Case Study

Pipers Square

Charlestown, Co. Dublin

Main Contractor: Carin Homes

Civil Engineering: Rossmore Civils

Sub Contractors: Kwick RC Frames LTD & Malmac Construction LTD

Architect: McCrossan O'Rourke Manning Architects (MCORM)

Sector: Residential

Region: Leinster

Year of Completion: 2026

Kilsaran played a key role in delivering Pipers Square, Charlestown, Co. Dublin, a high-quality residential development designed to create a modern and durable living environment. Pipers Square is a 598-apartment development and the largest Passive House development in Europe and the largest of its kind ever undertaken in Ireland. Cairn Homes estimates that Passive Housing can deliver heating bills up to 40% lower than a typical new-build home. Passive House design maintains a consistent indoor temperature and continuous fresh-air ventilation, improving comfort and energy performance.

In support of the project's construction programme, Kilsaran supplied approximately 36,500 m³ of Ready-Mix Concrete to KWIK RC Frames Ltd and over 48,000 concrete blocks to Malmac Construction Ltd, working closely with key delivery partners across the structural and masonry packages to ensure quality and consistency throughout the construction phase.

Kilsaran provided a comprehensive paving and walling solution across the development, supporting the creation of well-defined streetscapes, pedestrian areas and shared spaces. A range of our ClimaPave finishes, including Lismore Curragh Gold, Lismore Natural, Newgrange Silver Granite and Newgrange Black Granite, was used to deliver a cohesive yet visually dynamic public realm.

Further enhancing the scheme, our ClimaGrid Natural permeable paving was introduced to improve drainage and support Sustainable Urban Drainage Systems (SuDS), helping to manage surface water effectively while maintaining a high-quality finish.
Kerbing and step elements, including Tara Kerb Silver Granite and Step Flag Silver Granite, were installed to provide strong definition across pathways and road edges, while also ensuring durability in high-traffic areas.

This integrated approach enabled efficient delivery on site while achieving a modern, durable and visually appealing finish that complements the architectural design.

Kilsaran

PRODUCTS

Paving:

- ClimaGrid Natural: 600x400x100mm
- ClimaPave Lismore Curragh Gold: 3 Size Mix 80mm
- ClimaPave Newgrange Silver Granite: 200x100x80mm
- ClimaPave Newgrange Black Granite: 3 Size Mix 60mm
- ClimaPave Lismore Natural: 3 Size Mix 80mm
- Tara Kerb Silver Granite: 915x250x125mm
- Step Flag Silver Granite: 400x400x40mm

Concrete Products and aggregates:

- Ready-Mix Concrete
- Concrete Blocks
- Aggregates









