

Case Study

The Carriageworks North Wall, Co. Dublin

Client / Developer: Eagle Street Partners

Main Contractor: John Paul Construction

Structural Engineer: DBFL Consulting Engineers

Architect: O'Mahony Pike Architects

Sector: Residential

Region: Leinster

Year of Completion: 2026

Kilsaran played a key role in the delivery of The Carriageworks, a landmark residential development in Dublin's North Wall comprising over 700 apartments across seven buildings, ranging from 9 to 18 storeys. Delivering a project of this scale within a constrained city-centre location required a coordinated approach that combined structural solutions, reliable supply chains and specialist finishing systems.

Working alongside John Paul Construction on behalf of Eagle Street Partners, and in collaboration with O'Mahony Pike Architects and DBFL Consulting Engineers, Kilsaran acted as an integrated construction partner throughout the project.

Our Precast team delivered over 15,000 precast concrete elements, completing the superstructure in just over 52 working weeks. The landmark Block C2, one of the tallest fully precast concrete frame in Ireland, was fully enclosed within nine months, helping to accelerate the construction programme.

Supporting the structural works, our Concrete Products and Aggregates team supplied approximately 30,000m³ of Ready-Mix Concrete, including deliveries using electric concrete trucks, along with aggregates and 25,000 concrete blocks.

Our KPRO Facades & Mortars team provided 6,000m² of External Wall Insulation (EWI) and coloured masonry mortar, contributing to both building performance and visual quality. Our Classic Flag and integrated Streetscape System were used throughout the public realm, creating a durable, attractive environment for future residents.

By bringing together precast, concrete, façade and paving expertise within a single organisation, Kilsaran streamlined delivery, reduced interfaces and supported an accelerated construction programme from start to finish. The Carriage Works showcases how Kilsaran combines structure, materials, systems and finishes as one coordinated solution, delivering quality, efficiency and programme certainty on large-scale developments.



Kilsaran PRODUCTS

Precast:

- Solid Walls
- Twin Walls
- Columns & Beams
- Hollowcore
- Flooring
- Precast Balcony
- Stairs & Landing

Concrete Products & Aggregates:

- Ready-Mix Concrete
- Concrete Blocks

Paving:

- Classic Flag Natural: 600x600mm

KPRO:

- EWI(External Wall Insulation)
- Streetscape System
- Masonry Mortar: Off White & Charcoal