



Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Housing Delivery Report

Lucan / Palmerstown / North Clondalkin

Area Committee Meeting

September 2026



Delivering Homes – Building Communities - 2026

Number of homes Expected

1083

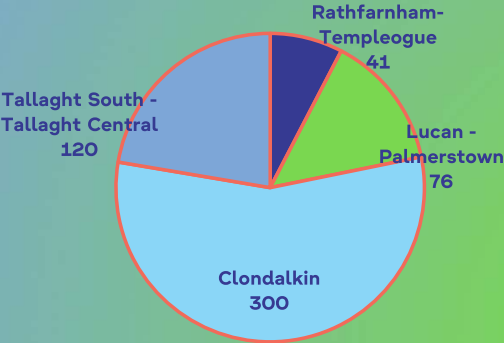
Number of homes Delivered

537

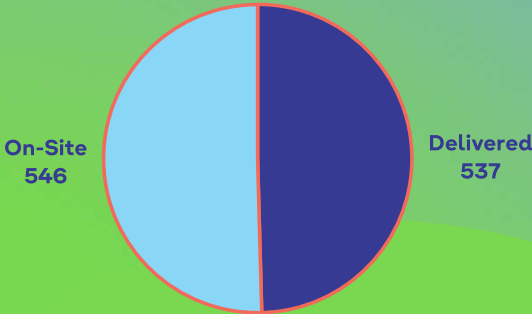
2026 Housing For All Target

788

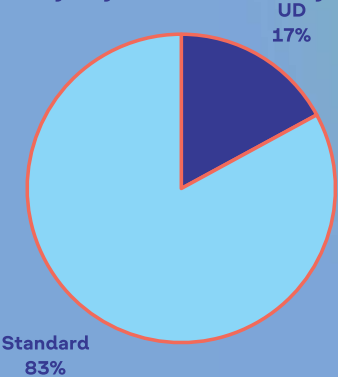
Units delivered by LEA



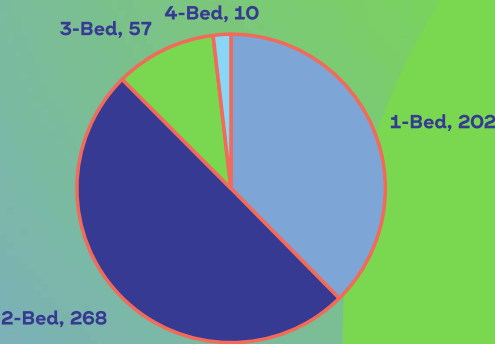
Delivery Status



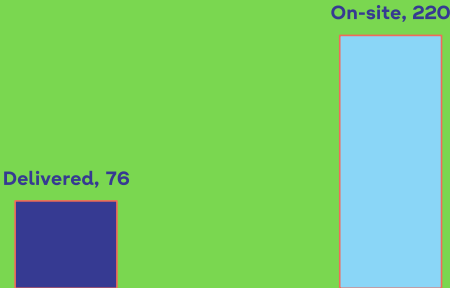
Delivery by Accessibility Type



Delivery by Unit Size



Lucan / Palmerstown / North Clondalkin





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Delivering Homes, Building Communities

2026

Construction Scheme	Local Electoral Area	Tenure Type	Delivery Method	DHBC Target Year	At Risk	Accessibility Type	Status	Funding Approved	Number Of Units	1- Bed	2-Bed	3 Bed	4- Bed	5- Bed	Studio
Airton Rise	Tallaght Central	Social	AHB CALF	2026	No	Standard	Delivered	Yes	70	17	37	16			
Airton Rise	Tallaght Central	Social	AHB Part V	2026	No	Standard	Delivered	Yes	50	13	33	4			
Gordon Park	Clondalkin	Social	AHB Part V	2026	No	Age Friendly	Delivered	Yes	6	6					
Gordon Park	Clondalkin	Social	AHB Part V	2026	No	Standard	Delivered	Yes	7			7			
Kilcarbery Phase 5	Clondalkin	Social	LA	2026	No	Standard	Delivered	Yes	18	11	4		3		
Lockhouse Way (Phase 1)	Clondalkin	Social	AHB CALF	2026	No	Standard	Delivered	Yes	20		10	10			
Lockhouse Way (Phase 2)	Clondalkin	Social	AHB Part V	2026	No	Standard	Delivered	Yes	76	33	39		4		
Masons Cross	Clondalkin	Social	LA	2026	No	Standard	Delivered	Yes	11		3	8			
Somerton Gate	Lucan	Social	AHB CALF	2026	No	Age Friendly	Delivered	Yes	68	49	19				
St John's Road	Clondalkin	Social	AHB CALF	2026	No	Standard	Delivered	Yes	40	20	20				
St John's Road	Clondalkin	Social	AHB Part V	2026	No	Standard	Delivered	Yes	4	2	2				
Stone Park Hall	Rathfarnham–Templeogue	Social	AHB CALF	2026	No	Standard	Delivered	Yes	28	8	17	3			
Swiftbanks, Saggart	Clondalkin	Social	AHB CALF	2026	No	Standard	Delivered	Yes	92	26	62	4			
Swiftbanks, Saggart	Clondalkin	Social	AHB Part V	2026	No	Standard	Delivered	Yes	26	8	18				
Tandy's Lane	Lucan	Social	LA	2026	No	Standard	Delivered	Yes	3			2	1		
Tandy's Lane (Phase 2)	Lucan	Social	AHB Part V	2026	No	Standard	Delivered	Yes	5			3	2		
Whitehall Road	Rathfarnham–Templeogue	Social	AHB CALF	2026	No	Age Friendly	Delivered	Yes	13	9	4				
Aderrig Glade	Lucan	Social	LA PART V	2026	No	Traveller Specific	On Site	Yes	6				6		
Alpine Heights	Clondalkin	Social	LA	2026	No	Age Friendly	On Site	Yes	13	8	5				
Avenlea, Adamstown	Lucan	Social	AHB Part V	2026	No	Standard	On Site	Yes	3			3			
Cookstown House	Tallaght Central	Social	AHB CALF	2026	No	Standard	On Site	Yes	66	33	22	11			
Cookstown	Tallaght Central	Social	AHB Part V	2026	No	Standard	On Site	Yes	16	8	8				
Total									1083	482	478	102	21		

SDCC Build Programme – Clonburris SDZ

LEA	Project	Units	Tenure Mix	Status
Clondalkin	Kishoge Gardens (Clonburris Phase 1)	284	93 Social 93 Affordable Purchase 83 Cost Rental 15 Traveller Specific	Construction progressing. Phased delivery Q4.2027 / Q3.2028
	Clonburris Phase 4	436	207 Social 229 Affordable Purchase	Part X approved April 2026 - Procurement to commence. Q4.2026.
	Clonburris Phase 5	236	55 Social 113 Affordable Purchase 68 Cost Rental	Part X approved April 2026 - Procurement to commence. Q4.2026.
	Clonburris Phase 5a	118	118 Social	Part 8 approved November 2024. Ex PPP site. Will be progress by SDCC alongside Phase 5
	Rathcoole Development Lands	120	56 Social 59 Affordable Purchase 5 Traveller Specific	Part X planning application to be lodged with ACP in October 2024
Lucan	Clonburris Phase 3	580	147 Social 354 Affordable Purchase 79 Cost Rental	Part X approved April 2026 - Procurement to commence. Q4.2026.



Kishoge Gardens

SDCC Build Programme – Large Development Sites

LEA	Project	Units	Tenure Mix	Status
	Kishoge District Centre (Clonburris Phase 6)	640	120 Social 260 Affordable Purchase 260 Cost Rental	Stage 2 of procurement process extended due to complexity of project. Will close October 2026. Contract award anticipated Q1.2027



Kishoge Gardens

SDCC Build Programme – Part 8 Delivery

LEA	Project	Units	Tenure Mix	Status
Lucan	Sarsfield Park	5	5 Social Age Friendly	Construction ongoing. Delivery Q4.2026
	Aderrig Glade	6	6 Traveller Specific	Construction ongoing. Delivery Q4.2026
	Hallwell Place	24	24 Social Age Friendly	Construction ongoing. Delivery Q4.2026
Palmerstown/ Fonthill	St Ronan's Crescent	9	9 Social Age Friendly	Construction ongoing. Delivery Q4.2026



St Ronan's Crescent

SDCC Delivery Programme – AHB Delivery & Part V

LEA	Project	Units	Status
Lucan	Adamstown Boulevard (Tuath)	19	Construction ongoing. Delivery Q4.2026
	St Helen's Plaza (Tuath)	80	Construction ongoing. Delivery Q4.2026
	Hanora's Hall (Respond)	65	Construction ongoing. Delivery Q4.2026
	Avenlea, Adamstown	21	Construction ongoing. Delivery Q4.2026 / Q1.2027
	Wicker Walk, Sevenmills (Cluid)	147	Construction commenced. Delivery Q3.2027 / Q3.2028
	Heron's Lock, Adamstown (Cluid)	138	Construction commenced. Delivery Q2.2028 / Q3.2028



St Helen's Plaza

SDCC Delivery Programme – AHB Delivery & Part V

LEA	Project	Units	Status
	Aderrig House, (Tuath)	141	Construction ongoing. Delivery Q3.2028
	Adamstown Boulevard (Phase 2)	62	Planning granted. Part V negotiations ongoing



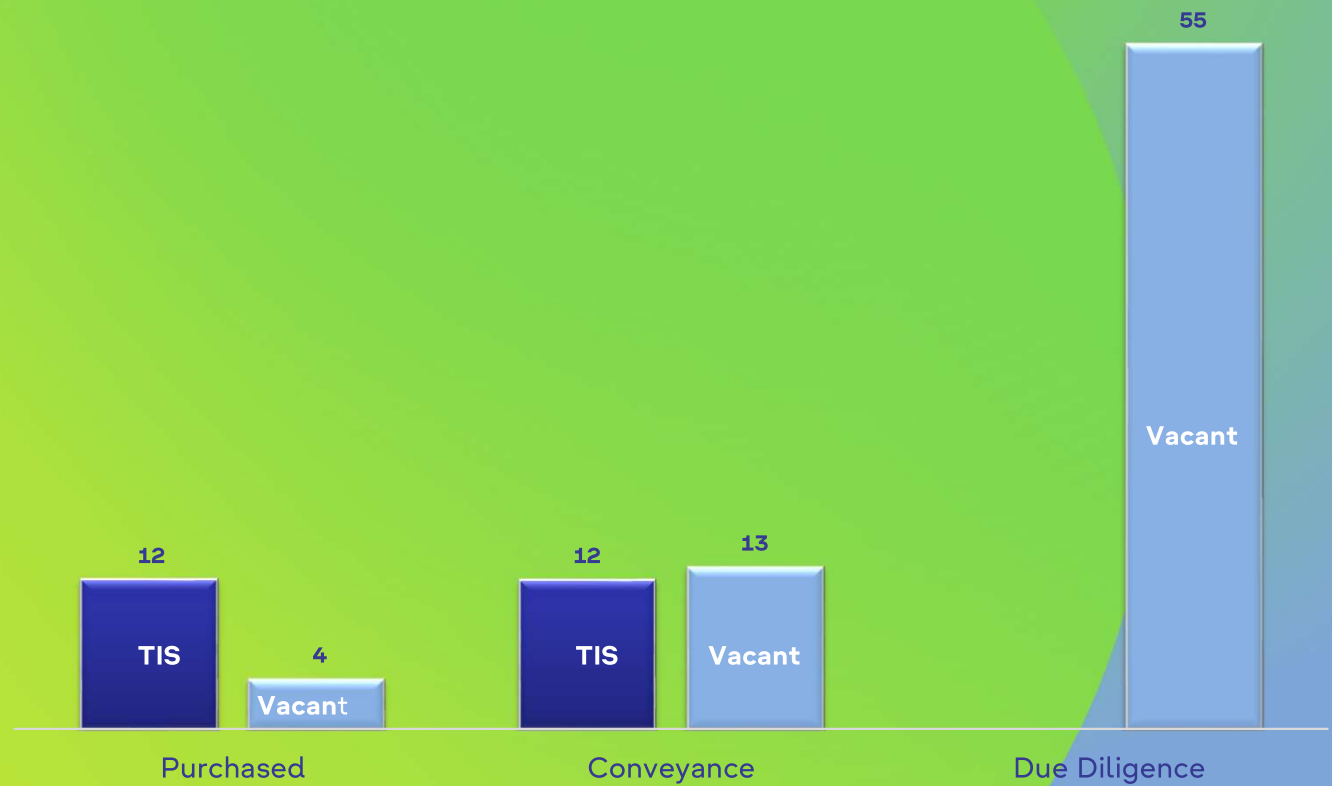
Wicker Walk

Housing Acquisitions Programme 2026

Completed: 16

In Conveyance: 25

Due Diligence: 55





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Thank you