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Chairman's Foreword



The transformation of the 30 hectare (73 acre) site of St. Brendan's Psychiatric Hospital at Grangegorman into a new city quarter, containing a visionary, world-class and all-inclusive campus for Dublin Institute of Technology, a new HSE primary health and social care complex, and enhanced facilities for the local community, represents one of the most exciting and outstanding urban redevelopment opportunities in Western Europe today.

The redevelopment of this outstanding inner-city parcel of land will be one of the most ambitious projects undertaken in the city. It will breathe new life into this area, transforming it into a vibrant hub of activity that is representative of the modern, young Ireland we live in today.

The project will be in keeping with the ongoing regeneration of Dublin City centre over the last two decades that has transformed the Dublin Docklands, Smithfield, Liffey Boardwalks and Temple Bar areas.

It will bring together all six DIT campuses (currently existing across 39 buildings), along with primary HSE health care facilities, onto one location. Uniquely, beyond that it will also serve as a fulcrum for local community activity, where the people of this proud north inner-city area will share in the modern fully-serviced facilities of this dynamic development.

This site has a long history of serving the people of Dublin right back to the establishment of the Houses of Industry for the poor in the 1770's. Its redevelopment will ensure that this public-serving role will be maintained but at a higher, more dynamic level that will transform Grangegorman truly into one of Dublin's landmark developments.

The appointment of members of the Agency Board towards the end of 2006 and the subsequent mobilisation work has signalled the first phase in the delivery of a transformed Grangegorman area.

Sincerely,

John Fitzgerald

Chairman, Grangegorman Development Agency

Introduction by Chief Executive



Having just taken up the position as Chief Executive in June 2007 I have found it most interesting compiling the information for the 2006 Annual Report.

I am particularly pleased to be in a position to report on substantial progress although the Agency only became active in the last few months of 2006.

As this is the inagural report, I have taken the opportunity to include information on the site's history and the city planning context, and also to set out the urban design challenge that faces us.

The inaugural meeting of the Agency at Government Buildings on 28th November 2006 was a landmark day for the Grangegorman project. Much preparatory work had been carried out prior to that day by the Chairperson John Fitzgerald and the Acting CEO Kevin Dowling. The Agency was greatly supported in its infancy by the Health Services Executive (HSE) who provided accommodation, which we are still using, and by the Dublin Institute of Technology (DIT) who gave administrative support to the Agency while we were without staff. Add to that the great interest and goodwill shown by the Grangegorman community and you can see that the project started out auspiciously and that a great foundation was put in place for this visionary project.

We look forward greatly to the coming year and the substantial programme of consultation and planning that will be undertaken.

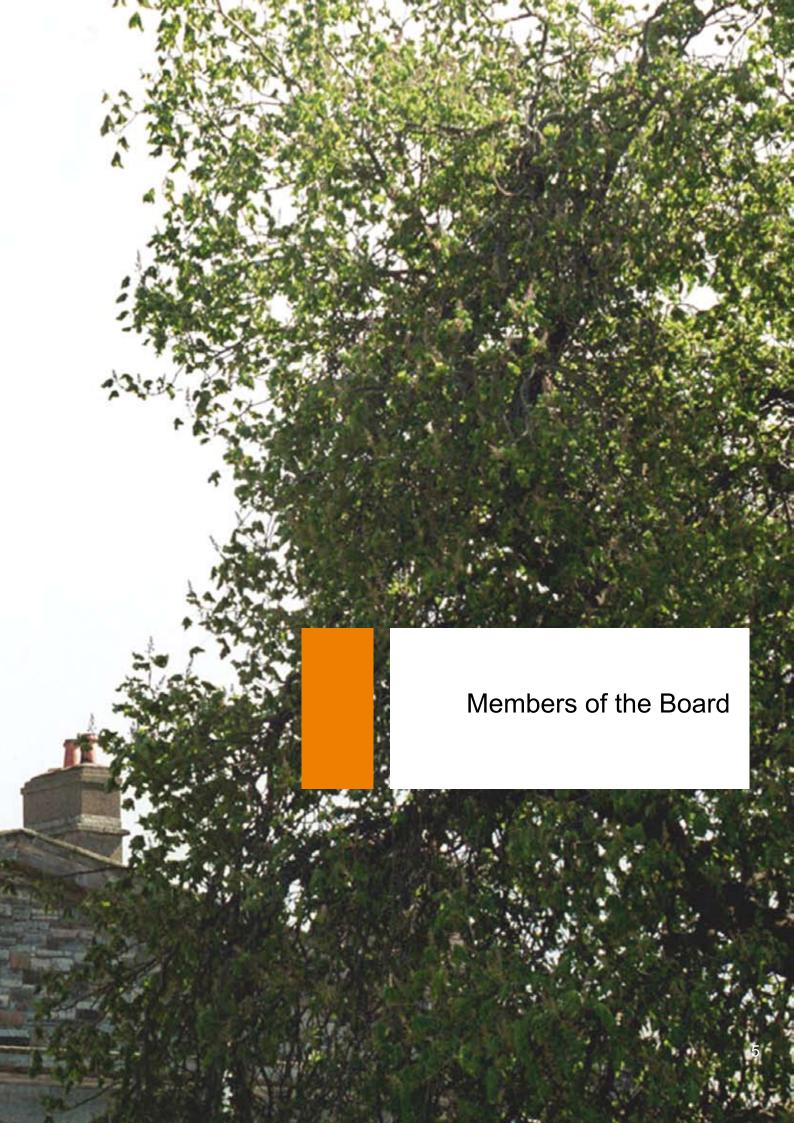
Sincerely,

Gerry Murphy

Chief Executive, Grangegorman Development Agency

General M. Maryly









John Fitzgerald Chairman



Gerry Murphy CEO



Eric Allen



Bob Coggins



Emer Costello



Pirooz Daneshmandi



Dr Dominic Dillane



Brian Gilroy



Dick Gleeson



David Gordon



Maria Grogan



Bernadette Kiberd



Sean McCague



Professor Brian Norton



Jacinta Stewart



Chris Wall

Members of the Board

In 2002 the Government made the decision to establish the Grangegorman Development Agency to develop the Grangegorman site on behalf of the Dublin Institute of Technology (DIT), Health Service Executive (HSE), and their respective Departments. The legislation to establish the Agency was enacted in 2005 and the establishment day was designated as 10th May 2006.

In May 2006, Mr. John Fitzgerald, City Manager of Dublin City Council was appointed Chairman of the Grangegorman Development Agency.

The first meeting of the Agency convened on 28th November 2006 at Government Buildings where the new members of the Agency were met by the Taoiseach, Mr. Bertie Ahern T.D., and the Minister for Education and Science, Ms. Mary Hanafin T.D. In addition, the Minister for Health and Children, Ms. Mary Harney T.D. welcomed the establishment of the Agency.

Two meetings were held in 2006.

Members of the Agency

Board Member	Nominated By
Mr John Fitzgerald (Chairman)	Minister for Education and Science
Professor Brian Norton	President DIT
Dr Dominic Dillane	President DIT
Mr Brian Gilroy	Minister for Health and Children
Ms Bernadette Kiberd	Minister for Health and Children
Councillor Emer Costello	Dublin City Council
Mr Dick Gleeson	Dublin City Manager
Mr Pirooz Daneshmandi	Local Election Process
Ms Jacinta Stewart	Minister for Education and Science
Mr Chris Wall ¹	Minister for Education and Science
Mr Bob Coggins	Minister for Education and Science
Mr Sean McCague	Minister for Education and Science
Mr Eric Allen	Minister for Education and Science
Mr David Gordon ²	Minister for Education and Science

Ms Maria Grogan	Minister for Education and Science	Appointed in 2007
Mr Gerry Murphy (CEO)	Appointed by the Agency	Appointed in 2007

¹ Mr Wall resigned in June 2007 following his appointment to Seanad Eireann

² Mr Gordon was replaced by Ms Grogan









Establishment of Grangegorman Development Agency

The Grangegorman Development Agency was established pursuant to the Grangegorman Development Agency Act 2005. The Minister for Education and Science appointed 10th May 2006 as the establishment date of the Agency, by means of SI 252 of 2006.

The general aim of the Act is to facilitate the development of the 73 acre Grangegorman site in Dublin as a modern campus for the Dublin Institute of Technology (DIT) and to provide the Health Service Executive (HSE) with upgraded primary health and social care facilities.

The Grangegorman Development Agency's (GDA) overall function is to project manage the development in an integrated and sustainable manner.

The function of the Agency is to:

- Accept the Grangegorman site and DIT properties
- Prepare a strategic plan
- Decide appropriate procurement strategy
- Consult with relevant organisations and representative groups (DCC, Local residents, CIE, etc.)
- Carry out campus construction
- Return properties to DIT/HSE and any other educational body

The strategic plan for the development of the Grangegorman site must provide for:

- Education & health facilities;
- Access by residents;
- Services roads, water, drainage and utilities;
- Public transport requirements;
- Refurbishment of protected structures;
- Recreational facilities;
- Research and development facilities;
- Development of commercial activities; and
- Development of the Grangegorman site in the context of land usage in the vicinity and in a manner that is sympathetic with its urban setting.

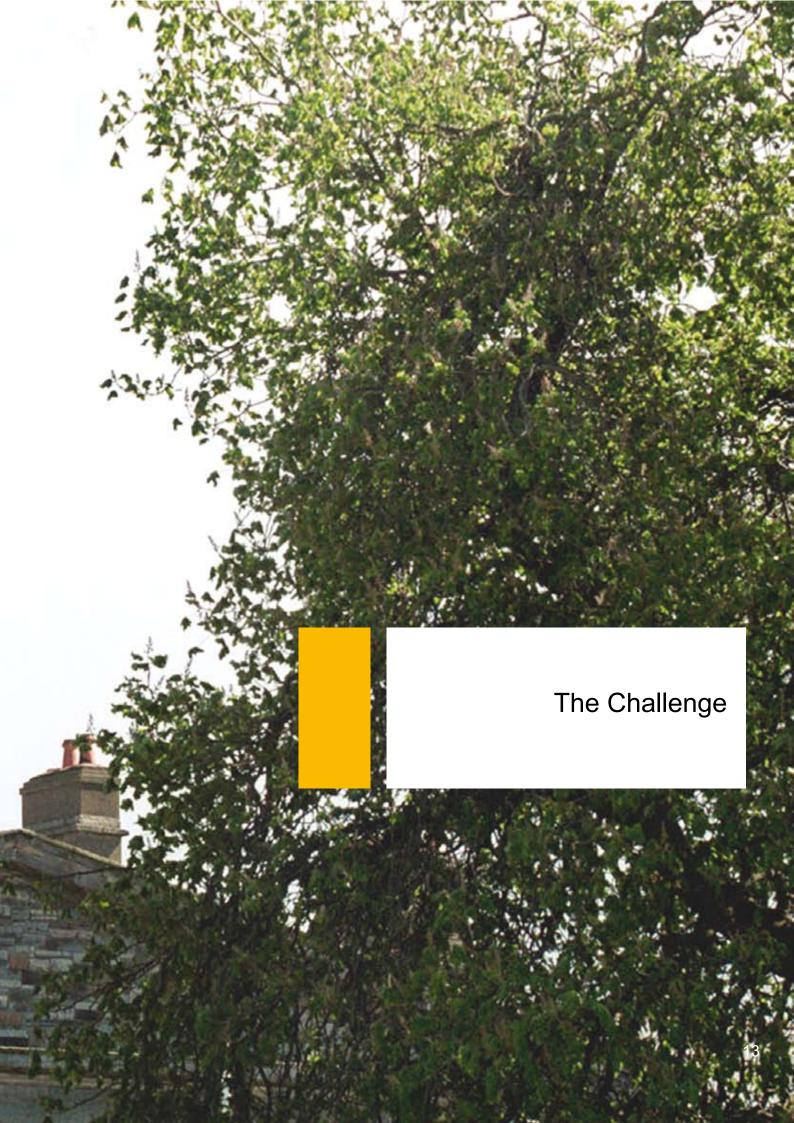
In creating the strategic plan for the Grangegorman site the GDA under the Act must also:

- 1. have regard to the Dublin City Development Plan; and
- 2. consult with certain stakeholders and other persons having a relevant interest.

Stakeholders in the development of Grangegorman include:

- Dublin Institute of Technology (DIT)
- The Health Service Executive (HSE)
- Patients and providers of healthcare services within the Grangegorman neighbourhood
- Residents living in the Grangegorman neighbourhood
- Dublin City Council
- Staff and the student body of the Dublin Institute of Technology
- Minister for Health and Children
- Minister for Environment, Heritage and Local Government
- Minister for Education and Science
- Public representatives of the constituency





The Challenge

The primary challenge for the Grangegorman Development Agency is the creation of a vibrant new city quarter focused on education and health in a manner that is sensitive to the context of the site, the surrounding neighbourhoods and the existing community. The challenge is to plan and implement a complex, multi-phased development that provides:

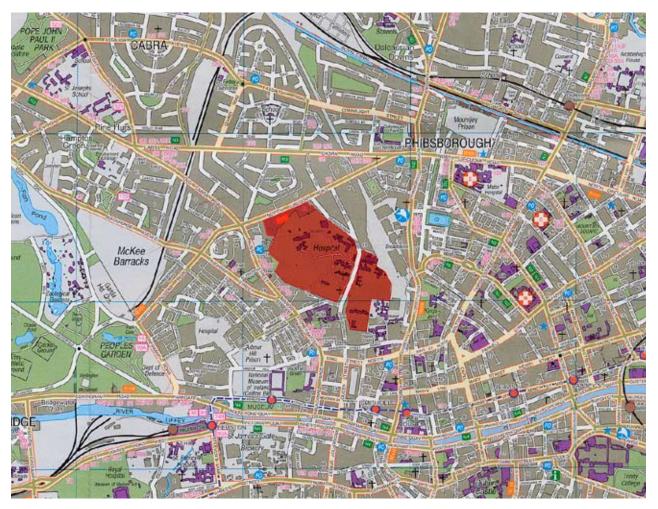
- New urban campus for DIT, bringing together 25,000 students, 2000 staff and 39 existing locations into one campus.
- The creation of primary health and social care facilities for teams with responsibility for a population of 75,000+ people in neighbouring communities
- New arts, cultural, recreational and high quality public spaces
- Additional services that will be needed arising from this development
- A high quality area with strong physical linkages to the HARP Area/Smithfield,
 Phibsborough, Manor Street and the City Centre
- Access to, and use of, facilities by local residents

The project will deliver a diverse range of facilities:

- Academic and administrative facilities
- Bookshop, restaurant and other related commercial activity
- Children and family services
- Continuing care respite, rehabilitation, intensive (for the elderly, mental health patients and the disabled)
- Integrated people service
- Laboratories and workshops
- Landscape and streetscapes
- Library and study areas
- Maintenance and central support services
- Primary health care centre
- Sports, recreation and open spaces
- Student centre
- Student residences
- Science park
- Research & development facilities
- Teaching and learning facilities



Grangegorman Site



The 73 acre site at Grangegorman is located in close proximity to the City Centre, and represents a significant development site. The site flanks both sides of the roadway known as Grangegorman Lower and Upper thus forming distinct plots of land, 53 acres to the west and 20 acres to the east. The site is bounded by North Circular Road to the north, Prussia Street and Stoneybatter to the west, and Brunswick Street to the south. To the east is the Broadstone CIE facility. The Broadstone site measures a total of 28 acres, and forms a barrier between the site and Constitution Hill. It is envisaged that the redevelopment of this site will be promoted in the near future.

City Connections:

The majority of the users for the Grangegorman site will live and work within the city area. The site is located in close proximity to the city centre and neighbouring facilities.

- Within 5 minutes walk are Stoneybatter and Kings Inns
- Within 10 minutes walk are Smithfield and Phibsborough
- Within 20 minutes walk are Phoenix Park, O'Connell Street and the City Centre







The goal of the GDA is sustainable urbanism which is the practice of establishing a high quality of living, nurturing a healthy and creative way of life, supporting economic, social, political and cultural activity to deliver a robust, distinctive and attractive environment.

In order to develop a 21st Century campus, healthcare and community/recreation facilities that are integrated with the local community, the key elements in the design brief are:

- Accommodating Stakeholder requirements
- Creating a new city neighbourhood for Dublin focused around health care and education.
- 3. Establishing a new destination:

Neighbourhood

City

Regional

National

International

- 4. Ensuring a high level of accessibility
- Providing a framework of quality open space and public realm (streets, foot paths and public spaces)

















Grangegorman History

Grangegorman: A Brief History

The Grangegorman site has a long history in serving the people of Dublin since the establishment of the Houses of Industry for the poor in the 1770's. In 1810, the Governors of the House decided to build a separate institution to house mentally ill patients. The Richmond Asylum was opened to patients in 1814 and was designed by Francis Johnston, the foremost architect of the day. This building, now known as the Lower House, was built as a large quadrangle but only its southern section remains standing today.

Nearby, the Richmond General Penitentiary was built, also to the designs of Francis Johnston. The building was completed in 1816, five years before the first national penitentiary in England was opened at Millbank. In plan, it was an extended semi-octagonal shape. The prison was divided in two halves segregating the sexes. Each half was further divided into three distinct wedgeshaped portions. Over time this ceased to be a prison and became part of the asylum. Only the front range and central spine remain today.

Throughout the 19th century the Grangegorman site evolved and grew to become a large regional mental hospital occupying over 30 hectares of land. Additional buildings were constructed stretching to the west of the original establishment. Francis Johnston left his

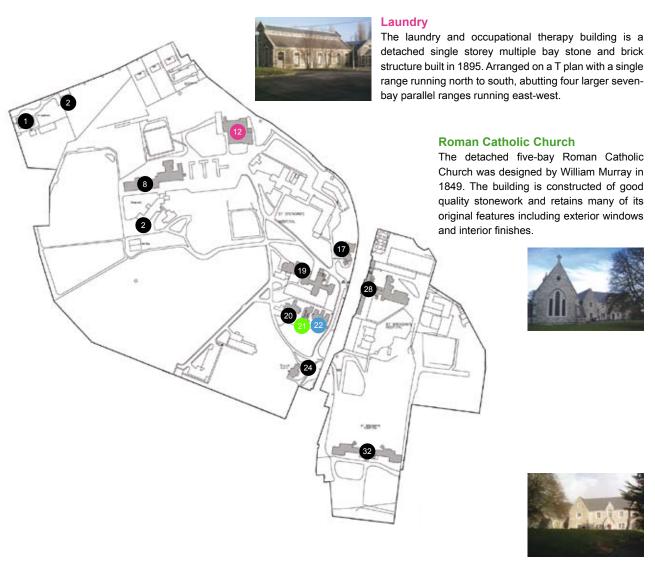
practice to a nephew, G Murray, whose practice and descendants continued to work on the Grangegorman site throughout the 19th century. Fortunately much of the early work of this practice was donated to the national collections and is available in the Irish Architectural Archives.

At its peak, the hospital served over 2,000 patients. In the 20th century changes in care of the mentally ill have moved away from large institutions, to the situation today that there are less than 100 patients on site.

The Grangegorman site has a diverse architectural, historical, and land use character, however the area is fragmented and cut off from surrounding residential neighbourhoods. These factors have served to limit expansion and to discourage the coherent development of the area.

Architectural Heritage

The Grangegorman site has an interesting architectural history with development spanning from the early 19th century to the late 20th century.



Listed Buildings

- 1 Connolly Norman House (formerly St. Dymphna's)
- 2 The Mews
- 8 Top House
- 12 Laundry
- 17 HT Sub Station/Mortuary/Psychology Department
- 19 Female House
- 20 Male Infirmary
- 21 Roman Catholic Chapel
- 22 Female Infirmary
- 24 Church of Ireland Chapel
- 28 Former Penitentiary
- 32 Former Richmond Lunatic Asylum

Female Infirmary

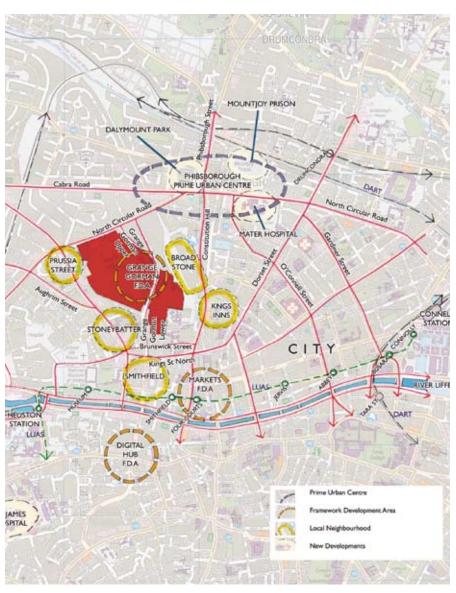
The detached five-bay two storey structures is composed of a main block with three perpendicular ranges. It was built as a Male Fever Hospital or Infirmary in 1849 to the design of William Murray. The building is constructed of good quality stonework and retains many of its original features including exterior windows and interior finishes.





City Context

The development of Grangegorman will make a significant contribution to the future growth and prosperity of Dublin City.



A Knowledge Economy

The City needs a talented and highly educated workforce to ensure the development of a knowledge based economy, thriving on innovation, creativity and dynamic social, cultural and economic interaction.

Driving Economic Development

The Grangegorman development will be home to many of the key growth sectors in the economy identified by Dublin City Council; Education/Research and Development, Cultural Tourism, Retail/Leisure and Software/ICT.

Planning Context

The Dublin City Development Plan 2005-2011 has identified the Grangegorman site as a Framework Development Area to be developed with the following principles in mind:

1

To ensure that the development framework for Grangegorman/Broadstone provides for a high quality character area/urban district with strong physical linkage to the H.A.R.P. Area/Smithfield, Phibsborough, Manor Street and to the City Centre through Henrietta Street.

2

To create a highly sustainable urban campus at Grangegorman as a new home for Dublin Institute of Technology with the capacity to develop strong links with other knowledge sector engines located elsewhere in the inner city.

3

To develop a legible, attractive spatial and urban character which marries the provision of new urban space with high quality contemporary architecture and with the integration and re-use of protected historic structures and other buildings of architectural/artistic merit.

4

To ensure that the existing open space is developed both for the benefit of the new campus and for adjacent existing communities. 5

To co-operate with existing stakeholders in Broadstone to promote the development of a new range of higher value economic uses that would be complementary to the campus uses at Grangegorman.

6

To provide for the physical integration of Grangegorman and Broadstone with each other and the city centre through the development of a series of physical connections including pedestrian and cycle linkages and new transport infrastructure.

7

To ensure that the requirements of the Health Service Executive in the provision of health care facilities shall be accommodated in any future development of Grangegorman.

8

To examine in conjunction with the relevant educational agencies including Educate Together the primary and secondary education uses to support this third level campus.



A New City Quarter

This site has been occupied by a hospital and enclosed by boundary walls for many centuries. By its nature a large area of the site has been inaccessible and has resulted in physical severance and a lack of connectivity between the neighbourhoods to the northwest and the River Liffey and city centre to the south east.

The redevelopment of Grangegorman offers the opportunity to:

- Enhance the growth and comprehensive development of Dublin's north inner city
- Improve the area's connections by linking Stoneybatter and Cabra to Kings Inns
- Create a new city quarter focused around education and health
- Establish a liveable neighbourhood by including a mix of complementary uses that are vibrant and diverse, and provide opportunities for innovation, relaxation, leisure and living
- Make a place that contributes to the quality of Dublin life, which is active 365 days a year, inclusive to people of all ages and backgrounds, and with a sense of well-being.
- Deliver local distinctiveness by incorporating existing heritage, trees and landscape



We are creating a new piece of city with a unique character and function. It will be an exemplar for sustainable development in Dublin in the 21st century providing a state of the art educational & health campus.





Progress in 2006 & Looking Forward to 2007

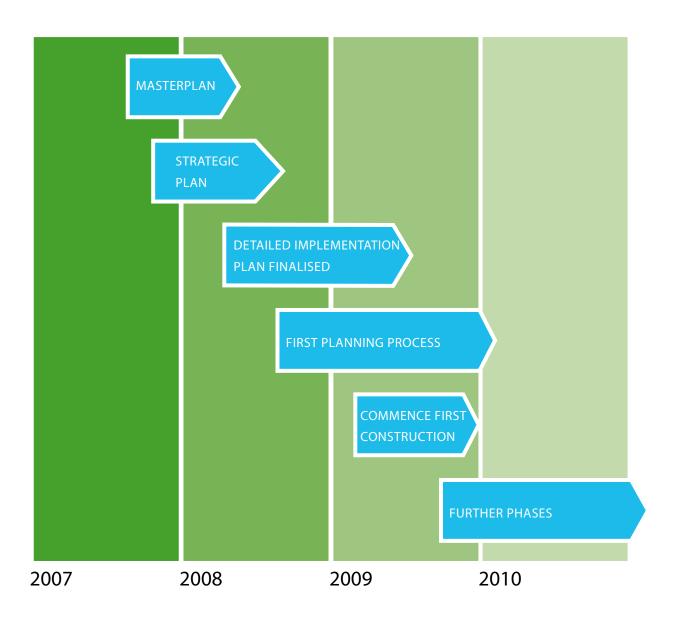
The Agency commenced work in late 2006 and the following milestones were achieved:

- Appointment of Chairperson and Board Members;
- Inaugural Board meeting on 28th November;
- Completion of list of registered groups for the purpose of election to the Agency and to the Consultative Group and the holding of elections;
- Establishment of office accommodation on the site;
- Appointment of legal counsel;
- Appointment of advisory consultant;
- Engagement of technical advisors to conduct an extensive set of surveys in order to identify site constraints; and
- Holding of workshops with DIT and HSE to explore the requirements of both organisations.

The key tasks for 2007 are as follows:

- Procure masterplan design team
- Start work on masterplan
- Establish a Consultative Group and hold meetings throughout 2007
- Commence public consultation
- Appoint a Chief Executive Officer
- Recruit specialist staff for the Agency
- Engage advisors for the Agency across a range of disciplines
- Start work on strategic plan
- Complete the vesting of the site in the Agency

Development Programme





2006 Annual Report Grangegorman Development Agency