

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2024 – 2026

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1. Introduction

1.1 [Section 135 of the Local Government Act 2001](#) requires that:

- (1) Before the start of each local financial year the Chief Executive shall prepare and submit to the elected Council a report indicating the programme of capital projects proposed by the local authority for the forthcoming and the following two local financial years having regard to the availability of resources.
- (2) A report prepared under subsection (1) may be considered at the local authority budget meeting or at such other meeting as the elected council may by resolution decide.
- (3) In considering the question of the resources likely to be available to it a local authority shall so consider-
 - a) On the basis of a realistic and prudent assessment of the position, and
 - b) On the basis of the information available to it at the time and having regard to the measures proposed by the local authority to raise funding itself.

1.2. **Basis for the selection of Capital projects being progressed**

Most capital projects have their origin in the County Development Plan adopted by the Members and the related Development Contribution Schemes (DCSs), adopted in accordance with Section 48 and Section 49 of the Local Government Planning & Development Act 2000 (as amended), to provide some of the funding required to deliver the projects to achieve the development plan objectives.

Each Development Contribution Scheme includes a list of the capital projects to be funded/part funded from the development contributions payable under the terms of that scheme.

The new Development Contribution Scheme, for the first time, incorporates a number of projects in Dun Laoghaire Harbour which were previously listed as a separate category of projects.

A small number of projects, not included in the development contribution schemes, may have alternative sources of funding and are progressed on that basis. These projects are identified as 'non DCS' throughout this report.

Social Housing developments are delivered under the Housing for All Programme and are also included as a separate category in this report. These projects are funded through a

combination of Local Property Tax income - assigned centrally to fund housing capital projects - and exchequer grants.

1.3. Other reserved functions associated with the delivery of capital infrastructure and amenities.

In addition to adopting the Development Plan and Development Contribution Schemes Members approve individual projects under Part VIII of the Planning & Development Act 2000 and borrowing proposals to fund infrastructure, where appropriate, are also approved by the Members in accordance with Section 106 of the Local Government Act 2001.

1.4. Timeline for delivering capital projects.

The capital programme is a rolling programme and includes numerous projects at various stages of progression and implementation.

The timeline for progressing individual projects varies having regard to a variety of factors including:

- **Availability of funding**

Capital projects included in the approved Development Contribution Schemes are funded to varying degrees from development contributions. Some may also require exchequer or other 3rd party funds and almost all have a match funding requirement from the Council's own Capital resources.

Contractually committed countywide projects have the first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. Full funding is currently available and has been ring-fenced for countywide capital projects in the contractually committed.

- **Complexity and scale of the project:**

Larger more complex projects take longer to progress and in many instances will extend beyond the life of this three year capital programme.

- **Planning requirements:**

Capital projects generally require Part VIII approval, many require environmental screening and some must also be submitted to An Bord Pleanála. As a result the timeline for delivering these projects may be extended.

- **Legal and legislative requirements:**

Resolution of legal issues such as covenants, titles, rights of way, leases, licence etc. can also delay projects as they can take time to resolve.

- **Public Spending Code:**

Capital projects are subject to the requirements of DPER's Public Spending Code and from a governance perspective there is an obligation on public bodies to ensure they are fully compliant with all statutory and regulatory requirements which may also result in some delays in the delivery of capital projects.

Individual capital projects are progressed as issues such as those outlined above are resolved.

1.5. Categorisation of capital projects:

This report categorises projects according to their primary funding source under the following headings:

- Countywide Contractually Committed Projects – S48 DCS 2023-2028
- Countywide Projects progressing to Contract - S48 DCS 2023-2028
- Countywide pipeline Projects - S48 DCS 2023-2028
- Cherrywood Planning Scheme projects – DCS 2023-2028
- Glenamuck Distributor Roads Scheme – amended S49 DCS 2018
- Sandyford Urban Framework Plan projects - S48 DCS 2023-2028
- Housing projects
- Shanganagh housing project

1.6 Capital Programme funding.

Projects in the capital programme are funded from a combination of development contributions, grants, loans, DLRs capital funds on hand or 3rd party contributions.

1.6.1 Development Contributions

Development contributions on hand are allocated to fund projects listed in the appendices of the associated Development Contribution Schemes and to projects within the associated Class. This means that countywide Class 1 contributions will only be used in respect of countywide parks, libraries, sports and community projects while Countywide Class 2 contributions will be allocated in respect of countywide transportation projects etc.

1.6.2 DLR capital funds on hand

Very few projects are funded entirely from development contributions and almost all have a match funding requirement. DLR must therefore ensure it has adequate capital funds on hand to match fund development contributions to enable capital projects to be progressed.

1.7 Summary of capital expenditure proposed 2024 - 2026

The following table is a summary of the total projected capital expenditure under the various categories in the period 2024–2026:

Project Category	Projected project cost	Projected expenditure to 31/12/2023	Projected Expenditure 2024-2026	Projected Expenditure Post 2026
Contractually committed projects	139,348,218	40,292,545	99,036,218	19,455
Projects not currently in contract	294,846,490	12,876,697	220,589,622	61,380,170
Pipeline projects	23,437,000	829,000	21,108,000	1,500,000
Glenamuck District & environs	90,201,000	25,681,000	63,880,000	640,000
Sandyford Urban Framework Plan	57,779,600	479,400	53,923,000	3,377,200
Cherrywood SDZ - dlr Delivered	143,535,624	6,215,462	120,635,815	16,684,347
Housing	224,127,823	28,738,358	161,201,441	34,188,024
Shanganagh Housing	127,241,684	23,081,840	104,159,844	
Total	€1,100,517,439	€138,194,302	€844,533,940	€117,789,196

Cherrywood SDZ - Landowner delivered projects €115,824,088

1.8 Governance arrangements in relation to the Capital Programme:

The Council is delivering a very ambitious programme of capital projects as envisaged in the County Development Plan and the related Development Contribution Schemes. Public

bodies delivering capital programmes are subject to a high degree of accountability and governance. Failure to comply with statutory and regulatory requirements would expose the Council to both financial and reputational damage. To mitigate against this risk a Project Governance Board was established to provide a consistency of approach across the organisation with increased focus on achieving maximum value for money in line with DPER's Public Spending Code. Governance procedures provide a framework for project management and monitoring project progress across the organisation.

Project managers take ownership and actively manage their projects to ensure maximum value is leveraged from the capital funds available. The individual stages of each capital project are assigned a budget at approval stage to ensure no project goes beyond scope, that tenders represent best value and that appropriate project management systems are in place.

The Project Governance Board was established to put appropriate controls in place to ensure that capital projects are delivered, as far as possible, on time and within budget and that the governance arrangements around the capital programme is as robust as possible and all necessary governance requirements are adhered to.

1.9 Conditions associated with the progression of the Capital Programme.

The capital programme outlined in this report will be progressed subject to the following conditions:

- The full funding required to complete each project is in place and ring-fenced before any individual project commences, to ensure that the Council is not exposed to an unacceptable level of financial risk,
- The budget approved by the Project Governance Board at each stage is adhered to,
- Projected income, including development contributions, grants and other third-party funding is realised,
- A minimum cash balance of €30m be retained by the Council at all times and
- The required sanction is obtained from the Minister for borrowing requirements.

Countywide Contractually Committed Project - DCS 2023 – 2028

2.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2023 – 2028 was adopted by the Council on 9th October 2023 in accordance with Section 48 of the Planning and Development Act 2000 (as amended). The Scheme provides for the payment of development contributions to fund Countywide Infrastructural projects **and** for additional contributions in relation to developments in the Sandyford Urban Framework Plan area (SUFP).

The category of projects that are included in this section of the report are listed under the Countywide heading in Appendix II in the Scheme and are now contractually committed and most are underway.

The Contributions for Countywide Infrastructural projects are broken down into the following **three classes** of Public Infrastructure Development:

- Class 1: Community & Parks & Recreational Facilities
- Class 2: Transport Infrastructure
- Class 3: Surface Water

Countywide development contributions are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the Scheme.

A small number of additional projects not included in the Scheme with alternative sources of funding are also included and identified in the schedule of projects below as non DCS.

Contractually committed projects have first call on available funds, both development contributions and dlr capital funds on-hand. The entire funding required to complete each project is ring-fenced when the contract is awarded. Adequate funds are available to meet contractual arrangements and complete all projects in this category.

2.2. Funding strategy - Contractually committed projects.

Section 48 countywide development contributions are the main source of funding for the contractually committed countywide projects. Other funding sources include capital funds on hand, exchequer grants and third-party income.

The following table outlines the funding strategy for contractually committed projects. As can be seen from this table the total project costs associated with these projects

amounts to €139,348,218 of which it is projected €99,055,673 will be incurred 2024 to completion.

Contractually Committed Projects – Funding Strategy 2024 to Completion

Projected cost of projects	Projected Expenditure 2024 to completion	Income 2024 to Completion						Total income 2024 to completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Wter DC's	dlr Capital funds on hand	Grant funding	Other 3rd Party	
€ 139,348,218	€ 99,055,673	€ 13,824,649	€ 15,346,005	€ 15,000	€ 4,297,121	€ 64,237,898	€ 1,335,000	€ 99,055,673

2.3. Risk and risk mitigation:

As outlined earlier contractually committed projects have first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. This minimises the financial risk associated with this category of projects. In addition, governance processes in place further reduces the financial risks associated with these projects.

2.4. Schedule of contractually committed projects

The following schedule sets out the list of projects currently under contract.

Updated Status	Project Ref	Project Title	Project Detail	Project Status	Area Committee
	Class 1 - Community & Parks & recreational Facilities Development Contribution funded projects				
NC to C	19005	Hudson Road Park	The proposed development consists of a sports pavilion, pitches, ball stop netting, paths, seating, boules, play and outdoor exercise equipment, sensory garden, landscaping and boundary treatment.	Construction/on site	DL
	19008	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Construction/on site	DL&D
	19009.1	Ballyogan Library	Phase 2a of development of the Samuel Beckett Civic Campus	Construction/on site	(blank)
	19026	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Construction/on site	DL&D
NC to C	19027	Stillorgan Library	New public library in Stillorgan.	Construction/on site	D
NC to C	21123	Fernhill Parks and Gardens - Phase 3	Playground, coffee shop, public toilets, additional paths, renewable energy infrastructure	Multiple projects	D
NC to C	23134	Oatlands All Weather Pitch	Construction of All Weather Pitch at Oatlands College	Construction/on site	D
	19010	Shanganagh Castle preliminary works (including roof repair and safety works)	Works on securing structure and Castle grounds and future use.	Multiple projects	DL
	24145	Dun Laoghaire Baths Phase 2a - Mobility Accessibility Works	Provision of universal access to the lower levels of Dun Laoghaire Baths under the existing Part 8.	Construction/on site	DL
	Class 2 - Transport Infrastructure Development Contribution funded projects				
	19011	Cherrywood SDZ area - Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.	Construction/on site	DL
	19012	DMURS Minor Junctions etc.	Add value to Roads Programme by application of Design Manual for Urban Roads and Streets (DMURS) which is mandatory. These funds are for installing cycle lanes/cycle paths or slipways on existing roads and not for major road works.	Multiple projects	DL&D
	19016	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple projects	DL&D
	19018	Safety - Accident Investigations Prevention & 30kph Zones	Accident Investigation and Prevention (AIP) Programme, also Active Travel at schools advancement.	Multiple projects	DL&D
	19028	Blackglen Road / Harold's Grange Road Improvement Scheme	Phase 1 - Blackglen Road	Construction/on site	D
	Class 3 - Surface Water Development Contribution funded projects				
	19043.6	Monkstown Flood Risk Assessment	Flood mapping project which will identify areas at risk of flooding from the surface water network of streams, rivers and culverts	Preliminary design	DL
	Non Development Contribution funded projects				
	19024	Active Travel – Expansion of Walking & Cycling Infrastructure	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. 100% funded from NTA.	Multiple projects	DL&D
	19044	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	Construction/on site	DL
NC to C	19047	Park House (Commercial unit) including fit out	Commercial unit on ground floor	Construction/on site	DL
	19095.1	Ferry Terminal	Works in Ferry Terminal to bring building up to working condition for new tenant	Construction/on site	DL
	24148	Dun Laoghaire Carnegie Library - upgrade works	Essential enabling and energy efficient upgrade works to Carnegie Library and adjoining first floor offices on Library Road to facilitate the Institute of Art, Design & Technology (IADT)	Construction/on site	DL

3. Countywide Projects not Contractually Committed - DCS 2023–2028

3.1. Background:

Projects in this category are also funded mainly through development contributions levied in accordance with the Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2023 – 2028 and are listed in Appendix II in that scheme.

The projects in this category are being progressed through various stages of the project life cycle mainly from detailed design to tender.

A small number of additional projects with alternative sources of funding are also being progressed and these are flagged as non DCS projects.

As planning, legal, regulatory and procurement requirements are met contracts will be awarded for projects in this category at which time the required funding will be ring-fenced.

3.2. Funding strategy:

These projects will be funded through a combination of Section 48 (countywide) development contributions, DLR’s capital funds on hand, exchequer and third-party funding.

The following table outlines the funding strategy for this category of projects. As can be seen from this table the total project costs associated with these projects amounts to €294,846,490 of which it is projected €281,969,793 will be incurred 2024 to completion.

Projects Not Contractually Committed - Funding Strategy 2024 to Completion

Projected cost of projects	Projected Expenditure 2024 to completion	Income 2024 to Completion					Total income 2024 to completion
		S48 Community & Parks DC's	S48 Transport DC's	dlr Capital funds on hand	Grant funding	Other 3rd Party	
€		€	€	€	€	€	€
294,846,490	281,969,793	57,449,583	63,856,731	32,363,902	123,114,576	5,185,000	281,969,792

3.3. Risk and mitigation of risk:

As outlined in the funding strategy above these projects will be funded from a mix of development contributions, DLR capital receipts, exchequer and third-party funding. The required funding from the various streams will be ring-fenced in full when contracts are awarded.

Any reduction in the projected level of grant funding after a project becomes contractually committed would have an adverse impact on cash flow. While the likelihood of this happening is low, should it occur, the risk would be mitigated by delaying the progression of another project.

3.4. Schedule of not contractually committed projects

The following schedule outlines the list of capital projects being progressed but not currently contractually committed.

Project Ref	Project Title	Project Detail	Project Status	Area Committ ee
Class 1 - Communtiy & Parks & recreational Facilities Development Contribution funded projects				
Updated Status				
C to NC	19009 Samuel Beckett Phase 2B - Sports/Civic Campus and Swimming Pool)	Potential Mixed Tenure.	Detailed design/Pre-tender	D
	19010.1 Shanganagh Castle Sports Facilities (previously 19066)	Redevelopment of an existing building to provide a community sports facility	Preliminary design	DL
	19052 Blackrock Park Masterplan - Phase 2B	Priority projects arising from the Blackrock Park Masterplan	Detailed design/Pre-tender	DL
P to NC	19053 Cabinteely Park Projects	Cabinteely Park Priority Projects to include the restoration of the walled garden and works around the house, boundry treatment etc	Proposed/Pre feasibility	D
	19055.2 Woodbrook College Pitches	Construction of All Weather Pitch	Feasibility	DL
	19056 Dalkey Island (Upgrade Tower & Gun Battery)	Dalkey Island Action Plan 2014 - 2024, Action H4.1 - Conservation and repair of Martello Tower and Gun Battery to make safe and accessible	Proposed/Pre feasibility	DL
P to NC	19060 Jamestown Park Projects	New paths, boundary planting, playground/adventure sports.	Feasibility	D
	19062 Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design/Pre-tender	D
	19063 Marlay Park Masterplan	Priority projects arising from the Marlay Park Masterplan	Feasibility	D
	19064 Play Space Development (East)	Development of play spaces throughout the East of the county.	Detailed design/Pre-tender	DL
	19065 Play Space Development (West)	Development of play spaces throughout the West of the county.	Detailed design/Pre-tender	D
	19067 Shanganagh Park Masterplan Projects Phase 1	Progression of Masterplan Phase 1	Tender	DL
	19092.2 West Pier Inner Wall Repairs	Repair to voids on the inner wall of the West Pier	Tender	DL
	19092.3 West Pier Roundhead Repairs	Repair to paving on the West Pier Roundhead	Tender	DL
	19098 Harbour Green Parklet	Improvement of green area in Harbour in a Parklet with seating, pathways, play areas and obversation deck.	Planning - Part 8	DL
	20100 St. Thomas Estate	Multi-use building	Detailed design/Pre-tender	D
	20114 National Watersports Campus, Dun Laoghaire Harbour	New National Watersports Campus, including new building, storage, boat slip/launching area and ancillary works	Design	DL
	21121 Mounttown Boxing Hall	Multi-use sports building	Tender	DL
	22131 Library & Community Buildings Programme of Works	Planned upgrade works to libraries and community buildings	Feasibility	DL&D
	22132 Dundrum URDF Masterplan and advance Public realm works	URDF Masterplan update and advance Public realm works	Feasibility	D
	24146 Dun Laoghaire Baths Phase 2c - Seawater Pool	Provision of open seawater pool	Feasibility	DL
	24147 Dun Laoghaire Baths Phase 2b - Final link to East Pier	Final connection from Dun Laoghaire Baths to the East Pier	Feasibility	DL
	24151 Clifton Park Improvement Works	Improvements to the open space including paths, seating, play, callisthenics and woodland planting	Preliminary design	DL
	24152 Shankill Tennis Upgrade	Redevelopment of Tennis Facilities	Detailed design/Pre-tender	DL

Project Ref	Project Title	Project Detail	Project Status	Area Committee
Class 2 - Transport Infrastructure Development Contribution funded projects				
19017	Road Reconstruction Multi Annual Funding	County wide improvement works to roads and footpaths	Multiple projects	DL&D
19019.2	Shanganagh Road Interim Works - Phase 3	Phase 3 Interim Works	Proposed/Pre feasibility	DL
19029	Blackrock (Main Street & Environs)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility	DL
19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge (previously pr	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users	Preliminary design	DL
19033	Feasibility Study for Cherrywood Capacity Enhancements to M50/N11/M11	Feasibility Study for Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA	Feasibility	DL
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor	Preliminary design	D
19035	Glenamuck LAP associated works (exclusive of S.49 scheme) - Enniskerry	Upgrading of the Enniskerry Road/Glenamuck Road Junction	Tender	D
19035.1	Glenamuck LAP associated works (exclusive of S.49 scheme) - Land costs	Land purchase associated with the GDRS for lands that are outside the LAP boundary. This includes land at the southern tie-in of the Glenamuck Link Distributor Road with the Enniskerry Road (approx. €1.2m) and land at the eastern tie-in of the Glenamuck District Distributor Road with the roundabout at Golf Lane (approx. €6.8m).	Detailed design/Pre-tender	D
19035.2	Glenamuck LAP associated works (exclusive of S.49 scheme) - Traffic calm	Traffic calming measures and public realm works after completion fo the GDRS	Proposed/Pre feasibility	D
19036	Greenways future projects	Network of greenways linking parks and open spaces.	Multiple projects	DL&D
19041	Stillorgan Village Movement Framework Plan (Phase 3-4) - Village Core (S	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 4 phases and this is for Phase 3	Preliminary design	D
19042.1	St Michael's Square & Environs	Redevelopment of open space at St Michael's Church, Dun Laoghaire	Planning - Part 8	DL
20101	Hillcrest Road	Improvement Works	Preliminary design	D
21116	Cherrywood Road Upgrade	To open up lands for housing and cycle links (to be costed)	Feasibility	DL&D
21117	Stillorgan Village Movement Framework Plan (Phase 5-7) - Old Dublin Ro	This project will be carried out in 7 phases and this is for Phases 5 -7	Preliminary design	D
Non Development Contribution funded projects				
19043.4	Deansgrange Flood Relief Scheme (ECFRAM) This includes the Kilbogget F	OPW Funded project to alleviate flood risk from the Deansgrange River. Project will incorporate climate change adaption measures.	Planning - Part 8	DL
19043.5	Carrickmines/Shanganagh Flood Relief Scheme (ECFRAM)	OPW Funded project to alleviate flood risk from the Carrickmines Shanganagh Rivers. Project will incorporate climate change adaption measures.	Preliminary design	DL&D
19049	S2S (Booterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility	DL
19050	Wetlands + Attenuation (East Area)	Wetlands and attenuation schemes in parks and open spaces including Loughlinstown linear park	Proposed/Pre feasibility	DL
19051	Wetlands + Attenuation (West Area)	Wetlands and attenuation schemes in parks and open spaces including Cabinteely and Fernhill	Proposed/Pre feasibility	D
20099	Multi Use Community facility development costs - Blake's site, Stillorgan	Community Sports Hall to be provided as part of the Blake's site land disposal to Cairn Homes	Preliminary design	D
24141	Shanganagh Castle Buildings B and C	Refurbishment of buildings to provide temporary accommodation for Ukrainian refugees	Preliminary design	DL
24142	Shanganagh Castle	Refurbishment of the castle	Feasibility	DL
24143	Ukrainian refugee accommodation - Dalkey	Refurbishment of Dalkey Garda Station to provide accommodation for Ukrainian refugees	Feasibility	DL
24144	URDF Call 3: Acquisition of properties to address long term vacancy and de	Acquisition of long term vacant and derelict properties and acceleration of the provision of residential accommodation	Preliminary design	DL&D
24149	Pathfinder living streets Dun Laoghaire	Active Travel – Expansion of Walking & Cycling Infrastructure	Preliminary design	DL
24150	Living Streets coastal mobility route	Living Streets coastal mobility route	Preliminary design	DL

4. Countywide Pipeline Projects - DCS 2023 – 2028

4.1. Background

This is the final category of countywide projects listed under the Countywide schedule of projects in Appendix II in the Development Contribution Scheme 2023-2028.

The projects in this category will also be progressed as full funding becomes available and planning, legal, procurement and other issues are resolved. Projects eligible for grant or other third-party funding are usually progressed ahead of those with a greater own-funding requirement as this reduces the demand on DLR's depleting capital funds.

The full funding has not yet been identified for two NDC projects. Other projects have outstanding planning, legal or regulatory issues that are being addressed as they proceed to pre-tender stage.

4.1.1 Sale of assets:

The disposal of assets, where appropriate, would increase the availability of capital receipts and would fast track the progression of these or other projects.

4.2. Funding strategy

It is intended that the pipeline projects will ultimately be funded from a combination of Section 48 (countywide) development contributions, grants, 3rd party income and DLR's own capital funds.

The following table outlines the proposed funding strategy for the pipeline projects. The total project costs associated with this project category from 2024 to completion is €22,608,000.

Pipeline Projects - Funding Strategy 2024 To Completion

		Anticipated Income 2024 to Completion					
Projected cost of projects	Projected Expenditure 2024 to completion	S48 Community & Parks DC's	S48 Transport DC's	dlr Capital funds on hand	Grants anticipated	Other 3rd Party	Total income 2024 to completion
€		€	€	€	€	€	€
23,437,000	22,608,000	7,877,750	168,775	4,767,975	1,393,500	1,800,000	16,008,000

4.3. Risk and mitigation of risk

Pipeline projects will be progressed as funding, planning, legal and other issues are resolved.

There is limited risk associated with this category of project as they are still at the early stage of project lifecycle.

4.4. Schedule of pipeline projects

The following schedule sets out the list of pipeline projects.

	Project Ref	Project Title	Project Detail	Project Status	Area Committee
Updated Status	Class 1 - Community & Parks & recreational Facilities Development Contribution funded projects				
	19059	Glenalbyn Pool	Rebuild of Pool	Feasibility	D
	19061	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility	DL
	19068	Stonebridge Road Changing Rooms (Remaining phase)	This small park has been partially redeveloped with pitches and temporarily surfaced paths and car parking in place. Additional	Preliminary design	DL
	19095.2	Sun Shelter on East Pier	Reinstating sun shelter on East Pier which was damaged during Storm Emma	Feasibility	DL
NC to P	Class 3 - Surface Water Development Contribution funded projects				
	19043.7	Dundrum Slang: M50 Jn 13 Environs Flood Storage/ Ballinteer Roundabout Enhanced Flood Storage	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	D
	19043.9	Fernhill Park Flood Storage (1)	Joint project with the Parks Section to provide flood alleviation benefits	Feasibility	D
NC to P	Non Development Contribution funded projects				
	19069	Shanganagh Crematorium	Development of a new Crematorium and associated works at Shanganagh Cemetery, Shankill, Co Dublin to include buildings, car parking and landscaping.	Detailed design/Pre-tender	DL
	19094.2	St. Michael's Pier Cathodic	Installation of a protection system for the sheet metal pile wall at St. Michael's Pier	Feasibility	DL
	19097	Dun Laoghaire Harbour dredging	Maintenance, Dredging within the harbour limits	Feasibility	DL
	21129	Parks and Cemetery Depots	Upgrade of Depots	Feasibility	D

5. Glenamuck Distributor Road – S49 Development Contribution Scheme 2018

5.1 Introduction

The amended Glenamuck Distributor Roads Development Contribution Scheme was adopted by the Council in December 2018 in accordance with Section 49 of the Planning and Development Act 2000-2010 (as amended).

Development contributions collected under the Scheme will ultimately fund the infrastructure i.e. the Glenamuck Distributor Roads Scheme and Surface Water Attenuation Ponds Scheme.

In addition to the road and attenuation ponds schemes to be funded by the S49 development contributions there are also a small number of ancillary projects in the Glenamuck area which are included in the Section 48 Development Contribution Scheme 2023 – 2028 countywide project list. These projects will be funded from the S48 Countywide development contributions and are included in the relevant category of countywide projects, having regard to the stage each project is at.

There is capacity to deliver at c3,000 homes in the Glenamuck LAP area when the road and attenuation ponds are in place. Without the infrastructure the development potential of the area cannot be realised.

5.2 Funding strategy:

As outlined above the Glenamuck Distributor Roads Scheme and Surface Water Attenuation Ponds Scheme will ultimately be funded from S49 Development Contributions. The infrastructure in question will open the lands in the area for development following which the associated development contributions will accrue. There is an upfront borrowing requirement to put the infrastructure in place in advance of the collection of the S49 levy. The contributions collected will then be used to fund the loan repayments. The Council approved a loan facility of €70m to fund the infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 to fund the land acquisition costs. The loan repayments will be funded from the future S49 Development Contributions.

The Council is currently in the process of acquiring the necessary lands which will enable the scheme to be progressed. Tenders have also been sought and it is anticipated that the project will be on-site during Q1 2024.

The following table outlines the funding strategy for the Glenamuck LAP area projects to be funded by the S49 Development Contribution Scheme adopted by the Council in December 2018. The total costs associated with these projects amounts to €90,201,000 of which it is projected €64,520,000 will be incurred 2024 to completion.

Glenamuck Distributor Road - Funding Strategy 2024 to Completion

Projected Project cost	Projected Expenditure 2024 to completion	Income		
		Loan/S49 DC's	Grant funding	Total income 2024 to completion
€		€	€	€
90,201,000	64,520,000	49,520,000	15,000,000	64,520,000

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. As the Council has drawn down a loan of €30m it is liable for the loan repayments.

The risk of an adverse impact on the revenue budget has been mitigated by securing the agreement of the Department to transact the loan repayments through the capital account.

5.4 Schedule of projects

Table 5.2 The following schedule sets out the Glenamuck Distributor Roads Scheme.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19070	Glenamuck Distributor Roads Scheme	Glenamuck Distributor Roads (GDR) consisting of GDDR and GLDR	Tender	D

6. Development Contribution Scheme 2023 – 2028 incorporating Sandyford Urban Framework Plan (SUFPP)

6.1 Introduction

This development contribution scheme provides for the payment of levies to fund countywide infrastructural projects and for additional levies payable in relation to permissions granted in the Sandyford Urban Framework Plan area (SUFPP), to fund projects related specifically to that area, as listed in Appendix III of the scheme.

6.2 Funding strategy

Development contributions relating to the SUFP area collected under the provisions of the Development Contribution Schemes 2016 and 2023 will ultimately fund the infrastructure in the SUFP area. There may be an upfront borrowing requirement to put some of the infrastructure in place which will enable developments to be progressed. The associated loan repayments will be funded from the levies collected. The remaining projects will only proceed as the SUFP development contributions are collected.

The Council will only borrow when there is reasonable certainty that the development contributions will become available to fund the loan repayments but there is still a residual risk.

Sandyford Urban Framework Projects - Funding Strategy 2024 To Completion

Projected cost of projects	Projected Expenditure 2024 to completion	Income			Total income 2024 to completion
		S48 Community& Parks DC's	Loan/S48 SUFP DC's	Grant funding	
€		€	€	€	€
57,779,600	57,300,200	8,075,000	30,967,800	18,257,400	57,300,200

6.3 Risk and risk mitigation:

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. When the Council draws down a loan it is liable for the loan repayments as they fall due.

The risk of an adverse impact on the revenue budget has been mitigated by securing the agreement of the Department to transact loan repayments through the capital account when there is a directly related source of capital funding.

The risk of an adverse impact on cashflow is currently low but this would have to be monitored.

6.4 Schedule of projects

The following schedule sets out the list of Sandyford Urban Framework projects.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19071	Bracken Link Road	Bracken Link Road SUPP.	Detailed design/Pre-tender	D
19072	M50 Junction 14 Link Road	Provision of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.	Detailed design/Pre-tender	D
19073	Sandyford urban open space	Development of new parks.	Proposed/Pre feasibility	D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	D

7. Cherrywood Planning Scheme Area DCS 2023-2028

7.1 Background

Strategic Development Zones (SDZs) were established to enable the Government to designate certain parcels of land, considered to be of strategic national importance, to be fast-tracked through the planning process. The aim is to achieve a faster delivery of new residential and non-residential developments in areas considered to be of economic and social importance to the State. Planning applications are made to the Planning Authority with no right of appeal – when the landowners comply with the related SDZ planning scheme, permissions must be granted.

Cherrywood was designated an SDZ in May 2010 and the Cherrywood Planning Scheme was approved by An Bord Pleanála in April 2014.

The Cherrywood SDZ Planning Scheme provides for c.10,500 homes and 531,000 sq.m. of commercial floor space including HIE (Office), a mixed-use town centre, three village centres and other commercial space along with 29 ha. of recreational space, incorporates three significant parks to serve future residents and is one of the most significant developments being delivered in the State. The Cherrywood SDZ will support employment of c. 22,000 jobs when fully built out. It is therefore deemed to be a project of national, regional as well as local importance from a housing and economic development perspective and remains a priority for the Council.

7.2 Cherrywood Development Contribution Scheme 2023 - 2028

The Cherrywood Development Contribution Scheme 2023-2028 was approved in accordance with Section 48 of the Planning and Development Act, 2000 (as amended) on 9th October 2023. This Scheme provides for the payment of Section 48 development contributions in respect of Countywide Infrastructural projects listed in Appendix II **and** for additional contributions in respect of the permissions granted in the Cherrywood Planning Scheme area to fund projects listed in Appendix III of the scheme.

When the previous scheme was adopted, it was recognised that there was a residual funding gap, as the Cherrywood-specific levy was not set at a level that was capable of fully funding the projects listed in Appendix III. The new DCS addresses the current

funding gap but this position will be monitored and if necessary a further review of the scheme may be undertaken.

7.3 Delivery of Cherrywood Planning Scheme Projects

The Cherrywood Planning Scheme envisaged that the projects listed in Appendix III of the Cherrywood DCS would be delivered by the landowners. However, having regard to the overall cost of the infrastructure, alternative funding has been secured by the Council through Local Infrastructure Housing Activation Fund, Urban Regeneration Development Fund and National Transport Authority grants. Projects funded by the exchequer must be delivered by the Council, as required in accordance with the funding rules. It is the collective responsibility of the respective landowners to deliver the remaining projects in accordance with the Cherrywood Planning Scheme.

The Section 48 contribution rates in the new 2023-2028 scheme were set at a level to ensure that the funding of the infrastructure (excluding land costs and net of exchequer funding) could be met in full.

The projected cost of some of the projects being delivered by DLR has escalated due to tender price inflation. The Council is currently in discussions with the funding bodies to seek additional funding to make up the shortfall.

7.4 Funding strategy

7.4.1 Cherrywood SDZ – dlr Delivered Projects - Funding Strategy

		Income 2024 to Completion		
Projected cost of projects	Projected Expenditure 2024 to completion	S48 Cherrywood Specific DC's	Grant funding	Total income 2024 to completion
€		€	€	€
143,535,624	137,320,162	40,035,199	97,284,963	137,320,162

The following exchequer funding has been secured by the Council to contribute to the delivery of Cherrywood.

- Local Property Tax – €14.30m
- LIHAF – €11.40m
- URDF Round 1 – €13.70m
- URDF Round 2 – €40.30m

In addition, an estimated €6m NTA income is anticipated.

Projects in receipt of exchequer funding are being delivered by DLR, as required under relevant grant funding rules. The match funding for LIHAF and URDF grants will come from the Cherrywood specific Development Contributions.

The Cherrywood S.48 contributions are anticipated to cover the remaining funding required as the Section 48 contribution rates in the new 2023-2028 scheme were set at a level to ensure that the funding of the infrastructure (excluding land costs and net of exchequer funding) could be met in full.

7.4.2 Cherrywood SDZ Common Infrastructure – projects to be delivered by the Cherrywood Landowners

The remaining infrastructural projects listed in Appendix III of the Cherrywood Planning Scheme area are to be delivered by landowners. The cost of delivering this infrastructure will ultimately be funded from the Cherrywood specific development contributions.

7.5 Risk and risk mitigation

Failure to secure legal agreements with a number of landowners could present a risk to the delivery of the remainder of the Cherrywood SDZ if the required infrastructure is not delivered.

Recognising the extensive housing and economic benefits that will derive from the delivery of Cherrywood SDZ and the magnitude of the funding required to deliver the common infrastructure, the Council successfully sought and obtained grant funding from various Government bodies which significantly reduced the burden on the landowners. DLR continues to engage with all stakeholders to ensure the required funding is in place to enable Cherrywood to be developed in accordance with the Planning Scheme.

The adoption of the new Development Contribution Scheme in October 2023 significantly reduces the risk associated with the delivery of Cherrywood as the rates of levies were set to ensure the current funding requirements are covered in full. This position will be monitored and if necessary a further review of the scheme may be undertaken.

The successful delivery of Cherrywood SDZ is also subject to other legal and planning risks due to the complexity and scale of the development.

7.6 Schedule of Projects

The following schedule sets out the list of Cherrywood SDZ infrastructure projects being delivered by dlr.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19074.11	URDF Call 2: Beckett Link & Barrington's Road Connection	Pedestrian, cycle, and vehicle link (1.6 km) from the Kiltiernan Link to the Cherrywood Town Centre.	Detailed design/Pre-tender	DL
19074.2	Cherrywood URDF Call 1: (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Detailed design/Pre-tender	DL
19074.4	Cherrywood URDF Call 1 (Pond 5a)	Sub-Project D - Pond 5a	Detailed design/Pre-tender	DL
19074.5	Cherrywood URDF Call 1 (Pond 2a)	Sub-Project C - Pond 2a	Detailed design/Pre-tender	DL
19074.6	URDF Call 2: Castle Street Link	340m of Cherrywood's bus priority route & connection to the existing TII Park & Ride at Carrickmines Luas Stop.	Preliminary design	DL
19074.7	URDF Call 2: Ticknick Park - Ballycorus Access	Cycle, pedestrian, and vehicle access (c. 220m) to Ticknick Park.	Preliminary design	DL
19074.8	URDF Call 2: Town Centre & Pedestrian Cycle Link	At-grade pedestrian and cycle bridge between Town Centre plots TC 1 and TC 3.	Feasibility	DL
19074.9	URDF Call 2: 3 Public Parks	3 no. centrally located, multi-functional parks in the Cherrywood SDZ.	Feasibility	DL
19076.2	LHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Detailed design/Pre-tender	DL
19076.3	LHAF - Cherrywood (Phase 3) - P3-P	Provision of 75m Druids Glen Road from Phase 2 finish point, 120m feature bridge and then 60m of Druids Glen Road to point P	Preliminary design	DL
20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple projects	DL
24138	Cherrywood Links - Review of Active Travel Links in Cherrywood	Pedestrian, and Greenway Links within the Cherrywood SDZ. The overall interaction between the off-road provisions and pedestrian and cyclist infrastructure forming part of the road network will be examined as part of this project.	Feasibility	DL

7.7 Ancillary Countywide infrastructure

In addition to the infrastructure listed in Appendix III in the scheme the following ancillary infrastructural projects are listed under the Countywide Heading in Appendix II. These projects will have a countywide benefit and will be funded/part funded from the countywide development contributions. The most significant of these projects is the Kiltiernan Link Road and it is assumed that 50% grant funding will be made available to fund this project.

19032	Kiltiernan Link Road & Priorsland Overbridge	A new road link over the M50 connecting Cherrywood to Carrickmines and Kiltiernan/Glenamuck catering for all road users
19011	Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.
19033	Capacity Enhancements to M50/N11/M11	Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor

Housing Projects

8.1 Background

Social housing projects are fully funded from Local Property Tax income, distributed centrally to fund housing capital projects, and exchequer grants.

The first cost rental and affordable schemes are being progressed.

8.2 Funding Strategy

As outlined above the social housing programme is funded from a combination of LPT and exchequer grants and it is envisaged that these funding streams will continue.

It is currently intended that Cost Rental dwellings will be funded through the use of the Affordable Housing Fund (up to €150,000 per dwelling available) with the balance of the capital cost being funded by borrowing. The capital cost (including any loan/interest charges) is recouped over a period of up to 40 years by means of the rent charged to the tenants. The rent charged also needs to cover any management costs including letting or re-let costs and the cost of ongoing maintenance.

It is envisaged that the contractors will deliver and sell the affordable units directly and that the exchequer funding will be provided for the equity share.

Housing Projects - Funding Strategy 2024 To Completion

		Income 2024 to Completion			
Projected cost of projects	Projected Expenditure 2024 to completion	Grant funding	dlr Capital funds on hand	Other 3rd Party	Total income 2024 to completion
€		€	€		€
224,127,823	195,389,465	156,941,151	1,445,000	37,003,314	195,389,465

8.3 Risk and risk mitigation

The main risk associated with the delivery of social housing projects is that there could be a delay in the recoument of expenditure incurred. This is deemed to be low risk as the Council has not experienced any major delay in recoument to date and does not foresee any change to this position.

The risk associated with the cost rental and affordable schemes will be assessed as the schemes progress.

8.4 Schedule of projects:

The schedule below sets out the list of Housing projects.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19087	Park House	Refurbishment of existing building and provision of 4 no. housing units at 66 George's Street Upper, Dun Laoghaire, Co. Dublin.	Construction/on site	DL
19088	Rockville Green	Construction of 13 no. housing units at Rockville Drive, Glenamuck Road	Tender	D
19090	St. Laurence's Park	Construction of 88 no. new housing units at St. Laurence's Park, Stillorgan. 40 cost rental and 48 social.	Construction/on site	D
20109	Infill Housing at Moyola Court	Construction of 4 units Infill Housing at Moyola Court Due for completion 2023 - retention due 2024	Construction/on site	D
20110	Site beside Rollins Villas	Construction of 1 x 2 bed unit at Rollins Villas site	Construction/on site	DL
20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Detailed design/Pre-tender	DL
20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Detailed design/Pre-tender	DL
21125	Roebuck Road	Proposed development of 3 x 4-bed units. Stage 4 approved	Tender	D
21126	Old Connaught TAU	Proposed 6 x 3 bed Traveller accomodation units - grouped housing scheme	Detailed design/Pre-tender	DL
21128	Ballyogan Rise (Phase 2 - 52 apartments)	Proposed construction of 52 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin. Split 32 Cost Rental & 20 Social)	Detailed design/Pre-tender	D
22133	Cross Avenue, Dun Laoghaire	Proposed construction of 3 x 1-bed apartments and 1 x 2 bed apartment at Cross Avenue, Dun Laoghaire	Preliminary design	DL
23136	Blackglen Road -125 units	Proposed construction of 125 Units (Mixture of 1 & 2 Bed Apartments and 3 & 4 Bed Houses) at Blackglen Road. Proposed split 73 social 52 affordable	Preliminary design	D
23137	Mount Anville - 24 affordable units	Proposed Construction of 24 houses at pre-liminary design	Preliminary design	D
24139	Boylan Centre	Site Acquired - Surveys/Preliminary Design has not yet taken place. (Estimated 60 Apartments).	Preliminary design	DL
24140	Ballyman	Preliminary design stage (Estimated 150 social units)	Preliminary design	DL

8. Shanganagh Housing Project – Shanganagh Castle Estate

8.1. Introduction

Planning approval for 597 new homes, including 200 social, 91 affordable purchase and 306 cost rental homes, was granted by An Bord Pleanála in July 2020.

9.2 Development in partnership with the Land Development Agency:

This scheme which is being delivered by the Council in partnership with the Land Development Agency (LDA) is one of the largest social and affordable schemes in the country with planning approval. Construction commenced on the site in September 2022 and the new dwellings will be delivered on a phased basis up to September 2025 with the first units due for completion in August 2024.

Disposal of a portion of the site to the LDA, in respect of 306 cost rental homes, was approved by the Elected Members at the November 2020 Meeting of the Council.

9.3 Funding Strategy:

Two hundred social housing homes will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage. The LDA will manage and fund the 306 cost-rental apartments and will fund the 91 affordable purchases. Funding from the DHLGH will be provided through the Affordable Housing Fund of €100,000 per unit to be utilised to fund the equity share of the Affordable purchases.

9.4 Risk and Risk Mitigation:

The new Affordable Housing Act 2021 provides the basis for the delivery of Affordable Housing.

The Affordable Housing Fund provides funding of up to €100,000 per affordable purchase unit and the balance of the cost of delivery will be funded through the sale of the dwelling.

The 200 social homes will be funded by the exchequer and the LDA will fund and manage the 306 cost rental apartments.

9.5 Shanganagh Housing Project - Funding Strategy

Projected cost of projects	Projected Expenditure 2024 to completion	Income 2024 to Completion			Total income 2024 to completion
		Grant funding	Other 3rd Party	d/r Capital funds on hand	
€ 127,241,684	104,159,844	€ 64,826,530	€ 38,878,314	455,000	€ 104,159,844

9.6 Schedule of projects

The following schedule sets out the Shanganagh Housing Project.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19091	Shanganagh Castle Estate	Proposed provision of 597 dwellings in partnership with the LDA including 200 social and 91 affordable purchase at Shanganagh Castle, Shanganagh, Co. Dublin. 91 Affordable and 306 cost rental units will be funded separately by the LDA.	Construction/on site	DL

Helena Cunningham

Director of Finance & Water Services

Appendix A – Stages/Status of Capital Projects

Project Stages / Status	Description
Proposed / pre-feasibility	Project idea stage setting out high level ideas and an initial scope for the project
Feasibility	This involves the local authority defining in detail all its requirements in an output specification prior to commissioning consultants to carry out a study/report before the Preliminary Design Planning/Statutory Approval stage.
Preliminary Design	Preparing in-house design or contracting and commissioning designers to develop designs which meet dlr requirements and are in line with results approved at feasibility stage up to and including planning/statutory approval for both traditional and design & build projects.
Planning (Part VIII)	Planning/Statutory Approval (Part VIII's)
Detailed Design /Pre-tender	Preparation of detailed design for tender following planning approval
Tender	Preparation of tenders, issuing of tenders, awarding of tenders and contract stage
Construction /on site	Work commences on construction
Handover	Prior to handover, outstanding issues, such as delivery of operating and maintenance manuals, commissioning certificates and preparing a snag list, are dealt with. After handover, the final account is prepared, and all snags are rectified within the defects Period.
Completed	Project is completed
Multiple projects	Multiple projects refer to a number of smaller projects grouped together like traffic improvement, safety and accident schemes, flood alleviation and where the Council often gets a NTA/OPW type grant for the schemes.