

Emmet Road

DEVELOPMENT SUMMARY: 578 UNITS (Mixed Tenure & Mixed Use)

PROJECT STATUS

- **Planning:** Granted July 2023
- **Detailed Design:** Coordination ongoing
- **Enabling Works Contract:** Completing Tender Package
- **Site Investigation:** Excavation works & surveys ongoing
- **Public Consultation:** Bi-monthly meetings with IRCF
- **Naming strategy:** An Post reviewing

FUNDING

Approval in Principle:

- **Social SHIP Stage 2**
- **AHF** €100k, additional €50k pending
- **Public Spending Code:** Preliminary Business Case DG1



KEY MILESTONES

- *Detailed design freeze June 2024*
- *Issue Tender for Enabling Works May 2024*
- *Enabling Works Commence Q4 2024*
- *Main Construction Commence Q3 2025*

DELIVERY TIMELINES			
Phase	Target Delivery Year	Cost Rental 441	Social 137
1	Q3 2027	138 units	43 units
2	Q1 2028	108 units	33 units
3	Q2 2028	195 units	61 units
4	Q2 2028	Community Hub / Library	

