



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Housing Delivery Report

Lucan / Palmerstown / North
Clondalkin Area Committee Meeting

FEBRUARY 2026



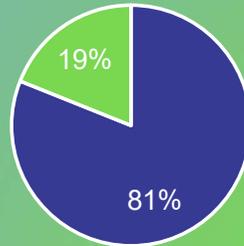
2025 SUMMARY



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

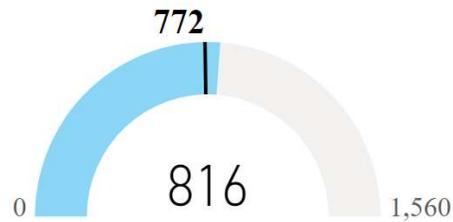


€889m

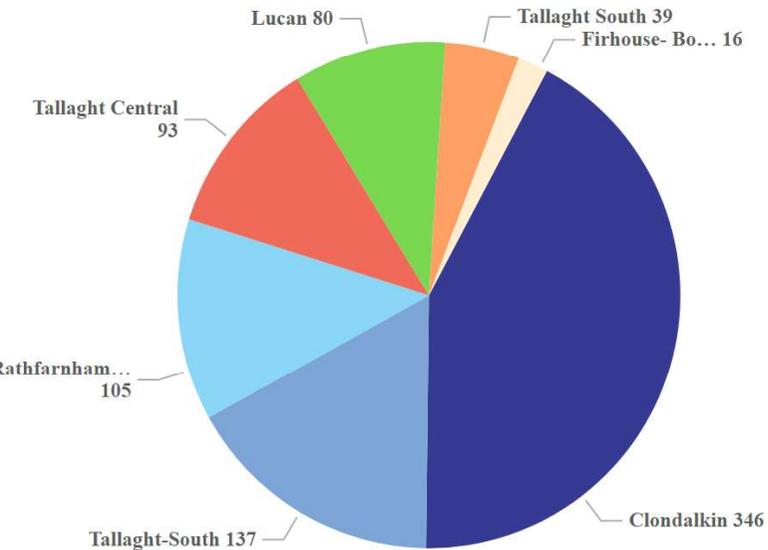
Anticipated spend on Housing
Delivery Capital Programme 2026 -
2028

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 2026 - 2030
- Achieve Target of 788 in 2026

Construction:

- Deliver 102 own build units
- Progress Competitive Dialogue Process to strengthen own build pipeline
- Progress Procurement for Clonburris Council Sites

AHB & Part V:

- 20% Part V requirement from 1st August 2026
- Secure Affordable Purchase under Part V

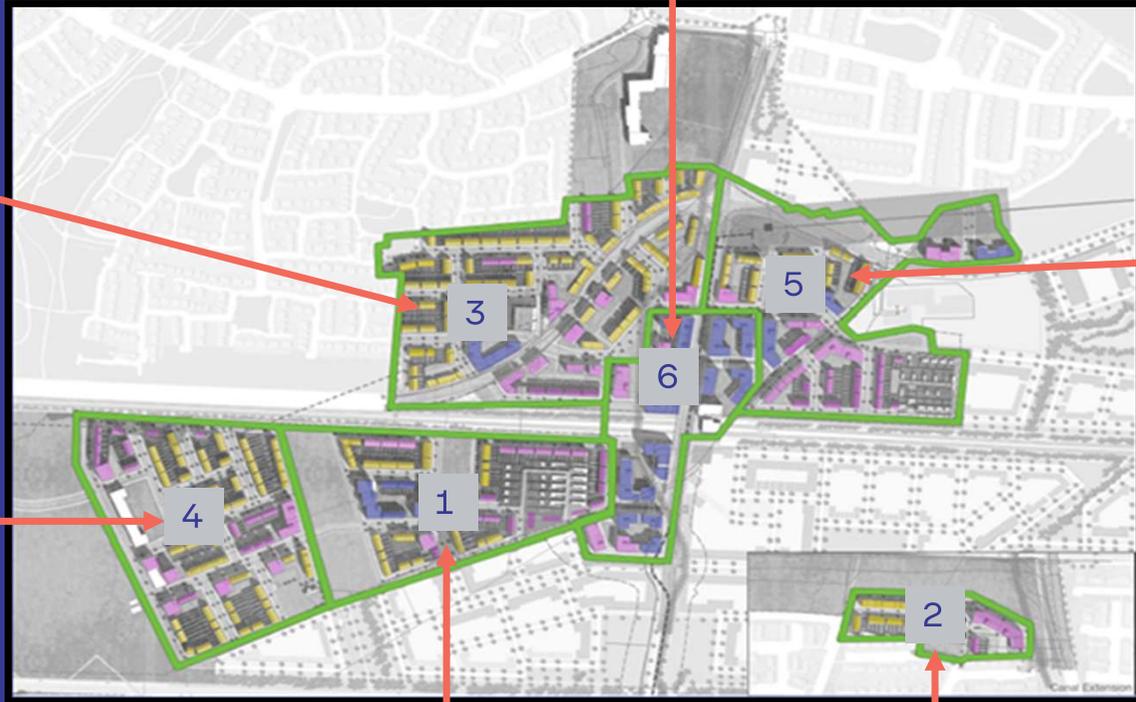
SDCC Clonburris Sites

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)

SDCC Housing Build Programme

SDCC

Scheme	Units	Tenure	Current Stage	EDD	Update
St Ronan's Crescent, Clondalkin (Age-Friendly)	9	SH	On-site	Q3.2026	Contractor on site. EDD Q3.2026
Kishoge Gardens, Clonburris	284	SH / AH / CR / TAU	On-site	Q1.2028	Contractor on site. EDD Q1.2028
Sarsfield Park, Lucan (Age-Friendly)	5	SH	On-site	Q2.2026	Contractor on site. Behind programme.



Kishoge Gardens, Clonburris

AHB & Part V Delivery

LEA	Project	Expected SH Units	Expected AH Units	Status
Lucan	Somerton, Adamstown Part V – Cluid	68		Anticipated completion Q2.2026. Age Friendly Development
	St Helen's Phase III, Adamstown Part V	21		Anticipated completion Q4.2026
	Tandy's Lane Phase II, Adamstown Part V – Oaklee	14		Anticipated completion Q3.2026
	The Boulevard, Adamstown Part V – North & East	26		Anticipated completion Q2.2026. 7 units complete in Q4.2025
	St Helen's Plaza, Adamstown Part V - Tuath	80		Anticipated completion Q1.2027
	Aderrig, Phase 4 Part V - Tuath	141	214	Anticipated completion Q3.2028.
	Hanora's Hall, Lucan Part V	11		Part V negotiations nearing completion.
	Herron's Lock, Lucan Part V	40		Part V negotiations ongoing.



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Thank you

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For more information
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