

Construction information services round-up

Green light for €45m shared living space in Dun Laoghaire

An Bord Pleanála has granted planning permission for a €45 million shared living space development in Dun Laoghaire, Co Dublin, for Bartra Capital. The scheme proposes 208 bed spaces, rooftop terrace and other communal facilities.



Artist's impressions of the Bartra scheme in Dun Laoghaire

Tallaght to get 196 build-to-rent apartments

Plans have been approved for a €43 million residential project at Cookstown Way, Tallaght, Dublin 24; 196 'build to rent' apartments are proposed. Pyrmont Property Development received planning permission via the Fast Track planning process.

Work begins at €1.2m library in Wicklow town

Works are now under way on the development of a new €1.2 million public library at The Mall, Wicklow town. Works are expected to take in the region of 12 months to complete.

Construction under way at €27.5m Naas development

Work has commenced on the construction of phase one of a €27.5 million residential development in Naas, Co Kildare, for Ardstone Homes. Phase one will comprise 93 units. The overall development calls for the construction of 125 units in a mix of houses and apartments.

Plans submitted for 288-apartment scheme in Mervue

A Strategic Housing Development Application has been submitted

to An Bord Pleanála by Crown Square Developments for a €55 million apartment development at Mervue, Co Galway. The development proposes 288 apartments, a medical centre, a crèche, a gym and other ancillary facilities. A planning decision is expected in early November 2019.

Plans lodged for €84m Grand Canal Harbour scheme

Plans have been lodged for an €84 million mixed-use development for the Marlet Property Group at Grand Canal Harbour, Dublin 8. Over 500 apartments are proposed

along with retail, office, leisure and medical facilities in a number of blocks rising to 13 storeys.

Permission sought for €31m Dublin 2 office space

Planning has been lodged for a

€31 million commercial development at Clanwilliam Court, Dublin 2. The development proposes nearly 20,000 square metres of office space in a seven-storey block for Hibernia Reit.

Plans submitted for 104-apartment Navan development

Hunt Capital has applied to An Bord Pleanála for permission for a strategic housing development on Metges Road, Johnstown, Navan, Co Meath. The €21.8 million development proposes the construction of four buildings ranging in height from four to five storeys accommodating 104 apartments.

Work under way at Lucan swimming pool complex

Works are under way on the €13 million development of Lucan swimming pool in Co Dublin, consisting of a new single-storey building comprising over 3,000 square metres of new leisure accommodation. Works are expected to take 20 months.

Plans lodged for €106m scheme in Blackrock, Co Louth

Kingsbridge Consultancy has applied to An Bord Pleanála for a strategic housing development at Blackrock Road, Haggardstown, Blackrock, Co Louth. The €106 million scheme proposes 258 houses and 225 apartments with associated facilities and works.

Galway Racecourse plans get go-ahead

Plans have been approved for the €14 million redevelopment of the Galway Racecourse. The works will comprise a new parade ring and winners' enclosure, a hospitality and amenities building and restaurant. Works are expected to commence in August 2020.

See cisureland.com



The site of the planned Cultural Quarter on Parnell Square

Squaring the circle as Parnell funders fail to materialise

BY EITHNE DODD

'Most disappointing and unwelcome' was the response of Owen Keegan, chief executive of Dublin City Council, to the news that the planned new Cultural Quarter at Parnell Square West is facing delays due to a lack of funding.

The urban regeneration of Parnell Square into a cultural quarter is planned to revitalise the area of north inner-city Dublin, welcoming 3,000 visitors daily (up to one million every year). Initial plans were unveiled in 2013 and planning permission was granted in May of this year.

Dublin City Council has been pursuing the development since 2012. The council has now been advised that the required private fundraising for the project could take more than three years and that there is no guarantee it will be successful.

In order to finance the project, a charitable trust was set up by the Parnell Square Foundation with the support of property company Kennedy Wilson and Dublin City Council. However, when less money came in than expected, the Foundation hired a consultant to identify why this was.

Obstacles identified included the fact that libraries have a lower affinity score with private donors than the arts generally; the scale of funding required when compared to the sums raised previously for Irish cultural projects; the lack of a donor base to act as project champions; and intense competition for philanthropic funding from high-profile national cultural projects based in Dublin.

While noting the above, Dublin City Council's representatives on the Foundation do not accept that the obstacles are insurmountable.

At 11,000 square metres, the proposed development comprises a range of cultural facilities including a new library, music centre, design space, innovation hub, business library, a conference space with a capacity of 200, an education centre, a café and an exhibition centre. Also included is the redevelopment of a range of Georgian houses, numbers 20 to 28 in the square. A new public plaza is to be created in front of the City Library buildings and Dublin City Gallery The Hugh Lane.

To date, €4.8 million has been provided as seed funding by Kennedy Wilson, plus an additional €1.7 million from Dublin City Council. The agreed funding model was to be that a minimum of 55 per cent of the project was to be funded by private philanthropy via the Foundation. Dublin City Council was to provide a maximum of 45 per cent of the project cost.

With inflation, the projected cost of the project is now expected to be €131 million.

The Foundation has now decided to support the option to split the project between the library element and the cultural elements. Dublin City Council is to fund the library and well as some protective works to existing Georgian buildings in what is known as Phase 1, at an estimated cost of €80 million. The plan is to fund the cultural elements in future phases of development.

A staged approach to the project is currently being considered by Keegan. This would involve the council proceeding with the construction of the new library, while the planned works to the Georgian houses and the plaza would be deferred.

Keegan has advised the elected members that he was proposing to proceed by the council assuming responsibility for the development of the cultural quarter. The council will undertake further work on the feasibility of the staged approach to delivering the project, if it is feasible, arrangements will be made to have the detailed design work for the new library building and limited works to the Georgian houses. While that work is being undertaken, Keegan will work to identify possible funding sources.

The new City Library will replace the current Central Library, creating a new destination for learning, literature and information. The library will be close to many cultural landmarks in Dublin city, including the Hugh Lane, the Irish Writers' Centre, the Dublin Writers' Museum, the Gate Theatre, Poetry Ireland and the Garden of Remembrance. It will be the focal point for the Parnell Square Cultural Quarter.



Unit B1, Horizon Logistics Park, Swords, Co Dublin; right: the interior of the unit



Industrial take-up rises but issues remain

According to this week's report from JLL, Q2 has got off to a good start for the industrial market, with take-up totalling just over 1 million square feet across 50 deals. The 57 per cent increase on the same period last year has been driven by the number of larger-sized deals, and

with eight deals greater than 50,000 square feet compared to six in Q1 2019 and one in Q2 2018.

That said, in terms of the number of deals, 50 per cent were for space less than 10,000 square feet, so there has also been a lot of smaller-sized activity taking place. In terms of location, the

greatest demand this quarter was evenly focused on the south-west (38 per cent) and north-west (36 per cent). Three of the top five deals were in the north-west, where the average deal size was 28,722 square feet, compared to 17,968 square feet in the south-west.

Take-up was focused on secondary-grade space this quarter, accounting for 71 per cent. Prime-grade space made up the other 29 per cent. While this suggests that demand is focused on secondary space, this is not the case. The greatest demand is for prime space, but the limited availability of good-quality space is impacting on occupier decisions.

Hannah Dwyer, JLL's director and head of research said: "The industrial market has continued to perform strongly in terms of deals that have signed in the last three months. While the stats suggest strong market activity, there are a couple of issues across the sector, and around

the supply of industrial space. While it is positive to see strong demand levels for H1 2019, there is some concern regarding the lack of availability of good-quality space for occupiers looking to either expand in, relocate to or enter

the Dublin market. "This has already started to impact on occupier decisions, with greater volumes of take-up of secondary space. While there are a handful of pipeline schemes currently on site that will deliver new space to the market, there are a number of active occupiers in the market struggling to find space in the

shorter term." Nigel Healy, senior director in industrial agency, added: "The lack of availability of prime space continues to be an issue and is driving rents upwards. We forecast that rents by the year end could get up to €10 per square foot."

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