

CIS CONSTRUCTION INFORMATION SERVICES

Round-up

A summary of the biggest building projects and deals going on around the country

Autumn decision on 164 homes at Duleek, Co Meath

Davy Target Investments ICAV has submitted a strategic housing application to An Bord Pleanála for 93 housing units and 74 apartment units. The €36.7 million residential development application, located at the Steeples Road in Duleek, Co Meath, is expected to be decided by An Bord Pleanála in September.

296 student beds planned for Prussia Street in D7

Prussia Properties Limited has submitted a strategic housing application for 296 student accommodation bed-spaces to An Bord Pleanála. The development will comprise four blocks providing 296 student bed-spaces and a retail unit at ground floor fronting Prussia Street. The €17 million student accommodation located at 29b, 30 and 31 Prussia Street in Dublin 7 is expected to be decided on by An Bord Pleanála in September.

133 homes planned for Ashford, Co Wicklow

Developer Ardstone Homes has submitted a strategic planning



Plans for 416 residential units have been lodged by DBTR-SCR1 for the former Bailey Gibson site in Dublin 8



Ardstone Homes has submitted planning permission for 133 residential units in Ballinahinch in Ashford in Co Wicklow

housing application for a residential development of 133 units to An Bord Pleanála. The 133 residential units incorporate 117 terraced, detached and semi-detached, two-storey houses, (of which 21 are two-bed units, 48 are three-bed units and 48 are four-bed units). There are 16 duplex apartments in two three storey blocks (of which are two-bed and eight three-bed apartments). The €30 million residential scheme lo-

cated at Ballinahinch in Ashford, Co Wicklow is expected to be decided by An Bord Pleanála in September.

€109m SHD sought at Taylor's Lane in D16

Shannon Homes intends to apply to An Bord Pleanála for permission for a strategic housing application for the development on a site of about 3.8 hectares at Taylors Lane and Ed-



Cairn Homes has lodged planning permission for 619 residential units, mainly apartments, on the former RTE campus in Montrose in Dublin 4

velopment, located at 326-328 South Circular Road (the former Bailey Gibson site) in Dublin 8, is expected to be decided by An Bord Pleanála in September.

Cairn Homes awaits nod for 619 units at Montrose

Cairn Homes has submitted a strategic housing planning application to An Bord Pleanála for 619 units comprising primarily apartments ranging from one to three-bed units. The €136 million housing scheme, to be known as Project Montrose, will be located on former RTE lands at RTE Campus Montrose on the Stillorgan Road and Aillesbury Close in Donybrook, Dublin 4. A decision is expected to be made on the application in September.



Prussia Properties has submitted a strategic housing application for 296 student accommodation bed-spaces on Prussia Street in Dublin 7

Construction starts on 322 units at Cherrywood

Wexford contractor, William Neville and Sons, has begun Phase 1 of a 322-unit residential development of 80 units within the Cherrywood SDZ in Dublin 18. Built on townlands at Lehaunstown and Cherrywood, the €53 million housing scheme is expected to take some of the 36 months to complete and will form part of the overall Cherrywood Townland development.

The costings on these projects are indicative and are based on a price per square metre for shell and core only. Construction Information Services (CIS) Ireland supplies real-time information on construction projects from early planning to on-site stages. For more information visit cisireland.com or call 01-2999200

€91.5m SCR housing scheme awaits the green light

DBTR-SCR1 Fund, a sub-fund of the CWTC multi-family ICAV, has submitted a strategic planning application to An Bord Pleanála to build 416 residential units in five blocks, with a cumulative gross floor area of 31,117 square metres. The €91.5 million residential de-



The new Student Centre at Maynooth University is scheduled to open in 2022

Work to begin soon on Maynooth University's new Student Centre

BY TINA-MARIE O'NEILL

Works will soon begin on the new Student Centre at Maynooth University, marking the next phase of development on campus.

The overall development plan is aimed at providing the buildings and infrastructure that are needed to meet the changing needs of students, staff and the wider community.

Home to Maynooth Students' Union (MSU) and Student Centre, the building is scheduled to open in 2022 and construction work is expected to start later this year.

The centre will serve as a hub for MSU, a workspace for

students engaged in clubs and societies, events and a wider variety of activities.

The new 3,700 square metre building will be located in lands acquired by the university in 2016, and is being funded through a student levy.

Designed by Scott Tallon Walker Architects – which also designed the university's library, Iontas and School of Education buildings – the new Student Centre's distinctive architecture will create an iconic destination on campus.

It will include an innovative 'outdoor living room' under a sustainable canopy, blurring the distinction between indoor and outdoor space and creating a unique space and resource for student life.

"It has been such a won-

derful experience seeing this project come to life," said MSU president Katie Deegan.

"Our students deserve the best of the best and this building will only help further the sense of community we all love here in Maynooth."

President of Maynooth University, Professor Philip Nolan, said: "Maynooth University has a deserved reputation for offering an outstanding student experience, a strong sense of community, and a rich social and cultural life.

"I'm delighted to see this ambitious plan take shape today and pay tribute to Maynooth Students' Union for their dedicated work to further enrich student life on campus, in partnership with the university."

Two Meath sites up for grabs at auction

The sites are likely to appeal to developers and investors interested in concept-to-completion projects

BY TINA-MARIE O'NEILL

Investors and developers keen to embark on a concept-to-completion project might be interested in two such sites for sale in Co Meath. Both are being sold through property consultant Loman Dempsey, and will go under the hammer on Wednesday, July 22 at 3pm at the Knightsbrook Hotel in Trim.

The first of the lots is a one-acre site for sale along the banks of the river Boyne in Trim. The site, at Friarspark on the Dublin Road, overlooks the river and beyond to Trim's historic 100-acre park Porchfields. A tennis/basketball court currently sits on the site, which has H1, or high amenity zoning. That should draw interest from developers, speculators, the tourism industry, restaurant/tea room operators, sports and community groups, investors, motor home/camping enthusiasts, gardeners, and therapists for example, all of whom fall under this category.

The site is level and is securely fenced with mature beech and laurel hedging on



A one-acre site by the banks of the river Boyne is for sale at Friarspark in Trim



A corner site on the outskirts of Trim town on the Navan Road comes with full planning permission for a two-storey, five-bedroom contemporary family home

all sides. The river frontage is bound by a fence and a mature hedgerow with natural maturing timber stands. The full-size painted and lined tarmac tennis/basketball court is surrounded by a perimeter fence, with the remainder of the grounds laid

out in well-manicured lawns.

The property is rectangular in shape, with frontage to the river Boyne and the driveway. It is bound to the east and west by neighbouring residential gardens. Vehicular and pedestrian access is via an entrance situated almost

opposite the Boyne Community School. The property is situated off the Dublin Road (R154) just five minutes' walk from Trim town centre.

The second site up for auction on the day is a corner site on the outskirts of Trim town. It is located on the Navan Road

(R161), at its junction with the northern end of the Newtown Road, which connects the Trim/Navan Road (R161) with the Trim/Dublin Road (R154).

The site comes with full planning permission for a two-storey, five-bedroom contemporary family home. The site was landscaped three years ago to include the planting of mature hedging around the perimeter and strategically spaced specimen trees.

Full planning permission was granted for a contemporary, architect designed home extending to 300 square metres. The proposed house has been positioned on the site with a view to maximising the path of the sun with the rear garden having a southern aspect – ideal for entertaining. Vehicular access to the site is from the Newtown Road.

Trim is situated 46km northwest of Dublin city and 50km from Dublin Airport. It has a strong regional road network, with easy access to the country's major road network including the M3 at Junction 7 Tara (13Km), the M50 at Junction 6 Blanchardstown (38Km) or Junction 7 Liffey Valley (49Km), the M4 at Junction 8 (24Km), the M1 at Junction 2 (30km).

The town is well served with good public transport links to Dublin, Drogheda and Navan. Mainline rail services are also available at Enfield (19km) and the M3 Parkway at Pace, Dunboyne (26km).

For more details on either site, contact Loman Dempsey at 087-2532728 or email loman@lomandempsey.ie.



Unit J Aerodrome Business Park on the Naas Road extends to 1,801 square metres on 1.09 acres

Rare Dublin warehousing investment on offer

BY TINA-MARIE O'NEILL

Industrial property specialist Harvey has been instructed as the sole agent to offer Unit J Aerodrome Business Park for sale.

This is a rare opportunity to acquire a HQ showroom, office and warehouse facility, on a self-contained and gated site, in an established and actively managed park.

The detached building extends to 1,801 square metres on 1.09 acres. The building is well configured, with a generous floodlit yard to the side, separate entrances for cars

and HGVs, and link gates between the two. An automated sliding gate is provided to the yard entrance and there are 28 car parking spaces.

The showroom measures 114 square metres at the front and is a full-height space with feature curtain wall glazing.

Two-storey offices and staff facilities are situated to the rear of the showroom. At 523 square metres, they are fully fitted and include a passenger lift. A first-floor storage area of 137 square metres is included.

The main warehouse area extends to a sizeable 1,027

square metres. This benefits from a clear internal height of 9.2 metres, has a large level access door to the side yard and an external dock level to a platform at the front. Three single-phase power supplies are also provided.

Philip Harvey said: "There is currently a lack of warehousing property for sale in Dublin and this is a rare opportunity to acquire a HQ facility in a prime, established location.

"The property will hold great appeal to the private investor market as well as many property companies which are currently looking

to deploy capital into the logistics and industrial property sector, in the firm knowledge that Unit J will let very well.

"The property would also be particularly suitable for owner occupier companies, including those in construction related industries, given its showroom, trade counter and office configuration, generous site area and side yard. We anticipate a strong level of interest in this property."

The vendor is quoting the price of €2,250,000 for the unit.

Aerodrome Business Park is a strategically connected, prime, established develop-

ment in southwest Dublin, one minute's drive from the N7 (Naas Road).

The business park affords good access to the national roads network and the N7 links Dublin with Cork, Limerick and Waterford. In excess of 1.33 million people are within 30 minutes' drive of Aerodrome Business Park. Iput plc recently announced its intention to start development of Unit G at the park (11,150 square metres) later this year and has full planning permission for Unit Q (14,865 square metres). Unit G is adjacent to the subject property at the park entrance.