



Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council

# Sites Assessment and Development Strategy

Housing Strategic Policy Committee

MAY 2026



# Social and Affordable Housing Indicative Delivery to 2030

Housing Type	2026	2027	2028	2029	2030
Social	951	914	1138	963	823
Cost Rental	404	270	732	607	43
Affordable Purchase	97	196	471	629	353
Private on SDCC land		51	7	39	26
Totals	592	1431	2348	2238	1245

Table 1: Projected Social and Affordable Housing Delivery Across South Dublin County Council  
Includes SDCC delivery, Approved Housing Body (AHB) and housing to be acquired through Part V

## Activation of New Social and Affordable Housing Delivery Targets

- The DHLGH will be introducing higher social and affordable housing delivery targets under the new housing plan (HDAP)
- There will be a requirement for different housing typologies, including specialist housing provision (age friendly and for people with a disability)
- The government has directed all local authorities to undertake land rezoning to meet housing targets
- Residential Zoned Land Tax (RZLT) requirements on land zoned for housing place additional pressure on local authorities to manage sites effectively and deliver projects more efficiently



# Assessment Approach

- A strategic approach will be required to activate sites for increased housing delivery.
- This includes a comprehensive, area-wide rolling assessment programme of all sites within our administrative area, including SDCC-owned lands, privately owned sites (with or without planning permission for housing), and sites that may require rezoning.
- The assessment is being undertaken to maximise the potential of our lands, and to identify opportunities over the next five years.



# Sites under consideration

Old Belgard Road, Tallaght



1.37 Ha

DP 2022- 2028 Zoning: RES

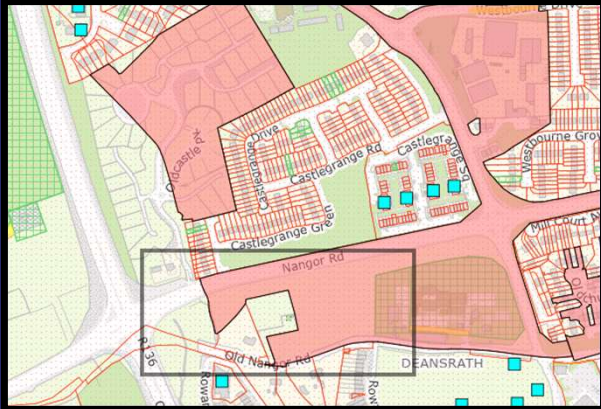
Old Lucan Road, Palmerstown



0.25 Ha

Part 8 approved for 4 Age-Friendly Apartments in September 2020

Kilcarbery North, Clondalkin

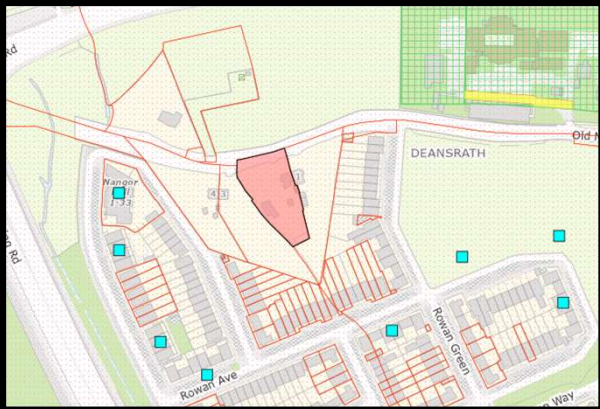


5.8 Ha

DP 2022- 2028 Zoning: RES

# Sites under consideration

2 Upper Nangor Road, Clondalkin



0.21 Ha

DP 2022- 2028 Zoning: RES-N

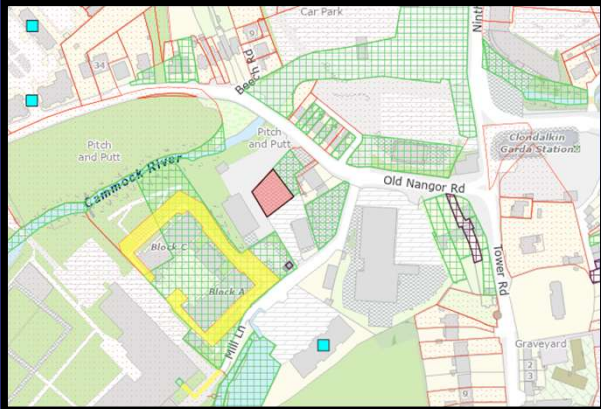
Glenview Lodge, Tallaght



0.15 Ha

DP 2022- 2028 Zoning: RES

Old Nangor Road, Clondalkin

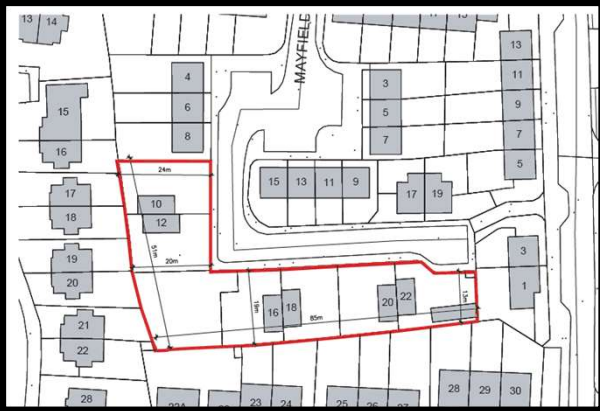


0.108 Ha

DP 2022- 2028 Zoning: TC

# Sites under consideration

Mayfield Court, Clondalkin



0.19 Ha

DP 2022- 2028 Zoning: RES

Oatfield Crescent, Clondalkin



0.33 Ha

DP 2022- 2028 Zoning: RES

St Marks Crescent, Clondalkin

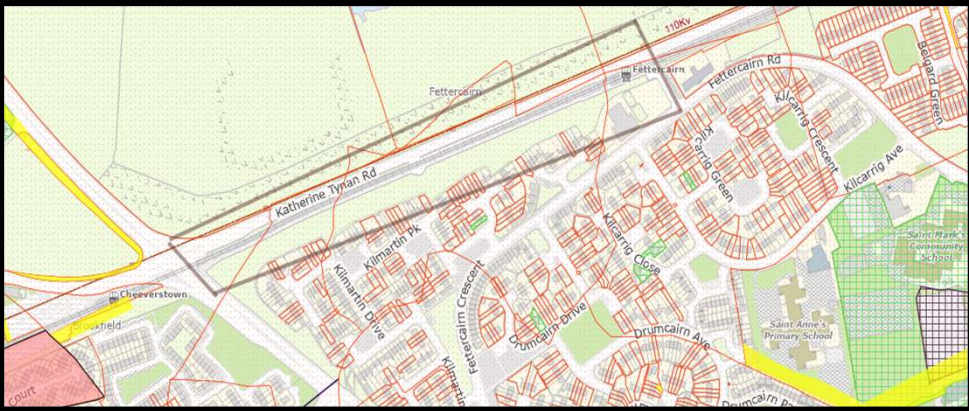


0.35 Ha

DP 2022- 2028 Zoning: RES

# Sites under consideration

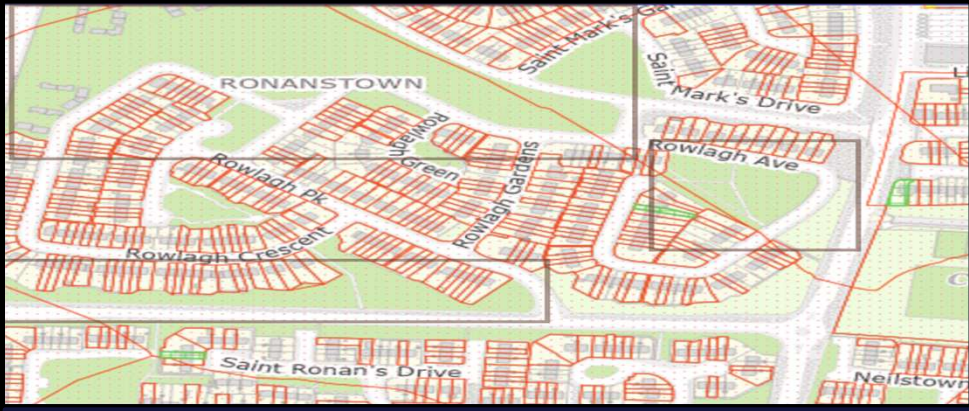
Bóthar Katharine Tynan, Tallaght



2.14 Ha

DP 2022- 2028 Zoning: RES

Ronanstown, Clondalkin

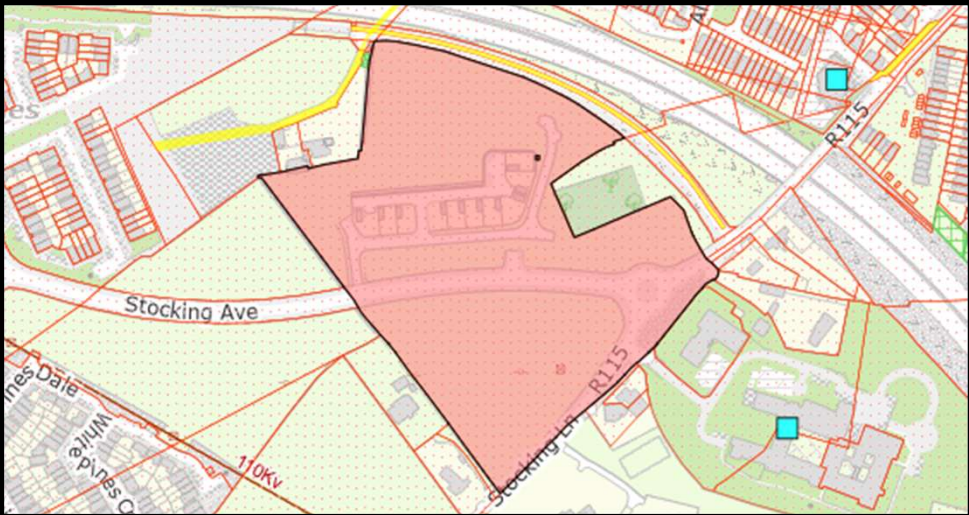


3.32 Ha

DP 2022- 2028 Zoning: OS

# Sites under consideration

Stocking Hill, Rathfarnham



6.05 Ha

DP 2022- 2028 Zoning: RES-N

Hazel Hill, Tallaght



1.90 Ha

DP 2022- 2028 Zoning: RU

# Sites under consideration

Cherryfield, Templeogue



2.86 Ha

DP 2022- 2028 Zoning: HA-DV

## Next Steps - Assessment Process



**Identify sites and policy context:** Confirm land suitability and alignment with development plans and housing policy

**Desktop site assessment:** Review ownership, zoning, planning constraints, environmental issues, access and servicing

**Technical surveys:** Assess ground conditions, flood risk, utilities capacity and overall site suitability

**Planning & capacity analysis:** Determine density, housing mix and layout potential

**Infrastructure & community review:** Assess impacts on transport, services and local amenities

**Set development objectives:** Agree tenure mix, design quality and sustainability targets

**Delivery strategy:** Define procurement route, costs, risks and high-level programme

**Report:** Prepare a development strategy report to guide design, consultation and planning stages

**Procurement:** Determine appropriate procurement strategy for each development



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# Thank you

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For more information  
please contact:

T 01 4149000  
E [info@sdblincoco.ie](mailto:info@sdblincoco.ie)