

€186M FUNDING APPROVED FOR NEW COMMUNITY IN CLONBURRIS

The Government has approved over €186m of Urban Regeneration and Development Funding to support the delivery of a €2.9bn regeneration programme at Clonburris Strategic Development Zone (SDZ) in South County Dublin, which will enable over 8,700 homes to be built in the new neighbourhood to accommodate approximately 23,000 people between now and 2030.

South Dublin County Council (SDCC) has welcomed the Cabinet's decision to approve a Preliminary Business Case (PBC) for €186.3m of Urban Regeneration and Development Funding (URDF), following the initial approval-in-principle in March 2021.

SDCC's Chief Executive Daniel McLoughlin said it will support the delivery of critical infrastructure to unlock the development of a new sustainable residential community within Clonburris SDZ.

"Clonburris has the potential to be a transformative project of national, regional and local significance in terms of housing provision, regeneration of neighbouring communities, enhanced transport, and the creation of a high-quality neighbourhood in a strategic location.

"This credible delivery programme will see the construction of over 8,700 much-needed new homes, which will serve more than 23,000 people, as well as the provision of 90 hectares of new public parks, community facilities, streets and utilities between now and 2030. The ongoing delivery of this €2.9bn regeneration project will also act as key employment generator with the forecasted creation of approximately 2,360 direct new jobs.

"High level analysis demonstrates that the €186.3m Exchequer investment would leverage private sector investment of €2.9bn and generate direct tax returns of €520m. As a key landowner in Clonburris SDZ, South Dublin County Council will lead the way in delivering 2,500 homes on our own land, as well as a range of public amenities."

This €186.3m of funding, along with €18.8m from the National Transport Authority (NTA) for Active Travel and Public Transport, will support the delivery of this new neighbourhood at Clonburris, between Lucan, Clondalkin and Liffey Valley West Dublin.



The new urban neighbourhood of Clonburris in Dublin 24, when complete, will deliver up to 9,000 new homes for 23,000 people with retail and commercial hubs, eight schools and 90 hectares of parks and open space.

SDCC's wider project to develop Clonburris SDZ comprises:

- **Housing** – between 7,730 and 11,098 new homes, including 1,000 social homes with 120 homes to be delivered under the Social Housing Public-Private Partnership Programme, and approximately 1,600 affordable homes, utilising the Affordable Housing Fund.
- **Open space and recreation** – 15.5km of cycle ways and walkways, 3.3km of canal frontage, approximately 90 hectares of open space.
- **Connectivity** – two train stations, future bus connects, regional linkage (M50, N7, N4).
- **Community facilities** – eight schools, 7,300 square metres of community floor space.
- **Employment** – 31,115 square metres of employment floor space.

CATALYST FOR WIDER REGENERATION
Making the announcement at the end of July, the Minister for Housing, Local Government and Heritage, Darragh O'Brien TD, said the funding will make it possible for a new town to be built in West Dublin.

"Clonburris will be a well-designed town with over 8,700 homes, good transport links and vital amenities and services. Up to 2,600 of these homes will be social and affordable homes delivered by my department and South Dublin County Council.

"It illustrates the ever-growing reach of the URDF in revitalising our cities and towns, improving their offering as places in which to live, work, visit or invest," he added.

The URDF support will act as a catalyst for the wider regeneration and development of one of Ireland's largest underutilised sites, as well as the wider South Dublin area and the region at large.

As a key activator of Project Ireland 2040, the URDF is driving regeneration and rejuvenation of strategic and underutilised areas within Ireland's five cities, key regional drivers and other large towns.

To date, the Government has provided funding or approved in principle funding of €1.6 billion for 132 projects.

For more information visit <https://clonburris.ie>