

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 13 April 2026**

**HEADED ITEM NO. 11 (a.)**

**Capital Programme Update**

Mayor & Councillors,

The current status of our key capital projects is outlined below along with relevant contextual information to provide you with a detailed update on our three-year capital programme.

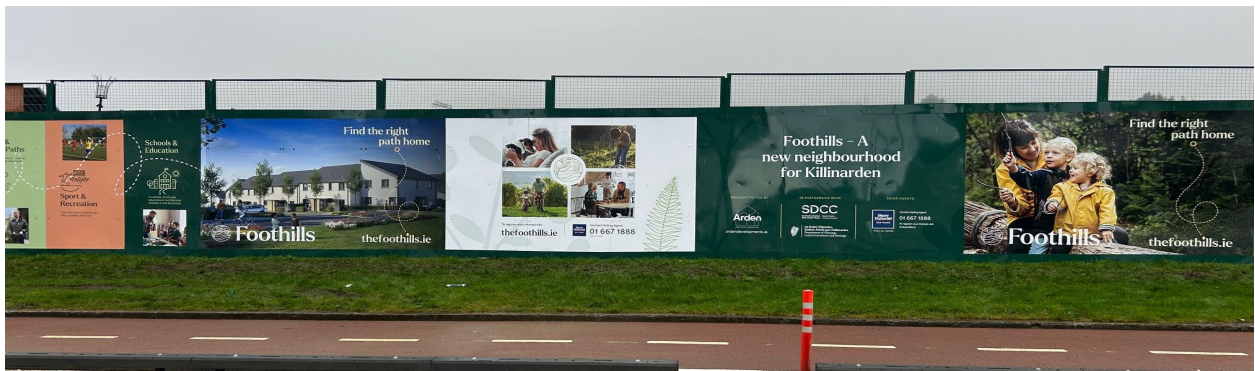
**Housing**

**Housing Delivery**

As we await guidance from the Department of Housing, Local Government and Heritage (DHLGH) on updating our **Housing Delivery Action Plan** to align with the new national housing plan, *Delivering Homes, Building Communities*, we continue to progress housing delivery through a range of mechanisms, including the council's own-build programme, partnerships with Approved Housing Bodies, and from turnkey and Part V arrangements. While expect to exceed this year's target of delivering **788** social homes, we will see increased targets over the period of the new housing plan which will particularly require strengthening our own-build pipeline as well as continuing to work closely with AHBs and private partners to increase the supply of social and affordable homes. A detailed housing delivery update showing all social housing developments on site or with approval to progress accompanies this report.

All 88 social and affordable homes in the fifth phase of the **Kilcarbery Grange** development will be finished by May, completing a landmark mixed-tenure development that will have delivered a total of 1,122 new homes. This year will also see completion of **new age friendly housing developments** at St. Aongus' Green, Sarsfield Park, St. Ronan's Crescent, Alpine Heights, Pearse Brothers Park and Deansrath/Melrose delivering a total of 76 new social homes while the development at Rossfield, comprising 16 new social homes, is due for completion early next year.

In **Clonburris SDZ**, construction is progressing on the Part 8-approved Kishoge Gardens development, which will deliver 284 social, affordable, and cost-rental homes. The Part 10 planning application submitted in July—seeking approval for 1,252 social and affordable homes across three phases on council-owned lands—has just received planning approval from An Coimisiún Pleanála within the last week so we can now look to progress procurement arrangements for suitable contractors. Following the stand-down of the PPP programme, the Part 8 approved development at Lynch’s Lane previously proposed for delivery under that programme will revert to the council for direct development. Procurement of a development partner for this site will now be progressed as part of the larger site. Initial submissions received through the procurement process for approximately 640 social, affordable, and cost-rental homes at Kishoge Urban Centre has now been completed. Following the required standstill period, the process will move to the next stage, with invitations to submit final tenders to issue shortly.



**Site boundary hoarding at Killinarden Foothills development**

Ground and infrastructure works are progressing well at **Killinarden Foothills** and the first delivery phase of the project— including social and affordable homes, the park area and the community and sports centre— is expected by mid-2027 as part of the overall development of 635 homes. Some further areas of archaeological interest have recently been identified and our project partners, Arden, are working with National Monuments Ireland to ensure appropriate recording, preservation, and management of all relevant findings in line with all statutory requirements. The Arden team are also undertaking local community engagement, supported by a dedicated information website ([www.ardendevelopments.ie/foothills](http://www.ardendevelopments.ie/foothills)) which will provide updates throughout the project.

The Part 8 approved proposal for the construction of 25 social homes at **Stocking Lane** is undergoing detailed design. The final masterplan for the redevelopment of **Oldcastle Park**—which provides for approximately 120 social and affordable purchase homes and additional Traveller specific housing —was presented to the Local Area Committee in March 2026 and will now proceed to Part 8 public consultation.

A facilitator has been appointed to lead a community engagement process in advance of the proposed Part 10 planning application at **Rathcoole** in June. The proposal provides for 130 new homes, comprising 50% social housing (in a mix of standard social, age-friendly and Traveller group housing) and 50% affordable purchase housing.

A proposed development of 29 social and affordable homes at **Castlefield** in Knocklyon is currently on public display under Part 8, with submissions invited until 21 April. This proposal is expected to be brought before the full Council for consideration in June.

### **Competitive Dialogue**

In February, our Housing Department initiated a procurement process seeking expressions of interest from developers and landowners for participation in competitive dialogue for delivery of social and affordable homes to identify potential opportunities and innovative housing solutions across all dwelling types and tenures. Initial submissions received are being reviewed in advance of progressing to the dialogue phase of the process.

### **Acquisitions Programme 2026**

We recently received notification of a capital allocation of €28.3 million from DHLGH for **Social Housing Second-Hand Acquisitions** in 2026. This will support exiting households from homeless services, acquisitions for persons with disabilities, older persons and care leavers requiring urgent housing responses and tenancy sustainment (via tenant-in-situ). €13.3 million of the funding is ring-fenced specifically to support homeless exits. To date this year, four properties have been acquired with 15 further properties currently progressing through conveyancing while 34 additional properties are either sale agreed or under negotiation.

(Councillors should note that tenancy sustainment (tenant in situ) acquisitions are a last resort policy option to prevent households in receipt of HAP or RAS from becoming homeless on foot of a valid notice of termination only, after engagement on maintaining the tenancy and/or alternative accommodation options have been exhausted and where all mandatory criteria set out by DHLGH are met. Households at risk of homelessness are advised to contact the council's Homeless Service to examine all available options for accommodation before any referral for potential acquisition can be considered.)

### **Traveller Accommodation Programme**

A new group housing scheme in Newcastle comprising of six homes was delivered in December 2025, through a Part V agreement with another development in Adamstown now expected to be ready for occupation by May. Both schemes are being allocated through a choice-based letting scheme by our Traveller Accommodation Unit in conjunction with the local Traveller support groups.



**New group housing at Newcastle**

Residents from Kishogue Park were relocated to a new temporary site to facilitate construction of their 15 new group homes which are expected to be completed

next year. Part 8 public consultation for a new development at Lock Road comprising four group homes finished last month with a chief executive’s report due to be presented at the council meeting in May. As referenced earlier, new Traveller accommodation will be delivered as part of the redevelopment of Oldcastle Park which will now progress to Part 8 public consultation. We will look to commence feasibility studies this year for redevelopment of Traveller accommodation at Stocking Hill and Hazel Hill as part of adjoining new developments.

### Affordable Housing Sales

25 affordable homes in Keeper’s Lock, Clonburris were advertised for sale last month and there has been strong initial demand with applications being accepted until **1 May**. These homes are being delivered by a private developer through Part V arrangements.



**New affordable homes at Keepers Lock**

Over 1,500 applications were received for 154 affordable homes at Canal Bank, Kilcarbery and Mill Road, Saggart that were advertised for sale late last year with 117 of these now sale agreed.

Our development partners Arden are preparing to launch the first affordable homes for sale in the Killinarden Foothills development this summer and we also recently received approval from DHLGH under the Affordable Housing Fund for grants to support the sale of 93 affordable homes that are currently under construction at Kishoge Gardens which we aim to advertise to prospective purchasers towards the end of this year.

### Planned Housing Maintenance

Energy efficiency works on our social housing stock continue under the national **Energy Efficiency Retrofit Programme (EERP)** with funding allocation of €5 million received from DHLGH to facilitate retrofitting on at least additional 125 properties this year with work planned for social homes in Donomore, Cushlawn, Tymon North, Owendore Crescent, Airlie Heights, Neilstown, St. Mark’s and Shancastle scheduled this year.

The current status of the EERP by local electoral area is as follows:

Local Electoral Area	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	0	65	1	82	<b>148</b>
Tallaght Central	13	0	6	78	<b>97</b>
Firhouse Bohernabreena	0	0	0	63	<b>63</b>
Rathfarnham Templeogue	7	0	0	12	<b>19</b>
Clondalkin	0	0	0	67	<b>67</b>
Palmerstown Fonthill	51	0	31	82	<b>164</b>
Lucan	9	0	3	17	<b>29</b>
<b>Total</b>	<b>80</b>	<b>65</b>	<b>41</b>	<b>401</b>	<b>587</b>

Separately, progress on our **Windows & Doors Programme**, which will see works in areas including Arthur Griffith Park, Droim Na Coille, Foxdene, Shancastle, Greenfort, Neilstown, Harelawn, Moorfield, Lindisfarne, St. Finian's, Brookview, Rossfield, Kilcarrig, Kilmartin, Glenshane, Cushlawn, Castle Park, Glenmore and Whitechurch this year, is outlined below:

Local Electoral Area	Pre-Tender	Tender	Commenced	Complete	Total
Tallaght South	0	31	25	387	<b>443</b>
Tallaght Central	0	5	3	80	<b>88</b>
Firhouse Bohernabreena	0	0	11	61	<b>72</b>
Rathfarnham Templeogue	0	12	2	13	<b>27</b>
Clondalkin	0	10	7	84	<b>101</b>
Palmerstown Fonthill	0	74	29	103	<b>206</b>
Lucan	0	2	9	16	<b>27</b>
<b>Total</b>	<b>0</b>	<b>134</b>	<b>86</b>	<b>744</b>	<b>964</b>

We are also rolling out stock condition surveys to proactively assess our housing stock with 2,350 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 works issued for fire alarm replacement and improvement works to 570 homes.

#### **Vacant Property Refurbishment Grant**

97 grants have been paid to successful applicants for the refurbishment of vacant and derelict houses into permanent homes with a further 93 applications approved to date. The table to the right shows a full breakdown of all 269 applications received under this scheme.

Vacant Homes Grants	Number
Grants paid	<b>97</b>
Final approval stage	<b>15</b>
Approved/Approved in principle	<b>93</b>
Applications with law	<b>26</b>
Further information requested	<b>7</b>
Declined/withdrawn	<b>31</b>
<b>Total</b>	<b>269</b>

#### **Roads, Infrastructure and Public Realm**

The **Southern Link Street** in Clonburris SDZ achieved substantial completion last December and is being opening in tandem with occupation of adjoining phases of housing development with an initial section expected to open this quarter.

Planning permission for the 2.5km **North Link Street** and associated infrastructure was granted in February 2025. 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 this first phase has been completed with a contractor identified and commencement of construction dependent on DHLGH project gateway approvals. Separately, detailed design for the second phase of the project is now nearing completion.

Planning permission was granted last September for three new parks in the southern section of Clonburris SDZ, namely **Griffeen Valley Park Extension, Na**

**Cluáinte Park South, and Canal Park South** and detailed design is progressing for these. 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. External consultants have also been appointed to progress design work on new community and parks buildings.

### Lucan Village

Significant progress has been made, and the major public realm upgrades across three sites in Lucan—**Lucan Village**, the **Weir Promenade**, and **Lucan Demesne**—are nearing completion but project delays arising from severe weather, which increased water levels, and delays in the delivery of metalwork items for the bandstand, have resulted in proposed handover by the contractor of the Lucan Demesne and Lucan Village sites during the week ending 24 April. Outstanding works include completion of landscaping and installation of the bandstand, and seating at the Demesne entrance. A revised programme, with appropriate contractor resourcing, is awaited for the promenade works, where the main outstanding construction element is the steps adjacent to Lucan Bridge where works have commenced.



Aerial views of works at Lucan Village (top) & Lucan Demesne (bottom)

### District Enhancements & Transport

While the **Bawnogue district centre** scheme is substantially complete, remaining items including new public lighting (including a pilot solar-powered lighting scheme along new permeability links) and additional street furniture should be installed this month.

Part 8 public consultation for the **Tallaght Village** enhancement scheme closed on 25 March with over 130 submissions received and a chief executive's report will be prepared for consideration at an upcoming council meeting.

A tender process is underway for design consultants for district centre works at **Neilstown** and a Section 38 public consultation will take place this month for the **Kilcarbery/Old Nangor Road junction upgrade**. I also expect Section 38 public

consultation to take place this quarter on plans for the proposed **Brittas Village** Traffic Calming Urban Regeneration Scheme.

A brief is currently being prepared for procurement of a transport-led multidisciplinary consultancy team to undertake a comprehensive **transportation study** for the west of the county, along with associated district and neighbourhood transport assessments. This will inform detailed engagement with both elected members and national transport agencies on future transport options and potential projects. An appointment for this work is anticipated this quarter as is the appointment of additional consultancy to develop our urban wayfinding and interpretive signage manual, which will include a signage pilot for Tallaght.

Design work is progressing for traffic flow strategy and associated landscape improvements at the **central section of the N81** in Tallaght following the appointment of consultants and initial proposals are likely to be presented to councillors later this month.

A contractor has been appointed for the Part 8 approved **Mechanical Services Depot in Palmerstown** with on-site works commencing this month as part of a 14-month construction programme.

#### **Active Travel & Climate Action**

The **Templeville Road Phase 2** and **Glendown Road** schemes are progressing with works at the Wainsfort Roundabout and Glendown Road to be completed this month with the remainder of the scheme due to be finished this summer.

Works have also commenced on the **Firhouse Road** Active Travel Improvement Scheme to enhance existing cycle lanes along Firhouse road along with improvements to junctions at Ballycullen Road, Ballycullen Avenue and Ballycullen Drive. **Phase 1 of the Castletymon Road** scheme (north of the district centre - Scoil Íosa to Greenhills Road) and **Phase 1a of the Grand Canal to Lucan Urban Greenway** (Canal to N4) are also at works completion stage with official openings of these schemes to be arranged in the coming weeks.



**Aerial view of Castletymon Road Phase 1 active travel scheme**

The **Hazelhatch to 12<sup>th</sup> Lock section of the Grand Canal Greenway** officially opened last month providing a continuous greenway from the Grand Canal to Sallins in Kildare and beyond.

Part 8 public consultation for the **Knocklyon to Ballyboden Active and Sustainable Travel Scheme** concluded last month and submissions are being assessed to prepare a chief executive's report.

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

- The Tallaght to Clondalkin scheme is paused until sewer installation works by Uisce Éireann on Belgard Road are finished.
- 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.
- 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 in Lucan and St. Colmcille's Senior National School in Knocklyon. A new tranche of **Safe School Zones** is also being developed for delivery this year.

### **Flood Alleviation Schemes**

The **River Poddle** scheme ([www.poddlefas.ie](http://www.poddlefas.ie)) continues with works currently on defence walls at the rear of Whitehall Road and Glendale Park. This will be followed by works starting in June to change the course of the river to the rear of Whitehall Close. Approximately 90% of defences within our administrative area on this project have now been completed with the majority of remaining works being within the Dublin City Council administrative area as the overall scheme is due to continue until mid-2027. The associated landscaping works in Tymon Park are also substantially complete with over 16,000 tree whips planted for the formation of a new mini woodland there.

Flood defences on the **Whitechurch Stream** scheme ([www.whitechurchfas.ie](http://www.whitechurchfas.ie)) from St. Gatien's Court to St Enda's Drive are almost complete with just landscaping and flood gate installation works remaining. Works in the areas from St. Enda's Drive to Willbrook Lawn and from Willbrook Lawn to Willbrook Road are also continuing with the installation of the flood defence walls and erosion control measures. Over 60% of the scheme's total flood defences have now been installed, and the remainder are scheduled to be in place by November of this year.



**Completed flood defence wall at Whitechurch Stream (St. Gatien's Court-St. Enda's Drive)**

Hydraulic modelling is continuing for the **River Camac FAS**([www.camacfas.ie](http://www.camacfas.ie)), which is led by Dublin City Council, to ensure that design proposals include the highest possible number of properties within the catchment area to be protected from a 1-in-100-year rainfall event, with an options report expected later this year.

Construction of a new 2.5km public stormwater pipeline, **Newcastle to Hazelhatch Surface Water Pipeline** which will also include four-way communications ducting commenced in February and we have entered a state body agreement with Uisce Éireann for their contractor to carry out the works on our behalf, as they are also installing a trunk watermain from Celbridge to Keatings Park for UÉ. Works are currently progressing between Loughtown Junction and Newcastle Village with an associated road closure facilitating these works.

### **Energy Upgrades**

An independent financial/carbon benefit appraisal was completed on the proposed Energy Performance Contract (EPC), which outlined that the EPC mechanism is a beneficial approach to achieve SDCC's performance targets. Final contract review is underway and will be ready for signing for energy upgrades and decarbonisation of six council-owned buildings with the largest energy consumption. 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 CO<sub>2</sub>.

A separate contract has also been awarded for solar array installations for buildings owned by the council which will see over 20 buildings provided with solar arrays, with electricity generating capacity of more than 1,100 MWh per year potentially reducing yearly greenhouse emissions by over 520 tonnes of CO<sub>2</sub>. Battery technology will also be included on key buildings, where appropriate, to provide storage and an ability to offset drawdown of energy from the grid. Detailed designs have been completed and applications for electricity grid connections are

underway for North Clondalkin, Castletymon and Ballyroan libraries and community centres at Fettercairn, Ballyroan, Rowlagh, Jobstown, Quarryvale, Brookfield, and Kilnamanagh. This programme will then expand to other libraries, depots and community centres next year.

A contractor has been appointed for the installation of a 200kw ground mounted solar array at **Arthurstown landfill** facility with works anticipated to be completed by June, subject to electricity grid connection agreements progressing as expected. The estimated 150,000kWh/year generated from this will be utilised by the landfill aftercare leachate facility, providing annual savings of 51 tonnes of CO<sub>2</sub>. A planned second phase of the project to provide 500kw on-site battery storage should also progress in the autumn allowing export and import of electricity at optimum unit rate tariffs, resulting in reduced operating costs for the facility.

### **Public EV charging infrastructure**

The four Dublin local authorities' contracted regional partner for the installation of **public EV charging infrastructure** has progressed electricity connection agreements for the 15 initial sites in South Dublin, with connection offers now received for nine sites. Approval and funding are in place from ZEV/Dept. of Transport and works commenced last month on installations at Tandy's Lane, Adamstown Park, and Dodder Valley Park with further sites to follow, providing fast charging facilities in council-managed car parking areas, including at parks, libraries, district centres and leisure centres. The works at each location will include footpath alterations to allow for universal design to ensure the chargers are accessible to all drivers.

### **Fleet Decarbonisation**

Our fleet decarbonisation strategy to reduce CO<sub>2</sub> emissions and enhance the efficiency of the fleet and plant items is ongoing. This forms a key part of meeting our target of a 51% reduction in greenhouse gas emissions by 2030 with the fleet originally having been our third largest source of emissions at 11% of the overall total. Last month, we reached 100% decarbonisation of our road fleet with large vehicles using HVO and smaller vehicles having transitioned to electric which is a significant local climate action milestone.

### **Solar Bin Installations**

We continue to expand our solar bin installation programme, with 110 bins installed and the first phase of installations complete across Tallaght, Rathfarnham, Clondalkin, and Lucan. A second phase has now commenced with installations in Templeogue Village, with further bins now planned for Saggart, Rathcoole, Newcastle, Palmerstown, and Walkinstown.

### **Tourism & Enterprise**

As part of the **Hellfire project in the Dublin Mountains**, works on trails within Massy's Wood will be completed this month and procurement has commenced for the next trail package to deliver a further series of looped walking routes and equestrian trails, beginning on Montpelier Hill.



**Trail development at Massy's Wood as part of our Dublin Mountains project**

Subject to successful procurement, conservation works to the Hell Fire Club building are expected to be undertaken this summer. Final design details are currently being agreed with Uisce Éireann for road upgrade works which are anticipated to proceed later in the year. The outcome of the ongoing tree felling licence appeals will determine the timeline for commencing site clearance for the proposed visitor centre and car park. While these appeals have taken longer than initially anticipated, we remain committed to working closely with Coillte and all relevant agencies to advance the project.

Procurement is progressing for consultants to manage delivery of the full masterplan for **Lucan House**, from planning consent through to construction, after which we will provide a detailed update on project timelines. Some priority conservation and repair works were undertaken on the property and public access to the grounds will commence later this month, on weekends initially.

Following Part 8 approval for the **Rathfarnham Castle Courtyard** development last July, detailed design has been finalised and procurement has commenced with a contractor appointment expected this summer for the estimated 18 month programme. The first phase of works will focus on delivering the core courtyard construction elements in line with the approved plans. Further community engagement has informed refinements to the layout of the reimagined Seán Keating Garden and the car parking area and security, ensuring the design aligns with local community feedback and project objectives.

A plan outlining an alternative, more cost-effective option for delivery of the **Tallaght Heritage Centre**, aligned to the local evening time economy plan, will be presented to local councillors later this month. This follows feasibility studies and cost estimates for alternative vacant properties in Tallaght town centre with the objective of integrating the centre with other related cultural uses to enhance its viability and value to the area.

In relation to the **12th Lock Project**, a contractor will be appointed this month for the construction of the multi-media studios, while operators have been selected for the café and crèche at **Grange Cottage** and a tender for works there will be issued this month with contractor appointment anticipated by June.

### **Parks, Community, Libraries & Sports**

Work commenced on development of **Central Boulevard Park** in Adamstown in February with an expected construction period of approximately 12 months to deliver a significant new recreational amenity that will include a variety of play areas, flexible lawn spaces, landscaping, seating and street furniture, a new bridge link over retained hedgerow along with landscaping, additional planting and other works.



**CGI image of proposed Central Boulevard Park in Adamstown**

Further **enhancements at Corkagh Park** including the completion of tree planting at the Green Isle Road Carpark and Hub Area and landscape works at newly renovated car parks and entrances will be completed as ground conditions improve and we will also shortly arrange for installation of new wayfinding and park signage.

The new sports pitches at **Kiltipper Park** are establishing and other works including new footpaths and pedestrian access upgrades are also now finished. The extended carpark is substantially complete and open for use while some landscaping works will be finished shortly as soil conditions improve. However, following further 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 revisited after completion of all required examination and preservation work.



**New sports pitches establishing(left) & teardrop swales (right) at Kiltipper Park**

In relation to **St. Cuthberts's Park**, the central pathway, teenspace, MUGA, playgrounds and pitch drainage works have all been completed, and the basketball and boules courts are progressed, lighting ducting has been installed, and one entrance has been completed with two more constructed and awaiting installation. However, works were paused following significant anti-social behaviour but productive discussions involving the council, An Garda Síochána and our contractors mean that works are due to recommence this month and works should be concluded by June if no further issues arise.

A tender for refurbishment of **Camac Valley Caravan & Camping Park** recently closed and a contractor appointment is imminent with works then potentially starting in May on a phased basis so the facility can remain open and operate with some restrictions. The tender for an operator for the facility is currently live and will close later this month.

The Part 8 chief executive's report on the proposed **upgrade of Butler McGee Park** is before you for consideration at this council meeting. The project aims to transform the 20-acre greenfield site into a welcoming community park with focal entrances, landscape and biodiversity enhancements, play, exercise and sports facilities and linking to wider cycle routes. If planning approval is granted, we will look to progress to tender and construction this year for works that will take 12-15 months to carry out.

Work is progressing well on the **Whitestown Way greenway** providing a new green infrastructure corridor along the Whitestown Stream. between Killinarden Park and Sean Walsh Park This project will be finished next month and will 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. It is being delivered with funding support from the Department of Rural and Community Development and the Gaeltacht's Outdoor Recreation Infrastructure Scheme.



**Whitestown Way greenway**

Construction continues at **Citywest Library** and the contractor is projecting build completion by mid-year, with fitout works to follow. Detailed design for the

improvement works at **Clondalkin Library** is ongoing and we are also working on design and fit-out planning to introduce a library hub within **Rathcoole Courthouse** that will provide core library services as well as supporting events, cultural activities and community-based programming. Planning permission for the **Adamstown Library & Enterprise Centre** was granted in March with details and phasing requirements having been presented to local councillors at the quarterly SDZ update the previous month.

A number of vacant properties in Tallaght Town Centre are currently being considered for the development of **artists' studios**. Plans and costings are being prepared to inform selection of a preferred option.

The completion of shell and core development of **Kilcarbery Community Centre** is expected in the coming weeks to be followed by fit-out works. Tender documents for appointment of a contractor for the extension to **Ballyroan Community and Youth Centre** will be issued this month. Planning permission has been granted for **Citywest Community Centre** and we will now seek to progress to construction with the developer, while a design brief is also being finalised for the proposed youth facility at **Citywest Quarter**. Agreement has now been reached with local community representatives to progress a Part 8 planning process to start in the coming weeks for the refurbishment and extension of **Newcastle Community Centre**.

The Part 8 public consultation for the proposed **all-weather-pitch at Greenhills Park** which commenced late last year is currently paused while a determination from An Coimisiún Pleanála is awaited on a third-party appeal on the environmental screening process for the project. Once a decision issues, we will update councillors on next steps for the Part 8 process. A range of further proposals for additional all-weather pitches are currently being developed and updates on proposed locations will be presented to local councillors shortly.

Once environmental screening processes are complete, we should be able to start the Part 8 planning process this quarter for **Whitechurch Sports Facility**. Manufacture of two initial modular facilities for Corkagh Park and Griffeen Valley Park under the **Pavilions Programme** are now nearing completion with wiring and plumbing of both pavilions expected to be completed in May, after which we will start to progress the remainder of the programme.

With Part 8 planning approval now in place for the proposed **bowling green in Sean Walsh Park**, detailed design is commencing to prepare for contractor procurement. The tender stage for our **teenspace programme** was protracted but is now finished and works will now commence in sequence at Rathcoole Park, Sean Walsh Park, Clondalkin Park and Dodder Valley Park (western section) over the coming weeks with delivery of these expected by autumn, followed by Griffeen Valley Park (northern section) in Lucan, Dodder Valley Park at Cherryfield, Whitechurch and Kingswood delivery.

And finally for this update in terms of projects, at **Lucan Leisure Campus** it was heartening to finally see the results of recent significant progress by our replacement contractor which saw the handover of the pool and changing village to our operating partner at the end of last month to allow for training and final preparations in advance of opening to the public later this month. I have previously outlined the various challenges this project has faced and acknowledged the need to take the appropriate lessons from that process but, as can be seen from the photos below, it is going to be a wonderful amenity for the people of Lucan and beyond, and I eagerly anticipate its forthcoming opening.



**Recently completed main (left) & variable depth (right) pools at Lucan Leisure Campus**

### **Capital Finance**

Preliminary capital expenditure figures for the first three months of this year show expenditure of approximately €56million, with housing expenditure accounting for just over 80% of that as social housing developments and Approved Housing Bodies' Capital Advance Leasing Facility (CALF) projects progressed along with our planned maintenance work. Outlay on enabling infrastructure in Clonburris exceeded €3.7million and almost €4.6million was spent on parks and community projects, as well as additional expenditure on village and district enhancements but we will continue to focus on increasing the level of investment in projects across all areas in line with our capital programme projections for this year.

Your ongoing support for the significant capital programme and investment in the county is hugely appreciated and any of our directors and I are available to provide further information to you on any of the projects above as required.

Yours sincerely,

Handwritten signature of Colm Ward

**Colm Ward**  
**Chief Executive**