



PIPERS SQUARE

CHARLESTOWN DUBLIN 11

MORE THAN JUST A PLACE TO LIVE

This brochure has been printed on fully recyclable paper sourced from responsibly managed, sustainably certified forests, helping to support a more sustainable future.



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Comhairle Contae
Fhine Gall
Fingal County
Council



An Ghníomhaireacht
Tithíochta
The Housing Agency



HFA An Ghníomhaireacht
Airgeadais Tithíochta
Housing Finance Agency



At Respond, we believe everyone deserves a secure, affordable home in a community where they can build a life. Pipers Square is a sustainable and well-connected development, offering high-quality homes in a well-connected location.

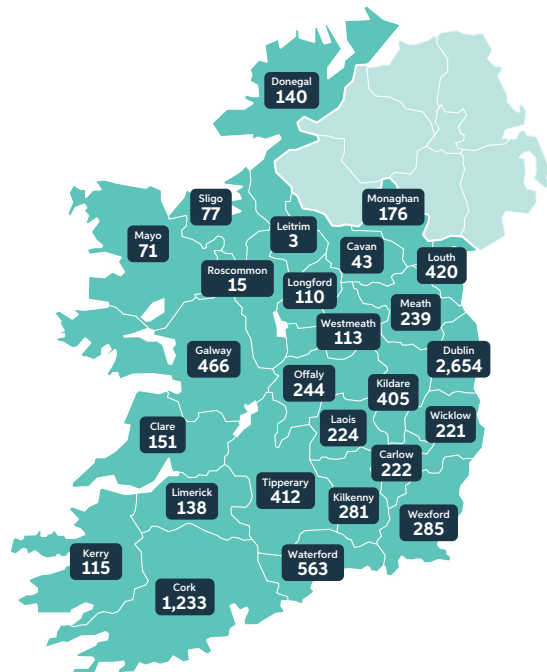
With excellent transport links, nearby employment and education options, and a wide range of local shops and leisure facilities, everything you need is within easy reach.

About Respond

INTRODUCTION

Respond, a construction-led Approved Housing Body and service provider, has been working all around Ireland for over 40 years. Our vision is that every family and individual in Ireland will have high-quality housing as part of a vibrant and caring community. Housing and decent accommodation, in the areas where people want to live, are central to improving people's lives and enhancing the health and well-being of society.

20,000+ tenants live in over 9,000 properties across the 26 counties that Respond either own or manage. Respond also provide a range of services for families and individuals within our communities. Our aim is to provide person centred services to support people to achieve their goals and reach their full potential.



DELIVERING HOMES AND SERVICE YOU CAN RELY ON

When it comes to delivering exceptional places to live, Respond are dedicated to providing high quality homes and creating thriving communities.

We are proud to share that, with over 20,000 tenants around the country, our tenant satisfaction rate stands at 95% and has improved year on year. This demonstrates our commitment to delivering a high-quality service that meets your needs and expectations.

COMMUNITY FIRST LIVING

Your home at Pipers Square has been thoughtfully designed to provide spacious, contemporary living, with comfort and safety at its core.

With an on-site crèche and convenient retail units, Pipers Square is designed to support people and families at every stage of life.

Our Respond team will work alongside tenants to shape how shared spaces are used and to develop activities and events that reflect the interests of the community living here.

Passive House



PIPERS SQUARE

Passive House is a building standard that exceeds existing building regulations in terms of energy performance and the approval process.

Pipers Square is currently Europe's largest Passive House residential development with 590 new homes. Over the long term these homes will deliver significant cost savings for Respond tenants because they're easier to maintain and more efficient to run. Through the superior build quality these Passive House homes will deliver greater comfort to tenants, reduced energy bills and significant carbon savings.

Environmentally, passive homes significantly lower greenhouse gas emissions, supporting climate goals and more sustainable housing development. Socially, they provide healthier living environments with better air quality and consistent temperatures. This is especially beneficial to tenant wellbeing, affordability, and long-term housing sustainability.



What is Passive House?

Passive House combats both heating and overheating through a mix of clever design and strategic measures that include:

1. High levels of continuous, carefully installed insulation.
2. Quality triple-glazed windows, to prevent winter heat loss and summer heat gain.
3. Thermal bridge-free design to insulate junctions against heat loss and the risk of damp and mould.
4. Airtightness to prevent draughts, heat loss, and moisture damage to the building.
5. Heat recovery ventilation, to ensure a constant supply of filtered, temperate air.





Welcome to your new community

Quality Built

Durable brick and stone work, the buildings are designed to be long-lasting, low-maintenance and visually attractive.

Sustainable

High-performance insulation, modern glazing and solar panels help improve energy efficiency and support more economical day-to-day living.

Location

With shops, cafés, public transport and green spaces all nearby, everyday life is convenient and well-connected.

Community

Pipers Square offers a genuine opportunity to build a welcoming community with neighbours from a wide range of backgrounds and experiences.

Service

Our on-site Tenant Experience team is here to support tenants, help resolve issues promptly and work with you to create a positive living environment.

Pipers Square combines an excellent location with homes built to a high standard of quality, comfort and energy efficiency. You will also have the support of an on-site team committed to working with tenants to create a strong, welcoming and connected community.



RESPONDING TO YOUR NEEDS

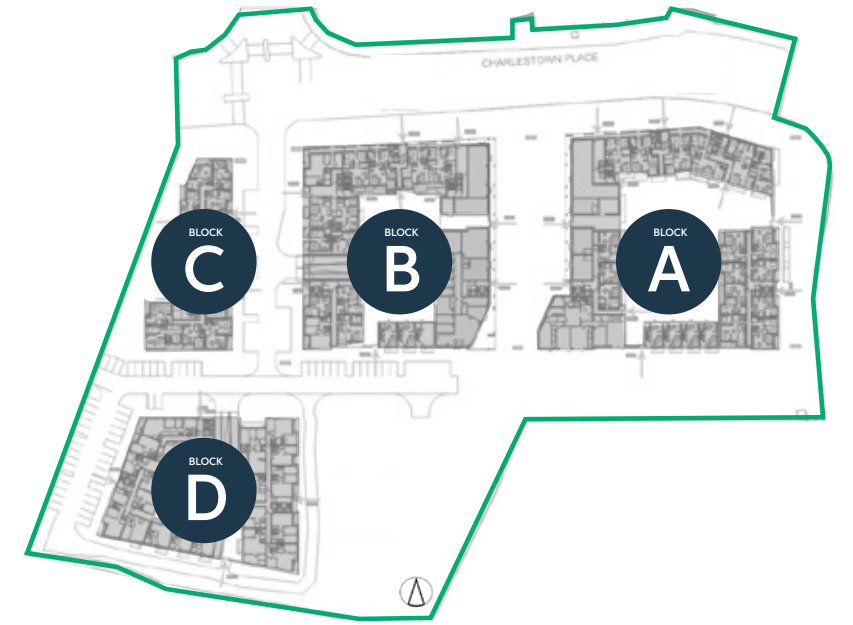
Your home at Pipers Square was designed to offer you spacious, contemporary living, and built with your comfort in mind. Life here includes access to the beautiful landscaped green spaces, seating and play areas.

Pipers Square is more than just a place to live, it's part of a welcoming and growing community. Areas have been created to bring neighbours together, encourage connection and support everyday moments of relaxation and fun.

Your new home, your community



The Tenant Experience team work with you to shape how these shared spaces are used. Together, we'll develop activities and events that reflect the interests, cultures and ideas of the people who call Pipers Square home. We are committed to making sure everyone feels valued and included. As part of this new community, you'll find us always available to offer guidance, lend support and help create a safe, inclusive and supportive environment where everyone can thrive.



Site Map

Pipers Square has been carefully designed around generous central courtyards and a large public open space, creating a sense of openness while maintaining the privacy and security of your own home.

The layout encourages connection, with shared green spaces accessed through cycle and walkways, that support community life, while still allowing residents to enjoy their own space.

Pipers Square is a welcoming setting for this next chapter in your life.

Everything within reach

At Pipers Square you'll find easy links to public transport, close by green spaces, supermarkets, schools and restaurants.

Just moments away from bus routes including 23, 24, F1, F2, F3 and many more. Pipers Square is surrounded by a great selection of shops, cafes, restaurants, sports clubs and local amenities such as Charlestown Shopping Centre.

By foot

- 2 mins to McKelvey Celtic FC
- 3 mins to Charlestown Shopping Centre
- 5 mins to Dunnes Stores / Charlestown Medical Centre / Boots Pharmacy
- 10 mins to Lanesborough Park / Aldi
- 14 mins to Bedo7 Fitness Club
- 17 mins to St Kevins Boys National School

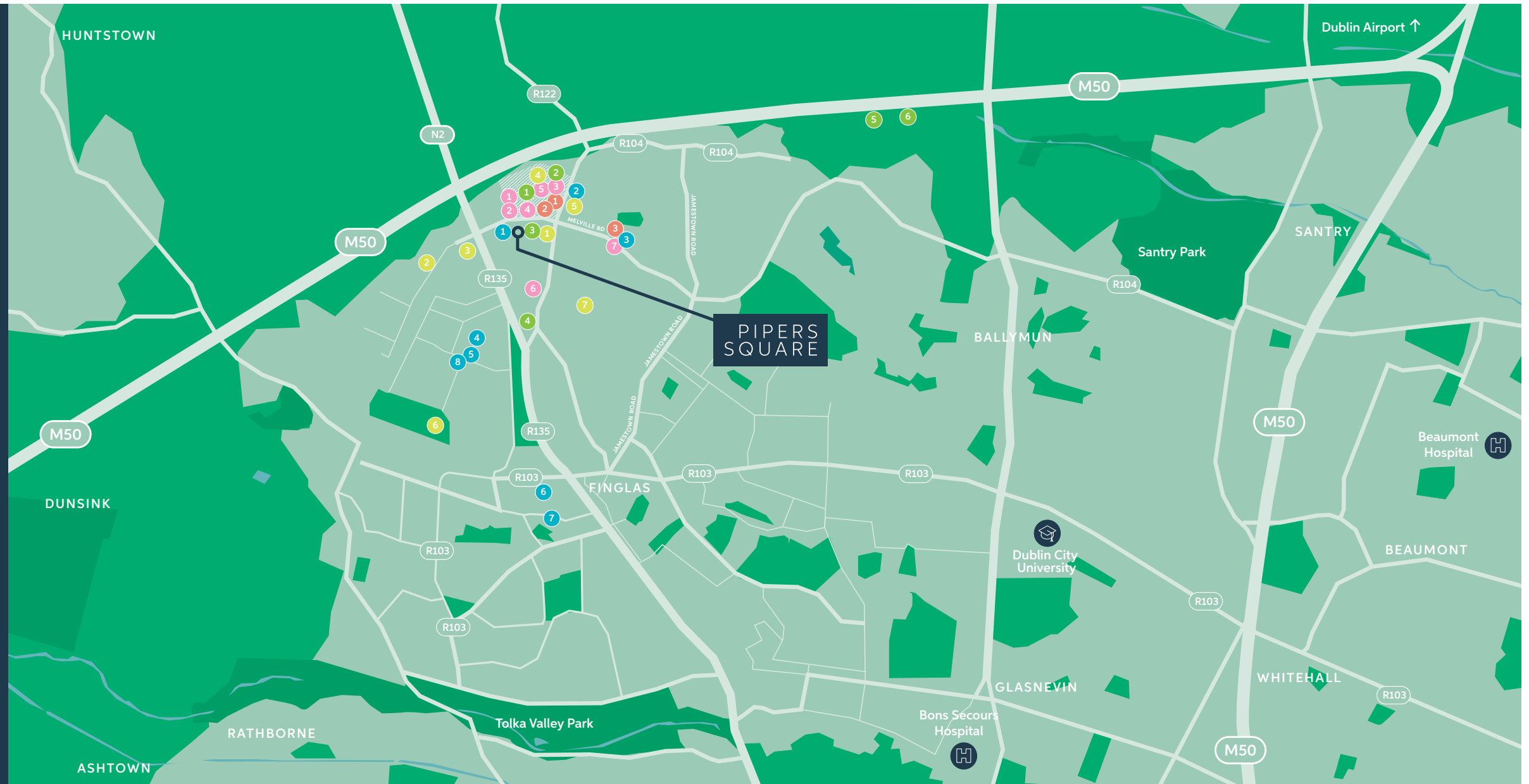
By public transport

- 7 mins to Lidl (F1, F2, & F3 bus route)
- 12 mins to Finglas Village (F1, F2, F3 & 23 bus route)
- 16 mins to Dublin Airport (24 bus route)
- 18 mins to IKEA (F1 bus route)
- 40 mins to Dublin City Centre (F1 & F2 bus route)

By car

- 7 mins to Decathlon
- 12 mins to Dublin Airport
- 13 mins to Dublin City University
- 17 mins to Blanchardstown Shopping Centre

- **Retail**
 1. Charlestown Shopping Centre
 2. Dunnes Stores
 3. Aldi
 4. Lidl
 5. Ikea
 6. Decathlon
- **Education**
 1. Onsite creche - opening soon
 2. The Nest Childcare and Montessori
 3. Apple of my Eye
 4. St Kevin's Boys National School
 5. St Joseph's Girls National School
 6. Finglas Parochial National School
 7. St Michael's Holy Faith Secondary School
 8. City of Dublin Adult Education Centre
- **Leisure**
 1. McKelvey Celtic FC
 2. Bedo7 Fitness Club
 3. Santry Forest FC
 4. Odeon Cinema Charlestown
 5. Lanesborough Park
 6. Mellows Park
 7. Westside Gym 2.0
- **Health**
 1. Charlestown Medical Centre (GP Surgery)
 2. Boots Pharmacy
 3. Hickey's Pharmacy
- **Restaurants/Cafes/Takeaways**
 1. McDonalds
 2. KFC
 3. Eddie Rockets
 4. Look Mam No Hands Café
 5. Shallots
 6. Koffee and Kale Finglas
 7. The Deputy Mayor Pub



SPECIFICATION

Pipers Square comprises 590 homes, offering a mix of one, two and three bedroom apartments. The development is arranged across four blocks, ranging in height from two to ten storeys and has been carefully designed to make the most of the available space while creating a strong and attractive streetscape. Durable, high-quality materials have been used throughout to ensure long-lasting homes built to stand the test of time. All homes achieve Passive House standard, reflecting high levels of energy efficiency and environmental performance. This means lower energy use, reduced carbon emissions and more comfortable living all year round.



Quality of the Build

Property Features

External

- High quality brickwork and stone cladding
- Passive House standard triple glazed Alu-clad windows
- Engineered timber front door with multipoint locking system
- Walking and cycle paths across the development
- Landscaped green areas and amenity spaces
- Balcony/Patio space
- Communal refuse recycling facilities
- Secure underground parking & bike storage

Energy Efficiency

- A2 BER energy rating
- Highly insulated airtight design
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings
- Electric wall-mounted radiators
- Mechanically ventilated heat recovery unit (MVHR) to achieve Passive House standards

Heating

- Exhaust Air to Water Heat pump system using panel radiators
- Pressurised hot & cold water
- Time and temperature zone controls

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup)
- Carbon Monoxide alarm
- Safety restrictors provided on all windows
- Fob access to entrances
- 24 Hour CCTV monitoring

Electrical

- Generous provision of lighting and power points
- Electric vehicle charging points
- Audio intercom
- Broadband & TV infrastructure

Interior Finishes

- Neutral colour painting
- High quality painted doors
- Seamless grooved architrave and skirting
- Superior quality internal joinery
- Lift and stair access to apartment blocks
- High quality laminate flooring & tiling
- Fitted wardrobe in all bedrooms



Kitchens

- Modern designed kitchens
- Stainless steel sink and mixing tap
- Ceramic hob
- Integrated single oven
- Freestanding microwave
- Integrated fridge freezer
- Integrated dishwasher

Bathrooms & Ensuites

- Stylish tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower or bath
- Heated towel rails
- Mirrored cabinet with shaver socket
- High quality sanitary ware





We want to hear from you

At Pipers Square, your voice matters. Respond are committed to working in partnership with tenants to ensure services and supports reflect the needs of the community.

Your wellbeing and satisfaction are important to us, and we encourage you to connect with the Respond team whenever you have a question, concern or idea.

By working together, we can build a strong and welcoming community where everyone feels at home.

You can contact Respond's **Customer Service Centre** where we have a full service **weekdays 9am-5pm** on **01-808 7700**.

Outside of these hours, you will be transferred to our emergency out of hours service.



respond

building homes,
improving lives



High Park,
Grace Park Road,
Drumcondra,
Dublin 9,
D09 N2N7

Airmount,
Dominick Place,
Waterford,
X91 A397

01 808 77 00
info@respond.ie
respond.ie