

Press Release

Planning Applications made to Dublin City Council

Planning Permissions sought for next stage of Grangegorman Development

Grangegorman Development Agency (GDA) are delighted to announce lodgement of planning applications to Dublin City Council (DCC) on 27 May 2015 for two major academic buildings for Dublin Institute of Technology (DIT) as the next stage of development of the Grangegorman campus.

The campus has been identified by Government as a flagship project and since work started in earnest in December 2012, significant progress has been achieved. The campus opened to the first 1000 DIT students in September 2014. On completion of these two quads, there will be 11,000 students and members of staff based on the campus. The timing of this is programmed to coincide with the opening of the Luas Cross-city line, which will serve the campus.

Separate planning applications have been submitted to DCC for the Central and East Quads. The applications will be considered under the site's designation as a Strategic Development Zone (SDZ). The two new technologically-advanced education buildings will be developed via the Public Private Partnership (PPP) model.

The GDA, in collaboration with DIT and the National Development Finance Agency (NDFA), has worked over the last two years to define detailed specifications. The construction on the two quads is expected to take two years to complete. During this time up to 1000 new jobs will be created in addition to further investment in urban regeneration of the Grangegorman area.

Planning permission is being sought for the following:

The Central Quad incorporates state of the art facilities for a total of ten DIT schools from the Colleges of Science, Health, Arts & Tourism, and Engineering. Whilst largely being a college facility for the provision of teaching and learning, the Central Quad will also have an element of public and industry engagement with space for the delivery of conferences with a particular emphasis on the Sciences. It will be located in the west of the Grangegorman campus, adjacent to what will become the Academic Hub of the new Urban Quarter and close to the North Circular Road entrance.

The East Quad will be a centre of excellence for Creative Arts; Media; the Conservatory of Music and Drama; and Social Sciences, Languages and Law. As such it will form part of the vision for a wider "Social and Cultural Heart" of the DIT Grangegorman campus, alongside the Student Hub. The East Quad will be located close to the LUAS stop at Broadstone, and will provide opportunities for exhibitions, music and drama performances. The vision is to create a space that will showcase the talent of students and staff at DIT and invite the public to engage with the new Urban Quarter discovering and participating in the arts and culture of the site.

The overall Grangegorman Project will see the development of a unified campus for DIT, consolidating up to 40 buildings onto a single site for the first time in its history. DIT is one of the largest higher education institutions in the state, representing some 10% of all third level student places in Ireland. In partnership with IT Tallaght and IT Blanchardstown, DIT is preparing to apply for designation as a Technological University for Dublin under new legislation to be brought forward shortly by Government.

In preparation for this next phase of the Development and through Government commitment and budgetary support under the 2012 Stimulus Programme, the GDA has worked to develop first class major site infrastructure and public realm over the past two years. The installation of this critical infrastructure is a prerequisite for the construction of the new Quads and has now been completed by the GDA. These works contributed to the employment of up to 350 people on site last year, 20% of whom were from the local Grangegorman area. The work on the site infrastructure and the adaptive re-use of six Protected Structures resulted in the first 1,000 DIT students on campus in September 2014. June 2015 will see this first group of students graduate. The construction of the Central and East Quads will be a significant investment in education for students and on a wider context will open up the opportunity for local industry and research investment.

To date, the GDA has developed replacement mental health facilities – the award-winning Phoenix Care Centre for the HSE; new Sports Pitches for DIT and the Community; a children's playground and a Cultural Garden

commemorating the history of the site. The next phase will see further development on the Energy Centre, Student Accommodation and Library Facilities, an indoor Sports Centre and a major educational facility to accommodate the College of Business, as part of the Masterplan vision for the Grangegorman site.

In parallel with the PPP projects, the GDA is progressing further elements of the planned new Urban Quarter. These include the stabilisation and conservation of Protected Structures, the construction of the Greenway Hub for research and innovation, and the delivery of a Primary Care Centre for the HSE which is planned to open in late 2016. A new Primary School for D7 Educate Together is also in design phase and will be delivered September 2017.

This exciting next phase will be instrumental to the delivery of a first class campus to meet the growing educational and healthcare demands and will deliver on the regeneration of an inner city area, resulting in a positive legacy for the surrounding community.

Ends

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Editor's notes

Grangegorman Development - Briefing Notes

This Project Delivers:

- A **construction project** with substantial employment and spin-off benefits
 - 2,000 construction jobs from now until 2017
 - a further **1161** full time jobs created on completion. (*Scale equivalent to two Dundrum Town Centres*).
 - A 'Local Labour' Charter has been put in place, committing contractors to recruiting up to 20% of all new employees through the Area Network Skills Register.
- A **central piece of national economic infrastructure** – supporting knowledge society, research and development, intellectual capital creation, upskilling of the labour force and enterprise innovation.
- One of the first major **new mental health assets** to come about as part of the Department of Health and Children's multi-annual programme of capital investment consistent with 'A Vision for Change'.
 - Phoenix Care Centre sets a new standard for care of mentally ill patients
- Develops a **new urban quarter** for Dublin city
 - Maintains this key city-centre site in public ownership
 - Contributes significantly to regeneration of Dublin's north inner city, including areas such as Smithfield, Cabra and Phibsborough
 - Knits areas of the city together in a coherent way
 - Integrates with and supports transport initiatives including Luas Cross-City
 - Delivers vital primary care and other health services to the area.
- Major **consolidation of higher education** sector –
 - DIT accounts for almost 10 % of the total higher education sector in Ireland.
 - all DIT activities, currently on 39 separate citywide locations, will be brought together at Grangegorman
 - First 1,000 DIT arrive on campus in September 2014

Core Aspects of the Grangegorman Project:

- HSE: Relocation of residents and staff of St. Brendan's hospital from antiquated accommodation into purpose built 54 bed facility on the site. Building is complete and patients and staff have moved in. Construction of a new primary care centre (currently at design stage) and community nursing facilities
- DIT: consolidation of all DIT activities – 22,000 students and 2,000 staff - at a single location, including education facilities, research, technology transfer, sports, cultural activities, science park and student accommodation
- Providing a major public recreational and amenity resource for north inner city. Apart from health facilities, this includes public library, primary school, playgrounds and park, and access to sports facilities.

Project Milestones to Date

- Strategic Development Zone planning designation for the entire site, ensuring no planning delays as each aspect of the development rolls out.
- 20 Planning permissions granted under the SDZ Planning Scheme.
- The HSE Mental Health Replacement, the Phoenix Care Centre, completed and occupied.
- Masterplan for the physical development of the whole site has won major international awards for urban development.
- 16 classroom primary school (onsite since September 2009) accommodating Dublin 7 Educate Together, has Department of Education and Skills approval for development of permanent premises on campus.
- High level of engagement with all stakeholders in the project throughout the last 6 years.
- Major Public realm and infrastructure contract started in October 2013 and nearing completion.
- Adaptation and refurbishment of listed buildings commenced in November 2013, for completion and occupation by 1100 DIT students and staff in September 2014.
- Funding secured through PRTL I and Enterprise Ireland for construction of Environmental Health Sciences Institute/DIT Hothouse building – planning permission secured and building will be ready for occupation in late 2015.
- The campus development is being used as a learning project for many DIT students at undergraduate and postgraduate level
- Grangegorman Labour and Learning Forum established and co-ordinator appointed to implement the recommendations of the “Joining up the Dots” employment study. An Employment Charter has been agreed for all contracts on the site, committing contractors to a target of 20% of new hires to come from local area.