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**2021
OFFICE
DEVELOPMENT
REPORT**

Compiled by the CIS Research & Insights Teams

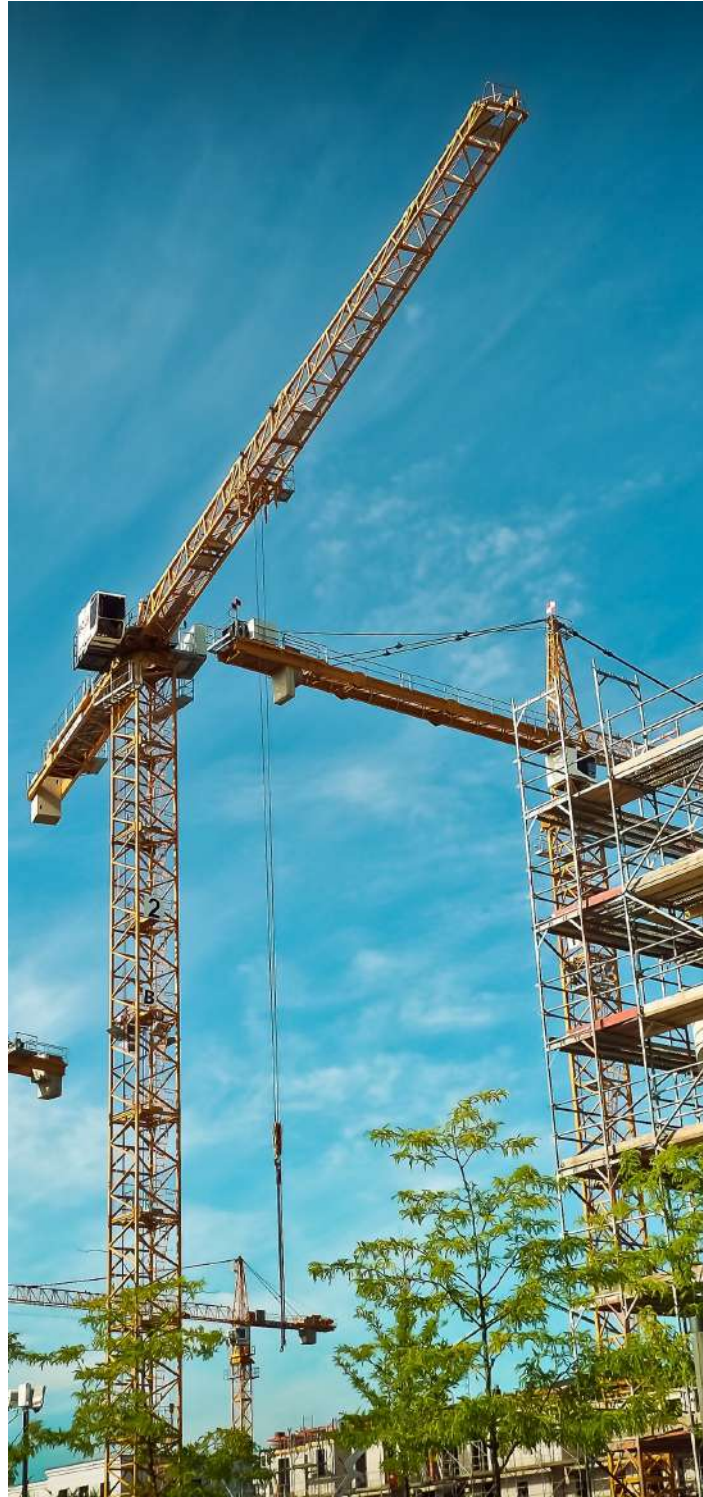
Overview

With the phased return to the office now announced from September 20th, we decided to take a look at what activity is going on in the area of office developments and the commercial sector.

The negative effects of Covid-19 have continued to weigh on take-up of office space and it is unsurprising that the occupier market has struggled to gain momentum in the first-half of the year. With many firms now looking at different combinations of working from home and in the office for its staff, we wanted to highlight what is currently going on at different stages of the construction cycle.

Office starts in the Republic of Ireland in Q2 2021 rose by nearly 300% in value to €418m over Q2 2020. Although this upsurge in activity could be attributed to the erratic nature of development during the pandemic, the figures also hold up well when compared to the average quarterly figures for starts in 2020 (up by 144%) and 2019 (up by 120%). There were 66 new starts in the quarter. The five largest projects accounted for €335m of investment and are located in Dublin (2), Cork, Westmeath and Wicklow.

In this report we look at the commercial sector activity for plans submitted, plans granted, on-site and completed. In each of these stages we cover the volumes, the floor area and the floor area by regional spread along with a look at some of the top projects at those stages.



Office Developments (€5m+)

Last 12 Months

Plans Submitted



Plans Submitted

Featured Project

€25m - Office/Retail Development

The Queens Old Castle, 84-89 Grand Parade, Cork City

Project ID: 1182744

Funding Type: Private

Construction Type: New Build

A planning application has been lodged with Cork City Council for the conservation, refurbishment, alteration and change of use of the existing structure including the partial demolition of original and non-original fabric and the construction of a mixed-use office and retail development with primary access from Grand Parade with service ancillary access from Saint Augustine street.

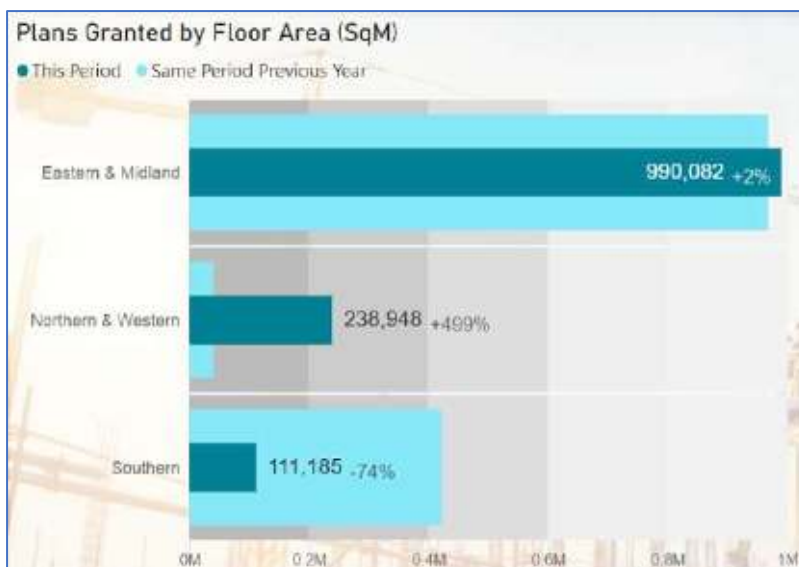
The proposed development, designed by O'Mahony Pike, consists of the construction of a part 3, part 4, part 6 and part 7 storey office block comprising nearly 10,000 sq.m. The retail element comprises a total of 122 sq.m of comparison retail space fronting onto Grand Parade. The proposed office space will be designed to be suitable for a single user or multiple users with subdivisions. A planning decision is expected before year end. Full project details



Office Developments (€5m+)

Last 12 Months

Plans Granted



Plans Granted

Featured Project



€147m - Mixed Use Development

Galway City North Business Park, Tuam Road, Galway

Project ID: 1128095

Funding Type: Private

Construction Type: New Build

A decision to grant planning permission was issued by Galway City Council on 11/08/2021 to Strategic Land Investments Limited for a development which will consist of a mixed-use scheme with an overall gross floor area (gfa) of approximately 97,936 sqm. on a site of circa 6.81 hectares at the Galway City North Business Park.

The development for Strategic Land Development Limited is arranged across 13 development blocks (a-m) ranging in height from 2 to 8 storeys with associated ground level and basement level car parking.

An appeal has subsequently been lodged against the approval with a decision due in late 2021. Full project details

Plans Granted

Featured Project

€135m - Mixed Use
Development

DIT / TUD site, Kevin Street Lower, Dublin 8

Project ID: 1100367

Funding Type: Private

Construction Type: New Build



On the 31st of August 2021, An Bord Pleanala upheld Dublin City Council's decision to grant planning permission to the GA Development Fund for a 10-year full planning permission for a mixed-use development at the Dublin Institute of Technology, Kevin Street lower, Dublin 8.

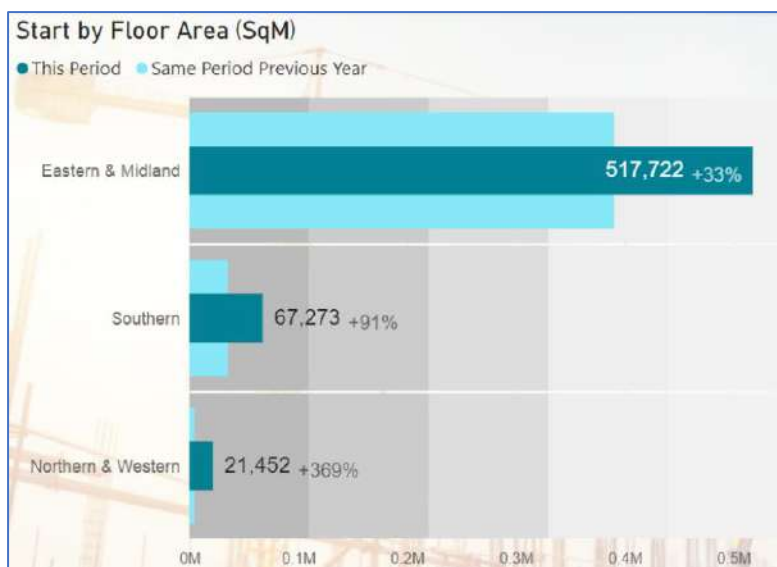
The development includes 53,110 sq.m of commercial office floorspace in blocks a, b and c and 21,669 sq.m of residential accommodation in blocks d and e, providing a total of 299 build to rent residential units (130 no. studios, 130 no. 1-bed units, and 39 no. 2-bed units) and residential support and amenity facilities.

The proposal includes 1 creche facility, 1 cafe/restaurant unit and a double height exhibition space extension to the rear of Kevin Street library. The total gfa, including lower ground/basement levels, of the proposed development is 85,436 sq.m. Full project details

Office Developments (€5m+)

Last 12 Months

Project Starts



On Site

Featured Project

€20m - Mixed Use Building

Chatham House, Chatham Street, Dublin 2

Project ID: 1085020

Funding Type: Private

Construction Type: New Build



Works have commenced on site on the demolition of the existing three storey over basement building on the site and the construction of a 3,005 sq.m (gfa) six storey over basement mixed use building comprising an interactive multi-media exhibition area with associated offices, toilets and storage areas, plant areas, cycle parking and bin storage areas in the basement at a site at Chatham House, Dublin 2.

Work is expected to take in the region of 24 months to complete. The project for Lioncor will be known as House of Europe upon completion.

Full project details

On Site

Featured Project



€48m - Office/Hotel Development

Castleforbes Business Park, Sheriff Street
Upper, Dublin 1

Project ID: 1056836

Funding Type: Private

Construction Type: New Build

Work is expected to commence in the coming weeks on the construction of a commercial office building (Shell & Core) at Castleforbes Business Park, Sheriff Street Upper, Dublin 1. Collen Construction have recently commenced work on the hotel element of the overall development with works expecting to be completed during 2023.

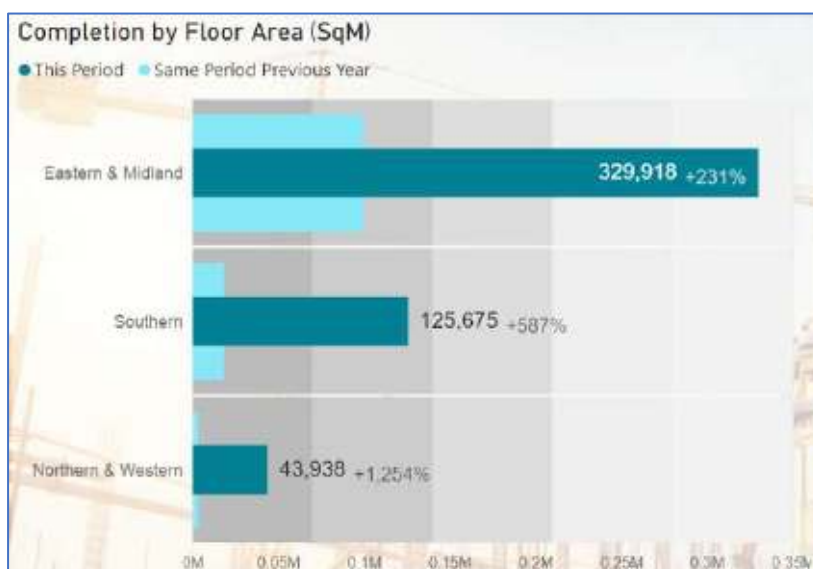
Glenveagh Properties are behind the proposal for this new mix use development for the Docklands area of the city, which will see a Premier Inn operating a hotel with over 250 bedrooms upon completion.

Full project details

Office Developments (€5m+)

Last 12 Months

Project Completions





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