

A new town
alive with
opportunity

Seven ____
____ Mills

Welcome to Seven Mills

A new town alive with opportunity



Discover Seven Mills



Cairn is pleased to introduce Seven Mills, a vibrant new town, located on the Grand Canal in Dublin 22.

Convenient, comfortable and community centered, Seven Mills will be a modern and inclusive town that people can call home. Here sustainable, contemporary, and stylish homes are surrounded by comprehensive amenities including parks, schools, canalside walks, accessible transport, shops and restaurants.

Seven Mills forms a major component of the Clonburris Development Zone (SDZ) Planning Scheme, recognised by the Irish Government as an area of strategic national importance. South Dublin County Council, along with the landowners have collaborated to develop a tailored plan to deliver 8,700 new homes, 8 new schools and 10 crèches in this area. Cairn, as the majority landowner, has designed Seven Mills to become the centrepiece to this new town.

Seven Mills Key Stats



Delivering a **new town centre**

Cyclepath directly to Dublin city centre



2 community buildings



+25,000
native Irish trees planted on site



12
parks

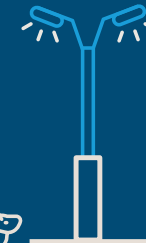
each home is a 2 mins walk from a park



225 acres of green space



3.5 km of canal frontage



12.5 km of walkways and cycleways



3 crèches



2 train stations



+15,000 residents



On your doorstep

vibrant shops, cafés, offices and community spaces

More than a house - a community to call home.

Cairn recognises that developing a new town is not just about building homes, it's about creating communities.

With €30 million forward funding from Cairn, as well as €186 million from the Urban Regeneration Development Fund and €18.8 million from the National Transport Authority, comprehensive infrastructure will be included in every step of Seven Mills' construction.

New roads, transport infrastructure including DART+ South West, parks, community centres and utility networks, are just some of the public facilities that will be delivered alongside 8,700 new homes in the Clonburris SDZ, of which Cairn will build 5,500 over the coming years.





STARBUCKS

Life on your terms

A world of opportunity on your doorstep. Seven Mills is designed to give you access to work, rest and play all within 5-minutes of your front door.

Designed to provide the perfect work life balance, Seven Mills will offer its 15,000 new residents easy access to places to shop, work, eat and relax. Commercial and retail spaces will give people and businesses the opportunity to find work and success close to home.

3.5km of canal frontage, and an extensive network of 12.5km of walkways and cycleways offer natural outdoor spaces for people to relax and unwind.




LIFFEY VALLEY




CORKAGH PARK

A new town, well connected


Accessible by rail, road, cycleway and footpaths, Seven Mills boasts 2 train stations, GoCar and Bike Share services. Ideally situated between the vibrant towns of Clondalkin and Lucan, this prime Dublin location delivers the best of both worlds, offering the rich history and cultural heritage of Clondalkin with the contemporary charm and amenities of Lucan.

 Bike

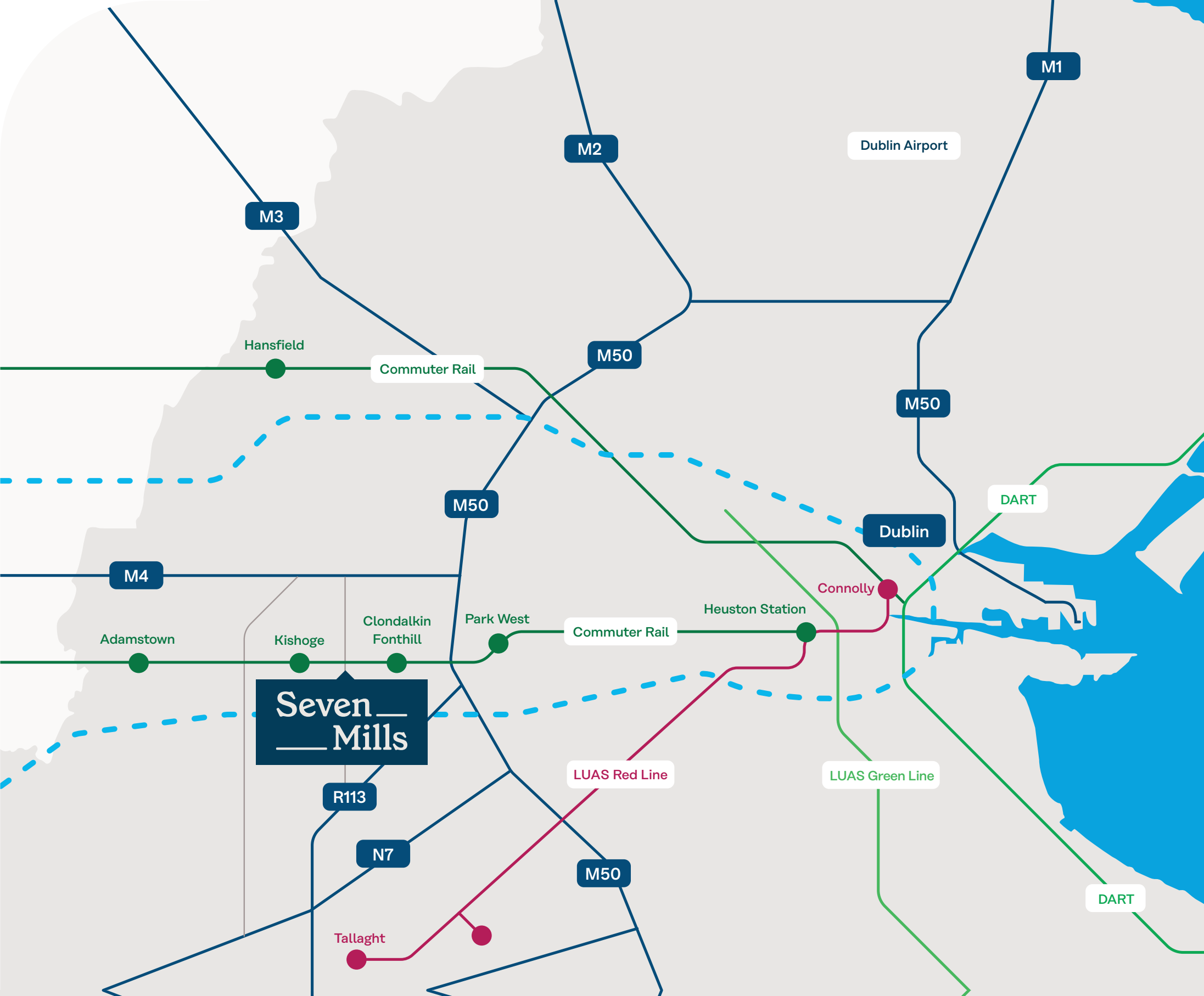
- **Seven Mills**
- **2 mins**
Grand Canal Greenway
- **3 mins**
Clondalkin Fonthill Train Station & Bus Stop
- **15 mins**
The Mill Shopping Centre

 Train

- **Seven Mills**
- **12 mins**
Heuston Station
- **30 mins**
Connolly Station
- **39 mins**
Docklands Station

 Car

- **Seven Mills**
- **8 mins**
Liffey Valley Shopping Centre
- **20 mins**
Dublin City Centre
- **20 mins**
Dublin Airport





Local employment

While the town of Seven Mills will offer plenty of employment opportunities for residents, from retail to busy local businesses, it is also conveniently located to provide access to business parks and global campuses.

Its' accessible connections to the city centre makes commuting quick and easy and helps foster a dynamic urban lifestyle.

Businesses & Business Parks

- 1 GRANGE CASTLE
- 2 PFIZER
- 3 MICROSOFT
- 4 TAKEDA
- 5 EDGECONNEX
- 6 GRIFOLS
- 7 WESTERN



A greener tomorrow

Sustainability is at the heart of Seven Mills. The development embraces biodiversity net gain so each home is HPI and WELL Building Institute registered. With outstanding BER ratings, Cairn's dedication to low carbon homes shines through.

Situated beside the Grand Canal, a **proposed natural heritage area**, Seven Mills' design includes the creation of additional ponds and quiet zones to nurture biodiversity and wildlife habitats, helping to build a greener, healthier future.

ESG (Environmental, Social, and Governance) principles shape the transformative vision of Seven Mills as it leads the way in integrating sustainable practices, social responsibility, and strong governance.



225 acres of green spaces

Targeting **1st** biodiversity net gain town in Ireland

NZEB nearly zero energy building for lower carbon use everyday

+25,000 native Irish trees planted on site

12.5 km of walkways and cycleways

A place for everyone



Seven Mills offers a diverse range of homes, including houses, duplexes, and apartments to answer the needs of over 15,000 residents.

These homes have been designed to cater to mixed tenure usage, ensuring that there is a suitable option for everyone. Seven Mills will have homes eligible for the Help to Buy and First Home Scheme guaranteeing affordability for new home buyers.



FIRST HOME SCHEME
Supporting Home Ownership



ELIGIBLE FOR THE HELP TO BUY SCHEME
Help To Buy

HOMES ARE CURRENTLY ELIGIBLE FOR
HELP TO BUY & FIRST HOME SCHEME





HIGHLY SUSTAINABLE
BER RATED HOMES



BER A2



GREEN MORTGAGE ELIGIBLE



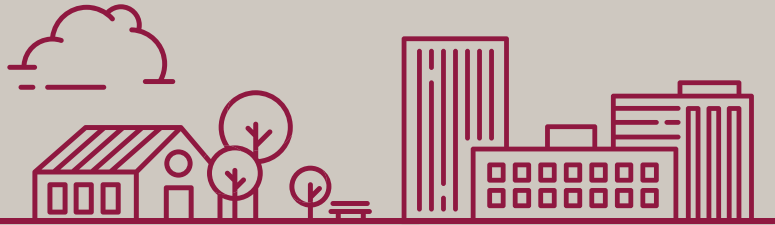
Good for business

Seven Mills presents a thriving new town with a projected population of over 15,000 people, providing many opportunities for businesses to flourish and expand.

With a keen focus on fostering a vibrant business ecosystem, Seven Mills is designed to support businesses of all sizes, from small retailers and start-ups to established employers.



Delivering a new town centre



2 ^{location pin}urban cores^{location pin} 300,000 sq ft of commercial space

Up to 10 k jobs in commercial & retail  180,000 sq ft of retail space

3 crèches  2 community buildings  5 mins walking distance from home to all services & amenities 

Building the future, building for good

The successful delivery of large-scale developments such as Citywest, Parkside, and Shackleton showcases Cairn's capability, credibility, and capacity in meeting the housing demands of Ireland.

As Ireland's leading home and community builder, Cairn's track record showcases expertise in innovation and construction, with over 7,000 new homes built in the past 8 years, including 3 neighbourhoods of over 1,000 homes each.

Cairn prioritises sustainability and energy efficiency as well as enhancing biodiversity, across all our developments.

Cairn is dedicated to delivering high-quality, sustainable homes and collaborating with homebuyers to consistently improve designs to ensure satisfaction.

CAIRN Built For Good



Disclaimer

The information in this document is correct at the time it was produced and printed in November 2023.

All paper in this brochure is certified as carbon balanced by the World Land Trust.

