



CIS

Dublin
Docklands
Report

Construction Information Services (CIS) is Ireland's market leader in supplying construction project information across All-Ireland. We provide real time, in-depth information on construction projects from pre-planning to on-site stages. Our innovative online product ensures your business can make important decisions quickly and generate all specific leads for your pipeline.

CIS Online is compatible with all mobile and tablet devices meaning our customers always have the latest project opportunities with them no matter where they are. CIS Online is designed to let you dictate the criteria for your desired project leads based on what construction sectors you're focused on as well as location, project stage and value range

For all the latest updates on all projects listed in this report, simply click on the hyper-linked Project ID associated with it which will bring you to a CIS enquiry page where you can request further information.

Alternatively you can sign up for a **Free 7 Day Trial** where you can view these and all other major and minor projects that are or will be taking place in the Docklands area.



Important note

Estimated construction costs as indicated are indicative cost estimates. These costs are not exact and are intended only as a preliminary guide to possible project cost. Costs are derived from a building model with basic components. The indicative cost index has been produced with the assistance and validation of credible and qualified quantity surveyors. CIS shall have no liability for any loss, expense or damage arising out of or in connection with the information contained herein.

The information contained in this CIS Docklands Report is accurate as of 14th September 2015. Future updates on all of these projects can be accessed via our online database by signing up for a Free 7 Day Trial, and thereafter a paid subscription.

Table of Contents

1. An Introduction to the Dublin Docklands
2. Dublin Docklands Major Projects Section
3. Dublin Docklands Minor Projects Section
4. Docklands Rental Property Listing
5. Docklands Company Listing



Dublin Docklands Timeline and History

- Custom house built - 1790s
- Urban Renewal Act established - 1986
- IFSC was established – 1987
- Custom House Docks Planning Scheme prepared – 1994
- Dublin Docklands Development Authority – 1997
- Preparation of 3 Master Dockland development plans – 1997-2008
- Introduction of the Strategic Development Zone Scheme – 2014

The Dublin Docklands Development Area comprises of 520 hectares or 1300 acres of land on the north and south banks of the River Liffey.

A brief history of the Dublin Docklands

The traditional Dublin industries, such as poplin and silk were located in the neighbourhood of St. Patrick's Cathedral. When these industries declined after 1800, the population fell in older parts of the city. In the Docklands by contrast the population increased steadily throughout the nineteenth century, and the vacant land was gradually covered with houses and commercial properties.

Following the decline of textile industries in Dublin after 1800, population numbers fell in older parts of the city. But due to the increase in the city's port trade which operated in front of the Custom House when it opened in the 1790s, the vacant land around the docklands gradually became covered with houses and commercial properties.

After World War II the number of jobs in the Docklands fell with the growth of container traffic and the switch from rail to road. Many of the older factories closed down.

Moving the Docklands into the modern age

Previous regeneration of the docklands began in the late '80s with the development of the International Financial Services Centre (IFSC). The IFSC is now one of the world's leading financial services centres. It has become one of the leading hedge fund service centres in Europe, and many of the world's most important financial institutions have a presence here.

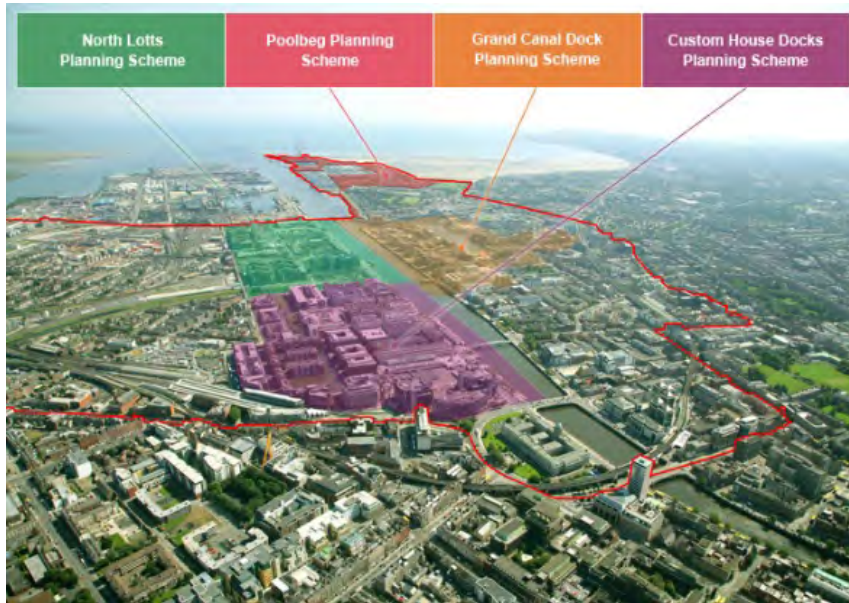
Total employment in the IFSC stands at over 35,000 with 10,000 people employed outside Dublin and pay about €1 billion in corporate taxes each year, with a further €1 billion going to the exchequer in payroll taxes.

More than 500 operations were approved to trade in under the IFSC programme. The centre is host to half of the world's top 50 banks and to half of the top 20 insurance companies. A sophisticated support network, including shared services centres, software development, and legal and accountancy companies, has also developed around the IFSC.

Following the economic crash, the IFSC suffered extreme financial contraction but some of the major construction projects continued on and today, new infrastructure, such as the Samuel Beckett Bridge and the LUAS Docklands extension, has made the area more accessible. New venues, including the Bord Gais Energy Theatre, the refurbished 3Arena and the Convention Centre Dublin have all become modern Dublin landmarks. With the mass of commercial, residential, civil and leisure projects in the pipeline for the SDZ Docklands Planning Scheme, this has become and will continue to be a vibrant working and living district in the city of Dublin.

Future Development of the Docklands

The Dublin Docklands Development Authority was established in 1997 to lead a major project of physical, social and economic regeneration in the East side of Dublin. The preparation of three Master Dockland development plans between this time and 2008 established the following planned schemes which have since been approved.



North Lotts Planning Scheme

The North Lotts and Grand Canal Dock SDZ Planning Scheme was approved by Dublin City Council in 2014 and by An Bord Pleanala in 2014, subject to minor amendments.

The 13.2 hectares of undeveloped sites could accommodate c.1,950 residential units and 200,000m² of commercial floor space.

Grand Canal Dock Planning Scheme

The 9.6 hectares of undeveloped sites could accommodate c. 1,400 residential units and 145,000m² of commercial floor space



Poolbeg Planning Scheme

Overall, the potential development floorspace within will be in the region of 750,000 square metres. This equates to a potential residential population of 10,100 people and potential working population of 16,000 people.

Custom House Docks Planning Scheme

The Customs House Docks area comprises 29.85 hectares situated on the north side of the River Liffey.

Docklands facts

- The restored chq building is the last surviving warehouse of the Docklands. This structure once hosted a banquet for 4,000 veterans of the Crimean War in 1856.
- 300 years ago there were no houses in the Docklands with the exception of the small fishing hamlet of Ringsend. Most of the land was underwater with the occasional watchtower, customs outpost and pilgrimage hospice along the waterfront.
- Over 40,000 are employed in the Dublin docklands area and almost 30,000 people live in residential units here.

Mixed Use Development

1-4 Windmill Lane, 1-3 Hanover Street East, & 19-20
Creighton Street, Dublin

CIS Project ID: 133674

Value:	€28,400,000 (Est)
Planning Stage:	Plans Granted
Start Date:	Q4 2015/ Q1 2016
Floor Area	16545m ²
Storeys:	5

We understand a main contractor is expected to be appointed in Q4 2015/Q1 2016 for the construction of a mixed use development on 1-4 Windmill Lane. Piling and excavation works are currently underway on this development. Demolition works undertaken by Walmac Construction, Co. Dublin were completed in Q1 2015.

The overall development consists of the demolition of existing warehouse buildings, the retention of no. 19 Creighton Street and the development of a mixed use development consisting of a 4 to 6 storey office building including setback penthouse levels with roof terraces at 3rd floor level, ground floor cafe and associated rooftop plant.-A 4-5 storey residential building with retail space at ground floor and residential development on the upper floors around a raised first floor level landscaped courtyard providing 15 no. units consisting of 3 no. 1 bed units, 8 no. 2 bed units & 4 no. 3 beds with associated balconies and roof terrace at 5th floor.

At ground floor level pedestrian access is proposed to the offices from Windmill Lane. Access to the residential units is provided along Creighton Street and access to the residential courtyard is provided along Creighton Street. & Hanover Street East. The development also proposes an ESB substation above flood level. 58 car parking spaces, 214 bicycle spaces and associated plant space are provided in a single basement car park accessed via a new vehicular ramp off Hanover Street East.

The total gross floor areas provided are as follows: 13,980 sq.m. of office, 887 sq.m. of retail & 1678 sq.m. of residential combining for an overall proposed development of 16,545 sq.m. (Excluding basement). All the above, including all associated ground and landscaping works is to be carried out on a site of 0.4223 ha.

Work is expected to take in the region of 24 months to complete.

COMPANIES

PROMOTER: WK Nowlan & Associates
PHONE: +35319058350
WEBSITE: www.wkn.ie

CO-PROMOTER: Hibernia REIT plc
PHONE: +35319058370
WEBSITE: www.hiberniareit.com

CO-PROMOTER: Starwood Capital Group
PHONE: +12034227700
WEBSITE: www.starwoodcapital.com

ARCHITECT: MOLA Architects
PHONE: +35314537300
WEBSITE: www.molaarchitecture.com

STRUCTURAL & CIVIL ENGINEER: Casey O'Rourke and Associates
PHONE: +35316611100
WEBSITE: www.cora.ie

DEMOLITION CONTRACTOR: Walmac Demolition
PHONE: +35312570900
WEBSITE: www.mpconstruction.ie

PILING CONTRACTOR: PJ Edwards & Company Limited
PHONE: +35316268329
WEBSITE: www.pjedwards.ie



QUANTITY SURVEYOR: Mulcahy McDonagh & Partners
PHONE: +35316689833
WEBSITE: www.mmp.ie

MECH & ELEC ENGINEER: Arup Consulting Engineers
PHONE: +35312334455
WEBSITE: www.arup.ie

ESTATE AGENT: Jones Lang Lasalle
PHONE: +35316731600
WEBSITE: www.jll.ie/ireland/en-ie

Mixed Use Development

76 Sir John Rogerson's Quay, Dublin 2

CIS Project ID: 807725

Value:	€23,000,000 (Est)
Contract Stage:	Contract Awarded
Planning Stage:	Plans Granted
Floor Area:	16720m ²
Storeys:	10

The development will consist of demolition of the existing warehouse and associated structures (c.3,500 sq.m). construction of a mixed-use development of 7 to 10 storeys (including set back top floor) comprising the following: 58 no. apartments (9 no. 1 beds; 34 no. 2-beds and 15 no. 3-beds ranging in size from c.56 sq.m to c.130 sq.m) with balconies located on the southern and western elevations; roof terraces; c.9,492 sq.m of offices, c.203 sq.m cafe/retail unit. esb substation (c.30 sq.m).

Single level basement (with ramp access to existing access off Benson street) comprising 84 no. car parking spaces, 153 no. bicycle parking spaces, changing/shower/toilet areas, services and plant areas. Landscaping including new communal courtyard, public plaza and portion of "chocolate park" public open space. All associated site development, boundary treatment, services provision and landscaping works. Total gross floor area of the proposed development is c.16,720 sq.m over 4,115 sq.m of basement.

This application relates to a proposed €450m development within the North Lotts & Grand Canal Dock SDZ planning scheme area.

COMPANIES

PROMOTER: Targeted Investment Opportunities Plc

CO-PROMOTER: NAMA
PHONE: +35316650000
WEBSITE: www.nama.ie

CO-PROMOTER: Oaktree Capital Management
PHONE: +35316621301

ARCHITECT: RKD Architects
PHONE: +35316681055
WEBSITE: www.rkd.ie

PLANNING CONSULTANT: McGill Planning Limited
PHONE: +35312846464
WEBSITE: www.mcgplanning.ie

QUANTITY SURVEYOR: Bruce-Shaw Partnership
PHONE: +35316614711
WEBSITE: www.bruceshaw.ie

MECH & ELEC ENGINEER: ETHOS Engineering
PHONE: +35312932220
WEBSITE: www.ethoseng.ie

CONSULTING ENGINEER: Barrett Mahony Consulting Engineers
PHONE: +35316773200
WEBSITE: www.bmce.ie



MAIN CONTRACTOR: Bennett Construction Limited
PHONE: +353449346000
WEBSITE: www.bennettconstruction.ie

ESTATE AGENT: DTZ Sherry Fitzgerald
PHONE: +35316399300
WEBSITE: www.dtz.ie

ESTATE AGENT: Savills
PHONE: +35316181300
WEBSITE: www.savills.ie

LANDSCAPE CONSULTANT: Brady Shipman Martin
PHONE: +35312081900
WEBSITE: www.bradyshipmanmartin.com

Office Building

Former Kilsaran Concrete Site, 5, Hanover Quay, Dublin 2

CIS Project ID: 807723

Value	30,000,000 (Est)
Planning Stage:	Plans Granted
Contract Stage:	Contract Awarded
Start Date:	Q4 2015/ Q1 2016
Floor Area:	13603 m ²
Storeys:	8

The development will consist of the construction of a new residential and mixed-use development within a 7-8 storey building (including set back top floor) comprising the following: 100 no. apartments (12 no. 1-beds; 62 no. 2-beds and 26 no. 3-beds ranging in size from c.57 sq.m to c.141 sq.m) with balconies located on the southern, eastern and northern elevations; 1st floor roof terrace. Leisure centre (c.355 sq.m), 2 no. cafes and 1 no. retail unit (total c.665 sq.m) at ground floor. single level basement (with ramp access from horse fair road (also known as Britain quay) providing 103 no. car parking spaces, 107 no. bicycle parking spaces, services and plant areas.

Esb substation (c.54 sq.m). Landscaping including new communal courtyard. Temporary landscaped area (with fencing) on the remainder of the site (which is subject of a concurrent application for an office development). Improvement works to public realm. All associated site development, boundary treatment, services provision and landscaping works. Total gross floor area of c.13,603 sq.m over c.4,983 sq.m of basement.

This application relates to a proposed €450 million development within the north lotts & Grand Canal dock sdz planning scheme area. Construction work is expected to commence in Q4 2015/ Q1 2016.

COMPANIES

PROMOTER: Targeted Investment Opportunities Plc

CO-PROMOTER: Oaktree Capital Management
PHONE: +35316621301

ARCHITECT: RKD Architects
PHONE: +35316681055
WEBSITE: www.rkd.ie

PLANNING CONSULTANT: McGill Planning Limited
PHONE: +35312846464
WEBSITE: www.mcgplanning.ie

QUANTITY SURVEYOR: Bruce-Shaw Planning
PHONE: +35316614711
WEBSITE: www.bruceshaw.ie

MECH & ELEC ENGINEER: ETHOS Engineering
PHONE: +35312932220
WEBSITE: www.ethoseng.ie

CONSULTING ENGINEER: Barrett Mahony Consulting Engineers
PHONE: +35316773200
WEBSITE: www.bmce.ie

LANDSCAPE CONSULTANT: Brady Shipman Martin
PHONE: +35316681055
WEBSITE: www.bradyshipmanmartin.com



MAIN CONTRACTOR: Bennett Construction Limited
PHONE: +353449346000
WEBSITE: www.bennettconstruction.ie

ESTATE AGENT: DTZ Sherry Fitzgerald
PHONE: +35316399300
WEBSITE: www.dtz.ie

ESTATE AGENT: Savills
PHONE: +35316181300
WEBSITE: www.savills.ie

Central Bank of Ireland HQ

Office Building 1, Junction of North Wall Quay, and New Wapping Street, Dublin 1

CIS Project ID: 691487

Value:	€24,521,650 (Est)
Contract Stage:	On-Site
Start Date:	11/05/2015
Floor Area:	29358m ²
Storeys:	8

Main contractor Walls Construction, Co. Dublin are currently carrying out the complete construction of the partially built reinforced concrete structure, located on North Wall Quay (NWQ), Dublin 1, and fit-out for a quality specification, fit for purpose office building that will accommodate Central Bank of Ireland city centre operations and personnel in one centralised location. The existing building is an 8 storey building over double basement, with a gross internal floor area of circa 37,000sqm, (which includes circa 12,000sqm of double basement) with provisions for car park, access ramp, flood defences, pavement upgrade works and general external works.

Work will include the following, amongst others: 1. Install piling foundation / drainage / attenuation tanks / floor slabs and any underground services. 2. Construct basement ramp / basement levels / perimeter wall 3. Complete construction of structural frame at roof level and undertake minor structural alterations at each floor level 4. Design and Installation of façade to ensure the building envelope is an extremely high standard. 5. Fit-out of all Floor Plates to client's requirements, including M&E installation, catering, IT/AV, security and other specialist installation, 6. Complete all ancillary external / site work including high quality hard and soft landscaping.

Construction work is expected to take in the region of 18 months to complete. It is estimated that total development costs for the project will be in the region of €140 million.

The overall development, which will accommodate the Central Bank of Ireland head office, will consist of amendments to the previously permitted developments (An Bord Pleanála reference pl 29n.232580/ Dublin City Council register reference 4964/08 and Dublin City Council register reference 2948/12) principally comprising revisions to the internal arrangement of existing and previously permitted office workspace and related ancillary floor space; revised internal lift core, atrium and stair arrangements and revised landscaping, boundary and elevation treatments. The amendments will include: modifications to the basement levels -2 and -1 comprising revised bicycle parking provision; a new bicycle parking access stair on the eastern elevation of the building to basement level -1; minor adjustments to the vehicular entrance ramp; the omission of the permitted auditorium and replacement with ancillary office support floor space; revised ancillary staff areas and new office support floor space.

The development will also include modifications to the other permitted floors as follows: ground floor level including the re-location of the permitted staff restaurant to the first floor and its replacement with exhibition and multi-purpose meeting area; revised public reception and teller area; office and associated support space and amendments to the pedestrian entrance to the exhibition space from New Wapping Street; first floor level including the provision of a staff restaurant (in lieu of part of the permitted office area) and new office floor space; second to seventh floor levels including the provision of additional stair and bridge connections within the atrium.

The development will also consist of changes to the previously permitted elevations including new facade treatments and canopy; amendments to the previously permitted hard and soft landscaping; the provision of temporary security gates and boundary fencing; minor revisions to the previously permitted foul and surface water drainage arrangements to the building; 3 no. flagpoles; retractable bollards; cctv and lighting; roof plant screening and enclosure and all ancillary site development and excavation works above and below ground.

The proposed development will have an overall total gross internal floor area of 29,358 sq m (including basements), which is an increase of 510 sq m over the previously permitted development. The overall height of the building remains unchanged.

COMPANIES

PROMOTER: Central Bank of Ireland
PHONE: +35312246000
WEBSITE: www.centralbank.ie

ARCHITECT: Henry J Lyons Architects
PHONE: +35318883333
WEBSITE: www.hjlyons.com

PLANNING CONSULTANT: John Spain Associates
PHONE: +35316625803
WEBSITE: www.johnspainassociates.com

STRUCTURAL ENGINEER: AECOM Professional Services Ireland
PHONE: +35316763671
WEBSITE: www.aecom.com

MECH & ELEC ENGINEER: O'Connor Sutton Cronin
PHONE: +35318682000
WEBSITE: www.ocsc.ie

CONSULTING ENGINEER: JB Barry Consulting Engineers
PHONE: +35314851400
WEBSITE: www.jbbarry.ie

MAIN CONTRACTOR: Walls Construction (Group HQ)
PHONE: +35318673800
WEBSITE: www.walls.ie

MECHANICAL & ELEC CONTRACTOR: Winthrop Engineering
PHONE: +35314537300
WEBSITE: www.winthrop.ie

GLAZING CONTRACTOR: Architectural Aluminium Limited
PHONE: +35314090600
WEBSITE: www.arc-al.ie

CURTAIN WALLING CONTRACTOR: Architectural Aluminium
PHONE: +35314090600
WEBSITE: www.arc-al.ie



Mixed Use Development

1-6, Sir John Rogersons Quay, 21 & 22, Windmill Lane, 17

CIS Project ID: 828608

Value:	€19,500,000 (Est)
Planning Stage:	Appeal
Finish Date:	02/07/2018
Floor Area:	13188.5 m2
Storeys:	6

The permitted development under reg. ref: 1057/08 comprises of the demolition of all existing structures on the site, with the exception of the protected structures at nos 4 and 5 Sir John Rogerson's Quay and the facade at no. 2 Sir John Rogerson's quay, and the construction of a six storey mixed use development, comprising of office floors space, own door office/retail floors space, retail/cafe floors space, and retail floor space.

The proposed amendments to the permitted development comprise of the following; amendments to the north, west and south elevations, including revised proposals for the retained facade at no. 2 Sir John Rogerson's quay and the provision of an increased courtyard space to the north elevation, with the proposed new building setback from the facade of no.2; relocation of permitted substation from the corner of Creighton street and Windmill Lane to a new location on Creighton street; amendments to internal layouts on all floors (ground to fifth floor), amendments to core location and layout, and omission of central atrium; marginal increase in floor to ceiling height over each of the permitted 6 no. floors resulting in an increase in overall height of the permitted development. There will be no increase in the permitted number of storeys; amendment to basement layout, omission of permitted basement access ramp from Windmill lane and use of existing basement access ramp to the adjoining observatory building to access the proposed development; revised design for the reinstatement of no. 6 Sir John Rogerson's quay.

Change of use of the permitted cafe (51 sq.m gross), restaurant (51.6 sq.m gross) and class1/class 2 commercial unit (40 sq.m gross) at ground floor of nos 4, 5 and 6 Sir John Rogerson's Quay, respectively, to office use, and provision of connections between nos 4, 5 and 6 Sir John Rogerson's quay; change of use of the permitted first, second and third floors of nos 4, 5 and 6 Sir John Rogerson's quay from 3 no. live/work units to office use (893.5 sq. m gross); provision of a link at ground, first and second floor level between no. 4 Sir John Rogerson's Quay and the permitted development to the rear (south); omission of 4 no. class 1/ class 2 commercial units (circa 250.5 sq.m gross in total) at ground floor level to Creighton street and the provision of an own door office/retail unit to Creighton street (circa 94.5 sq.m gross) It also includes a retail/cafe unit (circa 220 sq.m gross) on the corner of Creighton street and Windmill Lane and 2 no. retail units (of circa 168 and 100 sq.m gross) on Windmill lane; omission of setback at permitted fourth floor level to Windmill lane and alterations to setback at fifth floor level; revisions to permitted basement layout to provide 26 no. car parking spaces, 205 no. bicycle parking spaces, showers, lockers, plant and associated facilities; all associated and ancillary works.

The proposed amended development will comprise of a marginal decrease in floor space from 13,700 sq.m gross floors space to circa 13,188.5 sq.m, comprising of circa 12,606.2 sq.m of office floor space, circa 94.5 sq.m of own door office/retail floor space, circa 220 sq.m of a retail/cafe floor space, and circa 268 sq.m of retail floor space.

COMPANIES

PROMOTER: Hibernia REIT plc
PHONE: +35319058370
WEBSITE: www.hiberniareit.com

PLANNING CONSULTANT: John Spain Associates
PHONE: +35316625803
WEBSITE: www.johnspainassociates.com

ARCHITECT: Henry J Lyons Architects
PHONE: +35318883333
WEBSITE: www.hjlyons.com

ESTATE AGENT: Jones Lang Lasalle
PHONE: +35316731600
WEBSITE: www.jll.ie/ireland/en-ie



Capital Dock Development

Application site is bounded by Sir John Rogerson's Quay, State Street Bank building and Benson Street to west, Green Street East to south, and Britain Quay to east.

Value:	€110,000,000 (Est)
Planning Stage:	Plans Submitted
Start Date:	Q1 2016
Floor Area:	60589.6 m ²
Storeys:	19

CIS Project ID: 821211

The proposed development generally comprises the partial removal and reconfiguration of an existing two level basement and the construction of a mixed-use development with a gross internal area above ground of c.60,589.6 sq m (gfa), including 7 no. blocks (blocks a - g) ranging in height from 3 to 19 storeys to accommodate: c.35,690 sq m (gfa) office floor area (blocks a, b & c) inclusive of atrium space; c.17,561.9 sq m residential floor area (blocks d, e & f) delivering 204no. Apartments (34no. 1-beds, 140no. 2-beds and 30no. 2/3 beds); together with retail units (blocks e, f); cultural use (block e, f), residential amenity services (block e, f), a crèche (block d) and restaurants (block d, f, g).

Two levels of basement (c.23,781 sq m gfa) will accommodate 391no. car parking spaces, 650no. bicycle parking spaces, changing/shower/toilet facilities, storage, services and plant areas. Landscaping will include a new public square (located between block e & g) and public open space along Britain quay of the site with improved pedestrian connections.

Blocks A and B are adjoining office buildings (8-storeys each), located immediately east of the existing state street bank building and south of Sir John Rogerson's Quay. Total gross floor area amounts to c.25,227 sq m, including a central atrium. These buildings will accommodate office use and ancillary facilities over all floor levels, open terrace at level 7 on northern elevation and plant at level 7. block C, office building (8-storeys), located in the southern part of the site bounded by green street east. total gross floor area amounts to c.10,463 sq m block c connects with block b at levels 1 to 7.

This building will accommodate office use and ancillary facilities over all floor levels; roof terrace at level 6 on southern elevation; balcony at level 7 on southern elevation, as well as plant at level 7. block d, residential building (10 - storeys), located immediately south of the existing state street bank building and bounded by Benson street and green street east.

Total gross floor area amounts to c.5,201.7 sq m, accommodating a crèche (c. 154.7 sq m), cafe/restaurant (c.90.6 sq m) and lobby at ground level; and 51no. apartments (14no. 1-bed, 26no. 2-bed, and 11 no. 2/3-beds); roof terraces at levels 1 & 8 and associated balconies for each apartment at levels 2 to 7 and at level 9. Block e, residential building (10 - storeys), located in the eastern part the site, bounded by Britain Quay. total gross floor area c.9,188.6 sq m providing for 67no. apartments (6no. 1-bed, 60no. 2-bed and 1no. 2/3-beds), with balconies and/or terrace for each apartment.

Block f, residential building (19 - storeys), located in the north-eastern part of the site, bounded by britain quay and sir john Rogerson's quay. total gross floor area c.9,641.8 sq m providing 86no. apartments (14no. 1-bed, 54no. 2-bed and 18no. 2/3-beds) with balconies and/or terrace for each apartment. Blocks e & f are connected up to level 1 and also accommodate within their total gross floor area a cultural space (c.360.2 sq m), 4no. retail units (c.498.1 sq m overall) and 2no. cafe/restaurant units (c.539.5 sq m) all at ground floor, together with resident amenity facilities at level 1 (total c.940.6 sq m) including residents lounge (c.144.6 sq m), business suite (c.101.1 sq m), management suite (c.98.3 sq m), cinema room (c.46.4 sq m), gym (c.274.9 sq m) and conservatory (c.61 sq m). block g, pavilion building (3-storey), located in the south-eastern part of the site, bounded by Britain Quay and Green Street East.

Total gross floor area c.867.5 sq m, accommodating 2no. cafe/restaurants (c.384.7 sq m and c.269.8 sq m) over 3 floors and 2 floors respectively; with a terrace to the north and south of block g at level 1, and a roof terrace at level 2. Vehicular access to the basement car park is provided via the existing access on green street east currently serving state street bank; local access is accommodated within the scheme by the provision of a new street linking sir john rogerson's quay and green street east.

All associated site development and landscape works, including provision of civic space and open space, boundary treatment, landscaping and service provision including funnel ventilation structures serving basement car park and also the partial removal and reconfiguration of an existing basement structure, with landscape works and boundary treatment proposed along sir john Rogerson's quay (a protected structure); all on a site of c.1.93ha.

This application relates to a proposed development within the north lotts & Grand Canal dock strategic development zone planning scheme area. An environmental impact statement will be submitted to the planning authority with the planning application and will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority.

We understand once a favourable decision is made by the Council, construction work is expected to commence in January 2016 and will take 14 months to complete.

COMPANIES

PROMOTER: Kennedy Wilson Europe Limited
PHONE: +35316494220
WEBSITE: www.kennedywilson.com

CO-PROMOTER: NAMA
PHONE: +35316650000
WEBSITE: www.nama.ie

PLANNING CONSULTANT: Stephen Little & Associates
PHONE: +35316766507
WEBSITE: www.sla-pdc.com

ESTATE AGENT: Jones Lang Lasalle
PHONE: +35316731600
WEBSITE: www.jll.ie/ireland/en-ie



Bolands Quay Development

Boland's Mill Site, Dublin Docklands

CIS Project ID: 805017

Value:	€150,000,000 (Est)
Planning Stage:	Plans Granted
Start Date:	Q1-Q2 2016
Floor Area:	36759 m ²
Storeys:	14

For the development at a site of 1.056 ha known as the former Boland's Mill incorporating 33 & 34 Barrow Street together with 35a Barrow Street & 35 Barrow Street (car park) at Ringsend Road and Barrow Street, Dublin 4, bounded to the north by Ringsend Rd, east by Barrow Street and to the west by Grand Canal Dock.

Enabling and demolition works are expected to commence in Q3/Q4 2015. The overall project is expected to take in the region of 28 months to complete. Main construction works are expected to commence in Q1/Q2 2016.

The site accommodates 4 protected structures including; block b referred to as 1 Ringsend Road (rps 7377); block d comprising no's 33 and 34 Barrow Street (rps 483, 484); two storey brick gables of warehouses to south of Boland's Mill (the 'factory' building) (rps 485). These will be refurbished and incorporated into the overall development. there will be internal and external interventions to all protected structures. The development consists of: a mixed use scheme with a gross floor area above ground of some 36,759 sq. m. (comprising office (28,762 sq. m.), residential (42 no. units including 31 no. 2 bed units and 11 no. 3 bed units; 6,050 sq. m.), restaurant/cafe (1,184 sq. m.), retail (214 sq. m.) and cultural and exhibition (549 sq. m.) uses; provision of incidental parking, storage, plant and related uses at basement area of 11,477 sq.m. (overall gross floor area of scheme is some 48,236 sq. m.). the development includes 2 no. new build office buildings; 1 no. new build residential building; the restoration of existing blocks a, b, c, d and the redevelopment of the factory building. the proposed development includes the demolition of structures on the site, including the former silo structures (blocks e, f and g) as well as blocks h, j, k and l.

The detailed description of the development is set out below: 1. building a (2 storeys) located at the junction of Ringsend Rd. and Barrow St. will be retained and restored for retail (to include off licence use)/restaurant/cafe use. interventions to include: reinstatement of roof and window opes; new windows to be installed to match original on north and south facades; new entrance door to Ringsend Rd. facade and new doors to be installed in existing opes in south facade. 2. building b (comprising b1 - b5) (rps 7377) (5 - 8 storeys) located on ringsend rd. will be retained and restored for office use.

Restaurant/cafe/retail use to be provided at ground floor of b4 to b5. interventions to include: reinstatement of timber roof trusses and roofs, with lantern roof to b5 (a later addition) to be removed; new win-dows to be installed on all facades to match original; window opes at ground floor north facade to be modified; new entrances to be provided on north and south elevations; removal of section of first floor to provide atrium; floors to be reinstated at original levels other than the removal of second floor in b3/b4 and the lowering of the existing ground floor in b4/ b5; new metal roof . enclosure to b3; removal of plant enclosure at roof level over b3, projecting canopy and associated ducts / equipment over former truck loading area on ringsend rd. and metal roof cowels to ducts over b4 & b5. 3. building c (6 storeys) fronting the dock will be retained and restored for restaurant/cafe/retail use at ground floor and residential above to include 9 no. 3 bed units and 1 no. 2 bed unit. interventions to include: replacement of later metal roof with natural slate roof; insertion of new floors; addition of new window opes on the w, n and s facades; enlargement of window opes on west facade to facilitate living spaces; addition of balconies to west elevation. 4. building d (rps 483, 484) (2 storeys plus basement) located on barrow street will be retained and restored for retail/cafe/ restaurant use. new glass and copper wrap around extension to existing building. interventions to include: refurbishment/repair of roof and windows; addition of glazed rooflight at rear wall; restoration of floors at original levels; internal fabric refurbishment; repair of steps and railings and front area to barrow street. 5. factory building (rps 485 two-storey brick gables):

It is proposed to partially demolish the rear of the factory building and reconstruct the east gables in a line that generally aligns with the footprint of the adjoining block c. the dockside gables will be restored. the factory building will accommodate cultural/exhibition use. interventions include: section of side walls to be removed; existing stone gabled east facade to be disassembled and reconstructed in its new position, including realignment of arched openings and windows and formation of new door; new viewing window to be formed in south facade; new rooflight; existing balcony on the waterfront facade to be replaced with new balcony and second matching balcony to be installed on western gable. 6. development to include all other associated internal and external works to blocks a, b, c, d and the

factory building. 7. new office building 1 is a 5 storey building fronting barrow street increasing to a maximum height of 14 storeys to accommodate (max. building height 53.65 m.) office accommodation and ancillary facilities including reception, meeting rooms and staff restaurant. enclosed plant area at level 13. roof terraces to be provided at floor levels 5, 11 and 12. 8. new office building 2 is a 5 storey building fronting barrow street increasing to a maximum height of 13 storeys (max. building height 49.85 m.) to accommodate office accommodation and ancillary facilities including reception, meeting rooms, plant and staff restaurant. roof terraces to be provided at floor levels 5 and 11. 9. new residential building 3 is a 15 storey building (max. building height 47.8 m.) accommodating reception and plant at ground floor, gym at first floor and 30 no. 2 bed units and 2 no. 3 bed units above. a semi enclosed roof terrace is provided at 14th floor. balconies on e, w, s elevations. 10. three new pedestrian routes from barrow street (two of which also provide for service and emergency vehicle access/egress).

New civic waterfront square adjacent to the dock. a bridge link along the dock is proposed connecting the square to Mc Mahon Bridge, Ringsend Rd. second open space to the south of the factory building. development to include all hard and soft landscaping, lighting and planting. 2no. new mooring points for vessels, along the Grand Canal Dock - East Quay Wall. 11. three levels of basement area are to be provided under buildings 1, 2 and 3 to accommodate 136 no. car parking spaces, 350 no. of bicycle spaces and ancillary locker and shower facilities and plant. basement to include lifts and stair cores. 12. development to include new replacement basement vehicular access/egress ramp from barrow street. this is the main exit and entrance to the basement car park. closure of existing basement ramp located adjacent to mason hayes curran building (south bank house). the new ramp will provide for continued vehicle access/egress to the existing south bank house car park which adjoins the subject site to the immediate south. 13. development to include demolition of existing esb substation located adjacent to the warehouse and dock and new additional internal substations, all site development and ancillary works.

An EIS was submitted to the planning authority with the planning application and the EIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority. The application relates to a proposed development within a strategic development zone planning scheme area.

This application proposal is being made under the fast-track planning scheme for the Docklands - the Docklands Strategic Development Zone scheme. It is being submitted to the council by Savills, acting on behalf of NAMA. Boland's Mill was previously owned by developer Seán Kelly's Benton Properties and a Treasury Holdings company. It was sold to Benton Properties for €42m in 2004. It collapsed in value by 84% from €61m in 2007 to €9.9m in 2009, according to accounts filed with the Companies Office.

COMPANIES

PROMOTER: Savills
PHONE: +35316181300
WEBSITE: www.savills.ie

CO-PROMOTER: NAMA
PHONE: +35316650000
WEBSITE: www.nama.ie

ARCHITECT: BKD Architects
PHONE: +35316182400
WEBSITE: www.bkdarchitects.com

PLANNING CONSULTANT: John Spain Associates
PHONE: +35316625803
WEBSITE: www.johnspainassociates.com



Mixed Use Development

13-18, City Quay, Dublin 2

CIS Project ID: 819429

Value:	€27,630,015 (Est)
Planning Stage:	Plans Granted
Floor Area:	15479 m2
Storeys:	9

The development will consist of the construction of a building of varying heights from 5 to 9 storeys (13545 sqm gross floor area) over basement level (1934 sqm) accommodating: office over ground to eighth floor levels (9909 sqm net internal floor area), cafe (including ancillary take-away) at ground floor level (454 sq metres net internal floor area) with associated external seating; 2 no. retail or restaurant units (measuring 305 sqm and 417 sqm net internal floor area, respectively); plant room at eight floor level (154sqm); and ancillary floor area over ground to seventh floor levels (2306 sqm) (ancillary space includes areas such as circulation cores (lifts and stairs), plant areas throughout the building, electrical substations and switch rooms etc.).

Roof terraces are provided to the north elevation on the roofs of the fifth and sixth floor levels, and west and south elevations on the roof of the seventh floor level. the development will also consist of: a new civic space to the north of the site at city quay; car and bicycle lifts accessed via gloucester street south to basement level car (30 no. spaces including 1 no. mobility-impaired space), motorcycle (2 no. spaces) and bicycle (138 no. spaces) parking; waste compound; the provision of suds' measures, including attenuation tank and green roofs; improvement works to the adjacent public streets, all of which are subject to agreement with dublin city council; all hard and soft landscaping; lighting; changes in level; boundary treatments; associated site servicing (foul and surface water drainage and water supply); and all other associated site excavation and site development works above and below ground

COMPANIES

PROMOTER: Targeted Investment Opportunities Plc

CO-PROMOTER: Bennett Construction Limited
PHONE: +353449346000
WEBSITE: www.bennettconstruction.ie

CO-PROMOTER: Oaktree Capital Management
PHONE: +35316621301

CO-PROMOTER: NAMA
PHONE: +35316650000
WEBSITE: www.nama.ie

ARCHITECT: Henry J Lyons Architects
PHONE: +35318883333
WEBSITE: www.hjlyons.com

PLANNING CONSULTANT: Tom Phillips and Associates
PHONE: +35314786055
WEBSITE: www.tpa.ie

ENVIRONMENTAL ENGINEER: Scott Cawley Consultants
PHONE: +35316769815
WEBSITE: www.scottcawley.com



Hotel Extension

Jurys Inn Hotel, Custom House Quay, Dublin 1

CIS Project ID: 830615

Value:	€6,602,400 (Est)
Planning Stage:	On Appeal
Floor Area:	3144 m2

The development consists of an extension to the rear of the building at ground level to cater for additional restaurant area and conference facilities with a new generator room and increased height of water storage tank; an extension to the west of the existing building consisting of 6 floors over ground floor with penthouse floor set back over; an infill extension to the 5th floor at the front; a reconfiguration and extension of the 6th floor; an additional penthouse floor at roof level resulting in a building of 8-storeys; a re-design of the hotel entrance with glazed canopy, and; new granite paving to the front of the hotel.

COMPANIES

PROMOTER: Jurys Inn Hotel Group Limited
PHONE: +35316075048
WEBSITE: www.jurysinns.com

ARCHITECT: BKD Architects
PHONE: +35316182400
WEBSITE: www.bkdarchitects.com

PLANNING CONSULTANT: MacCabe Durney Barnes
PHONE: +35316762594
WEBSITE: www.maccabedurney.ie

STRUCTURAL ENGINEER: Punch Consulting Engineers
PHONE: +35312712200
WEBSITE: www.mpp.ie



Pedestrian Bridges

North Wall Quay to Forbes Street on Sir John Rogerson's Quay, Dublin

Planning Stage: Pre-Planning

Contract Stage: Tender

CIS Project ID: 816168

We understand that tenders are currently being assessed for the establishment of a multi-party framework agreement for design team services for opening bridges for the Dublin Docklands Area.

The Contracting Authority is seeking to establish a multi-operator framework agreement for the provision of integrated design team services for opening bridges for the Dublin Docklands Area. The framework agreement will be established with a minimum of three (3) and maximum of five (5) economic operators comprising the following disciplines; (a) Civil & Structural Engineering Services and associated specialist skills; (b) Architectural Services and associated specialist skills; (c) Mechanical & Electrical Engineering Services; (d) Quantity Surveying Services and associated skills; (e) Planning Consultancy Services and associated skills, and (f) Project Supervisor for the Design Process. The Integrated Design Team will be responsible for providing all construction related technical advice and design services to the Contracting Authority in respect of any contract awarded under the framework agreement. The maximum estimated value of services over the lifetime of the framework is in the region of €5 million. The framework will be established for a period of four (4) years. For the avoidance of doubt, the period for delivery of any contracts awarded under the framework may extend beyond that date of expiry of the framework agreement. INITIAL CONTRACT: The framework agreement will be established on foot of an initial contract for the initial scheme concept and option selection, preliminary design, detailed design, planning application, procurement of works contractor, works supervision and handover of works for the Forbes Street pedestrian and cycle bridge. It is a requirement that this bridge is moveable/openable to allow navigation of the river by traffic both up and down stream. In addition, the historic and protected granite quay walls will require conservation works and adequate protection during construction.

According to reports bids to design a €12 million pedestrian and cycle bridge over the river Liffey are to be sought by Dublin City Council in the coming weeks. The bridge will be less than 250m from the Calatrava-designed Samuel Beckett Bridge. However, it will provide a more direct pedestrian link from the northside to the Grand Canal Docks and will relieve pressure on the Beckett bridge, Deirdre Scully, senior planner with the council's docklands office, said. "The Samuel Beckett Bridge is extremely busy, particularly at rush hour times, and this new bridge will stop it from moving into over-capacity. It will also improve the flow to Grand Canal Square across the river, which will be particularly important if the Dart interconnector gets the go-ahead." The new bridge will connect the old London and North Western Railway Company station on North Wall Quay to Forbes Street on Sir John Rogerson's Quay on the south of the river and will be funded from levies collected through construction in the Dublin Docklands Strategic Development Zone (SDZ). The Victorian train station is the planned location of the proposed Dart Underground station. The Government has a month before planning permission expires on the underground line to decide whether it will go ahead. At €12 million, the bridge will be only €1.5 million cheaper than the most recently built bridge across the river, the Rosie Hackett Bridge, which opened last year. However, the Rosie Hackett Bridge carries buses and will, from 2017, carry Luas trams, while the new bridge will be for walkers and cyclists only.

A large part of the cost is due to the requirement for the bridge to open to allow boats to travel up the river, Ms Scully said. The bridge will also have the second-greatest span across the river at 125m, five metres more than the Samuel Beckett Bridge. The widest bridge is the East Link, which spans the river at its widest point (150m). Tenders for the design of the bridge, which will be advertised in the coming weeks, will be for a less dramatic look than the Samuel Beckett Bridge, Ms Scully said. The bridge is due to open in about three years. A second footbridge is proposed for further down the river, linking Sir John Rogerson's Quay on the south side with Castleforbes Road on the north side. However there is no timeframe for the development of this bridge.

COMPANIES

PROMOTER: Dublin City Council

PHONE: +3531222222

WEBSITE: www.dublincity.ie



Hotel/Office Development

North Wall Quay, Dublin Docklands

CIS Project ID: 838910

Value:	€71,639,000 (Est)
Planning Stage:	Plans Submitted
Floor Area:	45753m ²
Storeys:	9

The application site includes the vacant former British rail hotel on 58-59 North Wall Quay, a protected structure (rps 5838), and associated granite walls, railings, gates, and adjoining setts in cul-de-sac, which are also protected structures (rps 5839).

The development consists of the following: - demolition of two existing buildings of 352 sq.m and 338sq.m respectively on the site to north wall quay, known as "Doyle's" building with an address at 63-64 North Wall Quay, dublin 1. - refurbishment of the former British Rail Hotel building (a protected structure) for use as a hotel and the provision of a new 8 storey building, including two setback storeys, plus roof plant to the rear of and connected to the existing British Rail Hotel building to provide an extension to the existing building and to provide a 169 number bedroom hotel with a total gross floor space of circa 6,243 sq.m (excluding ancillary areas at basement level), including restaurant, bar/lounge and conference facilities at ground floor level.

A separate retail unit of 32 sq.m gross and a separate craft unit of 95 sq.m at ground floor level of the new build element of the proposed hotel. The proposed works include the following: demolition of the existing single storey element between the east and west wings, interventions and amendments to the existing building including revisions to the internal layout including removal of existing fabric: repair and upgrade works to the existing structure including internal and external works, the provision of a new roof across the internal courtyard.

The provision of glazed walkway, links across the rear courtyard at first and second floor connecting the east and west wings of the existing building and connecting to the new building to the rear; the provision of a glazed bar/lounge element at fifth floor level equivalent of circa 197 sq.m gross above the courtyard to the rear of the existing building to provide a transition between the existing building and the new extension. - construction of a 9 storey office building, including two setback storeys, plus roof plant, to the south-east corner of the site on the corner of North Wall Quay and New Wapping Street.

The total gross floor area of this building will be circa 21,255 sq.m. - construction of a part 6 part 7 storey mixed use building, including one setback storey, plus roof plant to the north of the site on the corner of mayor street upper and new wapping street.

The development comprises of 5 no. retail / restaurant / cafe units at ground floor area of 1,270 sq.m a unit of 169 sq.m gross for a community use, together with ancillary uses and circulation at ground floor level, and office floor space at first to sixth floor inclusive comprising of 15,925 sq.m, accessed via a reception area at ground floor level. The total gross floor area of this building will be circa 18,255 sq.m. - construction of two levels of basement beneath the site (excluding the area beneath the former british rail hotel) to serve the overall development, and to accommodate 149 no.car parking spaces, 660 no. bicycle parking spaces, plant staff facilities, storage areas and other associated and related facilities. Vehicular access to the basement will be via ramped access from new wapping street. The creation of a new north-south street and a new east-west street and a new east-west street through the site.

The southern portion of the new north south street between the hotel building and the office building to the south-east corner of the site will include a glazed canopy, with connections to the protected hotel structure. - extension of existing (unnamed) cul-de-sac road between former british rail hotel building and existing woolstore building located to the west of the site to connect north wall quay and mayor street upper north-south. - Proposed hard and soft landscaping works, including public realm upgrade works along north wall quay, New Wapping Street and Mayor Street Upper. As part of the development there will be an external roof terrace at sixth floor level in block 7b to the east and south of the 5th floor roof.

In block 7d-2 there will be a roof terrace on the sixth floor to the north east and west and an external terrace at seventh floor to the south, east and west. Construction of external stairs and lift between the north and south buildings in the new street to provide access to the car park at lower basement level -1.

The proposed development includes all associated and ancillary works, including site development works. The proposed development comprises of a total proposed gross floor space of circa 47,753 sq.m comprising of circa 8,243 sq.m of hotel including the glazed bar / lounge area and associated uses, circa 39,510 sq.m office use, circa 1,270 sq.m gross of retail / restaurant floor space, circa 169 sq.m of community use, circa 95 sq.m of cafe use, and circa 32 sq.m gross of retail use, above 2 no. basement levels with a total gross floor space of 10,655 sq.m.

COMPANIES

PROMOTER: Ernst & Young Ltd
PHONE: +35314750555
WEBSITE: www.ey.com

ARCHITECT: Henry J Lyons Architects
PHONE: +35318883333
WEBSITE: www.hjlyons.com

PLANNING CONSULTANT: John Spain Associates
PHONE: +35316625803
WEBSITE: www.johnspainassociates.com

QUANTITY SURVEYOR: Bruce-Shaw Partnership
PHONE: +35316614711
WEBSITE: www.bruceshaw.ie

STRUCTURAL ENGINEER: O'Connor Sutton Cronin
PHONE: +35318682000
WEBSITE: www.ocsc.ie

LANDSCAPE CONSULTANT: Cameo And Partners
PHONE: +447584391399
WEBSITE: www.cameoandpartners.com

FIRE PROTECTION CONSULTANT: Michael Slattery Associates
PHONE: +6564380202
WEBSITE: www.msa.ie

TRANSPORT CONSULTANT: Waterman Moylan
PHONE: +35316648900
WEBSITE: www.waterman-moylan.ie



€135m Connolly Creative Quarter

Connolly Station, Dublin 1

CIS Project ID: 623873

Value:	€133,615,125 (Est)
Planning Stage:	Plans Granted
Floor Area:	81538 m ²
Storeys:	7

Coras Iompair Éireann are planning to undertake a public tender before the end of 2015 seeking development partners. Protected structure - córas iompair éireann intends to apply for a 10 year planning permission for the development of a 3.216 hectare site mainly comprising the existing cie car park, cie group buildings, rolling stock maintenance shed, and part of existing railway lines / sidings. the site is bounded by seville place and oriel hall to the north; sheriff street lower to the south; Oriel Street Upper to the east; and Connolly Station (protected structure) to the west, dublin 1.

The development will consist of the redevelopment of the site to provide a total of 81,538sqm of mixed commercial, residential (106 no. units, 3 no. one bed, 81 no. two bed, 22 no. three bed, community and leisure development comprising:

1. the demolition of the central train control, former fastrack, irish rail regional building maintenance, cie group it and hr buildings and the rolling stock maintenance shed currently on the site; and part demolition of vaulted warehouse buildings fronting sheriff street lower;
2. the excavation of 1.78 hectares of the site to -4.2 metres od to from a basement providing 550 no. car parking spaces (including 25no. disabled parking spaces, 260 no. cycle parking spaces, 4 no. coach parking spaces, plant areas, building service areas, storage and refuse storage facilities;
3. the construction of a new street through the site linking the existing vehicle access to the site on Sheriff Street Lower and a signalised junction to be constructed on Seville Place at the junction of Coburg Place;
4. the construction of an access street to connolly station from the new street through the site;
5. the construction of thirteen buildings comprising: block a - a six storey 7360sqm hotel building involving a four storey extension above the vaults of the former station luggage building (protected structure) to provide hotel bar / restaurant (968sqm) and community/cultural uses (572sqm) on street level fronting sheriff street lower; hotel reception, lounge, function areas and terraces at first floor; and 110 no. bedrooms hotel in the floors above;

block b/c - a five storey 5430sqm building involving a four storey extension above the existing vaults (protected structure) fronting sheriff street lower to provide retail (990sqm) and office uses (320sqm) on street level; cafe / restaurant (102sqm) and terrace and office use (1066sqm) on first floor; and 2984sqm of offices on second to fourth floors; block d - a five storey 7573sqm building with 543sqm retail / restaurant uses at street level and 7030sqm offices above;

block e - a six/seven storey 10913sqm building with retail/restaurant (665sqm) uses at street level and a leisure facility (1535sqm) at street and first floor level; 8735sqm offices above fronting onto the new street through the site; and east facing roof terrace at fifth floor and south facing roof terrace at sixth floor level; block f/g - a five storey 9642sqm office building above podium level partially over the existing railway lines/sidings comprising two blocks linked at three levels and including landscaped courtyards at podium level; block h - a seven storey 8104sqm office building fronting onto the new street through the site providing 1139sqm of retail / restaurant space at street level and 6965sqm office space above;

block i - a five/seven storey 13450sqm office building at the junction of seville place and the new street through the site and partially over the existing railway lines / sidings, including the formation of a south facing roof terrace at fifth floor level and an east facing roof terrace at sixth floor level; and the formation of a feature opening and windows in the existing boundary wall (protected structure) facing seville place;

block j/k - a four/five storey block providing 522sqm retail/restaurant and 940sqm community/leisure uses at street level and 33 no. two bedroom and 3 no. three bedroom apartments partially constructed over the vaults (protected structure) facing seville place including terraces to each apartment facing north west towards the new internal street, facing north east towards seville place and into the landscaped internal courtyard and the provision of children's play area on the first floor roof on the southern elevation;

block l - a four/five/six storey block (recessed sixth level) providing 824sqm retail/restaurant uses at street level and 3 no. one bedroom, 23 no. two bedroom and 11 no. three bedroom apartments on the floors above including terraces to each apartment facing south west towards the new internal street and a roof terrace to each apartment on fifth floor level; and 4 no. two bedroom duplex apartments in two storey buildings in the internal courtyard;

block m - a two/three/five storey block providing 4 no. two bedroom live-work units at street level, 4 no. two bedroom apartments and 3 no. three bedroom apartment on the floors above including a terrace to each apartment on the north east elevation facing oriel street upper and the formation of window openings and entrances in the existing boundary wall on oriel street upper (protected structure);

block n - six storey block (recessed sixth level) providing 5 no. two bedroom live-work units and 87sqm of retail/restaurant uses at street level and 17 no. two bedroom and 5 no. three bedroom apartments on the floors above including a terrace to each apartment on the southeast elevation facing oriel street upper and on the south elevation facing block o and the formation of window openings and entrances in the existing boundary wall on oriel street upper (protected structure);

block o - one/two storey extension above existing single storey building to be retained to form a two/three storey building providing 765sqm of retail/restaurant space and 2 no. restaurant terraces one on the northern and one southern elevation at first floor level. a 505sqm two storey crèche building and open space within the public space formed by

blocks k and l; 6. a 50sqm single storey retail kiosk building in the public square; 7. the enclosure of the rolling stock maintenance facility and railway sidings beneath the proposed podium structure extending c. 7000sqm. 8. the formation of public open spaces to the east of the new street through the site and between blocks a and b/c and the provision of a pedestrian link between sheriff street lower to the station access road through a courtyard between block a and block b/c; and pedestrian links between the development to oriel street upper; and between oriel street upper to sheriff street lower. 9.

All other site works above and below ground required to facilitate the proposed development including 3 no. 500kw biomass boilers and 2 no. 450kw gas boilers in the basement, 7 no. electricity substations and hard and soft landscaping. the planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of dublin city council during its public hours.

An environmental impact statement will be submitted to the city council with the application. The environmental impact statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy at the offices of the city council during its public opening hours. a submission or observation in relation to the application may be made in writing to the city council on payment of the prescribed fee (20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application.

COMPANIES

PROMOTER: Coras Iompair Eireann
PHONE: +35317033714
WEBSITE: www.cie.ie

MASTER PLANNER/ ARCHITECT : Reddy Architecture/Urbanism
PHONE: +35314987000
WEBSITE: www.reddyarchitecture.com

ARCHITECT: Pascall & Watson
PHONE: +35314734625
WEBSITE: www.pascalls.ie

ARCHITECT: Shaffrey Associates
PHONE: +35318725602
WEBSITE: www.shaffrey.ie

ARCHITECT: GEHL Architects
PHONE: +4532950951
WEBSITE: www.gehlarchitects.dk

PLANNING CONSULTANT: Tiros Resources Limited
PHONE: +35361315175
WEBSITE: www.tiros.ie

QUANTITY SURVEYOR: John Cuddy and Partners
PHONE: +353214570717
WEBSITE: www.johncuddy.com

ARCHAEOLOGIST: Irish Archaeological Consultants Limited
PHONE: +35312116544
WEBSITE: www.iac.ie



CONSULTING ENGINEER: Chris Bakkala Consulting Engineers
PHONE: +35318733804
WEBSITE: www.bakkala.ie

CONSERVATION ENGINEER: Shaffrey Associates
PHONE: +35318725602
WEBSITE: www.shaffrey.ie

LANDSCAPE CONSULTANT: Brady Shipman Martin
PHONE: +35312081900
WEBSITE: www.bradyshipmanmartin.com

ESTATE AGENT: CBRE
PHONE: +35316185500
WEBSITE: www.cbre.ie

Change of Use - Mixed Use

The Woolstore, Spencer Dock, North Wall Quay, Dublin 1

CIS Project ID: 842691

Planning Stage:

Plans Submitted

Storeys:

4

A planning application was submitted to Dublin City Council on 28/08/2015 by Ernst & Young for a Protected structure: joint receivers acting for tora company ltd. (in receivership and in liquidation) intend to apply for permission for development at a site known as the woolstore (a protected structure). The development consists of refurbishment, conversion and extension of existing disused woolstore building, a protected structure (rps 5837) and a change of use to ground floor café unit of 466.69 sq.m and office floor space at first, second and additional third loft level inclusive comprising of 1182.89 sq.m.

The refurbishment and conversion works to the existing structure are to include construction of - new structural floor slabs with suspended floors to ground, first and second floors - new structural support columns and beams as required and retention of existing cast-iron columns, timber floor beams and stone quoin supports; -insertion of new sanitary facilities to ground, first and second floors; -construction of new partial loft- level floor slab; -elevation opening remodelling and additional ground floor elevation openings to west elevation; -demolition of minor internal dividing walls and existing timber staircase; -retention and remodelling of major internal rubble stone dividing wall; - refurbishment and replacement where required of existing timber window fenestration and stone cills; - refurbishment of existing brick and stone external and internal facades; -insertion of new fire escape staircase; - refurbishment and strengthening works to existing timber roof trusses; -reinstatement of original blue bangor slate roof on insulated roof build-up and reinstatement of stone parapet-capping to gable ends.

-5 no. new glazed box dormer windows with standing seam metal roof; -new ducts and risers for provision of m&e services and plant rooms to both ground floor and roof space with associated boiler flu, external louvres and cowls; - conversion of existing single-storey pitched roof building to esb sub-station including remodelled door openings to east street elevation. the extension works are to include: new glazed extension ground floor entrance lobby, switch room, staircase and lift to east elevation with existing brickwork walls and openings to north-east corner boundary remodelled as required; new glazed extension office at second floor to south elevation with accessible roof terrace over; new plant and switch rooms and external screened plant enclosure and bin storage facilities.

The proposed development also includes for external site hard landscaping works, bicycle storage facilities, remodelled eastern boundary stone wall to include new sliding gate, openings and signage and associated site development works. This application relates to a proposed development within the north lotts and grand canal dock sdz planning scheme area.

COMPANIES

PROMOTER: Ernst & Young Limited

PHONE: +35314750555

WEBSITE: www.ey.com

AGENT : Brady Shipman Martin

PHONE: +35312081900

WEBSITE: www.bradysipmanmartin.com



The Exo Building

Point Village District Centre, North Wall Quay & East Wall Road

CIS Project ID: 843983

Value	€80,000,000
Planning Stage:	Plans Submitted
Floor Area:	22450 m2

A planning application was submitted to Dublin City Council on 15/09/2015 by Grant Thornton for a development at a site of 1.1507 ha at the junction of North Wall Quay and East Wall Road, Dublin 1. The site is bounded by North Wall Quay to the South, East Wall Road to the East, the 3Arena to the West and The Point Village District Centre to the North.

The overall site is located within City Block 5 and 10, as identified in the North Lotts & Grand Canal Dock SDZ Planning Scheme. The development consists of the following: Construction of a commercial office building ranging in height from 8 storeys to 17 storeys (including one level of plant) at the northern end. The total gross floor area above ground of this building will be circa 19263 sq.m. The building is raised at ground level to 8m and supported by three elliptical cores. Access via dedicated northern and southern glass entrance foyers. As part of the development there will be an external roof terrace and plant at eighth floor level. Construction of one level of basement beneath the proposed commercial building connecting to the existing constructed basement beneath the Point Village Square (as constructed under Section 25 DD478) accommodating 300 bicycle parking spaces, plant, staff facilities, storage areas and other associated facilities.

Cycle access to the basement will be via a dedicated, access controlled cycle ramp in the central core. Reconfiguration of the existing basement level -1 beneath the Point Village Square to facilitate 48 No. car parking spaces at -1 level, plant, storage areas and other associated facilities. This will also involve associated structural reconfiguration of existing basement levels -2 and -3. Vehicular access to the basement will be via the existing ramped access on Sheriff St servicing the Point Village District Centre. The reconfiguration of the basement will involve the removal of the existing external stairs from the Point Village Square to existing underground bar located at -1 level. Construction of 14.5m high restaurant/bar glass box with mezzanine level located within the Point Village Square. The total above ground gross floor will be circa. 519.4 sq.m. Permission is also sought for revisions to the Point Village Square Public Realm including proposed hard and soft landscaping works. This includes a new bus shelter, taxi shelter, 5 number glass screens and the relocation of existing Point Village Signage on East Wall Rd. The proposed development includes all associated and ancillary works, including site development works.

Work is expected to take in the region of 24 months to complete

COMPANIES

PROMOTER: NAMA
PHONE: +35316650000
WEBSITE: www.nama.ie

PROMOTER : Grant Thornton (Receiver)
PHONE: ++35316805805
WEBSITE: www.grantthornton.ie

ARCHITECT: Shay Cleary Architects
PHONE: +35314125090
WEBSITE: www.sca.ie

PLANNING CONSULTANT: Brady Shipman Martin
PHONE: +35312081900
WEBSITE: www.bradyshipmanmartin.com

ESTATE AGENT : CBRE
PHONE: +35316185500
WEBSITE: www.cbre.ie



COMPANIES

ESTATE AGENT: Savills
PHONE: +35316181300
WEBSITE: www.savills.ie

OCCUPIER: Starbucks
PHONE: +35318485830
WEBSITE: www.starbucks.ie

OCCUPIER: Eddie Rockets (Ireland) Ltd
PHONE: +35316797340
WEBSITE: www.eddierockets.ie



Tara Street Re-Generation

Tara Street Station, Dublin

CIS Project ID: 96720

Value	€130,000,000
Planning Stage:	Plans Granted
Floor Area:	13000 m2

According to reports Coras Iompair Éireann are planning to undertake a public tender before the end of 2015 seeking development partners.

The re-development at Dublin's Tara Street Station. The development will involve the construction of a 12-storey building with a floor area of 13,000 sq.m. The development would include high-rise buildings including shops, restaurants and office accommodation as well as being a transport hub.

COMPANIES

PROMOTER: Iarnród Éireann
PHONE: +35318363333
WEBSITE: www.irishrail.ie

CO-PROMOTER : Dublin City Council
PHONE: +35316796111
WEBSITE: www.dublincity.ie

MECH & ELEC ENGINEER: Aecom
PHONE: +442076452000
WEBSITE: www.aecom.com

CIVIL ENGINEER: Aecom
PHONE: +442076452000
WEBSITE: www.aecom.com

CONSULTING ENGINEER: Aecom
PHONE: +35312383100
WEBSITE: www.aecom.com

TRANSPORT CONSULTANT: Aecom
PHONE: +35312383100
WEBSITE: www.aecom.com



Office Building

Site bounded by North Wall Quay, New Wapping Street, Mayor Street Upper and Castleforbes Road, North Lotts

CIS Project ID: 96720

Value	€111,119,820
Planning Stage:	Plans Submitted
Floor Area:	58562 m ²

A planning application was submitted to Dublin City Council on 31/07/2015 by Oxley Holdings Limited for development at a site bounded by north wall quay, new wapping street, mayor street upper and castleforbes road, dublin 1 of c.1.875 ha. The development will consist of: demolition of esb substation (c.50 sq.m) on mayor street upper and partially completed basement structures; construction of a new office building (block d) of 9 storeys (overall height +42.9m od including set back top storey, atrium, core and plant) and 7 storeys (overall height +35.1m od including set back top storey, atrium, core and plant) comprising a total of c.23,882 sq.m gross floor area above podium level; (block d may operate as a single building or as two separate buildings d1 and d2).

External terraces on the seventh and ninth storey of building d1 and seventh storey of building d2; new internal streets to the north, east and west of block d; a two level basement comprising a total of c.34,680 sq.m gross floor area below ground level with a segregated ramp for bicycle and vehicular access from castleforbes road containing 4,360 sq.m of office space at level -01 relating to block d and 428 no. car parking spaces, 898 no. bicycle parking spaces, changing/shower toilet areas, storage, services and plant areas over levels -01 and -02 to serve the proposed development and future development of the site as indicated within the master plan submitted with the application for the delivery of the remainder of city block 8; landscaping works to the new internal streets to the north, west and east of block d; temporary works and finishes (with fencing) to top of podium area which will be subject to future planning applications for office (block a) and residential (blocks b and e) development; temporary construction access to the north of the proposed permanent ramp access to the basement from castleforbes road; attenuation, foul and surface water arrangements, all associated site development boundary treatment, services provision and landscaping works. The total gross floor area above and below ground will be c.58,562 sq.m comprising 28,242 sq.m office use and 30,320 sq.m shared basement. This application relates to a proposed development within the north lotts and grand canal dock sdz planning scheme area.

COMPANIES

PROMOTER: Oxley Holdings
PHONE: +6564380202
WEBSITE: www.oxley.com.sg

CO-PROMOTER : Ballymore Group
PHONE: +35316259100
WEBSITE: www.ballymoregroup.com

ARCHITECT: RKD Architects
PHONE: +35316681055
WEBSITE: www.rkd.ie

ARCHITECT: Arrow Architects ApS
PHONE: +4542262860
WEBSITE: www.arrowarchitects.com

STRUCTURAL ENGINEER: O'Connor Sutton Cronin
PHONE: ++35318682000
WEBSITE: www.ocsc.ie

CONSULTING ENGINEER: RPS Group
PHONE: +35314882900
WEBSITE: www.rpsgroup.com



Commercial/ Retail Development

Project ID:	<u>733252</u>	Address:	Former Cahill Printworks, Church Road, East Wall Road, Dublin 3, Co. Dublin
Planning Reference:	2555/13	Contract Stage:	On Site
Planning Stage:	Plans Granted	Application Date:	02/05/2013
Decision Date:	30/04/2014		
Start Date:	19/06/2015		
Finish Date:	19/03/2016	Duration:	9 months
Floor Area:	6258 m2		
Value:	€8,761,200 (Est.)		

Companies

Promoter	Name:	Lidl Ireland GMBH
	Phone:	+35345440400
	Website:	www.lidl.ie
Architect	Name:	Fitzgerald Kavanagh Partners Architects
	Phone:	+35316764128
	Website:	www.fkp.ie

Description

Main contractor J.Manning and Son (Dublin) Limited, Co. Dublin are currently carrying out the work on a commercial/retail development at the Former Cahill Printworks, Church Road, East Wall Road, Dublin 3.

The project calls for a mixed use development to be constructed over 2 no. blocks (a & b) and totalling 6,258sqm gross floor space on a site of 0.9 hectares. The proposed development comprises blocks a & b fronting east wall road and church road and arranged around surface car parking to the rear (118 spaces) with a proposed new vehicular access off church road; block a is upto 4 storeys in height with a ground floor area of 1,980 sqm incorporating a licensed discount foodstore with a net retail sales area of 1,280sqm) first floor gym/leisure facility of 1,887sqm and second and third floor office space of 974 & 241 sqm respectively ; block b is 2 storey in height and comprises a drive-thru restaurant over two floors of 655sq.m a ground floor retail unit of 151 sqm. First floor office of 149 sqm and associated access, servicing, plant circulation and waste storage areas totalling 221 sq.m.

The development will also comprise the demolition of remaining boundary structures and external walls of former print works in connection with a previous permission for demolition and redevelopment (under Dublin City Council planning ref: 6608/06), closure of 2no. former vehicular access points off church road, the provision of 32no. cycle parking spaces, the erection of associated advertisement signage, the provision of new pedestrian access and circulation areas, boundary treatments, hard and soft landscaping, lighting, connections to drainage and water services and all other ancillary and associated works.

Work is expected to take in the region of 9 months to complete.

An Post move frees up Docklands Site

Project ID:	<u>824810</u>	Address:	Cardiff Lane, Dublin 2, Co. Dublin
Floor Area:	9290 m2		
Site Area:	0.9 hectares	Value:	€20,000,000

Companies

Promoter	Name:	New Generation Homes
	Website:	www.newgenhomes.ie

Description

According to recent reports another redevelopment opportunity in Dublin's south docklands is on the cards following a decision by An Post to sell its 2.3-acre sorting office at Cardiff Lane and relocate to a planned new premises at Ravensdale Road on the opposite side of the quays in East Wall.

The board of An Post has accepted an offer from property developer New Generation Homes to buy the Cardiff Lane facility and replace it with a state-of-the-art mails delivery centre on the north side of the quays.

The deal has been valued at over €40 million by Des Lennon of agents JLL who says the postal service will receive both cash and a new custom-built mail delivery services unit. The precise cash payment has not been disclosed but New Generation is known to have paid €1.9m for the 1.75-acre site at East Wall Road marketed by Ian Lyons of Allsop. New Generation will have to meet the expense of providing a new mail building extending to 1,858sq m (20,000sq ft). The facility is due to be handed over by the spring of 2017.

There should be no undue delay in securing planning permission for the East Road development – the entire docks are now deemed a strategic development zone under the planning regulations for the purposes of speeding up the rejuvenation of both the south and north docklands. New Generation has been steadily buying up mainly housing sites in the greater Dublin area since it was founded in 2011 by brothers Greg and Hugh Kavanagh, and CEO Patrick Crean. The news that they have acquired the Cardiff Lane site will come as a surprise to the main commercial developers who are only too well aware of the pent-up demand for new office space in the docks.

New Generation Homes is financially backed by M&G Investments, an international asset manager which manages over €340 billion in assets for clients across Europe and Asia. The postal site has mixed-use zoning which will allow for the development of about 9,290sq m (100,000sq ft) of offices and at least 80 apartments.

The site is directly opposite no 2 Grand Canal Square, the Daniel Liberskind-designed block occupied by the William Fry law firm. It is also adjacent to Facebook's impressive European headquarters and the Bord Gáis Energy Theatre. Closeby, Lisney is seeking in excess of €30 million for the 1.78-acre former British and Irish Steam Packet Company offices fronting on to Sir John Rogerson Quay.

This will be the second time An Post has availed of the high values in the docklands to move shop. In the 1990s, it abandoned its sorting office at Sheriff Street to allow developer Brian Rhatigan to extend the International Financial Services Centre.

Change of Use to Retail

Project ID:	<u>810246</u>	Address:	Grand Mill Quay, Block no. 2, (38-40 Barrow Street), Grand Canal Dock, Dublin 4, Co. Dublin
Planning Reference:	DSDZ2052/15	Planning Stage:	Plans Granted
Application Date:	15/01/2015	Decision Date:	11/03/2015
Floor Area:	466 m2	Site Area:	0.06 hectares
Value:	€538,230 (Est.)		

Companies

Promoter	Name:	Google Ireland Limited
	Website:	www.google.ie
Architect	Name:	Henry J Lyons Architects
	Phone:	+35318883333
	Website:	www.hjlyons.com

Description

A decision to grant planning permission was issued by Dublin City Council on 11/03/2015 to Google Ireland Limited for the change of use of part of the ground and upper ground floor from office to retail/ retail services/ café/ restaurant/ medical/ financial use. The proposed unit will have a gross floor area of 466 sq.metres. The development provides for amendments to the eastern elevation to barrow street from ground level to first floor level to provide for a new glazed elevation, set back from a series of colonnades, creating a new shopfront for the proposed unit.

Amendments to the southern and western elevations to include new glazed doors. The development will result in a reduction of offices floorspace at first floor level of 45 sq.metres. New signage on eastern elevation will also be provided including 4 no. internally illuminated signs on the recessed glazed facade and 3 no. double sided vertical non illuminated projecting banner signs.

€894k - Office Extension

Project ID:	<u>811016</u>	Address:	The Watermarque Building, on the corner of Bridge Street and South Lotts Road, Dublin 4, Co. Dublin
Planning Reference:	2076/15	Planning Stage:	Plans Granted
Application Date:	20/01/2015	Decision Date:	10/03/2015
Floor Area:	639 m2		

Description

Main contractor Kingston Construction Limited, Co. Dublin has commenced work on the change of use from former marine based industrial/warehouse use to provide an open community digital applications academy and e-learning web resource public amenity. The proposed use incorporates the following publically accessible facilities as part of an integrated public resource: (a) digital framed art/medi gallery and competition space with external presentation and imaging facilities; (b) auditorium/public conference/presentation and pitching spaces and idea launch pad; (c) inspiration rooms (d) research and idea exchange tutorial area (e) open digital media communication portal and 3d video conferencing bays; (f) community tv, radio and media platform and transmission facility; (g) coding and digital technology start up brain space/incubation centre workshop with hard and soft wareapplications trialing area; (h) neurobic exercise studio and recreational facilities including pilates, yoga and open break out zones (i) cafe/tea room; and (j) library and media archive.

Proposed works to facilitate this development include the provision of a public boardwalk over the existing quay wall (which is a protected structure rps no.7542) and the river liffey; rooflights; a new door opening in the west gable; reinstatement of external sliding gates to the existing openings along the north and south facades; installation of a mezzanine gallery and internal balcony; creation of a series of internal pods at ground floor level; provision of a lift; services; male and female toilets; signage; lighting; and all other ancillary works.

Construction work is expected to take in the region of 7 months to complete. Sub-contractors will be domestic to the main contractor.

Residential Development

Project ID:	<u>785521</u>	Address:	19C, Hanover Street East, Dublin 2, Co. Dublin
Planning Reference:	2940/14	Planning Stage:	Plans Granted
Decision Date:	12/12/2014	Units:	16
Floor Area:	1610 m2		
Storeys:	5		
Value:	€2,366,700 (Est.)		

Companies

Promoter	Name:	The Dublin Loft Company Limited
	Phone:	+35316110400
Architect	Name:	KMD Architecture
	Phone:	+35316770077
	Website:	www.kmd.ie

Description

A decision to grant planning permission was issued by Dublin City Council on 12/12/2014 to The Dublin Loft Company Limited for the development will consist of the demolition of a 2 storey warehouse building and the

construction of a new 5 storey apartment building, including a partially setback top floor. total area of building is 1610 sq.m. the building will contain 16 no. apartments consisting of; 4 no. 1 bed [56-60sq.m approx.], 11 no. 2 bed apartments [83-96sq.m approx.] and 1 no. 3 bed apartments [119 sq.m approx.] to include balcony / winter-gardens to each apartment.

Access to the apartments is via a new set back entrance lobby from hanover street east, vehicle access via gates (with matching railings) on hanover street east and there is also proposed to have pedestrian access from byrnes lane (existing loading bay). the proposal is to include a bin store, 7 no. car parking spaces, bike store for 16 no. bikes, 1 no. motorbike parking space, and a landscaped communal garden, all at ground level. at roof level, there is a set-back low level external screen to low external plant [30-40sq.m approx.] and 2 banks of solar panels. the application includes 1 no. external building name sign in individually mounted stainless steel lettering; [4200mm long x 200mm high max.].

Change of Use to Gym

Project ID:	<u>793001</u>	Address:	Ground Floor Unit C5, Kilmore House, Park Lane, Mayor Street Lower, Spencer Dock, Co. Dublin
Planning Reference:	DSDZ3255/14	Planning Stage:	Plans Granted
Application Date:	15/08/2014	Decision Date:	01/10/2014
Floor Area:	455 m2		
Value:	€573,300 (Est.)		

Companies

Promoter	Name:	Craze Athletics Limited
Architect	Name:	James Ahern Architects
	Phone:	+35318533360

Description

A decision to grant planning permission was issued by Dublin City Council on 01/10/2014 to Craze Athletics Limited for the change of use of the existing 455sq.m retail unit at unit c5 located at ground floor level to the north-west corner of kilmore house, park lane and mayor street lower, spencer dock, dublin1 to gym and ancillary retail/juice bar use; the erection of internal illuminated signage; and the insertion of 1 no. fire exit door to the southern elevation of the unit. this application relates to development in the north lotts and grand canal docks strategic development zone.

Road Improvement Works

Project ID: 837012 **Address:** Point Roundabout, North Wall Quay to East Wall Road, Dublin 1, Co. Dublin

Planning Authority: Dublin City Council

Planning Stage: Plans Submitted

Companies

Promoter **Name:** Dublin City Council
Phone: +35312222222
Website: www.dublincity.ie

Description

A planning application was submitted to Dublin City Council on 17/07/2015 by Dublin City Council - Environment & Transportation Department for proposed point roundabout improvement scheme pursuant to the requirements of the above, notice is hereby given of the proposed construction by dublin city council of the above scheme, consisting of the upgrade to the point roundabout junction to a three-arm signalised junction with a left-turn slip lane from north wall quay to east wall road, dublin 1. This junction will include toucan crossings to accommodate pedestrians and cyclists on north wall quay and the east link bridge. The upgrade of this junction will result in the requirement of a new access arrangement for dublin port to accommodate northbound movements. The scheme proposes to provide a new access to dublin port by providing a fourth arm at the signalised junction of east wall road and sheriff street upper.

This new access will enable the closure of the existing left in left out access to dublin port along east wall road. additionally, to improve traffic management in the area, it is proposed to widen east wall road to provide an additional northbound lane along with a cycle track and footpath. The additional lane will allow a relatively free flow of traffic from north wall quay onto east wall road while also helping to ease the levels of queuing on the east link bridge. Plans and particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of six weeks from friday 17th July 2015 to monday 31st August 2015 at the offices of dublin city council, public counter, planning department, block 4, ground floor, civic offices, wood quay, dublin 8, monday to friday 09.00hrs to 16.30hrs.

The proposal can also be viewed at the following location, monday to friday 9.00hrs to 17.00hrs. dublin docklands development authority offices, custom house quay, dublin 1. plans and particulars can also be viewed online at dublincity.ie. A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated may be made in writing to the executive manager, planning department, Dublin City Council, block 4, floor 3, civic offices, wood quay, Dublin 8 before 16.30hrs on Monday 14th September 2015.

Office Building

Project ID: 809466 **Address:** Grand Mill Quay - Mill no. 1 (38-40 Barrow Street rear of), Grand Canal Dock, Dublin 4, Co. Dublin

Planning Authority: Dublin City Council

Planning Reference: DSDZ3942/14	Planning Stage: Plans Granted
Application Date: 19/12/2014	Decision Date: 20/02/2015
Construction Type: New Build	Funding Type: Private
Floor Area: 1131 m2	

Companies

Promoter	Name: Google Ireland Limited
	Address: Barrow Street, Dublin 4
	Website: www.google.ie
Architect	Name: MOLA Architects
	Phone: +35314537300
	Website: www.molaarchitecture.com

Description

A decision to grant planning permission was issued by Dublin City Council on 20/02/2015 to Google Ireland Limited for protected structure:retention: the building is a protected structure rps 488. The development will consist of internal alterations to include: 1. basement level: new store with full height plasterboard stud walls and new kitchenette; provision of ventilated lobby. 2. ground floor: 2 no. new meeting rooms with full height plasterboard stud walls; new pod office at centre of open plan area. 3. first floor: 2 no. new meeting rooms with full height plasterboard stud walls; 2 no. new pod offices, 1 no. adjoining the perimeter wall and 1 no within centre of open plan area. 4. second floor: 2 no. new meeting rooms with full height plasterboard stud walls, 1 no. new pod office adjoining the perimeter wall. 5. third floor: 2 no. new pod meeting rooms, 1 adjoining the perimeter wall and 1 no. within the centre of open plan area. installation of new steel spiral staircase to access hammock suspended between existing roof trusses. All fixings to be reversible.

External amendments to include: 1. new aov within existing lift extension to be installed in place of existing open vent. 2. new opes on the north elevation with replica historic vents to be installed over new opes.

development to include all associated site development and ancillary works. Retention permission is sought for 5 no. non illuminated external signs. these include: 1. a directional sign on coppers lane, which is recessed into the sandstone perimeter wall. 2. 2 no. double sided free standing signs located at the top of coppers lane and adjacent to the mill building. 3. stainless steel letters denoting "dockmill" fixed to the southern gable wall at high level. 4. vinyl lettering installed on the west facade of the modern glazed entrance lobby. The application relates to a proposed development within a strategic development zone planning scheme area.

Office Building

Project ID:	<u>679108</u>	Address:	Dublin Exchange Facility, Mayor Street Lower, I.F.S.C, Dublin 1, Co. Dublin
Last Updated:	10/01/2013 17:52	Planning Authority:	Dublin City Council
Planning Reference:	2598/12	Planning Stage:	Plans Granted
Floor Area:	12718 m2	Storeys:	6
Value:	€18,640,860 (Est.)	Car Parking:	19

Companies

Promoter	Name:	Cosgrave Developments
	Phone:	+35316110400
Architect	Phone:	+35316770077
	Website:	www.kmd.ie

Description

The development will consist of the demolition of an existing 4 storey building and the construction of a new six storey office building with a café/retail unit at ground level. total area of building is 12,718 sq.m, inclusive of a café/retail unit of 130 sq.m. the building will also include a ground floor setback entrance on mayor street, new vehicular access to ground level car park for 19 no. cars, 3 no. motor bikes, delivery and waste management area, ground level bike store for 128 no. bicycles with locker and shower facilities accessed off exchange place, set-back plant area and bank of low solar panels on the roof.

Selection of properties for rent in the Docklands



7 Grand Canal Street



5/6 Hanover Quay & 76 Sir John Rogerson's Quay, Dublin 2



Riverside 2, 4th Floor at Sir John Rogerson's Quay, Dublin 2

Three Gateway East Wall Road, Dublin 3

Ground Floor Office Suite, La Touche House, IFSC

Unit 8 Harmony Court, Harmony Row, Dublin 2



No.1 Grand Canal Square, Dublin 2

56 Sir John Rogerson's Quay, Dublin 2

Two Grand Canal Square, Dublin 2



The chq Building, Dublin 1

Bloodstone, South Docks, Sir John Rogerson's Quay, Dublin 2.

Central Quay, South Docks, Sir John Rogerson's Quay, Dublin 2

George's Quay Plaza, Dublin 2

4 Grand Canal Wharf, South Dock Road, Dublin 4



7 Hanover Quay, Grand Canal Dock, Dublin 2

Bloodstone Building, Sir John Rogerson`s Quay, Dublin 2

Central Quay, Riverside Iv, Sir John Rogerson`s Quay, Dublin 2

Selection of Companies Operating in the Docklands:

Banks:

Central Bank: North Wall Quay (2016).

Hsbc Bank: 1 Grand Canal Square, Grand Canal Harbour, D.2

Fortis Bank :Spencer Dock, D.1

Citi Group: 1 North Wall Quay, D.1.

AIB: Excise Walk, Clarion Quay, IFSC, D.1

Bank of Ireland: Floor 1/2 Esat Building, 1 Grand Canal Quay, D.2

BNY Mellon Investment Servicing :2 Sir John Rogerson's Quay Dublin

BNP Paribas -Corporate and Investment Banking: 5 George's Dock, IFSC, D.1

Zurich Bank: Third Floor, La Touche House, IFSC, D.1

Aareal Bank AG: 4 Custom House Plaza, IFSC, D.1

Bank of Montreal Ireland plc : 6th Floor, 2 Harbourmaster Place, IFSC. D.1.

Caceis Bank Luxembourg: One Custom House Plaza , IFSC, D.1

Danske Bank :3 Harbourmaster Place, Dublin

State Street International :78 Sir John Rogerson's Quay Dublin

Credit Suisse: Kilmore House, Park Lane, Dublin 1

KBC: Upper Sandwith Street, Dublin 2

Law firms:

Mason Hayes and Curren : South Bank House, Barrow Street, D.4

Beauchamps Solicitors: Riverside Two, Sir John Rogerson's Quay, D.2

McCann Fitzgerald Solicitors: Riverside One, Sir John Rogerson's Quay, D.2

Matheson Ormsby Prentice: 70 Sir John Rogerson's Quay D.2

A&L Goodbody : 28 North Wall Quay, North Wall, D.1

William Fry: 2 Grand Canal Square, D. 2.

Dillon Eustace : 33 Sir John Rogerson's Quay, D.2

Investments/ Finance:

BNY Mellon Alternative Investment Services: Riverside Two, Sir John Rogersons Quay, Grand Canal Dock, D.2

Guggenheim: South Dock House, Hanover Quay, Dublin.

South Quay: Suite 19, Butler's Court, 77 Sir John Rogerson's Quay, D.2.

BBVA Ireland p.l.c: Commerzbank House, 1 Guild Street, IFSC, D.1

Ecclesiastical: 1st Floor Kilmore House, Spencer Dock North Wall Quay, D.1.

Alliance: 1 Kildare St, Dublin D.2.

Hibernia REIT: South Dock House, Hanover Quay, D.2.

Consultancy:

Arup consulting engineers: 50 Ringsend Road, D.4

Accenture (consulting): 1 Grand Canal Square, Grand Canal Harbour, D.2

Gardiner & Theobald (global consultancy offering a range of services to the construction and property industry):

31 Upper Merrion Street D.2.

The Classic Group: 3, Clanwilliam Terrace, Grand Canal Quay, Dublin.

Treacy Consulting: 5th Floor, Castleforbes House, D.1.

First-Aide Safety, Health and Training Consultants: 1 Mayor Street Upper, IFSC, Docklands, D.1.

Willis Risk Services (Ireland) : Grand Mill Quay, Barrow Street, D.4.

SEB Life: Sir John Rogerson's Quay, Dublin, D.2.

Accountancy Firms:

PWC: One Spencer Dock, North Wall Quay, D.1.

KPMG: 1 Harbourmaster Place, IFSC, D.1.

FMB Chartered Accountants: Longboat, 56 Sir John Rogerson's Quay, D.2.

Architect Firms:

Darmody Architecture: 91 Townsend Street, D.2.

Jones Engineering Group: Waterways House ,Grand Canal Quay, D.2.

Education:

ERSI (The Economic and Social Research Institute) : Whitaker Square Sir John Rogerson's Quay D. 2

National College of Ireland: Mayor Street, IFSC, D.2.

Irish Tax Institute: South Block, Longboat Quay, Grand Canal Harbour, D.2

Pulse College: 20 Ringsend Rd, D. 4.

The Factory Ltd: 35A Barrow Street, Grand Canal Dock, D.4.

Digital/Media/Creative:

Google: Gordon House, Barrow Street

Facebook: Hanover Reach Grand Canal Harbour D.2.

LinkedIn: Sir John Rogerson's quay, D.2.

Core Media: 16 Sir John Rogerson's Quay, D.2.

Ashville Media Group: Old Stone Building, Blackhall Green, Blackhall Place, Dublin.

Dublin City fm: Unit 6, Docklands Innovation Park, 128-130 East

Classic Hits 4fm & Radio Nova: Castleforbes House, Castleforbes Road, D.1

FM104: Macken House, 39-40 Upper Mayor Street D.1

Dublin's Q102: Macken House, 39-40 Upper Mayor Street D.1

UTV Radio Solutions: Macken House ,39 – 40 Upper Mayor Street D.1

UTV Television: Macken House ,39 – 40 Upper Mayor Street D.1

98fm and Spin 103.8: Level 3,South Block,The Malt House,Grand Canal Quay,D.2.

Windmill Lane Recording Studios: 20 Ringsend Road,D. 4.

Snap Docklands: 12 Sir John Rogerson's Quay, D.2.

Snap IFSC: Unit 1, National College of Ireland Mayor Street IFSC D.1.

Limelight Communications : 60 Grand Canal Street Upper, D.4.

GRIP Communications: Docklands Innovation Park, 128-130 East Wall Road, D.3.

LogMeIn :70 Sir John Rogerson's Quay, D.2

Trip Advisor: Sir John Rogerson's Quay, D.2

Hotels:

The Marker Hotel: Grand Canal square, Docklands, D.2.

The Maldron Hotel : Sir John Rogerson's Quay, D.2.

Grand Canal Hotel: Grand Canal Street upper, D.2.

The Gibson Hotel: Point Village, D.1.

The Spencer Hotel (formerly known as the Clarion) : Excise walk, IFSC, D.1.

Jurys Inn: Custom House Quay, Dublin 1

Other Companies:

Docklands Innovation Park: Eastwall Enterprise Centre, 128/130 East Wall Road, Dublin.

The convention Centre Dublin: Spencer Dock, North Wall Quay, D.1.

PFPC(recruitment agency) :2 Sir John Rogerson Qy, D.2

STAR Translation Services: Docklands Innovation Park, 128-130 East Wall Road, D.3.

Dublin Bay Cruises: Sir John Rogerson's Quay, D.2.

Oceanic Virtual Office: Oceanic House, Docklands Innovation Park, 128-130 East Wall Road, D.3.

QBE:43-49 Sir John Rogerson's Quay D. 2.

Limelight Training: 60 Grand Canal Street Upper, D.4.

The chq building: Custom House Quay, Dublin.

Irish Greyhound Board, Shelbourne Park Greyhound Stadium: South Lotts Road, Ringsend, D.4.

Dogspatch Labs: Unit 1, The CHQ Building, Custom House Quay, D.1.

BT Communications Ireland Ltd:Grand Canal Plaza, Upper Grand Canal Street, D.4

Airbnb: Corner Bridge Street and South Lotts Road, Ringsend Road,D.4.

3Arena: North Wall Quay, Dublin .

Odeon cinema: Point Village, D.1.

NAMA: Treasury Building, Grand Canal Street, Dublin 2

NTMA: Treasury Building, Grand Canal Street, Dublin 2

Estate Agents:

Sherry Fitzgerald: Unit 3 Boyne House Custom House Square IFSC, D.1.

Dorville Homes: 5 Mount Street Lower D.2

Owen Reilly: 2 Forbes Quay, Grand Canal Dock/ Square, D.2.