

Dún Laoghaire-Rathdown County Council

Report on the Three-Year Capital Programme 2025 – 2027

Section 135 Local Government Act 2001

This report is prepared in accordance with [Section 135 of the Local Government Act 2001](#) which 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.

Capital programme 2025 - 2027

The Council is delivering a very ambitious capital programme with several major projects either underway or due to commence within the life of this programme. In addition, many high impact, lower value projects are also being delivered in tandem with the larger infrastructural projects.

Capital projects are generally progressed either to provide the infrastructure required to support the maximum delivery of homes or to enhance the quality of life for residents, businesses and tourists.

Housing delivery:

One of the Council's overarching objectives is to maximise the delivery of homes in the county and the timely delivery of enabling infrastructure is key to achieving this objective.

To that end major capital projects are being implemented to facilitate the delivery of additional homes throughout the county, and in Sandymount, Glencamuck and Cherrywood in particular, as these are areas in which the delivery of housing can be maximised, when the supporting infrastructure is in place.

Projects such as J14/M50 in Sandymount, the Glencamuck distributor road and Beckett road will support the delivery of thousands of additional homes in the near future.

Delivery of social infrastructure

The capital programme also includes many parks, recreational, community and library projects, the delivery of which is crucial to support the wellbeing and quality of life of residents and to attract tourists and businesses to the county. Projects such as the Samuel Beckett leisure center, new libraries in Ballyogan and Stillorgan and the on-going upgrade of parks in Blackrock, Marlay, Cabinteely and Fernhill are just some of the many projects being delivered.

Funding strategy for capital programme

Most of the projects included in the capital programme are funded through a combination of development contributions, grants and the Council's capital income.

Grant funding:

Every effort is made to bring as many projects as possible to detailed design stage to enable the Council to maximise the amount of grant funding that it can leverage. Such funding is often predicated on the ability to commence the projects within a defined, usually short, time frame.

This strategy has resulted in the allocation of a significant amount of URDF, OPW, active travel, social housing and major sports infrastructure funding in recent years.

Projects that attract significant grants are generally progressed as expeditiously as possible to avoid losing the grant allocation.

Social housing projects are generally fully funded by the exchequer/LPT, while it is intended that cost rental and affordable schemes will be funded by way of loans drawn down from the HFA and repaid through sale of the homes in the case of affordable housing and rental income over a period of several decades in the case of cost rental units.

OPW flood relief schemes are also 100% grant funding and other projects are grant funded with a requirement to match fund up to 25% of the balance of the cost of the project from the Council's own resources.

Development contribution schemes

The Council has adopted the following Development Contribution Schemes to part fund the delivery of capital projects:

- (a) 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).

- (b) The Cherrywood Development Contribution Scheme 2023-2028 was adopted 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 an additional contribution in respect of the permissions granted in the Cherrywood Planning Scheme area to fund projects listed in Appendix III of the scheme.
- (c) 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).

It is often necessary to deliver roads and other infrastructure to open the surrounding lands for development before planning permission can be granted for housing schemes in the area. This is the case in Cherrywood, Glenamuck and Sandyford in particular. Sandyford and Cherrywood are also of strategic importance because they are the major employment zones in the county, and they also facilitate the delivery of 15-minute neighborhoods. Some of the projects will be funded from capital receipts on hand in advance of the receipt of the associated development contributions. The Council's ability to cashflow these projects will avoid the financing costs that would be associated with loan repayments if we had to borrow to fund the projects up front thereby adding to the cost of the projects and potentially delaying their commencement.

Having regard to the construction price inflation that has been experienced since the onset of the war in Ukraine it will be necessary to keep the development contribution schemes under review to ensure they can generate the level of development levies required to fund the projects included in the capital programme.

DLR capital funds on hand

As outlined above, very few capital projects are funded entirely from development contributions and/or grants, and almost all have an own-funding requirement.

Income from the sale of assets is the most common source of capital match funds and DLR must ensure it has adequate capital funds on hand to match fund development contributions to enable capital projects to be progressed.

Timeline for delivering capital projects.

The capital programme is a rolling programme and includes numerous projects at various stages of project life cycle 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 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 for capital projects in the contractually committed and not contractually committed categories.

The remaining projects are at much earlier stages of the project life cycle but adequate funding is available to develop these projects to at least detailed design stage.

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

Larger infrastructural projects often take longer to progress due to the increased complexity associated with them.

- **Planning requirements:**

Almost all capital projects require Part VIII approval, many require environmental screening, and some must also be submitted to An Bord Pleanála for approval resulting in delays.

- **Legal and legislative requirements:**

Resolution of legal issues such as covenants, titles, rights of way, leases, license's etc. can also delay projects as they 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.

Cash flow monitoring

Due to the increasing scale and complexity of the capital programme cashflows are monitored on an on-going basis and to date capital receipts remain strong. However, cash balances have reduced considerably in recent years, including a further reduction in 2024 despite the receipt of a considerable amount of development contributions from the exchequer as a result of the development contributions waiver. Cash flow is carefully monitored and the commencement of some projects may have to be delayed if necessary.

There is currently insufficient cash reserves or staff resources to progress all projects in the capital programme. However as many projects as possible will be

advanced to detailed design so that the projects can commence as the necessary resources become available.

Categorisation of capital projects:

In previous iterations of the report on the capital programme, projects were categorised according to their primary funding source with the majority linked to an associated development contribution scheme.

In the current capital programme projects that maximise the delivery of housing units are being given priority in Glenamuck, Sandyford and Cherrywood in tandem with a mix of social infrastructure projects.

Accordingly the projects in the current capital programme are categorised as follows:

- Contractually committed – contracts have been awarded and the projects are underway
- Not contractually committed - it is expected that contracts will be awarded for these projects during the life of the current programme i.e. 2025- 2027
- Pipeline projects – it is expected that many of these projects will progress to at least detailed design within the life of the current programme
- Housing projects

Summary of capital expenditure proposed 2025 - 2027

The following table is a summary of the total projected capital expenditure under the various categories in the period 2025–2027:

Project Category	Projected project cost	Projected expenditure to 31/12/2024	Projected Expenditure 2025-2027	Projected Expenditure Post 2027
Contractually committed projects	174,313,241	78,245,066	96,068,176	-
Projects not contractually committed	303,891,433	28,661,477	240,095,967	35,133,988
Pipeline projects	296,576,205	4,494,740	112,193,375	179,888,089
Housing projects	527,661,299	109,801,181	337,579,718	80,280,400
Total	€1,302,442,177	€221,202,464	€785,937,236	€295,302,477

Conditions associated with the progression of the Capital Programme.

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

1. 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,
2. Large scale projects are scheduled to avoid potential cash flow difficulties due to unanticipated increases in tender prices.
3. Projected income, including development contributions, grants and other third-party funding is realised,
4. A minimum cash balance of €40m to be retained by the Council,
5. The necessary sanction is obtained from the Minister for borrowing requirements and

6. Development contribution schemes kept under review to ensure they can generate the level of development contributions required to fund the projects included in the capital programme.

Risk and risk mitigation:

Due to the scale and complexity of the capital programme it is essential that risks are identified and mitigated to the greatest extent possible. Funding, resources and governance pose some of the highest risks and every effort is made to limit them.

Funding risk:

A funding strategy has been developed for the capital programme to mitigate financial risk. The full funding required to complete each project is ringfenced when contracts are awarded. Cash flow is closely monitored and projects scheduled to limit financial exposure.

Resource risk:

Delivery of the capital programme is resource heavy, and difficulties in recruiting some professional grades can pose a risk to the delivery of some projects. However regular recruitment campaigns mitigate this risk and in particular the recruitment of resident engineers limits the risk of claims and cost increases.

Governance risk:

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 approved and assigned a budget to prevent

projects going 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.

Contractually Committed Projects

Contracts have been awarded and all projects in this category have commenced. The full funding required to complete these projects is available and has been ring fenced.

Contractually Committed Projects – Funding Strategy 2025 to Completion

Projected cost of projects	Projected Expenditure 2025 to completion	Income 2025 to completion								Total Income 2025 to completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Water DC's	S49 DCs	S48 Cherrywood Specific DC's	dlr Capital funds on hand	Grant funding	Other 3rd Party	
€	€	€	€	€	€	€	€	€	€	€
174,313,241	96,068,176	8,501,211	8,550,000	1,800	35,765,282	976,844	4,237,595	29,565,327	8,470,117	96,068,176

Schedule of contractually committed projects

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

Project Ref	Project Title	Project Detail	Project Status	Area Committee
Class 1 - Community & Parks & recreational Facilities Development Contribution funded projects				
19005	Hudson Road Park	Sports pavilion, pitches, 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	Handover	D
19027	Stillorgon Library	New public library	Construction/on site	D
19052	Blackrock Park Masterplan - Phase 2	Restoration of historic kiosk, new toilet & external paving works	Construction/on site	DL
19064	Play Space Development (East)	Development and refurbishment of play spaces throughout the East of the county.	Construction/on site	DL
19065	Play Space Development (West)	Development and refurbishment of play spaces throughout the West of the county.	Construction/on site	D
19092.2	West Pier Inner Wall & roundhead repair	Repair to voids on the inner wall of the West Pier	Construction/on site	DL
20100	St. Thomas Estate	Multi-use building	Contract awarded	D
21121	Mounttown Boxing Hall	Multi-use sports building	Construction/on site	DL
21123	Fernhill Parks and Gardens - Phase 3	Playground, coffee shop, public toilets, additional paths, renewable energy infrastructure	Multiple Projects	D
24145	Dun Laoghaire Baths Phase 2a - Mobility Accessibility Works	Provision of universal access to the lower levels	Handover	DL
24152	Shankill Tennis Upgrade	Development of Tennis Facilities	Construction/on site	DL
Class 2 - Transport Infrastructure Development Contribution funded projects				
19035	Glenamuck LAP associated works (A)	Upgrade of the Glenamuck Rd/Enniskerry Rd Junction	Construction/on site	D
19035.1	Glenamuck LAP associated works (B)	Land purchase outside LAP boundary	Lands being acquired	D
Class 3 - Surface Water Development Contribution funded projects				
19043.6	Monkstown Flood Risk Assessment	Flood mapping project	Preliminary design	DL
Cherrywood Development Contributions funded projects				
19074.4	Cherrywood URDF Call 1 (Pond 5a)	Sub-Project D - Pond 5a	Construction/on site	DL
19076.2	LIHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Construction/on site	DL
Section 49 Development Contribution funded projects				
19070	Glenamuck District Roads Scheme	Glenamuck District Distributor Road & Glenamuck link Distributor Road	Construction/on site	D
Non Development Contribution funded projects				
25179	DLR Central Active Travel Scheme	New cycle infrastructure/public realm Bakers Corner to Tivoli Road	Handover	D
19047	Park House (Commercial unit) including fit out	Commercial unit on ground floor	Handover	DL
19095.1	Ferry Terminal	Works to bring building up to working condition for new tenant	Construction/on site	DL

Not Contractually Committed projects

Projects in this category are generally at an advanced stage, and it is expected that contracts will be awarded during the life of this capital programme. Every effort will be made to deliver a mix of infrastructural projects to maximise the delivery of housing in the county and recreation and amenity projects to safeguard the health and wellbeing of residents, employees and tourists.

The funding required to deliver these projects is currently available.

Projects Not Contractually Committed - Funding Strategy 2025 to Completion

Projected cost of projects	Projected Expenditure 2025 to completion	Income 2025 to completion							Total Income 2025 to completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 SUPF DC's	S48 Cherrywood Specific DC's	dlr Capital funds on hand	Grant funding	Other 3rd Party	
€	€	€	€	€	€	€	€	€	€
303,891,433	275,229,955	36,923,300	7,219,687	25,903,200	19,145,859	36,294,044	147,693,865	2,050,000	275,229,955

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 Committee
Class 1 - Community & Parks & recreational Facilities Development Contribution funded projects				
19008	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Pre-Tender	DL&D
19009	Samuel Beckett Phase 2B	Sports Centre Building (including Swimming Pools and Sports Hall) and ancillary amenities	Detailed design/Pre-tender	D
19026	Grass Pitch Refurbishments	Refurbishment of Grass Pitches (Lots 3 & 4)	Detailed design/Pre-tender	DL&D
19052	Blackrock Park Masterplan - Phase 2	Priority projects arising from the Blackrock Park Masterplan	Design	DL
19053	Cabinteely Park Projects	Priority Projects to include the restoration of the walled garden & works around the house, boundary treatment etc	Planning - Part 8	D
19060	Jamestown Park Projects	New paths, boundary planting, playground/adventure sports, tree planting, etc	Feasibility	D
19062	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Tender	D
19063	Marlay Park Masterplan	Priority projects arising from the Marlay Park Masterplan	Feasibility	D
19064	Play Space Development (East)	Development and refurbishment of play spaces throughout the East of the county.	Proposed/Pre feasibility	DL
19065	Play Space Development (West)	Development and refurbishment of play spaces throughout the West of the county.	Proposed/Pre feasibility	D
19067	Shanganagh Park Masterplan Projects Phase 1	Progression of Masterplan Phase 1	Pre-Tender	DL
19095.2	Sun Shelter on East Pier	Reinstatement following damage during Storm Emma	Preliminary design	DL
24151	Clifton Park Improvement Works	Improvements to the open space including paths, seating, play, callisthenics and woodland planting	Preliminary design	DL
19010	Shanganagh Castle refurbishment (including roof repair and safety works)	Works on securing structure and Castle grounds and future use.	Preliminary design	DL
24153	Harbour Green Parklet	Seating, pathways, play areas and observation deck.	Planning - Part 8	DL
25155	East Pier Conservation Repairs	Conservation repairs to Lighthouse, Battery and Granite Bollards & Chains	Tender	DL
25178	Hyde Park Community Sports Building	Multi sport building shared by 2 clubs with other community use	Detailed design/Pre-tender	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.	Feasibility	DL
19016	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple Projects	DL&D
19029	Living Streets Blackrock	Enhancement of Public Realm as per Blackrock LAP.	Detailed design/Pre-tender	DL
19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
19033	Feasibility Study for Cherrywood Capacity Enhancements to M50/N11/M11	Feasibility Study for Capacity Enhancements to M50/N11/M11	Feasibility	DL
19034	Cherrywood to Shankill Greenway	900m Greenway to provide pedestrian & cycle link between Brides Glen Luas stop & the N11 public transport corridor	Detailed design/Pre-tender	D
19041	Stillorgan Village Movement Framework Plan (Phase 3-4)	Old Dublin Road, N11 Bus Stop Improvement & The Hill	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
21117	Stillorgan Village Movement Framework Plan (Phase 5-7)	Old Dublin Road, N11 Bus Stop Improvement & The Hill	Preliminary design	D
22132	Dundrum - URDF public realm works	Between Taney Cross & Main Street	Feasibility	D

Project Ref	Project Title	Project Detail	Project Status	Area Committee
Sandyford Urban Framework Plan funded projects				
19072	M50 Junction 14 Link Road	Link between roundabout at M50 Junction 14 and Blackthorn Road	At tender stage	D
Cherrywood Development Contributions funded projects				
19074.11	URDF Call 2: Beckett Link & Barrington's Road Connection	Pedestrian, cycle, and vehicle link (2.3 km) from the Kiltiernan Link to the Cherrywood Town Centre.	Tender	DL
19074.5	Cherrywood URDF Call 1 (Pond 2a)	Sub-Project C - Pond 2a	Detailed design/Pre-tender	DL
19074.7	URDF Call 2: Ticknick Park - Ballycorus Access	Cycle, pedestrian, and vehicle access (c. 220m) to Ticknick Park.	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
19043.4	Deansgrange Flood Relief Scheme (ECFRAM)	Alleviation of flood risk from the Deansgrange River.	Planning - Part 8	DL
19043.5	Carrickmines/Shanganagh Flood Relief Scheme (ECFRAM)	Alleviation of flood risk from the Carrickmines / Shanganagh Rivers.	Preliminary design	DL&D
19049	Blackrock DART to park Active Travel Scheme	Pedestrian and cycle link between Blackrock Park and Blackrock DART Station	Planning - Part 8	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
19094.2	St. Michael's Pier Pile Repair & Cathodic Protection	Repair to Concrete Piles and Installation of a protection system for the sheet metal pile wall at St. Michael's Pier	Design	DL
19097	Dun Laoghaire Harbour dredging	Maintenance, dredging within the harbour limits	Design	DL
24138	Cherrywood Links - Review of Active Travel Links in Cherrywood	Identification, design and development of the internal network of off-road Cycle, Pedestrian, and Greenway Links within the Cherrywood SDZ.	Feasibility	DL
24144	URDF Call 3: Acquisition of properties	To address long term vacancy and dereliction & acceleration of provision of residential accommodation	Preliminary design	DL&D
24149	Pathfinder Living Streets Dun Laoghaire	Active Travel – Expansion of Walking & Cycling Infrastructure	Detailed design/Pre-tender	DL
25156	Killiney Beach Watersports Centre	Development at Killiney Beach	Detailed design/Pre-tender	DL
25160	Road Maintenance Operations Facility	Depot Expansion including new Salt Barn, Brine Manufacturing Facility, vehicular parking, plant storage and vehicle wash facilities & conversion of Gritters	Detailed design/Pre-tender	D
25161	Sandyford Business District Cycle Routes	Active Travel Improvements along Blackthorn Road and Burton Hall Road	Detailed design/Pre-tender	D
25162	Parking Meter Replacement Programme	Upgrading or Parking Meters over the course of our new Managed Parking Services Contract	Preliminary design	DL
25164	DeliveREE Project - County Hall, Lexicon, Pavilion	Retrofitting, Decarbonising & Energy Saving Project	Detailed design/Pre-tender	DL
25165	Corporate Office Space Management Programme	Refurbishment of office space in County Hall and Harbour Square	Detailed design/Pre-tender	DL
25166	Corporate Building Maintenance Projects	Replacement of Air Conditioning Harbour Square	Detailed design/Pre-tender	DL
25167	DeliveREE Project - Harbour Square	Retrofitting, Decarbonising & Energy Saving Projects	Detailed design/Pre-tender	DL
25172	Cabinteely Library Building Energy Upgrade	Energy works	Construction/onsite	DL
25173	Shankill Library Building Energy upgrade	Energy works	Detailed design/Pre-tender	DL
25174	Moran Park upgrade	Provision of facilities to increase usability of space, year round basis; stage area, AV, signage, public realm	Detailed design/Pre-tender	DL

Pipeline Projects

Pipeline projects are at an early stage in their project life cycle but these projects will be advanced within the life of this capital programme and some may even become contractually committed.

Projects that are most likely to attract grant funding will be prioritised but every effort will be made to progress as many projects as possible having regard to the resources available.

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

The following table outlines the proposed funding strategy for the pipeline projects.

Pipeline Projects - Funding Strategy 2025 To Completion

		Anticipated Income 2025 to completion									
Projected cost of projects	Projected Expenditure 2025 to completion	S48 Community& Parks DC's	S48 Transport DC's	S48 Surface Water DC's	S48 SUPF DC's	S48 Cherrywood Specific DC's	dlr Capital funds on hand	Grants anticipated	Other 3rd Party	Total Income 2025 to completion	
€	€	€	€	€	€	€	€	€	€	€	€
296,576,205	292,081,465	42,704,175	71,285,402	239,500	26,856,963	25,922,138	19,524,500	100,073,787	5,475,000	292,081,465	

Schedule of pipeline projects

The following schedule sets out the list of pipeline projects:

Project Ref	Project Title	Project Detail	Project Status	Area Committee
Class 1 - Community & Parks & recreational Facilities Development Contribution funded projects				
19010.1	Shanganagh Castle Sports Facilities	Redevelopment of an existing building to provide a community sports facility	Preliminary design	DL
19055.2	Woodbrook College All Weather Pitch	Construction of a multi-use all weather Pitch	Feasibility	DL
19056	Dalkey Island (Upgrade Tower & Gun Battery)	Conservation and repair of Martello Tower and Gun Battery to make safe and accessible	Proposed/Pre feasibility	DL
19059	Glenalbyn Pool	Rebuild of Pool	Feasibility	D
19061	Kilbogget Park Sports Building	New public toilets, shared changing and other club facilities	Feasibility	DL
19068	Stonebridge Park	Changing rooms, seating, paths and car parking	Preliminary design	DL
20114	National Watersports Campus, Dun Laoghaire Harbour	New building, storage, boat slip/launching area and ancillary works	Design	DL
22131	Library & Community Buildings Programme of Works	Planned upgrade works to libraries and community buildings	Feasibility	DL&D
24146	Dun Laoghaire Baths Phase 2c - Seawater Pool	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
25169	DeliveREE Project - Leisure Centres	Decarbonisation of DLR Leisure Centres	Feasibility	DL&D
25170	Sallynoggin Park Changing Rooms	New changing rooms for the pitches	Proposed/Pre feasibility	DL
25175	Shankill Allotments Carpark	Shankill Allotments Carpark	Preliminary design	DL
25176	Loughlinstown Leisure	Replacement of all weather amd provision of padel & teenage area	Proposed/Pre feasibility	DL
25177	Meadowbrook Leisure	Meadowbrook changing rooms	Proposed/Pre feasibility	D
25182	Dundrum - Cultural & civic centre	New library, culture & community centre	Feasibility	D
25184	Ballinteer Community Centre	Community Centre	Feasibility	D
Class 2 - Transport Infrastructure Development Contribution funded projects				
19012	DMURS Minor Junctions etc.	Installation of cycle lanes/cycle paths or slipways on existing roads	Multiple Projects	DL&D
19017	Road Reconstruction Multi Annual Funding	County wide improvement works to roads and footpaths	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
19019.2	Shanganagh Road Interim Works - Phase 3	Phase 3 Interim Works	Proposed/Pre feasibility	DL
19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck	Feasibility	DL
19035.2	Glenamuck LAP associated works (C)	Traffic calming/public realm works	Proposed/Pre feasibility	D
19036	Greenways future projects	Network of greenways linking parks and open spaces.	Multiple Projects	DL&D
20101	Hillcrest Road	Improvement Works	Preliminary design	D
21116	Cherrywood Road Upgrade	To open up lands for housing and cycle links	Feasibility	DL&D
25154	Town & Village Placemaking Projects	Infrastructure works to improve public realm	Detailed design/Pre-tender	DL&D
25183	Dundrum - Taney Cross	Redesign of junction	Feasibility	D
25181	Brennanstown Road	Road improvement scheme	Feasibility	D
Class 3 - Surface Water Development Contribution funded projects				
19043.7	Dundrum Slang M50 Junction 13 Environs Flood Storage	Flood alleviation schemes	Preliminary design	D
19043.9	Fernhill Park Flood Storage	Joint project with the Parks Section to provide flood alleviation benefits	Feasibility	D
Sandyford Urban Framework Plan funded projects				
19071	Bracken Link Road	Bracken Link Road SUFP	Preliminary design	D
19073	Sandyford urban open space Sandyford Civic Park	Corrig Road Park (JB Green)	Proposed/Pre feasibility	D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	D
25171	Imaginosity	Refurbishment of the Imaginosity building as a community centre and library	Feasibility	D
Cherrywood Development Contributions funded projects				
19074.2	Cherrywood URDF Call 1: (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	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.	Feasibility	DL
19074.8	URDF Call 2: Town Centre & Pedestrian Cycle Link	Pedestrian and cycle bridge between Town Centre plots TC 1 and TC 3	Feasibility	DL
19074.9	URDF Call 2: 3 Public Parks	Three centrally located, multi-functional parks in the Cherrywood SDZ.	Feasibility	DL
19076.3	LIHAF - 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
Non Development Contribution funded projects				
20099	Blake's site, Stillorgan - Multi use community facility development costs	Provision of community sports hall as part of the land disposal	Preliminary design	D
21129	Parks and Cemetery Depots	Upgrade of Depots	Feasibility	D
24150	Living Streets coastal mobility route	CMR permanent works	Detailed design/Pre-tender	DL
25163	Shanganagh Creche	Potential fitout costs	Feasibility	DL
25168	Shanganagh Columbarium Walls	Development of columbarium walls at Shanganagh Cemetery	Feasibility	DL
25180	Clay Farm Loop Road	Facilitation of road completion	Feasibility	D

Housing Projects

Background

Social housing projects are in the main fully funded from Local Property Tax income and exchequer grants. Occasionally minor elements of some schemes are not funded and a source of funding will have to be identified for any shortfalls that arise, possibly through the revenue budget.

It is currently intended that Cost Rental dwellings will be funded through 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.

Under the competitive dialogue process it is envisaged that some affordable housing schemes will be delivered directly by developers while other may be funded up front by the council through loans drawn down from the HFA and repaid when the homes are sold. Funding of €100,00 per home will also be available through the Affordable Housing fund.

Housing Projects - Funding Strategy 2025 To Completion

		Income 2025 to completion			
Projected cost of projects	Projected Expenditure 2025 to completion	Grant funding	dlr Capital funds on hand	Other 3rd Party	Total Income 2025 to completion
€	€	€	€		€
527,661,299	417,860,118	286,890,924	2,027,123	128,942,071	417,860,118

Schedule of housing projects:

The schedule below sets out the list of Housing projects.

Project Ref	Project Title	Project Detail	Project Status	Area Committee
19088	Rockville Green	Construction of 13 homes	On Site	D
19090	St. Laurence's Park	Construction of 88 social and cost rental homes	Construction/on site	D
19091	Shanganagh Castle Estate	Construction of 597 social and affordable homes	Construction/on site	DL
20111	St Michaels TAU , Monkstown	Refurbishment - 3 extensions and temporary relocation site at Burton	Preliminary design	DL
20113	Woodpark, Sallynoggin TAU	Refurbishment - 3 homes	Construction/on site	DL
21125	Roebuck Road	Construction of 4 homes	Construction/on site	D
21126	Old Connaught TAU	Provision of 6 homes - grouped housing scheme	Preliminary design	DL
21128	Ballyogan Rise (Phase 2 - 52 apartments)	Construction of 52 social and cost rental homes	Detailed design/Pre-tender	D
22133	Cross Avenue, Dun Laoghaire	Proposed 1 x 3 bed house	Preliminary design	DL
23136	Blackglan Road	Proposed construction of 129 homes	Preliminary design	D
23137	Mount Anville	Proposed construction of 24 homes	Preliminary design	D
24139	Boylan Centre	Proposed construction of 60 homes	Preliminary design	DL
24140	Ballyman	Proposed construction of 300 homes	Preliminary design	DL
25157	Lehaunstown	Proposed construction of 110 homes	Preliminary design	D
25158	Old Conna	Proposed construction of 70 homes	Preliminary design	D
25159	3 Coastguard Cottages	Redevelopment of single house	Preliminary design	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.