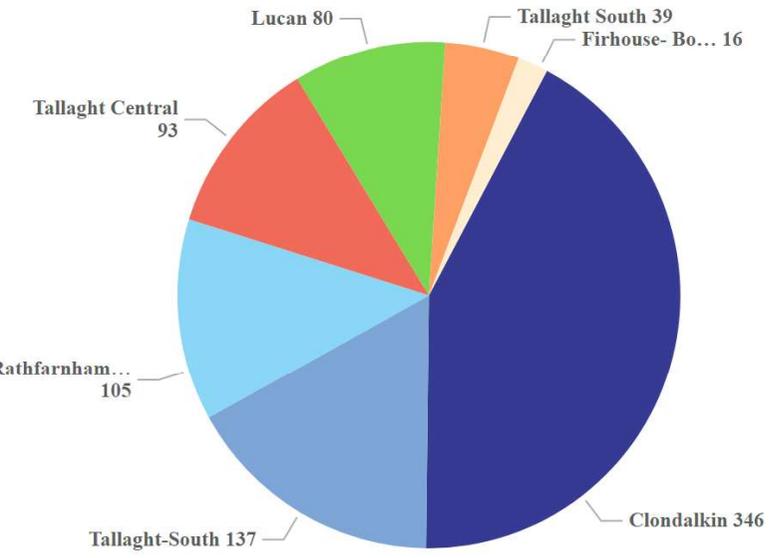
Anticipated spend on Housing  
Delivery Capital Programme 2026 -  
2028

# 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
<b>Total</b>			<b>816</b>	<b>816</b>

# 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

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#### SDCC Housing Delivery:

- Prepare Housing Delivery Action Plan 2026 - 2030
- Achieve Target of 788 in 2026

#### Construction:

- Deliver 102 own build units
- Progress Competitive Dialogue Process to strengthen own build pipeline
- Progress Part X for Rathcoole lands
- Seek Part 8 approval for Oldcastle, Clondalkin

#### AHB & Part V:

- 20% Part V requirement from 1<sup>st</sup> August 2026
- Secure Affordable Purchase under Part V

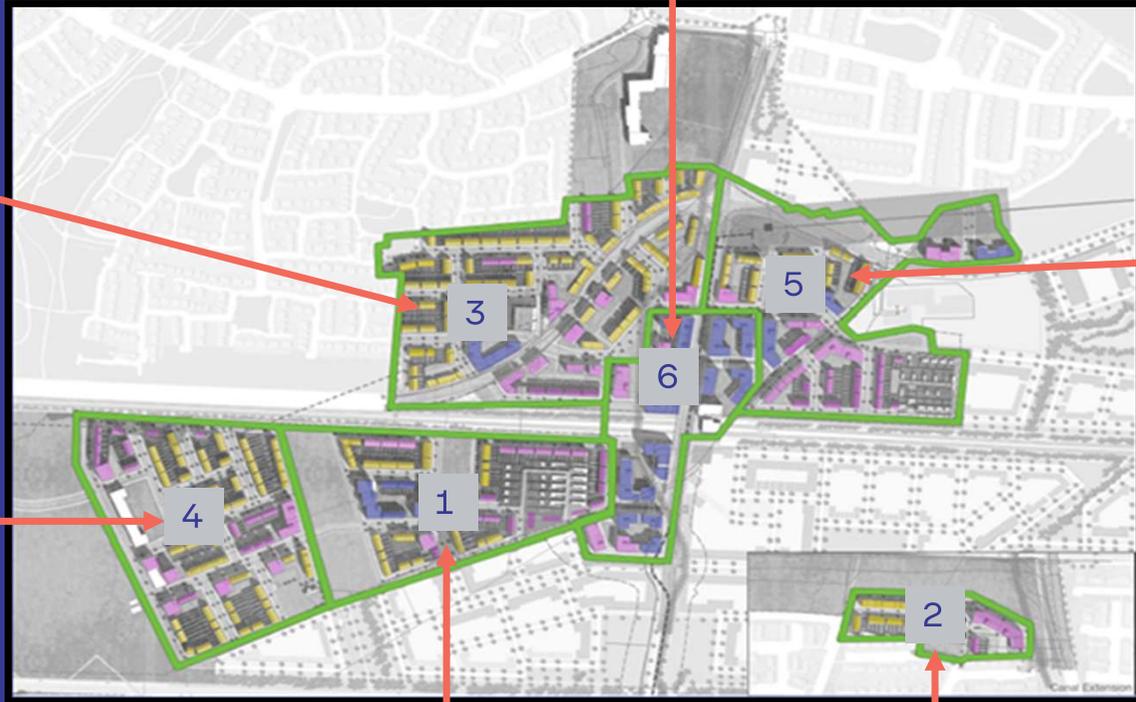
# SDCC Clonburris Sites

Site 6 – Kishoge District Centre  
Procurement underway 2025  
620 Homes (SH / AP / CR)

Site 3 – Kishoge North West  
Part X Planning application June 2025 (Phases 3-5)  
580 Homes (SH / AP / CR)

Site 5 – Kishoge North East  
Part X Planning  
236 Homes (SH / AP / CR)

Site 4 – Kishoge South West  
Part X Planning  
436 Homes (SH / AP )



Site 1 – Kishoge Gardens  
On-site November 2025  
28 month construction programme  
284 Homes (SH / AP / CR / TAU)

Site 2 – Canal Bank  
Complete Dec 2025  
116 Homes (SH / AP )

# Rathcoole Lands

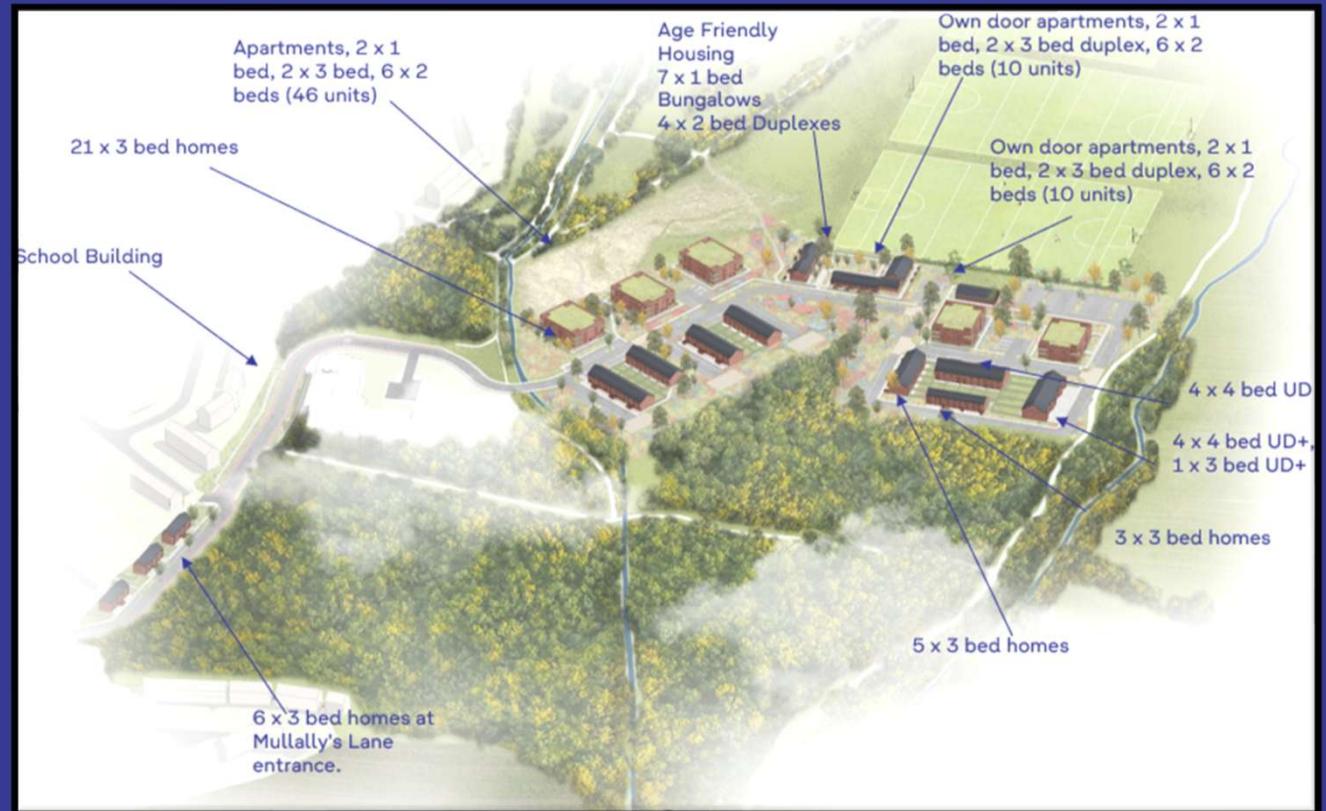
120 homes

- Social & Affordable Housing
- Age-Friendly Housing
- Traveller Specific Housing

Part X application H1 2026

Community Engagement

Procurement H2 2027



# SDCC Housing Build Programme

Scheme	Units	Tenure	Current Stage	EDD	Update
Kilcarbery Grange, Clondalkin (PH.5)	88	SH / AH	On-site	Q1.2026	Contractor on site.
Alpine Heights, Clondalkin (Age-Friendly)	13	SH	On-site	Q3.2026	Contractor on site.
Deansrath/Melrose, Clondalkin (Age-Friendly)	27	SH	On-site	Q4.2026	Contractor on site.
Kishoge Gardens, Clonburris	284	SH / AH / CR / TAU	On-site	Q1.2028	Contractor on site.
Oldcastle, Clondalkin	120	SH/ AH / TAU	Pre Planning	Q1.2029	Masterplan presentation to members scheduled for March 2026 ahead of Part 8 consultation



Clonburris Site 1



Phase 5 Kilcarbery Grange

# AHB & Part V Delivery

LEA	Project	Expected SH Units	Expected AH Units	Status
Clondalkin	Gordon Park, Part V - FOLD	13		Anticipated completion Q1.2026. 7 AF units
	Keepers Lock, Clonburris Part V - Oaklee	134	26	52 delivered November. Phase 2 anticipated Q2.2026. 26 Affordable Purchase agreed under PV
	St Johns Road, Clondalkin Part V - CHI	44		Anticipated completion Q1.2026
	Lockhouse Way, Sevenmills Part V - Cluid	44		22 complete Q4.2025. 20 in Q1.2026.
	Sevenmills, Phase 4 - 8 Part V	172		Part V agreements nearing completion
	Mill Road, Saggart Part V - Tuath	143	121	26 social homes complete in Q4.2025. 117 in Q2.2026. 26 Affordable purchase sales in progress. 95 Cost Rental units advertised Q4.2025
	Main Street, Saggart Part V - Cluid	28		Anticipated completion Q2.2026.
	Rathmill Road, Rathcoole Part V	47		Part V negotiations ongoing. Anticipated completion Q4.2026
	Garters Lane, Saggart Part V - Tuath	223		Anticipated completion Q3.2027



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# Thank you

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