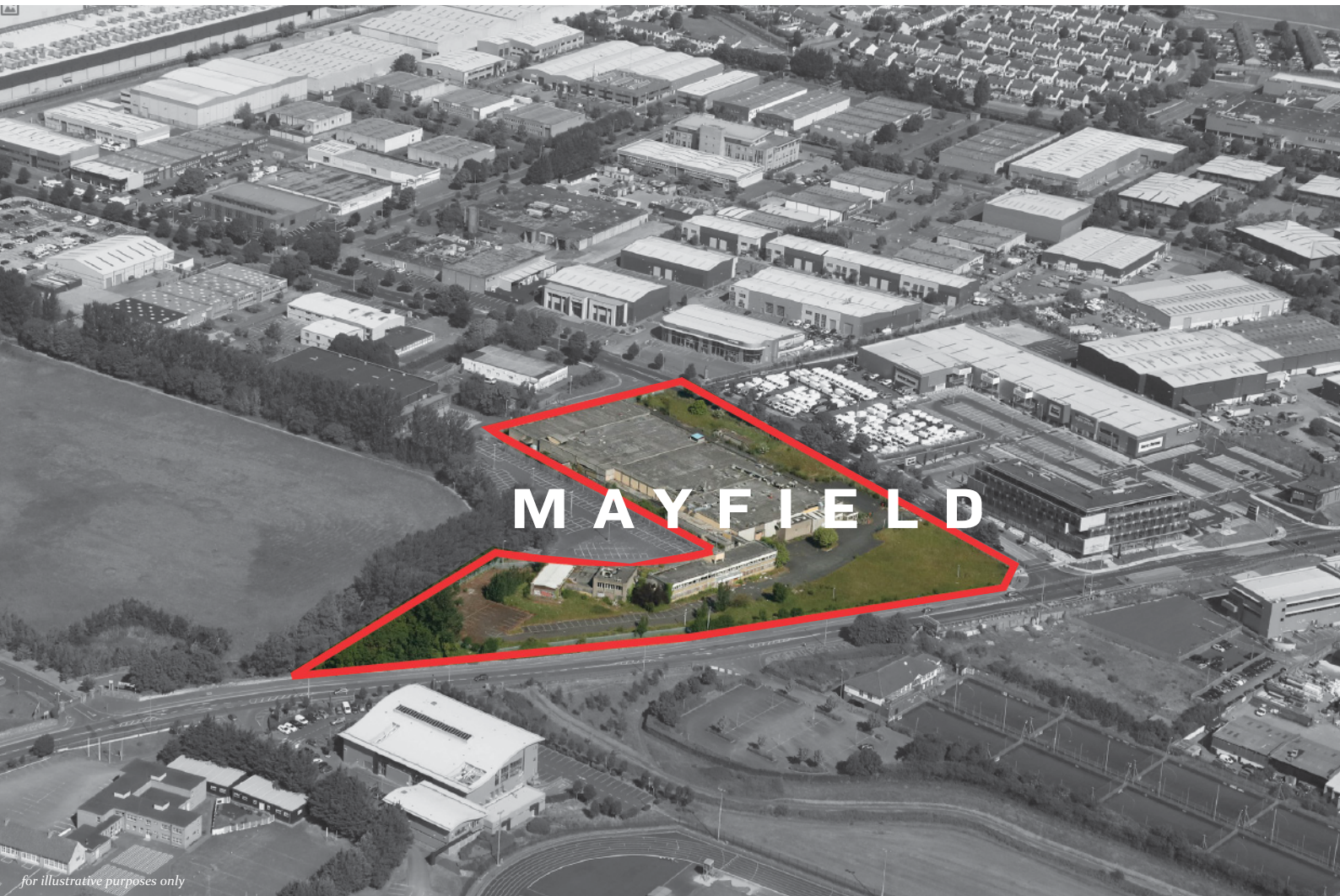


MAYFIELD

AIRTON ROAD  DUBLIN 24

A prime development site with FPP for 502 residential apartments



2.42 Ha

High profile corner site
of approx. 2.42 Ha (6 acres)



202

FPP for 202 car
parking spaces



811 sqm

of retail units



Excellent

transport connectivity



502

FPP for 502 apartments



329 sqm

creche



197

one bedroom apartments



257

two bedroom apartments



48

three bedroom apartments

One of the most centrally located residential sites in Dublin 24



Mayfield forms part of the former Gallaher HQ site occupying a high profile position on Airton Road at its junction with the R819 Greenhills Road. Airton Road is a two-way thoroughfare connecting Belgard Road to the west, and Greenhills Road to the east.

Mayfield is approximately 1 km north-west of Tallaght Town Centre, 8 km south-west of Dublin City Centre, and 2 km west of the M50 Motorway at Junction 11 (Tallaght exit). This strategic position provides access to the nearby amenities of Tallaght Village, the Square Shopping Centre, and to all primary arterial routes into Dublin.

The immediate area comprises a mixture of commercial buildings and retail outlets including Harvey Norman, Dublin Ford car centre, and Amazon. Immediately adjacent

with a 2,000 student body is TU Dublin, Tallaght, and in the marginally wider area there is an excellent provision of local amenities with access to major roads, the N81 Road, and the M50 motorway.

The surrounding area benefits from excellent public transport infrastructure. Dublin Bus provides frequent bus routes that serve the immediate area, these comprise the No. 27, 49, 56a, 65, 75 76a, 77 and 77a services. The red line LUAS station located at Cookstown is located approximately 1.5 km north-east of the subject site.

Mayfield is located in the centre of Tallaght, the largest town of South County Dublin and the largest suburb of Dublin.

Key features and proximity

Mayfield is directly adjacent to TU Dublin, Tallaght, 1 km north-west of The Square Town Centre, and 700 metres north of the N81.

Site Description

The site benefits from significant frontage onto Greenhills Road and Airton Road. The ability to create an affordable residential product is the main objective of this development. The aspirations of the owners is to create a residential product that is not only a great place to live, but also an affordable one. Key factors in making this a great development will be:

- Affordability of units
- Units are offered to the government and local authority/ designated housing body
- Units are generous in size with outdoor space
- Excellent on-site ancillary facilities
- The thought process behind the mix of units was to create a community — for young, old, single, and families alike

Some 34,924 housing units were identified as the remaining housing capacity for South Dublin at the end of the South Dublin Development Plan 2010 – 2016. Current Regional Planning Guidelines (RPGs) housing allocations for South Dublin requires, 39,649 additional housing units by the end of 2022, equating a shortfall of 4,725 units.

South Dublin Development Plan 2016 – 2022, identifies a further 5,849 units will be required during the life of the current development plan which is aimed to be achieved through sustainable intensification of brownfield, infill and underutilised industrial sites across designated housing sites across the Local Authority.

Mayfield now has Full Planning Permission for 502 units, and is ready to go.



A wide range of local amenities

Tallaght has seen tremendous growth in the last five decades with the development of the Square Shopping centre in mid-1980s by Phil Monaghan's Monarch Properties. Currently, with the development of the red line LUAS and the regeneration and improvement of the public transport infrastructure in the area to all parts of Dublin city, Tallaght is now one of the most accessible locations in south county Dublin. Together with the 160-plus retail

outlets at The Square, there are numerous national and internationally recognised businesses in the immediate area. Primary and secondary schools are within walking distance, and Tallaght University Dublin is literally on Mayfield's doorstep. Construction also recently completed at the outpatient and emergency care unit at Children's Health Ireland (CHI) at Tallaght.



TALLAGHT UNIVERSITY



LUAS RED LINE



THE SQUARE



TALLAGHT HOSPITAL



SHAMROCK ROVERS



MALDRON HOTEL

MAYFIELD

AIRTON ROAD ✕ DUBLIN 24



MAYFIELD

AIRTON ROAD ✂ DUBLIN 24



Further information

Data Room

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