

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 12th October 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
- Housing developments on site with Part V agreements in place
- AHB social housing developments on site
- LDA / AHB cost rental 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				Q4 2026
Alpine Heights	13		13	8	5			Q4 2026
St Aongus Green	12		12	10	2			Q4 2026
St Ronan's Crescent	9		9	5	4			Q4 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	257	443	552		Procurement to commence
Clonburris 5A	118		118	26	42	44	6	Procurement to commence
Total	569	855	1,424	303	498	617	6	

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	96	44	140	Part 8 Consultation
Rathcoole	65	60	125	Part X lodgement October 2026
Stocking Ave/White Pines	120	280	400	Procurement for masterplan
Cherryfield Way	40	60	100	Under consideration
Total	401	904	1,305	

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	20	tbc	Part 8 Consultation
Rathcoole	5	tbc	Part X lodgement October 2026
Cherryfield Way	10	tbc	Masterplan to be prepared
Hazel Hill	5	tbc	Feasibility study to be undertaken
Stocking Ave	5	tbc	Feasibility study to be undertaken
Total	81		

Table 5: Housing developments on site with Part V agreements in place

Development	Total	Completion	Status
Old Court	16	Q1 2027	On site
St Winnows	24	Q2 2027	On site
Grainger Woods	11	Q3 2027	On site
St Finian's Way	1	Q4 2027	On site
Rathmill Manor	10	Q4 2027	On site
Morton Grove	16	Q1 2028	On site
Parklands Point	66	Q1 2028	On site
Total	144		

Table 6: 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	Tandy's Lane	5	Q2 2026	Complete
Cluid	Lockhouse Way (Phase 2)	47	Q4 2026	Complete
Oaklee	Tandy's Lane	9	Q4 2026	On site
Oaklee	Keepers Lock	34	Q4 2026	On site
Oaklee	Avenlea, Adamstown	6	Q4 2026	On site
Cluid	Slade Square	28	Q4 2026	On site
Cluid	Heron's Lock	8	Q4 2026	On site
Circle	The Boulevard	19	Q4 2026	On site
Cluid	Exchange Square	73	Q4 2026	On site
Tuath	St Helen's Plaza	80	Q4 2026	On site
Respond	Honora Hall	65	Q4 2026	On site
Oaklee	Avenlea, Adamstown	15	Q1 2027	On site
Oaklee	Cookstown House	82	Q1 2027	On site
Cluid	Wicker Walk	109	Q2 2027	On site
Tuath	Garters Lane	223	Q3 2027	On site

Tuath	Aderrig	141	Q2 2028	On site
Cluid	Wicker Walk	38	Q3 2028	On site
Cluid	Heron's Lock	138	Q3 2028	On site
Total		1,620		

Table 7: AHB / LDA cost rental developments on site

Partner	Development	Total	Completion	Status
Respond	Airton Rise	289	Q1 2026	Complete
Tuath	Swiftbanks	59	Q2 2026	Complete
LDA	Adamstown Station	224	Q2 2026	Complete
LDA	Coopers Square	226	Q3 2026	Complete
Cluid	Exchange Square	42	Q4 2026	On site
LDA	Coopers Square	152	Q4 2026	On site
Tuath	St Helens Plaza	44	Q1 2027	On site
Cluid	Wicker Walk	187	Q3 2027	On site
Tuath	Aderrig, Adamstown	214	Q2 2028	On site
Total		1,437		