

Bluebell renewal project will create 'green lung' for local residents

The Dublin 12 retail park regeneration will include 1,305 residential units, rooftop farms and a large amenity area



Donal Buckley

An application for one of Dublin's largest urban regeneration schemes has been made to Dublin City Council by Allied Real Estate Group (Areg) for the regeneration of the Royal Liver Retail Park on the Naas Road, near Bluebell in Dublin 12.

Expected to cost €500 million to develop, the residential-led mixed-use scheme will include 1,305 residential units, a landmark Grade A office building, supermarket and commercial/retail around a central public plaza.

Unlike many of the new apartment complexes built in recent years, these new units will be pitched at the affordable mid-market rental demographic – including key workers. The proposed development includes an American-style 4,645 square metre residents' amenity facility, which has not previously been provided in Ireland. This space, which will be free to use for all

residents, includes a 687 square metre gym with a climbing wall, concierge and reception, parcel and post rooms, lounge areas, shared and private working space, meeting spaces, children's play area, multi-use games areas, library, catering kitchens, private dining rooms and residents' guest rooms as well as a multi-purpose space available for use, not only by the residents, but also by local community groups.

Areg is headed by experienced property developers Adrian Langan and Cathal McGinley. Prior to founding Areg, McGinley was a founder and principal of KMS Commercial, which completed more than \$700 million (€633 million) of development projects in New York, investing more than \$110 million (€99.5 million) of private equity. These projects included residential, multi-family, hotel and car park developments in Manhattan. He was also involved in the development of the Event hotel and car park on the city's Sixth Avenue.

Langan is a director of Dublin firm Barina Property Group and has been involved in the development of more than 2,000 residential and multi-family units with a combined gross development value of more than €600 million during the last 20 years in Ireland.

Areg bought the Royal Liver

Retail Park in 2018 for a reported €25 million. Ireland's first retail park, it was opened in 1990 by Royal Liver Assurance Company. In 2005 it was bought by Irish developer Willie Smyth for €60 million. Tenants at the park include Homebase, Carpetright and Bargainatown, but a number of the units are vacant.

Extending to over nine acres, it is located close to the Luas red line with a stop just 50 metres away on the Naas Road. It is about 4.3km west of Dublin city centre and 2.2km from the M50/N7 junction.

Dublin City Council has been encouraging developers to undertake residential development in the area for more than ten years. The Dublin City Development Plan 2016–2022 and the Naas Road Local Area Plan 2013–2018 (extended to 2023) identify the site as a gateway location to create an opportunity to strengthen the city's visual identity and signal the entrance to the city.

In response, Areg commissioned award-winning architects Henry J Lyons (HJL) to design high-quality landmark buildings, structures and civic spaces.

The local area plan calls for a landmark building at the corner of the Kylemore and Naas roads, and this is represented in the HJL design by a striking glass office tower rising to 17 storeys (73 metres) with dramatic views of the Phoenix Park and Dublin city centre.

This landmark office building will extend to about 17,000 square metres and accommodate an estimated 900 workers when fully



A landmark glass office building at the corner of the Kylemore and Naas Roads will rise to 17 storeys and accommodate about 900 workers



Plans for the Royal Liver Retail Park regeneration show plenty of green space for residents

vegetables in rooftop urban farms which will be unique in Dublin.

When completed, it will deliver full and part-time employment for more than 1,040 people on site, with an additional 280 associated jobs in the local community. Consequently the annual economic impact from the site will increase from about €2.5 million at present to more than €70 million. Almost 2,000 people will be employed in construction.

Despite its proximity to the city centre and its population growth, the Bluebell area recorded one of the lowest levels of housing development in the 2016 Census. In seven surrounding electoral areas, only 194 homes were added between 2011 and 2016. Nearby Inchicore added only 23 houses in those five years. Areg's project will increase housing stock in the Inchicore B area to over 2,000 and will help achieve the annual Dublin target of 25,000 new units.

As well as Bluebell and Kylemore Luas stations, the M50 is also relatively close by. Five Dublin Bus routes serve the site, while the Grand Canal cycle route is less than five minutes away.

occupied. Areg will also include a new supermarket, which is lacking in the area, as well as a creche, pharmacy, medical centre, café and restaurant/bar.

The mix of residential units will include 106 apartments for sale, 996 will be build-to-rent and 203 will be build-to-rent shared ac-

commodation units. These shared accommodation units will range in size from about 18.6 square metres up to more than 30 square metres – much larger than the government's minimum size requirements of 12 square metres.

McGinley said the design brief was to create a sustainable urban

regeneration and green lung experience for residents. Essential to that was leveraging existing Luas stops and QBC connectivity.

Not alone will private and public open spaces and roof-top gardens provide green areas for residents to enjoy, they will also include areas for residents to grow their own

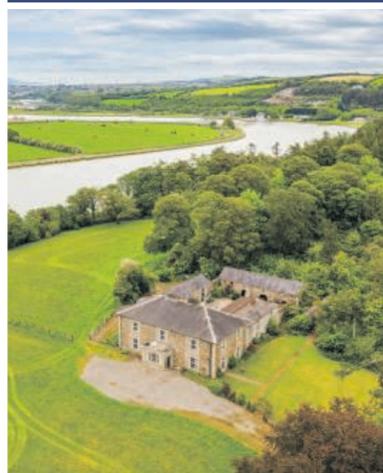
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Construction Information Services Round-up

Dwyer Nolan submits to ABP for 129 units in Dublin 11

Dublin house-builder Dwyer Nolan Developments has submitted to An Bord Pleanála for permission for a strategic housing development of 129 apartments located at Hampton Wood, to the north of Poppintree Industrial Estate in Dublin 11. A decision is expected to be made by An Bord Pleanála on this development by the end of January 2020.

Trailford plans 661 homes in Drogheda

Trailford Limited has submitted a strategic housing development application to An Bord Pleanála for a development on lands at Rathmullan Road in Drogheda, Co Meath. The proposed development involves the construction of 661 residential dwellings and a neighbourhood centre adjacent to the site's eastern boundary consisting of a childcare facility, café and retail unit. A decision on this development is expected to be made by An Bord Pleanála by the end of January 2020.

Bartra submits planning for shared-living scheme in D15

Bartra Property Limited has applied to An Bord Pleanála for permission for a strategic housing development at a 0.317 hectare site at Brady's Public House on the Old Navan Road in Dublin 15. The shared-living development consists of the provision of communal residents' living/kitchen/dining rooms at each floor level and the plans cater for up to 198 bed-spaces.



Old Navan Road in Dublin 15 where Bartra has applied for planning for housing



A mixed-use residential scheme is proposed for Dublin 24

A decision is expected to be made by An Bord Pleanála on this development by the end of January next year.

57 social houses under way in Clonakilty

Cork contractor MMD Construction Limited has begun work on a residential development at Beechgrove in Clonakilty, Co Cork.

The social housing development will consist of the construction of 51 houses and the conversion of Lower Tawnies Cottage and outhouses, which are protected structures, into six houses, stores and meter rooms.

Associated site development works include foul and surface water drainage, attenuation, road realignment, new boundary treatments and landscaping. Works are expected to take in the region of 20 months to complete.

€10m Donegal primary care centre initiated

Glebe Builders has begun enabling works on a €10 million primary care centre in Drumlonagher in Co Donegal. Main works will include the construction of a partial three-storey, partial four-storey primary care centre and ambulance station. Main works are expected to follow once the enabling works are completed.

Plans submitted for 290-unit SHD in D24

Obsf (I) Limited, a subsidiary of umbrella fund Obsidian Fund Ica, has submitted a strategic housing development application to An Bord Pleanála.

The development will consist of a mixed-use residential scheme (with a total gross floor area of 26,929 square metres) comprising six blocks, with balconies/terraces to

be provided on all elevations at all levels for each block. It will include 290 apartment units and associated residential amenity facilities, a childcare facility, four retail units and two café/restaurant units at Citywest Shopping Centre in Fortunestown in Dublin 24. A decision is expected to be made by An Bord Pleanála on this development by next February.

Tenders out for €10m Educate Together school in D7

Tenders have recently been issued to a pre-selected list of main contractors for the development of a 24-classroom Educate Together school. The school, to be located in the Grangegorman Strategic Development Zone in Dublin 7, will cost in the region of €10 million. It is expected that works will begin in the first quarter of 2020, following the tender procedures.

* The costings on these projects are indicative and are based on a price per square metre for shell and core only.

Construction Information Services (CIS) Ireland supplies real-time information on construction projects from early planning to on-site stages. For more information visit cisireland.com or call 01-2999200.