

# waterman times

## Engineering a new landmark for Dublin's skyline

Co-living reimagined  
at Liberties House

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landmark rising from  
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progresses at pace



## Welcome to our latest edition of Waterman Times

I am delighted to share this edition of Waterman Times, which highlights the incredible work our team is delivering for leading clients across a wide range of sectors.

In this edition, you will discover some of the groundbreaking projects we've delivered this year, from significant museum transformations and major residential developments to incredible new commercial-focused landmarks in Dublin's skyline. In addition, you will learn more about some of the inspiring social value and charitable initiatives our team support which reflect our commitment to supporting the wider community and driving positive, long-term change.

The engineering world is evolving faster than ever, with the drive towards Net Zero and the need for a climate-resilient built environment reshaping how we design and deliver projects. We are at the forefront of this change, working in partnership with government bodies, local authorities and private sector organisations to create solutions that are not only innovative and cost-effective, but also future-ready.

Alongside this, respecting Ireland's unique heritage is hugely important to us, and we're supporting the redevelopment of some of the most iconic historic buildings and locations in the country. These schemes are often focused on improving building performance, unlocking additional space, and extending usable life, whilst also respecting the unique characteristics of historic landmarks and sites. Our approach demonstrates how heritage concerns and modern engineering can coexist to create inclusive, sustainable spaces paving the way for future generations.

We are also proud to be playing a pivotal role in shaping the evolution and expansion of communities across Ireland, delivering high-quality housing schemes that range from affordable urban schemes and visionary new towns to dynamic mixed-use regeneration projects, some of which you can read about in this edition.

As we head towards the festive season, I wish you all a peaceful break and a prosperous start to 2026!

Paul O'Connell  
Managing Director



## Engineering a new landmark for Dublin's skyline

Creating a new landmark for Dublin's city centre, this major mixed-use regeneration delivered Ireland's tallest residential tower, setting a new benchmark for urban design.



## Ruby Molly Hotel: A new landmark rising from Dublin's historic roots

From its prime location in the heart of Dublin, the stunning Ruby Molly Hotel offers guests a unique mix of historic charm and contemporary comfort.



## Co-living reimaged at Liberties House

This remarkable scheme is reshaping Dublin 8's oldest trading district with a bold new co-living development in the city's historic heart.



## Mount Temple Comprehensive School progresses at pace

Situated in Dublin's Clontarf, this scheme will see the delivery of a new post-primary school designed to accommodate 1,200 pupils, along with a dedicated new SEN facility.

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Thank you to our team, clients and industry colleagues who contributed to this edition. If you have any queries, please contact our editorial team: [communications@watermangroup.com](mailto:communications@watermangroup.com)





## Green light for 316-bed student accommodation in Dublin

A major redevelopment has been approved for Independent House, the former home of the Irish Independent newspaper, repurposing the protected building into student accommodation.

The restoration will create a student community for the iconic site that has long been a part of Dublin's media and publishing history, transforming the historic city centre landmark.

Led by Summix Capital, this large-scale student living scheme will see the addition of 316 high-quality bedrooms, whilst key heritage features such as the building's historic façade will be preserved.

Working closely with architects Henry J Lyons, Thornton O'Connor Town Planning, and the wider design team, our specialists are providing civil and structural engineering support to help bring the client's vision to life.



## Irish Construction Excellence Award win for Clerys Quarter Design



Waterman Moylan was named the winner of the 'Engineering Design Excellence (over €40m)' category at the Irish Construction Excellence Awards, recognising our innovative design for the major redevelopment of Clerys Quarter for Oakmount in partnership with Europa Capital and Core Capital.

**Working alongside architect, Henry J Lyons and Glenbrier Construction, the team provided civil and structural engineering designs which maximised potential, whilst preserving this historic building for future generations.**

Originally built in 1922, the historic Clerys department store was thoughtfully reimaged through this major refurbishment and extension, transforming it into a vibrant new destination. Successfully blending retail, office, and leisure elements across two buildings, the project combined meticulous restoration with a contemporary vertical extension and full-site redevelopment, breathing new life into one of Dublin's most iconic landmarks.

This award recognises the visionary engineering and restoration behind the transformation of this mixed-use department store. The design includes the careful removal of multiple layers of historic shop fit out and modifications to allow the original structure to be revealed. Working closely with the demolition contractor, we helped develop a demolition phasing and temporary works scheme which ensures the stability and structure of the historic building were maintained and protected throughout the development.

Partnering with architect, Henry J Lyons, and Glenbrier Construction, our team provided civil and structural engineering designs which maximised potential, whilst preserving this historic building for future generations.

Prior to the ICE Award win, Clerys Quarter had already earned widespread recognition for its structural design, collecting several prestigious accolades. The project was celebrated by the Institution of Structural Engineers Ireland, who granted it the 'Structural Large Project'

award. In addition, the scheme secured the Association of Consulting Engineers of Ireland's 'Structural Large Project' award, reinforcing its status as a benchmark in large scale development. Elsewhere, the development also received a commendation at the Structural Steel Design Awards, with judges praising excellence in steelwork design and execution.

Waterman Moylan's Lead Designer and Associate Anthony Bryne, reflected on the achievement: "We are extremely proud to see Clerys Quarter gaining such recognition. The mixed-use urban quarter represents a major step forward for the main street of the capital. It was a privilege to be involved in the restoration and retention of such an iconic building, and to compliment it with such an impressive development which saw us overcome many technical challenges as a team."

# Ruby Molly Hotel: A new landmark rising from Dublin's historic roots

From its prime location in the heart of Dublin, the stunning new Ruby Molly Hotel offers guests a unique mix of historic charm and contemporary comfort.

With Temple Bar, Guinness Storehouse, Phoenix Park and the major shopping hubs of Henry Street and Grafton Street right on the doorstep, Ruby's first hotel in Ireland provides guests with both unrivalled access to Dublin's attractions and a quiet retreat from the bustling streets.

The hotel's design draws upon the character of this Victorian neighbourhood, which was once home to the city's bustling fruit and vegetable market, seeing it pay homage to the site's past whilst embracing the vibrant, contemporary spirit of Dublin today.

Developed in partnership with ARA Europe, this John Fleming Architects-designed hotel offers 272 rooms spread across five categories, ranging from simple and cozy options to expansive loft rooms with private terraces.

## Bringing Ruby Molly to life whilst protecting this rich history involved a comprehensive approach, from the planning stages through to the final details.

Punctuated by a striking interior design led by Ruby's in-house team under the creative direction of Matthew Balon, guests entering the hotel enjoy a welcoming 500 sq ft space incorporating a bar, café, and lounge complete with large feature windows which flood the area with natural light.

## Embracing a rich history

Originally part of St. Mary's Abbey which was established in 846, the site upon which Ruby Molly Hotel stands has deep historical roots. This area was once a prominent centre of Dublin's early development, and at its height, the Abbey was one of the largest and wealthiest in Ireland, playing a crucial role in shaping the city.

Bringing Ruby Molly to life whilst protecting this rich history involved a comprehensive approach, from the planning stages through to the final details. Prior to construction, the site underwent an extensive archaeological survey to uncover any historical artifacts or structures. This revealed fascinating glimpses into Dublin's medieval history, uncovering pottery shards, ancient street remnants, and even graves and parts of historic foundations, walls and cobble floors, much of which were preserved in-situ under the hotel connecting the new hotel to the layers of history beneath.

With sustainability high on the agenda, low environmental impact materials were selected throughout the building's design, and the interior is punctuated by pre-loved furniture, reclaimed wood and recycled metals.

## Excellence in design

To help breathe a new lease of life into the site, Waterman Moylan's team in Dublin worked closely with the architect and wider project team from inception, ensuring the project's smooth progression and adherence to Dublin's heritage preservation guidelines.

This saw us provide multidisciplinary consultancy services for the scheme, including health and safety, building services, civil and structural design. Our structural design features a reinforced concrete and steel frame, with key elements from the historic Abbey buildings retained. To enhance guest experience at this busy central Dublin location, soundproofing was carefully integrated throughout the design, seeing walls and acoustic barriers strategically placed to minimise noise from the streets outside.

With sustainability high on the agenda, low environmental impact materials were selected throughout the building's design, and the interior is punctuated by pre-loved furniture, reclaimed wood and recycled metals. To drive down energy consumption in operation, our building services design includes air source heat pumps for space heating and hot water production, smart low energy lighting and occupancy-responsive energy-efficient heating, ventilation and air conditioning systems. In addition, the hotel also features efficient water management systems including low-flow fixtures.

Commenting on the scheme's success, Waterman Moylan's Associate, Margaret Dolan, said: "The Ruby Molly Hotel is a stunning example of how historic sites can be transformed through sensitive design to deliver incredible modern buildings. This sustainability-focused hotel respects the site's important heritage, whilst also offering premium guest experiences in a hugely popular location, and I'm certain it will become a destination of choice for many years to come."

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# Co-living reimaged at LIBERTIES HOUSE

**Liberties House is reshaping Dublin 8's oldest trading district with a bold new and well-connected co-living scheme in the city's historic heart.**

Home of Guinness and the historic St Patrick's Cathedral, The Liberties sits at the heart of Dublin 8. The recently completed Liberties House residential development is setting a new co-living standard for this famous neighbourhood.

Developed by Crossroads Real Estate in partnership with Lugus Capital and Grayling Properties as local asset manager, this premium development delivered 371 fully furnished studio apartments and top-class facilities designed by world renowned interior architect, Concrete Amsterdam. Concrete creates environments with a sense of belonging, bringing society together through the Dutch word for society, directly translating to 'living together'.

Liberties House offers a mix of single and double occupancy studios across seven storeys, fostering a dynamic, community-based living environment, reflecting the spirit of the historic and creative neighbourhood. Residents benefit from an all-inclusive rent package and a suite of top-tier amenities. An on-site team curates a lively social calendar, including complimentary fitness classes, bbqs and movie nights, creating a strong sense of connection and community. Through this, the development brings together new ways to experience city life.

## Unlocking design potential

Climate resilience was high on the agenda, and inspired by this goal, our team provided multidisciplinary support for the scheme. Working alongside C+W O'Brien Architects, this saw our civil engineering specialists incorporate Sustainable Drainage Systems, including the provisions of green roofing, permeable paving, filter drains, green spaces and tree planting, throughout our design solution. Alongside this, storm water runoff is restricted to the greenfield equivalent rate, with attenuation storage provided to temporarily hold excess rainfall during large storms.

With an eye on minimising carbon-intensive waste, our structural design consists of multiple rebase elements. This included a concrete frame of hollow core floor slabs, concrete cross walls above first floor level and an in-situ reinforced concrete frame between basement level and first floor level. At ground floor level, the 1,608 sq ft café, reception and shared amenity spaces required an open, spacious and column-free structural solution. As a result, our design included precast cross walls above first floor level designed as deep beams which minimised the need for reinforced concrete transfer beams within the structure, helping to maintain the open-plan layout below.

Due to extensive archaeological features and a high water table, the site required a carefully designed and managed piled foundation solution. To deliver this, a complex de-watering regime was developed and implemented during the basement excavation to avoid the ground water becoming contaminated by the excavation of the made ground.

**Liberties House offers a mix of single and double occupancy studios across seven storeys, fostering a dynamic, community-based living environment, reflecting the spirit of the historic and creative neighbourhood. Residents benefit from an all-inclusive rent package and a suite of top-tier amenities.**

Our electrical design brings together cutting-edge technology and functionality. A high-tech LED lighting scheme runs throughout the entire building, blending functional, decorative, and emergency lighting. These systems are controlled via DALI protocols and local presence detection, ensuring energy efficiency without compromising user experience. There is full access control coverage throughout the premises with CCTV both internally and externally adding additional security.

Heating and hot water are primarily delivered by two roof-mounted Air Source Heat Pumps (ASHPs), which feed into dedicated buffer vessels. The low-carbon solution handles the majority of the building's thermal load and when required gas fired boilers and water heaters can supplement the heating and hot water systems. Each bedroom is equipped with individual humidity fans and heating controls, allowing tenants to tailor their environments personally. Communal areas benefit from a roof-mounted Air Handling Unit (AHU) supported by DX refrigerant condensers, providing both heating and cooling.

## A focus on sustainability

Sustainability is a core principle for the regeneration of the whole Liberties area, which aims to make the neighbourhood a greener place for all. As a result, the Liberties House scheme embedded sustainability principles from the outset to ensure low impact living for residents.

Commenting on the success of the development, Waterman Moylan's Associate, Richard Nelson, said: "Liberties House is a fantastic example of how premium, low environmental impact living spaces can be integrated within historic urban environments. Developments on highly constrained city centre sites can be challenging, but it was a real pleasure to work in partnership with the client and design team to develop practical solutions and deliver a remarkable residential building. I'm certain Liberties House will prove a highly popular addition to the Dublin 8 neighbourhood for many years to come."

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## Sustainable homes in Swords complete ahead of schedule

**Millers Glen Apartments, a high-quality residential development in Swords, Co. Dublin, has completed ahead of schedule.**

Comprising 99 modern units across six thoughtfully designed blocks, the development forms part of the well-established Millers Glen Estate.

Developed by Gannon Homes in partnership with Respond Housing Association and Fingal County Council, the project contributes to Ireland's Housing for All initiative, delivering much-needed sustainable homes for a growing and vibrant community. Designed by Conroy Kelly Architects, the development prioritises energy efficiency, contemporary aesthetics, and high-quality finishes. Our team in Dublin worked closely with the wider project team to deliver civil, structural, mechanical, and electrical engineering from planning through to completion.

### Sustainable design rooted in community planning

The scheme integrates seamlessly with the broader Millers Glen masterplan, connecting to the area's infrastructure and services, including a carefully planned attenuation lake and a regional park, both designed by our civils team. These shared amenities enhance the overall experience and offer residents well-planned, shared green spaces that contribute to the estate's long-term resilience and biodiversity. Alongside this, the apartments are highly accessible sitting 25 minutes from Dublin City Centre, with the M1 and M50 just minutes away. For those opting for public transport, regular bus services, including the Swords Express, ensure fast and reliable links to the City Centre and beyond.

Constructed using traditional methods, the apartment blocks feature precast floors, masonry load-bearing walls, and timber roof structures. Due to its proximity to the Broad Meadow River, the site had been raised in previous development phases to mitigate flood risk, and necessitating piled foundations for this phase.

Main contractor GEM Construction led the construction, with all six blocks delivered in advance of the original timeline. The early completion of the project reflects strong collaboration across the project team and a shared commitment to quality and sustainability. This achievement highlights what can be accomplished when developers, local authorities, designers, and contractors work toward a shared goal.

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**Due to its proximity to the Broad Meadow River, the site had been raised in previous development phases to mitigate flood risk, and necessitating piled foundations for this phase.**





## Engineering a new landmark for Dublin's skyline

Located in the vibrant heart of Dublin city centre just 140 m south of the River Liffey and immediately north of Trinity College, the major mixed-use regeneration of College Square has completely reshaped the urban landscape.

The bold mixed-use development unites two individual sites, College House and Apollo House, forming part of a regeneration programme led by Marlet Property Group. The site was neglected and unused for a generation, despite its location at the edge of three streetscapes adjacent to one of Dublin's prominent interchanges and bookended by the city's two major infrastructure networks, the DART and LUAS. The existing 1970s College House, Apollo House, Screen Cinema and a collection of low-rise buildings of bleak concrete construction were demolished in 2019, clearing the site for this major urban regeneration development.

### A prominent new feature on the city's skyline

Originally envisioned as two distinct ten-storey office buildings, the College Square development underwent a transformative redesign under award-winning architects, Henry J Lyons. Following the amalgamation of the two plots, Marlet Property Group set their sights on a new unified commercial scheme, aiming to set a new benchmark for sustainable design. The reimagined development now delivers high-end residential units, a 500-seater entertainment venue, and an impressive 540,000 sq ft of commercial Grade A office workspace which has achieved LEED Platinum Certification.

On the northern corner of the site above the Apollo House building sits the tower section of the development, at 22 storeys it accommodates 58 residential units and 2,200 sq ft of internal communal amenity space. It also features external terrace areas above the commercial buildings and stands as one of Ireland's tallest occupied structures - a spectacular addition to the Dublin city landscape.

Sitting above a new double-storey basement which covers the full extent of the site, is the 37,000 sq ft double-height entertainment venue, alongside car parking, bicycle spaces and ancillary areas. Punctuated by high quality soft and hard landscaping to ensure the best possible integration with its urban setting, a new public plaza and pedestrian street runs through the development's centre, linking the Tara Street rail station with the prominent College Green in front of Trinity College.

The upper office floors utilise steel column and high-efficiency composite cellular beams around the perimeter of the setbacks, helping to preserve the internal column grid consistent with the floors below.



## Designing a new icon

Working in collaboration with the client and architects our team delivered civil and structural engineering services from conception to completion for this significant project. Our specialists helped to shape one of the most sustainable buildings in Ireland, which is now home to the largest single office letting to take place in the European office market since 2021.

Considering the proximity to the River Liffey, our structural solution effectively sealed the perimeter of the site to prevent the ingress of ground water as the basement excavation proceeded via a secant pile wall, with the piles extending into the underlying mudstone bedrock. To restrain the top of the piled wall, anchor ties were used, uniquely using glass fibre instead of conventional steel rods. This innovative choice was made to prevent complications during future excavations beneath surrounding roads, where the ties extend. In addition, internal propping was deployed to stabilise the wall adjacent to neighbouring buildings, ensuring structural integrity throughout the excavation phase.

**The reimagined development now delivers high-end residential units, a 500-seater entertainment venue, and an impressive 540,000 sq ft of commercial Grade A office workspace which has achieved LEED Platinum Certification.**

The project team faced numerous challenges during enabling works and basement excavation, including the diversion and decommissioning of major buried services and utilities. Close collaboration with the LUAS light rail system operator was essential to agree measures to monitor and protect the on-street rail line along the western boundary of the site. The formation level for the new pads and rafts of the two-storey basement lies deep within the mudstone bedrock strata and well below the tidal groundwater table. As a result, the basement has been designed as a fully water-resisting structure, incorporating reinforced concrete walls and an integral White Tank System to ensure long-term waterproofing of the entire basement box.

For the commercial floors, the design team opted for a post-tensioned concrete slab system, supported by a reinforced



concrete frame. This proved to be the most value-focused solution, optimising slab depths and creating a more generous column grid spacing. The upper office floors utilise steel column and high-efficiency composite cellular beams around the perimeter of the setbacks, helping to preserve the internal column grid consistent with the floors below. This system also had a lower embodied carbon figure compared to more traditional construction, adding to the buildings green credentials.

A new diagonal shortcut has been created across the site, linking College Green to the River Liffey and Tara Street Station. This new route passes beneath the buildings, and above the clear span venue, acting as a wide covered passage opening onto double-height entrance lobbies to the offices, a venue reception, and a landscaped plaza at the centre of the site. To accommodate this, column positions were aligned so they did not fall onto either the access route or within the venue space. Four major column lines were allowed to proceed from foundation up to superstructure with the more minor columns supported on a series of 20-metre transfer beams at ground level. This strategy created an impressive double height subterranean space with the active plaza and street passing above.

To achieve the architectural vision for the plaza at Tara Street with minimal columns, a bespoke six-storey high Vierendeel truss was developed. This structural solution allows the façade to appear as a large, unsupported 21-metre clear span.

The tower section of the development, rising from levels 12 to 22 above the former Apollo House site, was introduced through a later planning amendment that expanded the projects scope. Its location, offset from site boundaries and positioned directly above the vertical cores, meant it was structurally disconnected from the lower grid, with minimal opportunity to drop vertical elements through the commercial floors and basement below. To overcome this challenge, the design team adopted a highly inventive solution. Vertical steel cantilever trusses were strategically placed along the apartment party walls, which aligned consistently from levels 12 to 21. These trusses were anchored back to the central cores, allowing the tower to be supported independently of the lower structure. This enabled the tower to effectively 'float' above the commercial superstructure, minimising disruption to the base build. This incredibly ambitious solution was born out of the determination of both the client and the design team to enhance the architectural and commercial impact of the scheme.

## Unearthing a glimpse of the past

Given College Square's central location, extensive archaeological investigations were undertaken as part of the enabling works at the site. This uncovered the historic ruins of a structure which once served as a covert church for Catholics living in the south inner city. Detailed research led to the discovery that the church was first built on the site in 1709, in Penal times, when the practice of Catholicism was banned. These important discoveries were preserved, recorded, and carefully removed.

Commenting on this landmark regeneration's impact, Waterman Moylan's Associate, Anthony Byrne, said: *"We are proud to have played a role in bringing this incredible development to life, creating a new icon for the Dublin skyline. The site's location, history, and ground conditions meant that close collaboration across the design team was vital, and this led to a series of innovative design solutions. College Square has set a new benchmark for sustainability focused, mixed-use development in central Dublin, and this remarkable scheme demonstrates how a variety of building uses can be integrated successfully, even in the most constrained urban locations."*

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# Mount Temple Comprehensive School progresses at pace

Construction of the new Mount Temple Comprehensive School is well underway. Located on the grounds of the existing campus on Malahide Road, Clontarf, Dublin 3, the development is due to complete in Q4 2026.

The project will deliver a new 10,685 sqm post-primary facility designed to accommodate 1,200 pupils. Spanning 9.49 ha, the development involves a phased demolition of six existing buildings totalling 6,251 sqm to bring all school activities into a single building. The project also encompasses a 20-classroom Special Educational Needs (SEN) facility, including play areas, traffic management and all associated site works. The new facility spans over 2.02 ha and will be interwoven around existing astro-turf pitches and the protected structures.

Working in close collaboration with Wejchert Architects alongside project members Mythen Construction Ltd (main contractor), KSN and Varming Consulting Engineers Ltd, Waterman Moylan's team provided complete civil and structural engineering services for the scheme.

## Demolition on a live school site

Five of the buildings scheduled for demolition are in use by the school, including the 1960s Mount Temple Hall, the maths block, and two prefabricated units. A disused sports pavilion is also located to the south of the site. To minimise disruption to the fully operational school, the project team are implementing a carefully sequenced demolition strategy that ensures education can continue without interruption throughout the construction period.

The site has dual access points from the northern and southern boundaries to manage logistics efficiently, and a clear separation between the existing and new school areas enables phased construction and a smooth decanting of pupils from the old to the new buildings.

## Preserving history

The historic Mount Temple House and its iconic clock tower dates back to early 1860s. These protected structures had to be carefully considered very early in the design strategy where sightlines and clearances guided the location of the new school building. The team installed a tiered terrace area between the Malahide and Howth Road entrances as the footprint for the new school.

**To minimise disruption to the fully operational school, the project team implemented a carefully sequenced demolition strategy that ensured education could continue without interruption throughout the construction period.**

To accommodate the site's existing terraces and ensure full accessibility, the design includes a series of internal and external retaining walls, along with a sloping boulevard integrated into the landscaping to comply with Part M of the building regulations. Elsewhere, the planning conditions required measures to ensure privacy and separation from neighbouring properties. The site's steep topography required us to design a retaining wall and boundary fence along the western elevation. This

Images Courtesy of Wejchert Architects



feature protects a line of sensitive mature trees where mini piles are minimising disruption to protected trees and their roots.

The team incorporated several unique structural elements into the final design. This includes feature bow string trusses and skylights in the new sports hall and a three-storey entrance atrium area and a cantilevered library area with a prominent staircase overlooking the entrance atrium. The scheme also incorporates external store, an ESB substation and switch room, 72 car parking spaces, new site lighting, and associated ancillary hard and soft landscaping.

Designed with sustainability at its heart, the team included photovoltaic panels along the southern elevation and integrated a sustainable urban drainage system into the site. An underground attenuation tank has been added to manage stormwater runoff efficiently. In alignment with the government's Low Carbon Design requirements introduced in 2024, all concrete used on site incorporates a minimum of 30% Ground Granulated Blast Furnace Slag which significantly reduces the carbon footprint during the construction process.

Eoghan Loughrey, Associate Director at Waterman Moylan said: "It is great to see the progression on the Mount Temple site. This transformative development reflects our commitment to delivering future-ready educational environments. We're proud to be working alongside our partners on Mount Temple and St Michaels House to bring this vision to life for the community."

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**Designed with sustainability at its heart, the team included photovoltaic panels along the southern elevation and integrated a sustainable urban drainage system (SuDS) into the site.**





Phase 1 of the Rathborne SHD development has reached a key milestone with the first scaffold drops revealing the completed façade on Block 4.

## €159m Rathborne Strategic Housing Development progresses at pace

The Rathborne Strategic Housing Development (SHD) mixed-use residential and commercial scheme is well into its second construction phase in Ashtown, Dublin 15.

This transformative development will deliver 725 apartments across six well-connected buildings, ranging from six to 14 storeys, alongside a supermarket, café/restaurant, creche, and dedicated resident amenity spaces. The buildings will also feature plant area and bike storage above undercroft parking, and the site's natural slope, from north to south, means the canal-facing elevation sits approximately one storey higher than the northern side.

The development will feature 5,840 sqm of communal open space, thoughtfully distributed across five distinct zones. These include landscaped courtyards at podium level between each block, each offering direct access to the Royal Canal towpath, as well as roof-level amenity space above the supermarket in Block 1. These areas are designed to enhance resident wellbeing and connectivity through the site.

Construction began in June 2024 and is scheduled to run through to mid-2027, with the first handover expected in late 2026. To accelerate the construction timeline, the main contractor, Walls Construction, has appointed Flood Precast to deliver the precast concrete structures, ensuring efficient and high-quality delivery across all phases of the build.

Phase 1 of the Rathborne SHD development has now reached a key milestone with the first scaffold drops revealing the completed façade on Block 4. Internal works are actively progressing across three blocks, with several apartments now handed over for final snagging. ESB power has been activated for the phase, and commissioning works are underway. August also

saw the installation of the precast roof on Block 6, while Blocks 4 and 5 have advanced to the tower section stage. Meanwhile, phase 2 is moving forward in line with the construction programme. Internal fit-out works have commenced, and the curtain walling is currently being installed for the Block 1 retail unit.

Our team is delivering civil, traffic, structural, electrical, and mechanical engineering services for this landmark project, seeing us work in partnership with Walls Construction, OMP Architects, Doyle + O'Troithigh Landscape Architecture, and Jensen Hughes.



## Castlethorn's new Dundrum HQ opens its doors

The new office fit out of Castlethorn's HQ in Dundrum town centre's Block 4, Dublin 16, has transformed the blank floorplate into a stunning home befitting Castlethorn's status as one of Ireland's leading real estate developers and home builders.

The empty floorplate has been turned into a vibrant, high-performance workspace that reflects Castlethorn's brand identity and supports its operational goals. The scheme was carefully planned to integrate open-plan workstations, private offices, formal meeting rooms, breakout spaces, and collaborative hubs, providing a balanced environment for both focused work and teamwork.

High-quality contemporary finishes were chosen to create a professional yet welcoming atmosphere, with materials and colour palettes aligned to Castlethorn's brand identity, while promoting productivity and staff wellbeing. The space is equipped with advanced technology, including AV systems, video conferencing tools, high speed data networks and secure access controls, enabling a seamless hybrid working model. Working alongside this, lighting and acoustic design played a central role in enhancing comfort, with energy-efficient LED lighting solutions and acoustic treatments ensuring the office remains bright, comfortable, and quiet.

Embedded throughout the design process, sustainability was a core theme. As a result, environmentally responsible materials and energy-saving systems were selected to meet the latest sustainability benchmarks. Working in close collaboration with O'Mahony Pike Architects, our team delivered a full suite of mechanical, electrical and sustainability engineering services on the project.

Commenting on the completion, Waterman Moylan's Associate Director, Kevin Farrell, said: "It was a pleasure to work with Castlethorn, O'Mahony Pike Architects, and the wider project team to deliver this exceptional new HQ. Aligned with Castlethorn's sustainability goals, this scheme shows how a blend of thoughtful design, technical excellence, and sustainable engineering can be brought together to deliver an inspiring and future-ready workplace."





## Big future for Little Museum of Dublin after major transformation

The Little Museum of Dublin has reopened following a two-year, €4.3m refurbishment.

Based in the Georgian townhouse at 15 Stephen's Green, the renovation significantly enhances the visitor experience and operational capacity. The museum now features reimagined exhibition spaces, educational facilities, improved accessibility, and an expanded artefact collection sourced from the Irish public.

With funding from Fáilte Ireland, the Department of Tourism and Culture, Dublin City Council and private and corporate donors, the redevelopment aims to elevate the museum's role as a flagship cultural site in central Dublin, supporting long term growth as a tourism and education asset.

Delivered in partnership with conservation architects Deaton Lysaght, our team provided structural and MEP services for this popular tourist destination. Together, we focused on carefully preserving the eclectic history of the building, whilst delivering an outstanding experience for visitors exploring the dynamic epochs of Dublin's past.

As part of the museum's commitment to accessibility and inclusive design, our engineers designed a striking new four-storey lift structure, framed in steel and clad in glass, to ensure access to all levels of the museum.

The project involved substructure works, including a 550mm-deep raft foundation set into stiff clay, and reinforced concrete walls forming the lift pit. Above ground, the superstructure features a steel frame supporting the glass cladding, with a lifting beam installed at the top of the shaft. Vertical loads were transferred through four square hollow sections (SHS) columns and universal columns (UC) beams, which helped distribute the weight to corner box sections and down to the foundation. Lateral stability was achieved through vertical diagonal bracing, with structural connections anchoring the lift shaft to the existing building. Additional drainage and access improvements were also implemented, ensuring the new infrastructure supports both functionality, accessibility and long-term resilience.



Images Courtesy of The Little Museum of Dublin

The scheme also includes a full revamp of the mechanical and electrical systems within the building to provide a comfortable and welcoming internal environment, a factor which often presents challenges in existing protected structures. The lighting design was a key focus, seeing our engineers work closely alongside interior designers and specialist lighting suppliers, all whilst achieving the desired aesthetic. The design of life safety systems such as fire alarm and emergency escape systems was also of paramount importance.

The restoration allowed for multiple new items and for popular displays to be reimagined. A highlight is the U2-focused Made in Dublin music room featuring a striking maquette of Vera Klute's head statue of Luke Kelly. The entrance to the museum via the basement now displays a small garden with the historic K1 telephone box and as you venture through the space you are 'faced' with a stairwell devoted to former Dublin Lord Mayor Alfie Byrne. A first-floor room overlooks Stephens Green and is entirely dedicated to Dublin, paving its way through history from Victorian Times through the city's Little Jerusalem Jewish quarter, Oscar Wilde, Nelson's Pillar and the 1916 revolutionary era.

Delivered in partnership with conservation architects Deaton Lysaght, our team provided structural and MEP services for this popular tourist destination. Together, we focused on carefully preserving the eclectic history of the building, whilst delivering an outstanding experience for visitors exploring the dynamic epochs of Dublin's past.

Adding to the experiential dimension of the refurbishment, the museum provides a newly installed patio to provide outdoor space for visitors and events alongside the completely refurbished and redecorated interior.

Since opening its doors in 2011, the Little Museum of Dublin has welcomed over one million visitors, establishing itself as a key contributor to the city's cultural landscape. With its recent redevelopment, the museum is poised to significantly enhance the visitor experience and expand its reach. Projections estimate over 215,000 visitors annually by 2035, generating approximately €24.7m in revenue over the next decade.

Our team is extremely proud to have contributed to this prestigious project which restores and preserves Dublin's cultural heritage, while focusing on sustainability and accessibility. CEO of the museum, Sarah Clancy commented on the reopening expressing her gratitude: "Thanks to the generosity of the Irish people, the support of the state and the talent of our team, we have managed to reimagine the Little Museum of Dublin for generations to come. We are so proud to be reopening our doors and welcoming guests back into our newly renovated and accessible museum at 15 Stephen's Green."

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## Momentum Games: Our team pushed their limits to champion the Dublin Simon Community

Earlier this year, our team proudly took part in the inaugural Momentum Games, Ireland's ultimate fitness showdown, in support of the Dublin Simon Community.

This high-energy event brought together strategy, stamina, and teamwork, all for a vital cause.

Our participation helps Dublin Simon continue their mission to help individuals exiting homelessness, accessing and sustaining housing, and rebuilding their lives through essential housing, health and well-being services. Over the past 55 years, Dublin Simon has successfully expanded its reach across Dublin, Kildare, Wicklow, Meath, Louth, Cavan, and the Monaghan.

The Games brought teams together for an unforgettable experience filled with fast-paced challenges, strategic decision-making, and moments of pure adrenaline. The competition, laughter and overall camaraderie of the day culminated an electric atmosphere between the Irish property industry teams, where every move truly counted.

The teams took on a 15-minute challenge, rotating between three fitness stations; ski, row and cycling. Working in pairs, they tackled short and energising interval sessions that demanded focus, motivation and collaboration.

Our team put in a fantastic effort across the sectors, coming in second in their heat, missing out on the top spot by only five metres. The top five teams at the end

of the heats then battled it out for a place on the podium, with JLL securing a well-deserved victory!

The inaugural Momentum Games was an outstanding day of physical challenges and team spirit, supporting the Dublin Simon Community in their mission to prevent and end homelessness every day.

**The teams took on a 15-minute challenge, rotating between three fitness stations; ski, row and cycling. Working in pairs, they tackled short and energising interval sessions that demanded focus, motivation, and collaboration.**

David Griffin, Mechanical Engineer at Waterman Moylan, shared his experience at the Momentum Games: *"The day was a fantastic blend of sport and teamwork, all for such a vital cause. It was a great opportunity to connect with colleagues and professionals from across the property sector in a relaxed and friendly setting. Congratulations to the Momentum Games team for organising such a meaningful event in aid of Dublin Simon. I cannot wait to see how the event progresses!"*



## University College Dublin Career's Fair

For the fifth year running, our team had the opportunity to connect with the fourth and fifth year civil and structural engineering students at the University College Dublin Career's Fair. We shared valuable insights into our Graduate Development Programme, the exciting projects we are working on, and the hands-on experience interns and graduates can expect from day one at Waterman Moylan. The students gained an understanding of the array of disciplines our engineers work across, and the design skills and software tools we utilise daily.

It's always a privilege to engage with students who are so enthusiastic and curious about the future of our industry. These events are incredibly rewarding, not only do they allow us to share our expertise and showcase the exciting career paths available with us, whilst giving us the opportunity to hear directly from students about their interests, aspirations, and perspectives. This two-way exchange is a vital way for us stay connected to the next generation of emerging engineers.

We take great pride in our investment in interns and graduates, reflected in the strong retention rates across sectors, as well as many of our interns returning as graduates, continuing their professional journey at Waterman Moylan. We look forward to continuing these conversations and welcoming talented young engineers to our team.



## Together for Hospice: Sharing treats and support at Bewley's Big Coffee Morning

We brewed up something special at the office with Bewley's Coffee Morning and B Corp's Big Coffee Morning in support of Together for Hospice! With delicious cakes and savoury bites generously provided by Dishy, we gathered to raise vital funds for hospice services across Ireland.

It was a great chance to come together, enjoy some treats, and support a cause that makes a real impact in local communities. Together for Hospice supports 24 Specialist Hospice and Palliative Care providers nationwide, ensuring every euro raised stays local and makes a real difference.

We were proud to work with Bewley's, who have been championing this initiative for over 33 years, helping raise an incredible €47.6 million since the first coffee morning in 1992.

## STEPS Engineering Week: Inspiring tomorrow's engineers

As part of STEPS Engineering Week, our team headed off to primary and secondary schools across Ireland where they introduced young people to the exciting and diverse world of engineering.

We worked alongside Engineers Ireland to collaborate with local schools, providing practical resources for teachers, such as hands-on activities, a classroom celebration pack and on-demand virtual engineering shows, to inspire the next generation of engineers.

One of the standout moments of the event was the 45-minute 'City of the Future' documentary and competition, which gave young people a chance to explore what the future might look like. The school screenings encouraged the children to think and talk about the kind of sustainable changes our cities will need. Run in partnership with the Environmental Protection Agency, the competition invited students to explore what Irish cities could look like in 2050, blending creativity and engineering to envision a smarter and greener future.

As part of the programme, Shihan Gong, Civil Engineer at Waterman Moylan, visited Scoil Choilm Community School where she shared insight into her career in engineering with the senior students. She discussed climate change, outlining

its causes, and explained how engineers are helping to tackle this ongoing global issue.

Reflecting on the importance of the initiative, Shihan Gong said: *"As engineers, we have the power to design infrastructure that protects our environment, supports biodiversity, and mitigates the effects of climate change. By sharing our knowledge and passion, we can inspire young minds to contribute to a greener, more sustainable future."*

Talking about engineering in an interactive environment helps young people understand that it's not just theoretical, it is a field where they can make visible and transformative change. We're proud to have been part of this year's Engineers Week, helping to inspire students to think about a future where their ideas can shape change. We're excited to keep sharing our knowledge and supporting the next generation of engineers across Ireland.

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