

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 13 July 2026

HEADED ITEM NO. 10(b)

Housing Delivery Update

This report provides details of current approved and planned developments of social and affordable (including cost rental) housing, showing target completion timeframes for projects currently on site as well as tenure and typology, including the following tables:

- Our housing developments currently under construction
- Our housing schemes with planning approval at pre-construction stages
- Proposed housing developments at pre-planning stage
- Developments progressing under our Traveller Accommodation Programme
- AHB social housing developments on site

Table 1: SDCC housing developments currently under construction

Scheme	Social	Affordable	Total	1-Bed	2-Bed	3-Bed	4-Bed	Completion
Sarsfield Park	5		5	5				Q3 2026
Alpine Heights	13		13	8	5			Q3 2026
St Aongus Green	12		12	10	2			Q3 2026
St Ronan's Crescent	9		9	5	4			Q3.2026
Deansrath/ Melrose	27		27	15	12			Q4 2026
Pearse Brothers Pk	10		10	6	4			Q4 2026
Rossfield	16		16	7	5	4		Q2 2027
Kishoge Gardens	108	176	284	65	53	129	37	Q1 2028
Killinarden Foothills	125	372	497	15	132	331	19	2030
Total	325	548	873	136	217	464	56	

Table 2: SDCC housing schemes with planning approval

Development	Social	Affordable	Total	1-Bed	2-Bed	3-Bed	4-Bed	Status
Stocking Ave	25		25	11	5	9		At detailed design
Castlefield	17	12	29	9	8	12		At detailed design
Clonburris 3,4&5	409	843	1,252	245	411	588		Procurement to commence
Clonburris PPP	118		118	26	42	44	6	Procurement to commence
Total	569	855	1,424	291	466	653	14	

Table 3: SDCC proposed housing developments at pre-planning

Development	Social	Affordable	Total	Status
Kishogue Urban Centre	120	520	640	Procurement for delivery partner
Oldcastle	73	65	138	Pre-planning design
Rathcoole	65	60	125	Pre-planning design
Stocking Ave/White Pines	120	280	400	Procurement for masterplan
Total	378	925	1,303	

Table 4: Traveller Accommodation Programme developments

Development	Total	Completion	Status
Aderrig	6	2026	Complete
Adamstown SDZ	6	2026	On site
Kishogue Gardens	15	2027	On site
Lock Road	4	tbc	Detailed design to commence
Adamstown SDZ	5	tbc	Planning Approved
Oldcastle	18	tbc	Pre-planning design
Rathcoole	5	tbc	Pre-planning design
Hazel Hill	5	tbc	Feasibility study to be undertaken
Stocking Ave	5	tbc	Feasibility study to be undertaken
Total	75		

Table 5: AHB social housing developments on site

AHB	Development	Total	Completion	Status
Oaklee	Stone Park Hall	28	Q1 2026	Complete
Respond	Airton Rise	120	Q1 2026	Complete
Focus	Whitehall Rd	13	Q1 2026	Complete
Fold	Gordon Park	13	Q2 2026	Complete
Cluid	Somerton Gate	68	Q2 2026	Complete
Cluid	Lockhouse Way (Phase 1)	96	Q2 2026	Complete
Tuath	Swiftbanks	118	Q2 2026	Complete
CHI	St Johns Road	44	Q2 2026	Complete
Oaklee	Keepers Lock	34	Q3 2026	On site
Oaklee	Tandy's Lane	14	Q3 2026	On site
Cluid	Old Court	10	Q3 2026	On site
Cluid	Slade Square	28	Q3 2026	On site
Cluid	Lockhouse Way (Phase 2)	47	Q3 2026	On site
Respond	Honora Hall	11	Q3 2026	On site
Circle	The Boulevard	19	Q3 2026	On site
Tuath	St Helen's Plaza	80	Q4 2026	On site
Iveagh Trust	St Winnows	24	Q1 2027	On site
Oaklee	Avenlea, Adamstown	21	Q3 2027	On site
Tuath	Garters Lane	223	Q3 2027	On site
Respond	Morton Grove	16	Q4 2027	On site
Total		1,027		