

A large, stylized fingerprint graphic in a lighter shade of teal, positioned on the left side of the page. The lines of the fingerprint are curved and flow downwards, creating a sense of movement and identity.

RATHBORNE WHARF

ASHTOWN, DUBLIN 15

MORE THAN JUST A PLACE TO LIVE



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



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City 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 strong, connected community where they can build a life. Rathborne Wharf is a sustainable and well-connected development, offering high-quality homes in a well-established location.

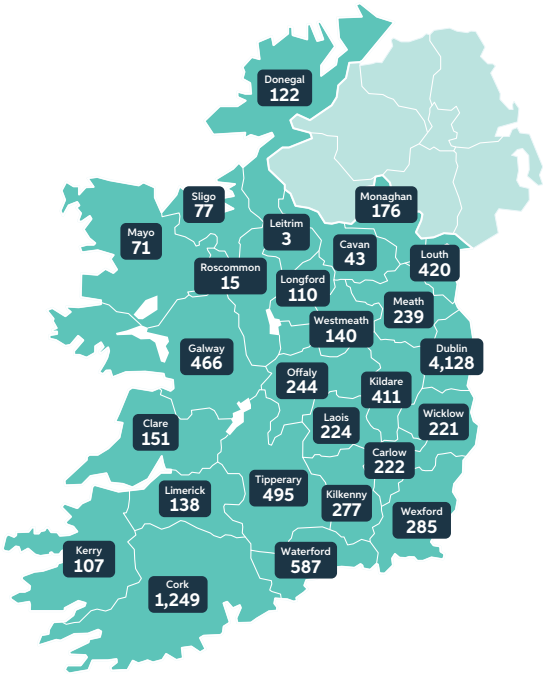
With excellent transport links, nearby employment and education options, and a wide range of local shops and leisure facilities, everything you need is within easy reach.

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 10,000 properties across the 26 counties that Respond either owns or manages. 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.



HOMES AND SERVICE YOU CAN RELY ON

When it comes to delivering exceptional places to live, Respond is dedicated to providing high-quality homes and building strong, connected communities from day one.

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.

BUILDING COMMUNITY FROM DAY ONE

Your home at Rathborne Wharf 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, Rathborne Wharf 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.

Eco-friendly design



RATHBORNE WHARF

Rathborne Wharf has been built to the highest standard of energy efficiency, achieving an A0 rating which is reserved for high-performance buildings operating completely free of fossil fuels.

A0 rated homes require little to no energy for heating/cooling, are eco-friendly and comfortable to live in. These homes use less non-renewable resources and minimise excessive energy use (saving you money) all while lowering greenhouse gas emissions.



What are the benefits of your A rated home?

- 1. Comfort**
Your new home is designed to remain at a constant comfortable temperature year round. Heat pumps provide steady, gentle warmth rather than sudden bursts of hot and cold air.
- 2. Reduced costs**
All heating in your home is performed by electricity only, using an Air-to-Water Heat Pump system. Decreasing our reliance on fuel and oil is important now and for the foreseeable future.
- 3. Air quality**
We spend about two-thirds of our lives inside our homes which makes the air quality in our homes extremely important. Air is equally as essential while you are awake as it is while you are asleep. Air quality is impacted by the airtightness of a house, combined with the mechanical ventilation which helps to improve overall air quality.

Welcome to your new community

Rathborne Wharf 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 working alongside tenants from day one to help build a strong, welcoming and connected community.

Quality Built

Featuring 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

Rathborne Wharf 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 get to know the community, support tenants, help resolve issues early and work with you to create a positive place to live.



RESPONDING TO YOUR NEEDS

Your home at Rathborne Wharf is designed to offer you spacious, contemporary living, and built with your comfort in mind.



Your new home, your community

Landscaped green spaces, seating, play areas and community rooms are designed to become places where tenants, local organisations and Respond staff can come together. We work with you to shape how these shared spaces are used.

We are committed to making sure everyone feels valued and included. As part of this new community, you'll find us available to offer guidance, lend support and help create a safe, inclusive and supportive environment where people feel at home and connected to their neighbours.



RESPOND'S HOUSING SERVICES: INVESTING IN HOMES AND COMMUNITIES

Respond believes that strong communities don't happen by accident. They need good homes, strong relationships and long-term investment. It is about supporting people, investing in communities and creating neighbourhoods where tenants feel safe, connected and proud to call home.

Every development receives the same commitment to high-quality housing management, customer service and tenant engagement.

Respond's approach recognises that successful high-density housing depends on more than well-designed buildings.

It combines high-quality homes with on-site services, community spaces and locally based housing teams to create neighbourhoods where people can build lasting connections.

Rathborne Wharf is
a welcoming setting
for this next chapter
in your life



The site

Rathborne Wharf has been carefully designed around generous central courtyards and direct access to the Royal Canal Greenway, creating a sense of openness while maintaining the privacy and security of your own home.

The site is located in close proximity to a number of on-street cycle lanes as well as two formal cycle routes: the Royal Canal Greenway and the Tolka Valley Greenway, making sustainable commuting and travel easy. Rathborne Wharf has 891 bicycle parking spaces, comprising secure resident bicycle parking, visitor parking and motorbike parking.

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

Rathborne Wharf has an abundance of green amenity areas on its doorstep with Tolka Valley Park to the north, the two-acre Crescent Parkland to the east and one of Europe's largest urban parks, The Phoenix Park, just a few minutes away. In addition the Royal Canal Greenway is right on your doorstep.

THE HISTORY OF RATHBORNE

Rathborne is named after the world-renowned Rathborne candle-making family, which is one of the oldest manufacturing companies in Ireland. Their Irish operation was initially located in Dublin's Liberties but in the early 1700s they moved to two new locations one of them being right beside the Canal Bridge at Ashtown.



LOCATION

Everything within reach

Rathborne Wharf is located on the historic Royal Canal with easy access to Ashtown Train Station getting you to Dublin City Centre in 14 minutes. A number of bus stops are also located within walking distance from your new home. Rathborne Wharf is also within walking distance of the brand new Pelletstown Train Station and within easy reach of Broombridge LUAS station.

By foot

- 5 mins to SuperValu
- 5 mins to Tolka Valley Park
- 6 mins to Ashtown Train Station
- 24 mins to Phoenix Park

By bike

- 5 mins to Aura de Paul Swimming Pool
- 17 mins to Blanchardstown Shopping Centre
- 20 mins to TUD Grangegorman
- 28 mins to Dublin City Centre

By bus

- 30 mins to Blanchardstown Shopping Centre
- 35 mins to TUD Grangegorman
- 45 mins to National Botanical Gardens
- 50 mins to Dublin Airport

By train

- 14 mins to Dublin City Centre
- 20 mins to Mater Hospital
- 27 mins to Croke Park
- 50 mins to Dublin Airport



SPECIFICATION

Rathborne comprises 725 homes, offering a mix of a studio, one-, two- and three-bedroom apartments. The development is arranged across six blocks, ranging in height from five to 14 storeys. On-site facilities also include management facilities, two tenant amenity spaces and a crèche.

Durable, high-quality materials have been used throughout to ensure long lasting homes built to stand the test of time. All homes achieve an A0 BER rating, reflecting high levels of energy efficiency and environmental performance. This means lower energy use, reduced carbon emissions and more comfortable living all year round.



BER A0



Quality of the build

Property features

External

- High-quality brickwork, standing seam aluminium cladding and pressed metal. Acrylic render on external wall insulation system
- High-performance Alu-clad double-glazed windows with low U-Value for energy efficiency
- Cobblelock path and granite paving to walkable areas. Ballylusk compacted gravel and precast paving slabs to courtyard and patio areas. Permeable paving to parking areas
- Landscaped communal garden and courtyard with seating and play facilities
- Communal refuse recycling facilities
- Secure bike storage
- Gated undercroft car parking area
- Public art piece to main park area

Energy Efficiency

- A0 BER energy rating
- Highly insulated airtight design
- High levels of roof, wall, and floor insulation
- Energy saving LED light fittings

Heating

- Hot water heat pump system with MVHR. Heating by electric panel radiators
- Pressurised hot and cold water
- Time and temperature zone controls

Security & Safety

- Smoke detectors fitted (mains powered with battery backup) and sprinklered system throughout
- Safety restrictors provided on all windows
- Fob access
- 24 hour CCTV monitoring

Electrical

- Generous provision of lighting and power points
- Charging points in parking area

Interior Finishes

- Neutral colour painting
- High-quality painted doors
- Contemporary square edge architrave and skirting
- Brushed satin finish ironmongery
- Superior quality internal joinery
- Lift and stair access to apartment blocks
- High-quality laminate flooring
- Fitted wardrobe in all bedrooms

Kitchens

- Contemporary designed kitchens
- Stainless steel sink and mixing tap

Environmental

- Modern methods of construction
- Landscaping with native flora
- Green roofs
- Permeable paving to parking areas

Bathrooms & Ensuites

- High-quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in bathrooms and ensuites
- High-quality sanitary ware

BER A0





We want to hear from you

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

Your well-being 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, connected 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.

MORE THAN JUST A PLACE TO LIVE



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

Airmount,
Dominick Place,
Waterford,
X91 A397

01 808 7700
info@respond.ie
respond.ie

© Respond 2026



respond.ie