COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL

MEETING OF TALLAGHT AREA COMMITTEE

Monday, 25th May 2026

HEADED ITEM NO. 5

Housing Delivery Update

Members,

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 we 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. This detailed housing delivery update shows all social/affordable housing developments on site or with approval or progressing through the planning process.

Projected Housing Delivery Pipeline Summary

Table 1

Tenure Type	2026	2027	2028	2029	2030	Grand Total
Social	951	914	1138	963	823	4789
Affordable	97	196	471	629	353	1746
Cost Rental	404	270	732	607	43	2056

Housing Construction Programme Currently On-Site

Table 2

Scheme	Local Electoral Area	No. of Homes	1-Bed	2-Bed	3-Bed	4-Bed	Social	Affordable	Cost Rental	Expected Completion
Alpine Heights	Clondalkin	13	8	5			13			Q3.2026
Sarsfield Park	Lucan	5	5				5			Q2.2026
St Aongus Green	Tallaght Central	12	10	2			12			Q3.2026
Deansrath/ Melrose	Clondalkin	27	15	12			27			Q4.2026
Pearse Brother Park	Firhouse / Bohernabreena	10	6	4			10			Q4.2026

St Ronan's Crescent	Palmerstown/Fonthill	9	5	4			9			Q3.2026
Rossfield	Tallaght South	16	7	5	4		16			Q2.2027
Kilcarbery 5	Clondalkin	88	12	16	52	8	18	70		Q2.2026
Killinarden Foothills	Tallaght South	497	15	132	331	19	125	372		Q3.2030
Kishoge Gardens	Lucan	284	65	53	129	37	106	93	83	Q4.2027
Total		**961**	**148**	**233**	**516**	**64**	**341**	**535**	**83**	

Housing Construction Programme Schemes with Planning

Table 3

Scheme	Local Electoral Area	No. of Homes	1-Bed	2-Bed	3-Bed	4-Bed	Social	Affordable	Cost Rental	Status	Expected Completion
Stocking Lane	Firhouse / Bohernabeena	25	11	5	9		25			Detailed Design	Q2.2028
Clonburris Site 3	Lucan	580	140	151	289		147	354	79	Planning Granted	2029/2030
Clonburris Site 4	Lucan	436	65	177	186	8	207	229		Planning Granted	2029/2030
Clonburris Site 5	Clondalkin	236	37	83	113		55	113	68	Planning Granted	2029/2030
Clonburris PPP	Clondalkin	118	26	42	44	6	118			Planning Granted	2029/2030
Total		**1395**	**268**	**456**	**632**	**14**	**552**	**696**	**147**		

Housing Construction Programme Schemes at Pre-Planning

Table 4

Scheme	Local Electoral Area	No. of Homes	Social	Affordable	Cost Rental	Status	Expected Completion
Castlefield, Old Knocklyon Road	Firhouse / Bohernabeena	29	17	8	4	Part 8 Consultation Closed. CE Report in preparation	2028
Clonburris Site 6	Lucan/Clondalkin	640	120	260	260	Stage 2 – Delivery Partnership Procurement	2029/2030
Oldcastle, Clondalkin	Clondalkin	120	65	55		Pre-Part 8 Design	2029/2030
Rathcoole Large Site	Clondalkin	125	65	60		Pre-Part 10 Design	2030
Stocking Avenue, HAF Site	Firhouse / Bohernabeena	400	120	280		Masterplan Procurement	2031/2032
Total		**1314**	**387**	**663**	**264**		

Traveller Accommodation Programme 2025-2029

Table 5

Scheme	Local Electoral Area	No. of Homes	Status	Expected Completion
Aderrig	Lucan	6	Completed	2026
Newcastle	Clondalkin	6	Completed	2025
Kishogue Gardens	Lucan	15	On-Site	2027
Adamstown SDZ	Lucan	6	On-Site	2026
Adamstown SDZ	Lucan	5	Planning Approved	2028
Lock Road	Clondalkin	4	Pre-Part 8	2027
Oldcastle, Clondalkin	Clondalkin	18	Pre-Part 8 Design	2029/2030
Rathcoole Large Site	Clondalkin	5	Pre-Part 10 Design	2030
Stocking Avenue, HAF Site	Firhouse / Bohernabeena	5	Feasibility Study	2031/2032
Hazel Hill	Tallaght South	5	Feasibility Study	2030
Total		75		

Approved Housing Body Delivery Programme

The Housing Directorate, in partnership with the Approved Housing Sector, is advancing a significant social housing programme for 2026-28 across multiple projects. Delivery via the AHB sector provides a balanced geographical distribution, delivering homes in locations and appropriate sizes to meet the specific needs of applicants our social housing waiting list.

Table 6

AHB	Development	No. of Homes	Status	Expected Completion
Oaklee	Stone Park Hall	28	Complete	Q1.2026
Oaklee	Keepers Lock	34	On site	Q3.2026
Oaklee	Tandy's Lane	14	On site	Q2.2026 / Q4.2026
Oaklee	St Helen's III	21	On site	Q4.2026 / Q1.2027
Cluid	Somerton Gate	68	Near completion	Q2.2026
Cluid	Lockhouse Way Phase I1	20	Complete	Q2.2026
Cluid	Lockhouse Way Phase II	123	On site	Q3.2026 / Q4.2026
Cluid	Slade Square Saggart	28	On site	Q3.2026

Tuath	St Helen's Plaza	80	On site	Q4.2026
Tuath	Swiftbanks Saggart	118	On site	Q2.2026
Tuath	Garters Lane	223	On site	Q3.2027
Tuath	Aderrig 4 Adamstown	141	To commence	Q3.2028
Respond	Airton Rise	120	Complete	Q1.2026
Respond	Honora Hall, Haydens Lane.	11	On site	Q3.2026
Focus	Whitehall Road	13	Complete	Q1.2026
Fold	Gordon Park	13	Near completion	Q2.2026
Circle	The Boulevard	19	On site	Q3.2026
CHI	St Johns Road Clondalkin	44	Complete	Q2.2026
HAIL	Old Court	4	On site	Q3.2026
Iveagh Trust	St Winnows Stocking Lane	24	On site	Q4.2026
Total		**1,129**		

Second Hand Acquisitions Programme 2026

The Second Hand Acquisitions Programme 2026 supports SDCC to increase the supply of social housing through targeted acquisition of suitable second-hand homes. The programme in 2026 prioritises acquisitions that enable exits from homeless services and to address urgent and specific demand, including tenancy sustainment, needs of older persons, and people with disabilities.

Table 7

Category	Closed	In Conveyance	Due Diligence
Exits from Homeless	1	2	16
Priority Categories	7	11	1
Total	**8**	**13**	**17**