

# SDCC

Comhairle Contae South Dublin  
Átha Cliath Theas County Council

# Canal Bank

Connected Living in the  
heart of Clonburris



Nature - Community - Connectivity

**DNG**  
NEW HOMES

## INTRODUCTION

# Put down roots in Canal Bank

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**Where modern living blends seamlessly  
with convenience and natural charm**

This dynamic new community offers a selection of 1, 2, 3 and 4-bedroom homes set amidst beautifully landscaped green spaces, parklands and walking trails.

Canal Bank also offers exceptional connectivity, located just a five-minute walk from Clondalkin Fonthill train station, providing quick access to Dublin City Centre in just 12 minutes. With major road networks, bus routes and cycleways nearby, residents can enjoy both suburban tranquillity and urban convenience.

With energy efficiency in mind, Canal Bank homes are built for the future offering comfort, cost-effectiveness and long-term value for homeowners. Canal Bank is the perfect place to call home.

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Each home boasts contemporary design, spacious interiors and high-quality finishes, including modern kitchens, storage and large windows that flood the space with natural light. The development is designed to foster a vibrant community, featuring play areas and walkways, encouraging outdoor activities and social connections.

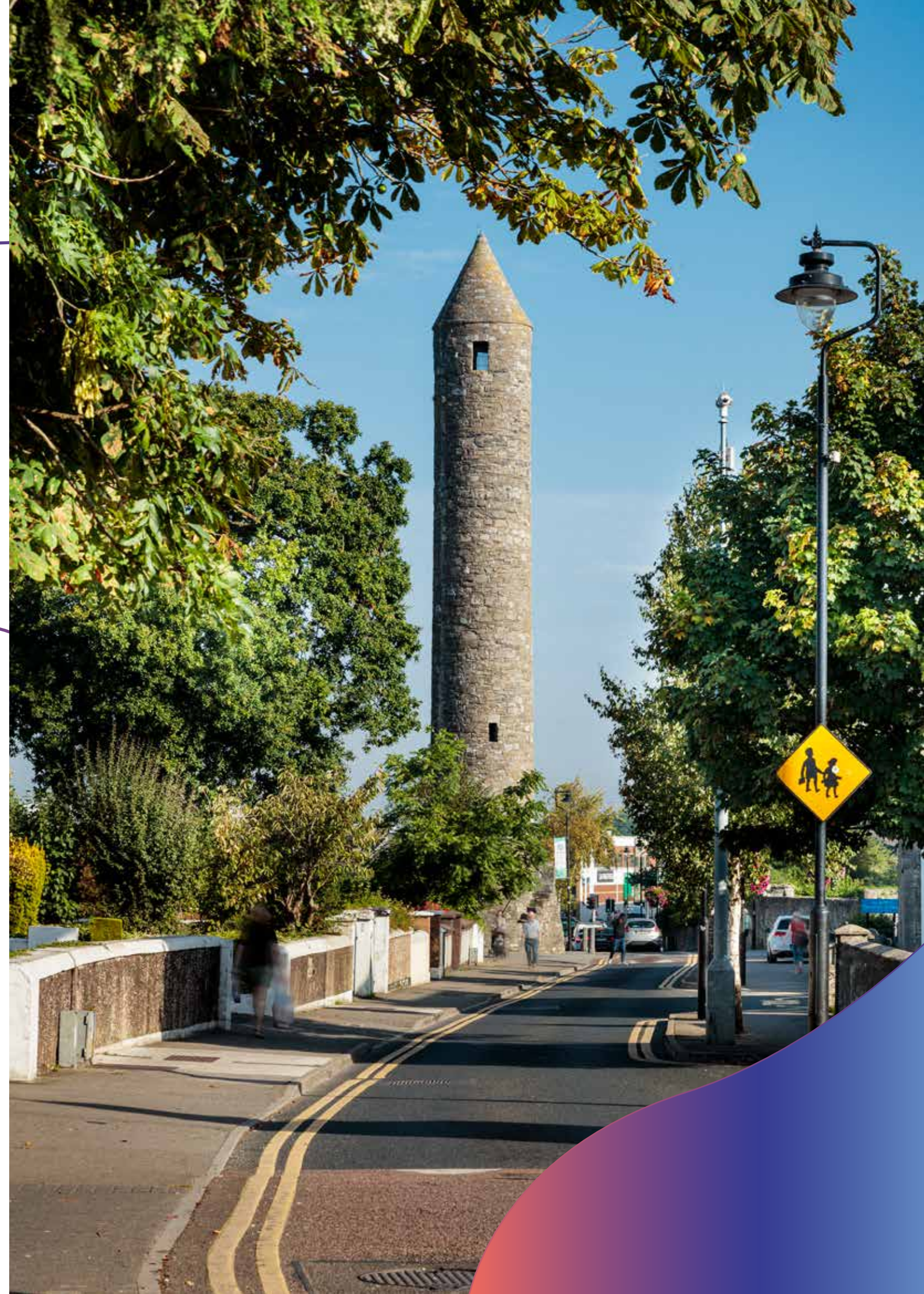


## LOCATION

# Vibrant Living, Vibrant Community

## Unparalleled Connectivity & Vibrant Local Amenities

Just moments from Canal Bank, the vibrant Clondalkin Village offers a wealth of amenities to suit every lifestyle. Enjoy charming cafés, bustling restaurants and a variety of shops and supermarkets, along with top-rated schools and sports clubs. Whether you're meeting friends for coffee, picking up groceries, or exploring local parks, everything you need is right at your fingertips.







Canal Bank enjoys an exceptional location just moments from Corkagh Park, one of Dublin's largest and most beloved green spaces. Spanning 290 acres of scenic parkland, it offers a wealth of recreational facilities, including playgrounds, a cycle race track, the national baseball facility, allotments, and cricket grounds. Residents of Canal Bank can immerse themselves in nature daily, making the most of this rare outdoor retreat in such a well-connected and convenient setting.

Immerse yourself in the area's rich heritage, with landmarks like the iconic Round Tower, or unwind in the many local parks and green spaces. Just a short drive away, Liffey Valley Shopping Centre provides a vibrant mix of retail, dining and entertainment, offering everything from stylish boutiques to gourmet restaurants and family-friendly activities.





## NATURE

# Step into the Quiet of Nature

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For those who love the outdoors, Canal Bank is perfectly positioned beside the Grand Canal, offering scenic waterfront walking and cycling paths a peaceful retreat into nature just steps from your home. Meanwhile, Bawnogue Shopping Centre is nearby, ensuring quick access to everyday essentials.

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SCHOOLS

- 1. Coláiste Chilliain
- 2. St. John's National School
- 3. Moyle Park College
- 4. Coláiste Bríde
- 5. Sacred Heart National School
- 6. Talbot Senior School
- 7. Kishogue Community College
- 8. Divine Mercy Junior & Senior Schools

RESTAURANTS & CAFÉS

- 1. Pattaya
- 2. The Waterside
- 3. The 9th Lough
- 4. The Treetop Restaurant
- 5. East Village Coffee
- 6. The Laurels
- 7. Elephant & Castle

SHOPPING

- 1. Dunnes Stores
- 2. The Mill Shopping Centre
- 3. Clondalkin Village
- 4. Tesco

SPORT

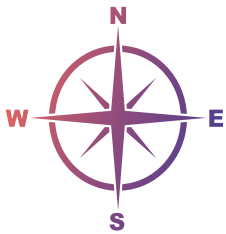
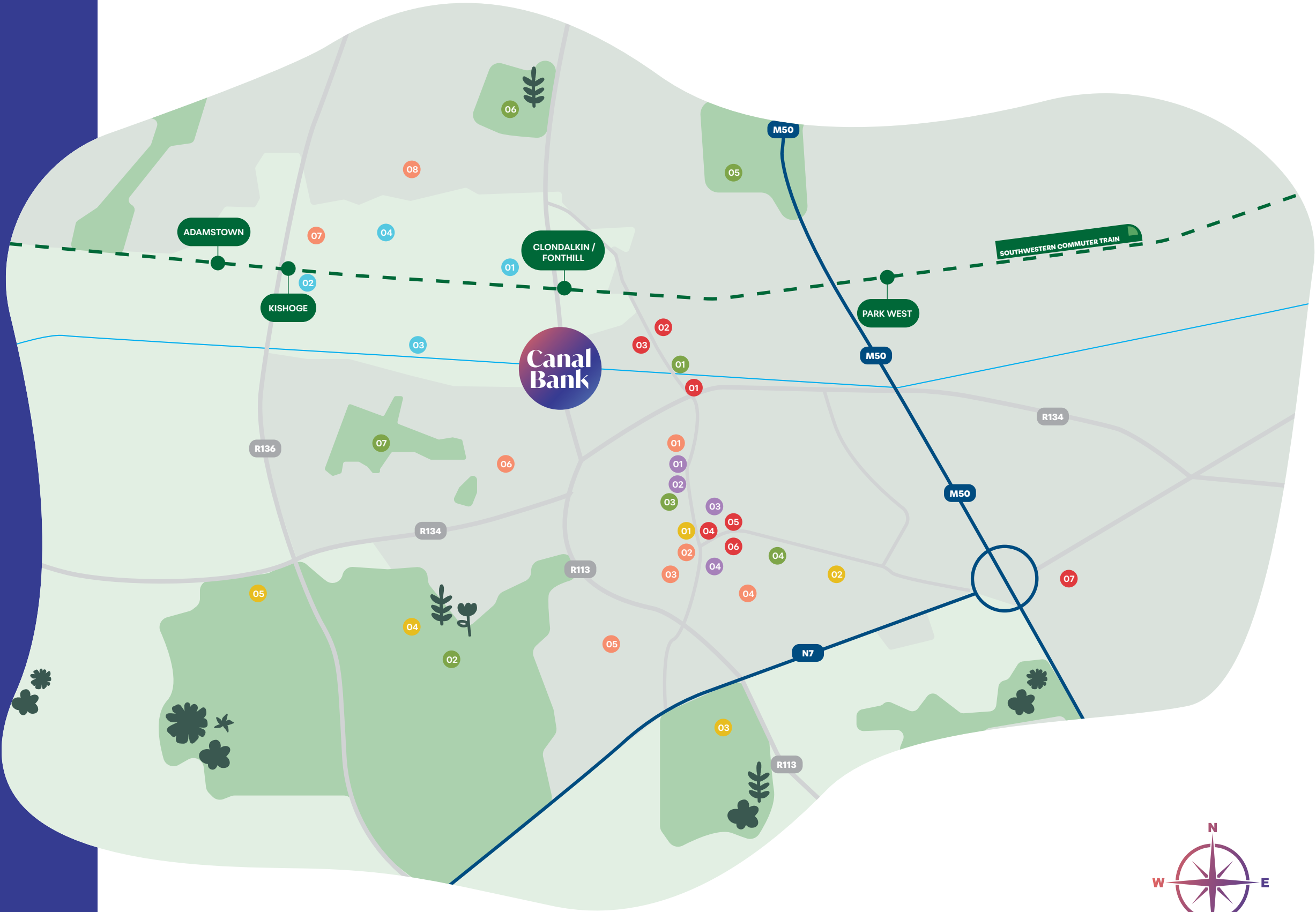
- 1. Anytime Fitness
- 2. Round Tower GAA
- 3. Newlands Golf Club
- 4. Adamstown Cricket Club
- 5. Grange Castle Golf Club

PARKS & RECREATION

- 1. Grand Canal Walk
- 2. Corkagh Park
- 3. Clondalkin Round Tower
- 4. Tully's Castle
- 5. Collinstown Park
- 6. Ballyowen Park
- 7. St. Cuthberts Park

FUTURE

- 1. Future Retail & Commercial Centre
- 2. Future Retail & Commercial Centre
- 3. Future Primary & Secondary Schools
- 4. Future Primary School







## SEAMLESS TRANSPORT LINKS

## Connected living, Limitless possibilities.

Getting to and from Canal Bank is effortless, thanks to its exceptional transport connections. The development is a short walk from Clondalkin Fonthill train station, providing a direct 12-minute journey to Dublin City Centre. The area is also well-served by Dublin Bus routes and the LUAS Red Line at Red Cow, which offers a Park & Ride facility. For drivers, the M50 motorway is easily accessible, ensuring smooth travel throughout Dublin and beyond.

With its perfect blend of connectivity, natural beauty and modern conveniences, Canal Bank offers an unmatched lifestyle for families, professionals and first-time buyers.



## BY TRAIN

Heuston Station - 12 Mins  
Connolly Station - 30 Mins  
Grand Canal Dock - 39 Mins



## BY BIKE

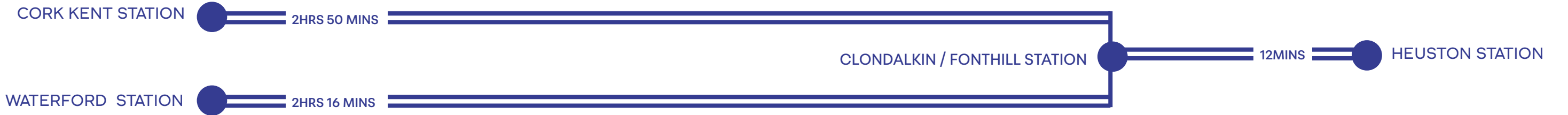
Grand Canal Green Way - 1 Min  
Clondalkin Fonthill Train Station - 1 Min  
Bus Stop - 1 Min  
The Mill Shopping Centre - 6 Mins



## BY CAR

Liffey Valley Shopping Centre - 8 Mins  
Dublin City Centre - 20 Mins  
Dublin Airport - 20 Mins







## STRATEGIC DEVELOPMENT ZONE

# Welcome to Clonburris

As a key part of the Clonburris Strategic Development Zone (SDZ) Planning Scheme a project of strategic national importance, Canal Bank is at the heart of a transformative vision for the region. South Dublin County Council (SDCC), in collaboration with landowners, has developed a forward-thinking plan to deliver not only new homes but also new schools and crèches and essential infrastructure to support this growing community.

Perfectly positioned between the bustling towns of Clondalkin and Lucan, Canal Bank offers the best of both worlds blending Clondalkin's rich history and cultural heritage with Lucan's modern conveniences and amenities. Whether you're looking for excellent schools, shopping, leisure facilities, or green spaces, everything you need is within easy reach.

There will be improved access to existing and planned railway stations, including Kishoge and Clonburris, through URDF-funded public realm and accessibility measures. URDF funding supported the delivery of public realm, car parking, and traffic-calming measures in the vicinity of Kishoge Station. These works enhance access and contribute to the future viability of public transport infrastructure serving Clonburris.

## 90

HECTARES OF PUBLIC OPEN SPACE,  
INCLUDING PARKS AND GREENWAYS

## 12.5km

OF CYCLEWAYS AND WALKWAYS

## 3.3km

OF CANAL FRONTAGE WITH INTEGRATED  
URBAN DRAINAGE SOLUTIONS



NEW LINK  
ROADS, UTILITY  
CORRIDORS, AND  
UPGRADED  
JUNCTIONS



COMMUNITY INFRA-  
STRUCTURE INCLUDING  
HUBS, SCHOOLS, AND  
EMPLOYMENT AREAS

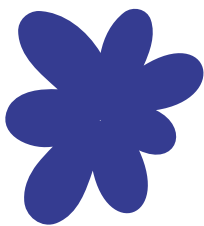






## Homes on Offer

SDCC is offering 60 one, two, three and four-bedroom homes for sale under an affordable dwelling purchase arrangement. These homes are primarily available to first-time buyers, with certain exceptions. Additionally, all homes in Canal Bank qualify for the Help to Buy Scheme, making homeownership more accessible.





## SPECIFICATIONS

# Quality Finishes In Every Home

## EXTERNAL FEATURES

- Rational double glazed windows fitted throughout.
- High quality brick facades.
- Composite front door with multi-point locking system.
- Side passage gate (where applicable).
- Paved patio area to rear gardens (where applicable).
- Seeded gardens with solid, maintenance-free composite fencing and block work (where applicable).
- Maintenance free uPVC fascia, soffit and box aluminium rainwater goods.
- Aluminium balconies with maintenance-free composite decking (where applicable).

## ELECTRICAL

- Generous lighting, power points and switches.
- External weatherproof power point to rear garden (where applicable).
- TV connection in living and master bedroom.
- Main infrastructure prewired to accommodate Eir and Virgin Media.

## KITCHENS

- Superb modern kitchen with soft close doors in light grey colour with brushed stainless steel hardware.
- Stainless steel sink and mixing tap.
- Separate utility/storeroom (where applicable).
- Tiling upstand and backsplash fitted as standard.

## ENERGY EFFICIENCY

- A2/A3 Building Energy Rating (BER).
- Highly insulated airtight design.
- High levels of roof, wall and floor insulation.
- A-rated condensing Heat Pump heating system which is thermostatically controlled to maximise your comfort.
- All houses are constructed to provide a high level of airtightness in order to retain heat.

## BATHROOMS &amp; ENSUITES

- High quality sanitary ware.
- High quality tiling to floors and wet areas.
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower screen.
- Heated towel rails (where applicable).

## INTERIOR FINISHES

- High quality painted doors.
- Polished chrome finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.

## WARDROBES &amp; STORAGE

- Fitted wardrobes in all bedrooms.

## SECURITY &amp; SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup).
- Safety restrictors provided on upper floor windows.

## WARRANTY COVER UNDER HOMEBOND

- 10 year Structural Insurance.
- 5 year Defects Insurance.







The Site Plan is for illustrative purposes only and is subject to change throughout the course of development. Details such as construction, landscaping, naming, trees, planting and open spaces are indicative and may vary in number, layout and specification. In line with our policy of continuous improvement, we reserve the right to amend the layout, landscaping and specifications without prior notice. This Site Plan does not form part of any offer or contract and should not be relied upon as a statement or representation of fact. Please contact the Selling Agent for further information or clarification.

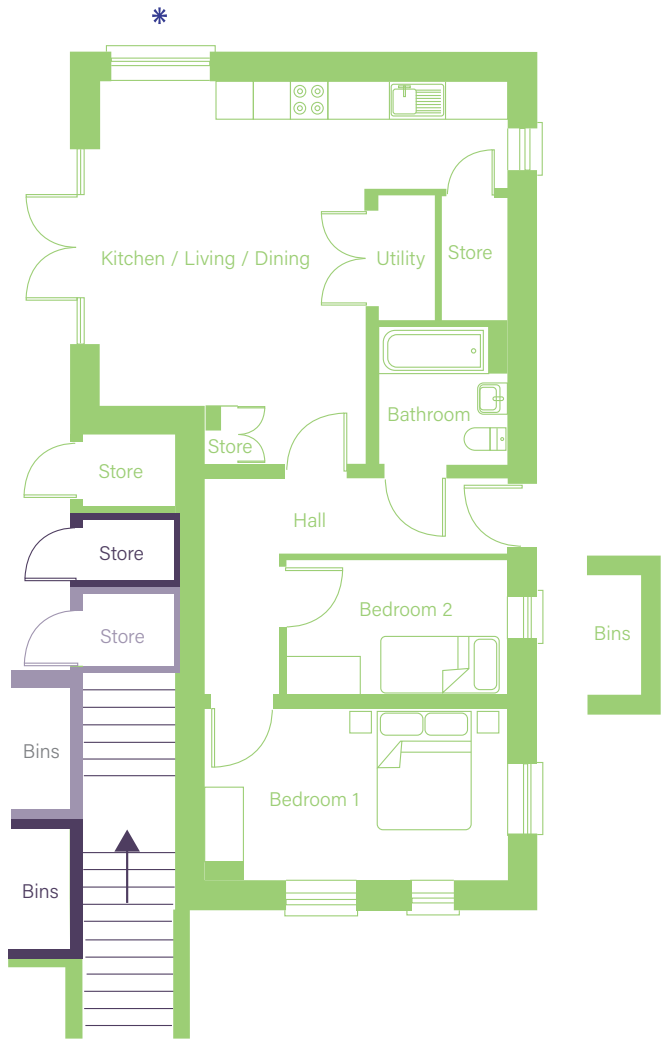


The Apple

The Apple

i & ii

2 BED TRIPLEX  
c. 74 SQM / 791 SQFT



GROUND FLOOR

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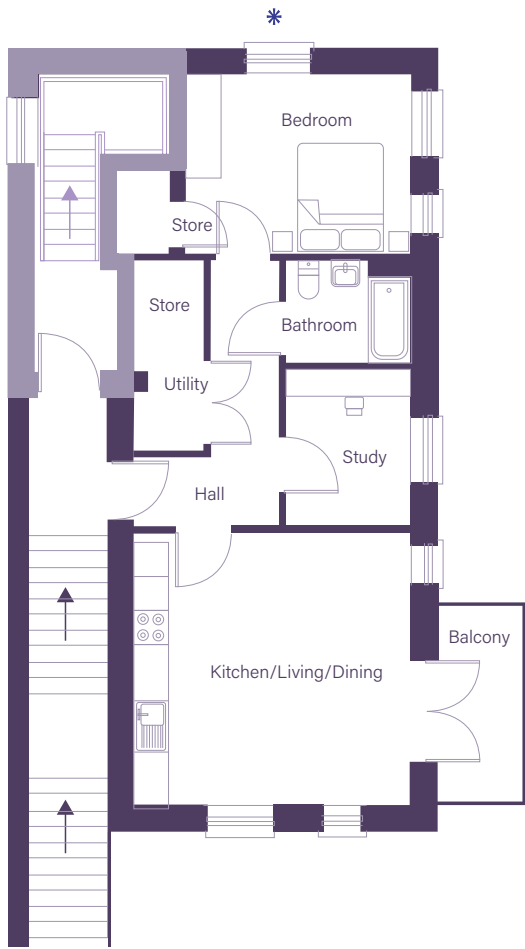
*\*Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.*

The Bramble

The Bramble

i & iii

1 BED TRIPLEX PLUS STUDY  
c. 62 SQM / 664 SQFT



FIRST FLOOR

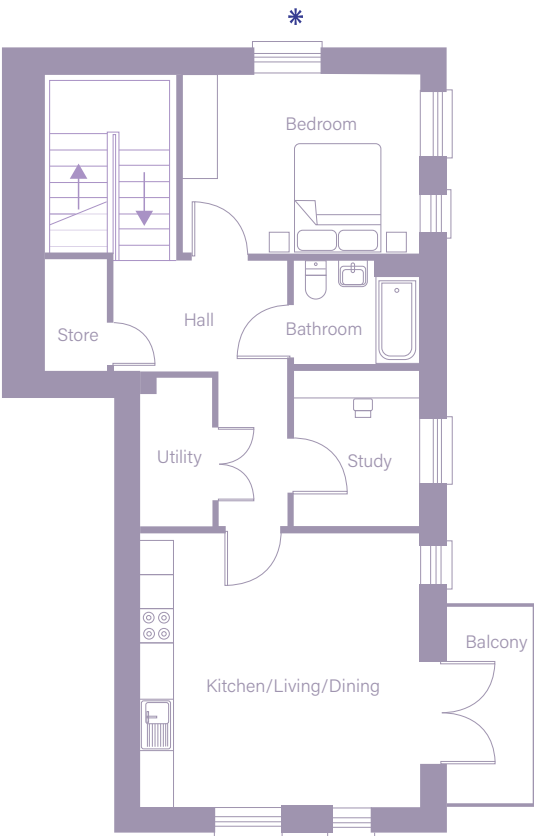
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The Bramble

ii & iv

1 BED TRIPLEX PLUS STUDY  
c. 80 SQM / 856 SQFT



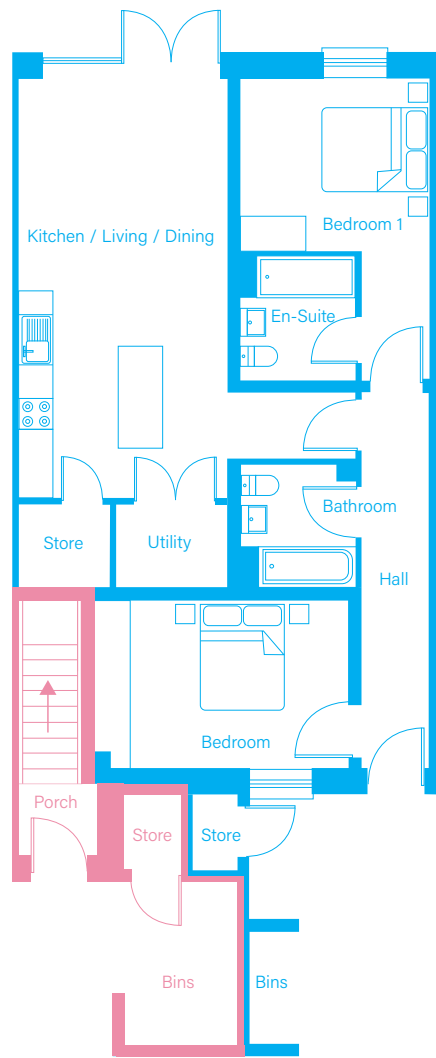
SECOND FLOOR



The Laurel

The Laurel i

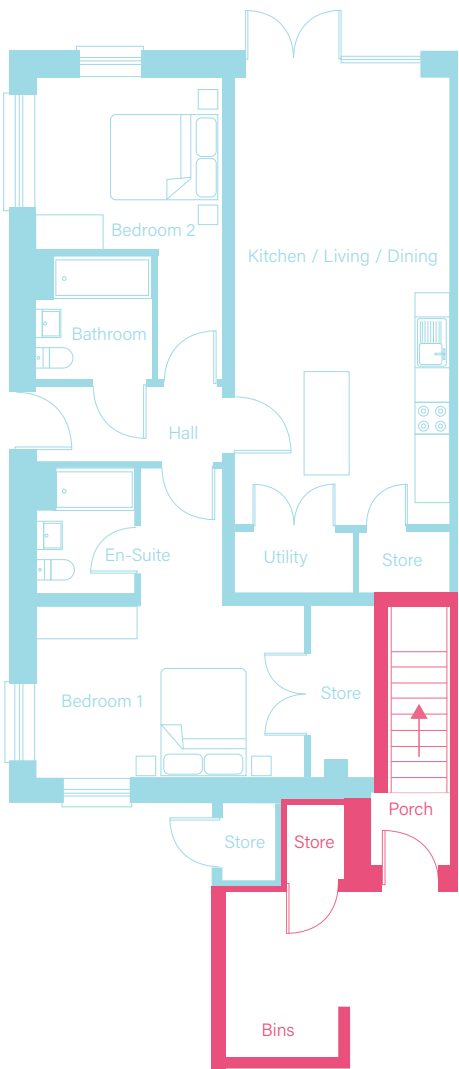
2 BED APARTMENT  
c. 87 SQM / 939 SQFT



GROUND FLOOR

The Laurel ii

2 BED APARTMENT  
c. 87 SQM / 936 SQFT



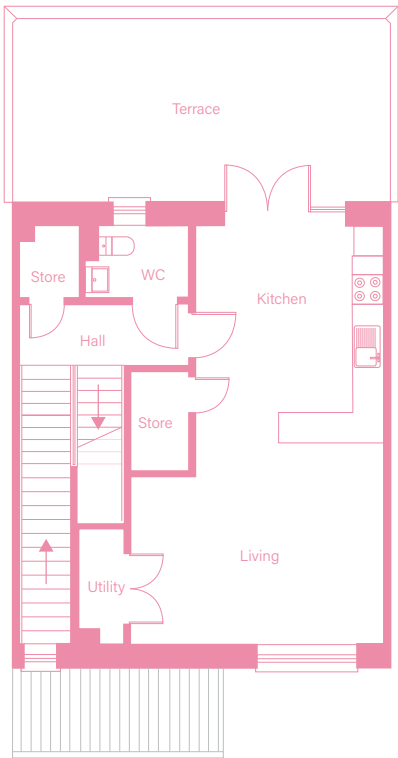
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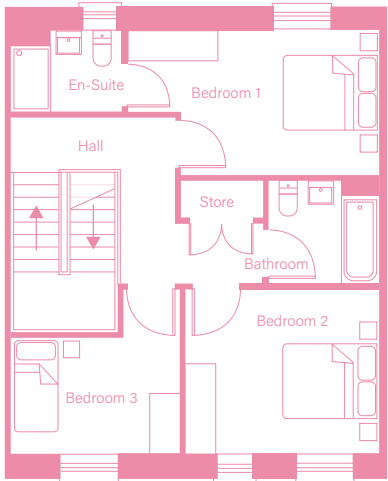
The Willow

The Willow i

3 BED DUPLEX  
c. 130 SQM / 1399 SQFT



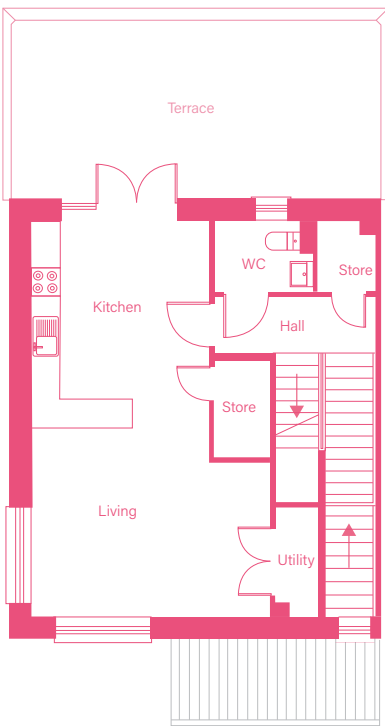
FIRST FLOOR



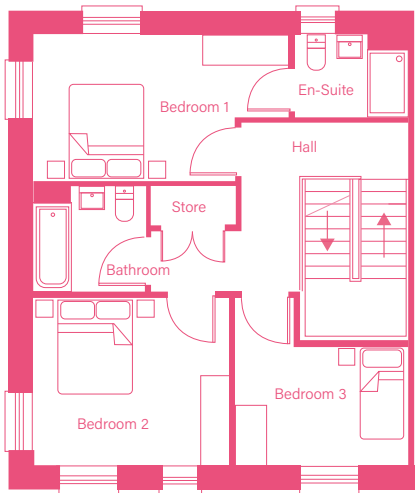
SECOND FLOOR

The Willow ii

3 BED DUPLEX  
c. 130 SQM / 1399 SQFT



FIRST FLOOR



SECOND FLOOR

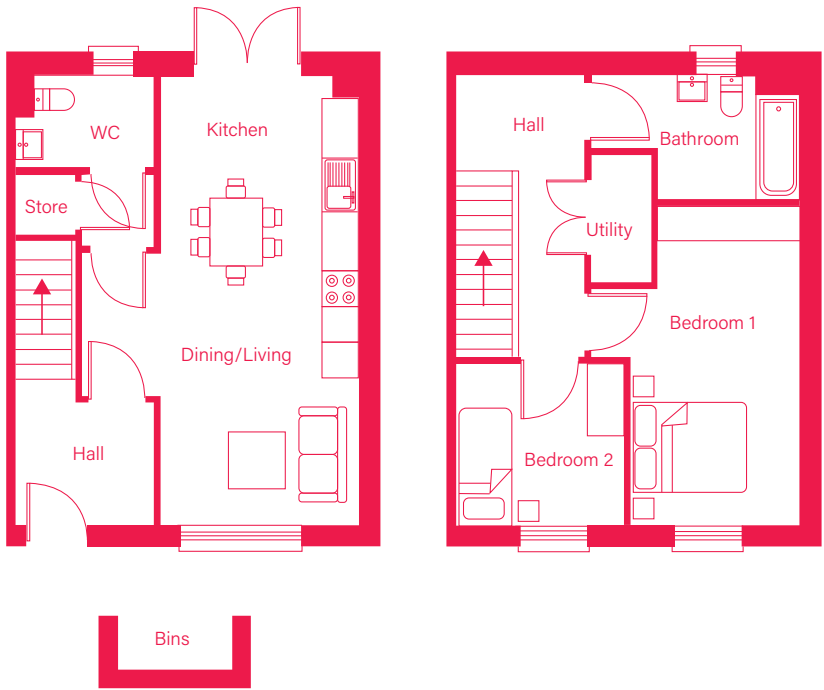
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The Hazel

The Hazel

2 BED END TERRACE  
c. 87 SQM / 940 SQFT



GROUND FLOOR

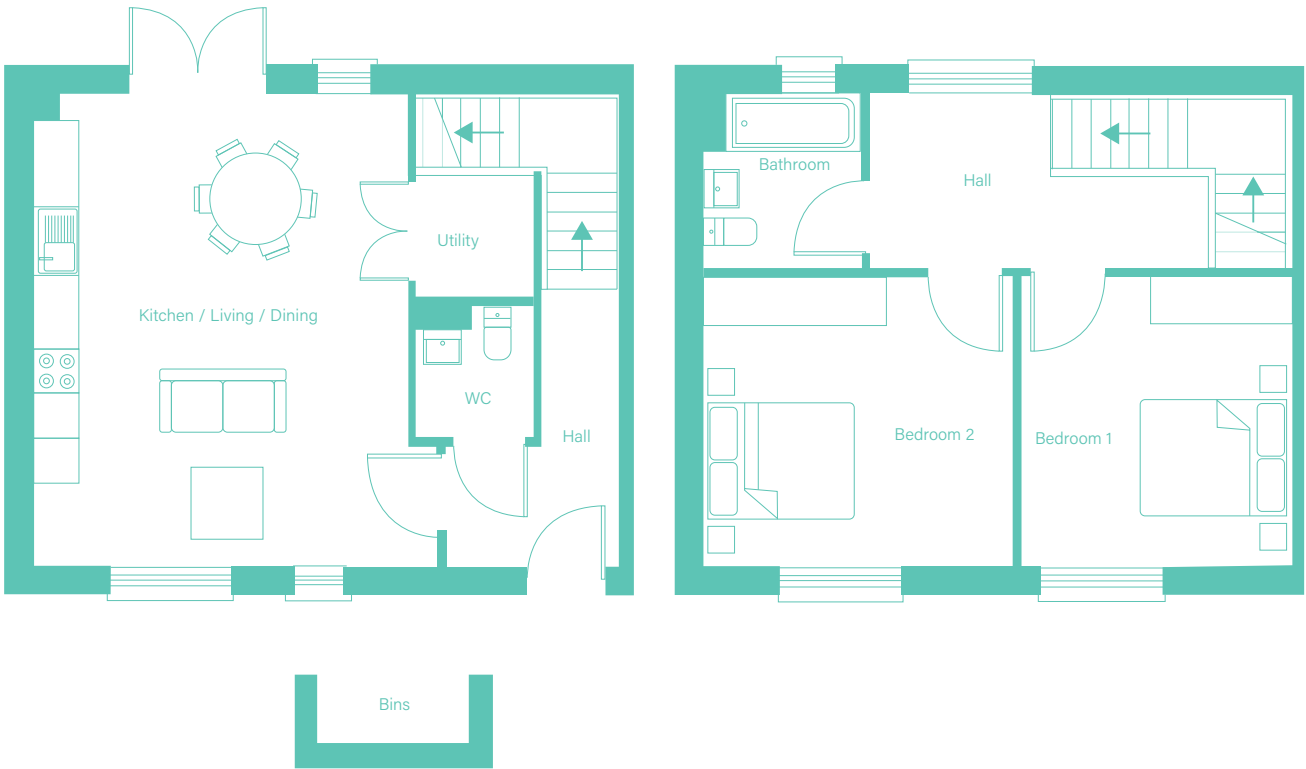
FIRST FLOOR

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The Rowan

The Rowan

2 BED END TERRACE  
c. 93 SQM / 996 SQFT



GROUND FLOOR

FIRST FLOOR

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The Ash

The Ash i & ii

3 BED MID & END TERRACE  
c. 113 SQM / 1214 SQFT



GROUND FLOOR

FIRST FLOOR

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The Ash iii

3 BED END TERRACE  
c. 113 SQM / 1214 SQFT



GROUND FLOOR

FIRST FLOOR

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The Beech

The Beech

3 BED END TERRACE  
c. 115 SQM / 1238 SQFT



GROUND FLOOR

FIRST FLOOR

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The Oak

The Oak

4 BED MID TERRACE  
c. 137 SQM / 1475 SQFT



GROUND FLOOR

FIRST FLOOR

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# The Pine

The Pine **i** & **ii**  
4 BED MID & END TERRACE  
c. 148 SQM / 1593 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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# Government Incentive Schemes

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## HELP TO BUY SCHEME

The Help to Buy (HTB) Scheme assists first-time buyers in purchasing a newly built house or apartment, including one-off self-build homes. It applies only to properties priced at €500,000 or less. The scheme provides a refund of the income tax and Deposit Interest Retention Tax (DIRT) paid in Ireland over the four years prior to the application year.

To qualify you must:

- Be a first-time buyer who buys or self-builds a new residential property between 1 January 2017 and 31 December 2025.
- Take out a mortgage with a qualifying lender that is 70% of the purchase price (or market value if purchase price is lower than open market value)
- Plan to live in the house as your principal private residence for a minimum of 5 years

For a property to be eligible for relief:

- It must be a newly built property
- The market value of the property must be €500,000 or less
- The contractor or developer you buy it from must be approved by Revenue.

You apply for the scheme through Revenue. For more information visit [www.revenue.ie](http://www.revenue.ie)

## LOCAL AUTHORITY AFFORDABLE PURCHASE SCHEME

The Local Authority Affordable Purchase Scheme is a government-funded initiative designed to help buyers close the gap between their budget and the actual cost of a new home. It specifically supports individuals on lower incomes in achieving homeownership.

SDCC will contribute towards the cost of purchasing the home, reducing the amount the buyer needs to pay. This contribution is held as an equity share by the council. For example, if the council takes a 20% equity share, the buyer receives a 20% discount. The purchaser can redeem or “buy out” this equity share at any time. The council will retain an equity stake, which must be repaid upon the sale of the property or after 40 years. The final purchase price and equity share percentage will be determined by the local authority in line with current regulations.

The scheme is designed for first-time buyers or those who qualify under the Fresh Start principle. To participate, you must meet the eligibility criteria.

What are the eligibility criteria?

- You are over 18 years of age
- You are a First time Buyer or qualify under the Fresh Start principle
- Your purchasing power must not exceed 95% of the open market value of the home
- You have a minimum deposit of 10% of the purchase price
- You have a right to reside indefinitely in the State
- The affordable home will be your principle place of residence

The minimum equity share your local authority can provide to help you bridge the gap is 5% of the home's full purchase price. Buyers requiring less than a 5% equity share will not be eligible. Generally, the maximum income limit for an affordable home is calculated as 85.5% of the property's open market value divided by 4.

How do I apply?

Applications must be submitted directly to SDCC through their online portal.

- The portal will be open for applications from 12pm on 12th June 2025, allowing applicants to securely submit their information online.
- Each application will be assessed based on the eligibility criteria and in line with the Scheme of Priority.
- Selected applicants will be required to provide formal mortgage approval, verify their application details and will be offered the opportunity to purchase a property in sequence until all homes are sold.

How much will I pay?

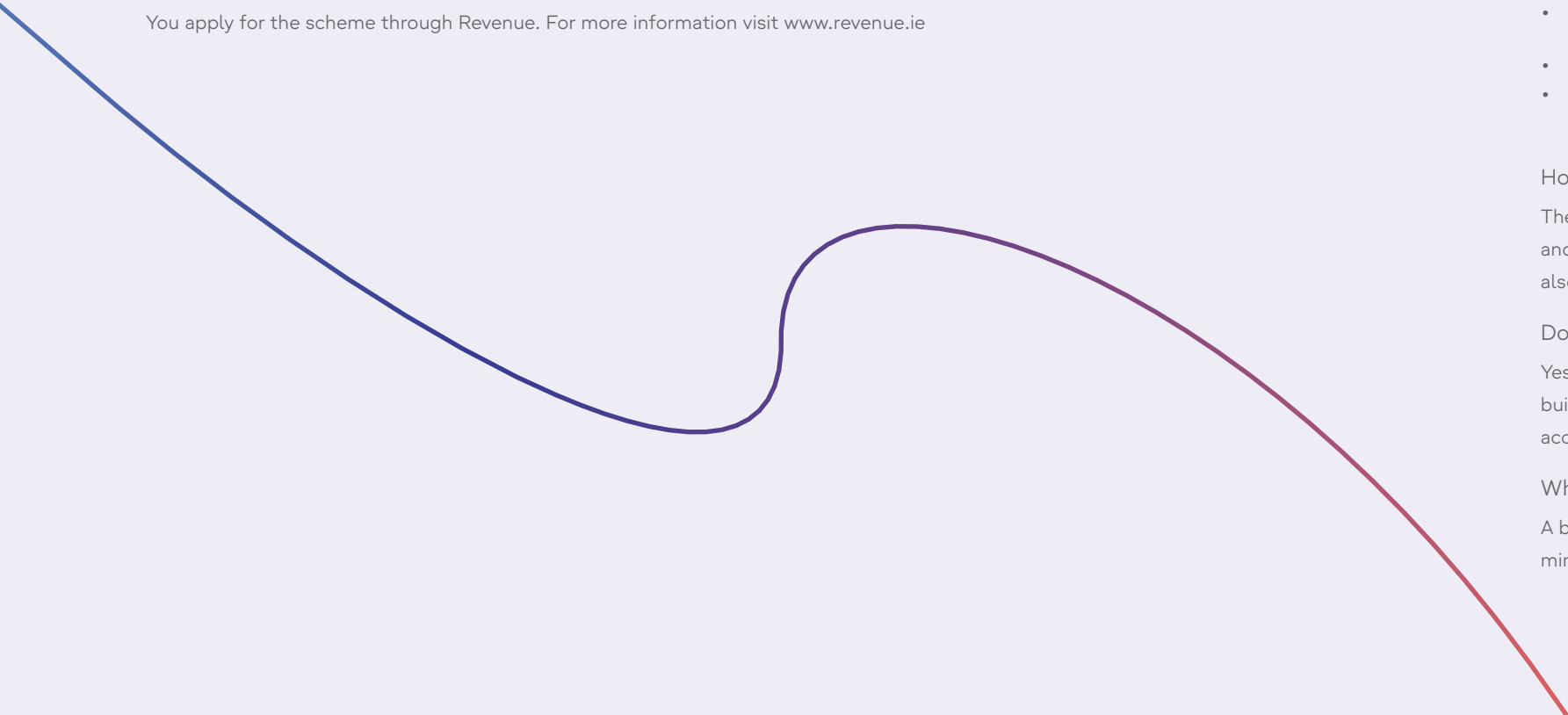
The price you pay will be determined by the local authority based on your purchasing power. For each home, a minimum and maximum purchase price will be set. The final price you pay will vary depending on your financial capacity, which will also determine the level of equity share required from the local authority.

Do I need mortgage approval?

Yes. Purchasers must provide proof of mortgage approval from a private lending institution, such as an approved bank or building society. If you do not have mortgage approval at the time of application, an online mortgage calculator will be accepted. You will be required to show mortgage approval when your application is being assessed.

What deposit do I need?

A booking deposit of €5,000 is required to secure a home. Financial institutions typically require purchasers to provide a minimum 10% deposit. Buyers can use the Help to Buy Scheme to assist in raising this deposit.





# Professional Team

AGENTS

DNG

NEW HOMES

(01) 491 2600

PSRA No. 004017

DESIGN TEAM

Developer	SDCC
Architectural Team	MDO Architects

SDCC

Comhairle Contae  
Átha Cliath Theas

South Dublin  
County Council



Rialtas na hÉireann  
Government of Ireland

Housing for All

A new Housing Plan for Ireland



DNG Group Ltd, for themselves and for the vendors South Dublin County Council or lessors of the property, whose agents they are, give notice that:(i) These particulars are provided as a general outline for the guidance of prospective purchasers or lessees and do not constitute part of any offer or contract. (ii) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their accuracy. (iii) No person in the employment of DNG Group Ltd has any authority to make or give any representation or warranty whatsoever in relation to this development.

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Rialtas na hÉireann  
Government of Ireland

**Housing for All**  
A new Housing Plan for Ireland