

Case Study

Sandyford Central Sandyford Village, Dublin 18

Main Contractor: John Paul Construction

Architect: Henry J Lyons

Structural Engineer: O'Connor Stutton Cronin

Sector: Residential

Region: Leinster

Year of Completion: 2023



Kilsaran Precast collaborated closely with John Paul Construction from an early stage on the Sandyford Central Residential Development, a high-density scheme comprising of 564 apartments across six blocks ranging from 6 to 18 storeys.

A precast cross-wall solution was developed to replace the original in-situ concrete design. The structural frame incorporated Twin Wall, Solid Walls, precast columns and beams, Hollowcore Flooring and Stairs. Twin walls were used for internal structural walls, providing a high-quality paint-ready finish and eliminating the need for internal dry-lining throughout the apartments. Electrical conduits and back boxes were cast directly into the walls off-site, reducing on-site sequencing and minimising follow-on trades.

By adopting modern methods of construction and off-site precast solutions, structural works were able to progress alongside substructure activities. This approach reduced on-site labour requirements and accelerated floor-to-floor construction, resulting in an overall programme saving of approximately six months compared with the original in-situ concrete approach.

The exposed, paint-ready concrete finish provides a robust and durable internal wall solution, particularly suited to large-scale residential and private rented sector developments. Over the lifecycle of the building, the twin wall system reduces ongoing maintenance and refurbishment requirements.

A selection of Kilsaran paving products was supplied for the external areas, including Climapave Slane, Massimo Flag, Classic Flag and Newgrange Flag, providing a durable and cohesive finish throughout the development. Masonry mortar and Ceresit wall systems were also supplied to enhance on-site performance.



Kilsaran PRODUCTS

Precast :

- Twin walls
- Solid Wall
- Hollowcore Flooring
- Stairs
- Columns

Paving & KPRO:

- Climapave Slane Slate
3 size mix
- Massimo Flag Pure
(800 x 400 x 40mm)
- Classic Flag Charcoal
(915 x 125 250mm)
- Newgrange Flag
Oyster
(600 x 400 x 40mm)
- Masonry Mortar
- Ceresit Classic

Concrete products & Aggregates :

- Ready-Mix Concrete
- Concrete Blocks