



Grangegorman  
Development Agency  
Gníomhaireacht Forbartha  
Ghráinseach Ghormáin

# GDA CONSULTATIVE GROUP – 15TH MAY 2014

Ronan Doyle

Grangegorman Development Agency



# OVERVIEW



- Planning
- Projects
  - Stabilisation & Conservation
  - Phoenix Care Centre
  - Primary Care Centre
  - Public Realm / Site Infrastructure
  - Adaptive Re-use
  - DIT Research Hub
  - Public Private Partnerships (PPP's)
  - Other Projects
- Communications
- Grangegorman Employment

# PLANNING APPLICATION DECISIONS TO DATE



Application	Date Lodged	Decision Date
Demolitions	09.10.12	03.12.12
SIPR	18.10.12	12.12.12
Adaptive Reuse 1	21.12.12	22.02.13
Adaptive Reuse 2	18.01.13	14.03.13
Research Hub	31.01.13	27.03.13
Research Hub Revisions	27.06.13	12.08.13
Energy Centre Phase 1	12.06.13	08.08.13
Temporary Works	21.06.13	12.08.13
Replacement Bus Parking	07.11.13	10.01.14
Access to rear of Grangegorman Villas	14.11.13	Decision due 05.03.14
Works to Roman Catholic Church	20.12.13	Decision due 24.02.14



# FORTHCOMING PLANNING APPLICATIONS



Development	Lodgement
Primary Care Centre	February 2014
Dublin Bus Car Park	February 2014



# STABILISATION AND CONSERVATION



**Project Leader & Conservation Architects**

Coady Partnership Architects  
Grade 1 Conservation Practice

**Structural Engineer**

DBFL Consulting Engineers

**Conservation Consultant  
Materials Specialist**

Bolton Consultancy

**Services Engineer**

IN2

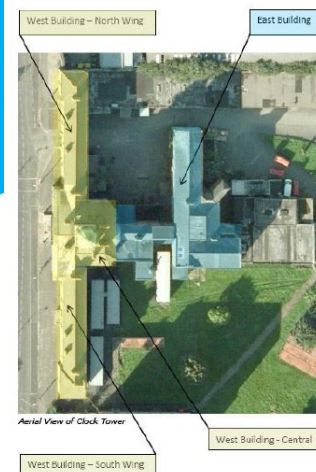
**Quantity Surveyor**

AECOM

**PSDP**

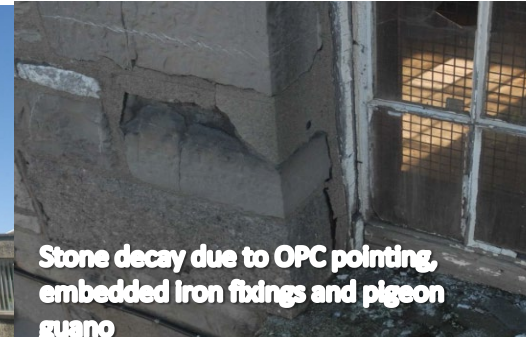
AECOM

# CLOCK TOWER – STRUCTURE 28



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## Significant conservation issues identified in the CPA report





# LOWER HOUSE – STRUCTURE 32



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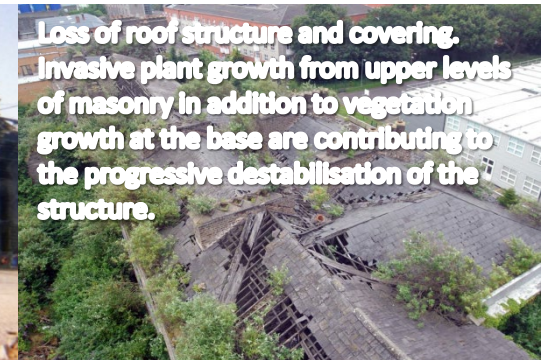
## Significant conservation issues identified in the CPA report



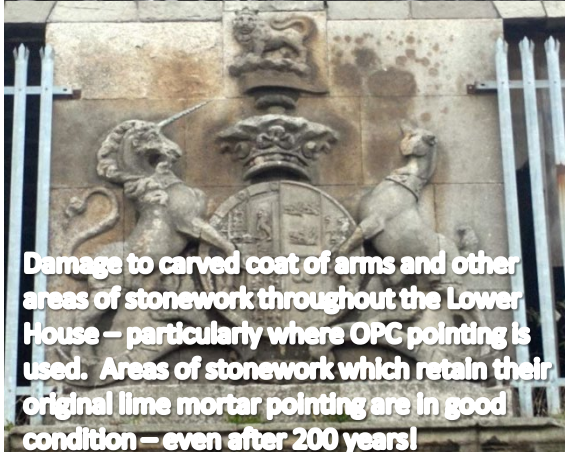
Loss of context and ¼ of original built form



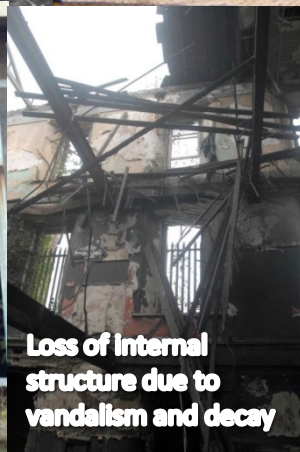
Damage caused by Michael Collins movie  
1994



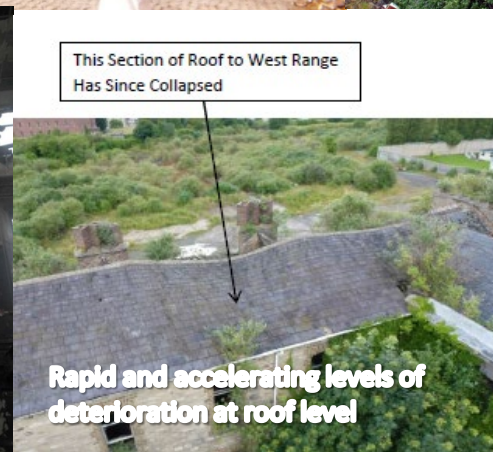
Loss of roof structure and covering. Invasive plant growth from upper levels of masonry in addition to vegetation growth at the base are contributing to the progressive destabilisation of the structure.



Damage to carved coat of arms and other areas of stonework throughout the Lower House – particularly where OPC pointing is used. Areas of stonework which retain their original lime mortar pointing are in good condition – even after 200 years!

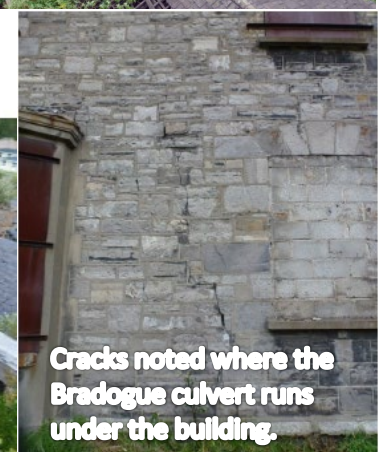


Loss of internal structure due to vandalism and decay



This Section of Roof to West Range  
Has Since Collapsed

Rapid and accelerating levels of deterioration at roof level



Cracks noted where the Bradogue culvert runs under the building.



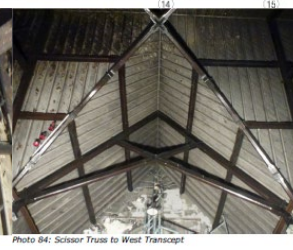
# CHURCH OF IRELAND CHAPEL – STRUCTURE 24



- **Date of construction:** 1860
- **Floor Area:** 195 m<sup>2</sup>
- **Masterplan use:** Gallery / Exhibition Space
- **Immediate Stabilisation Works**
  - Vegetation removal
  - Roof repairs
  - Roof Drainage
  - External Walls
  - Window Repairs
- **Medium Term Works**
  - Repoint stonework
  - Drainage
  - Historic glazing



- **Roofs**
- **Rainwater goods**
- **Ventilation**
- **Stained Glass**
- **Stonework**



# PRIMARY CARE CENTRE



## Programme/Progress

- Planning Application will be lodged 13 February 2014
- Main Tender Works Package target for mid-May 2014
- Bourke Builders one weeks behind programme, finish date not affected.

## Health & Safety

- No reportable incidents to date.



# SI&PR – Tranche 1 PROGRESS

## DECEMBER 2013



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# SI&PR – Tranche 1



## Progress

- Support Structure to Broadstone Wall Complete
- Rising blockwork to Energy Centre on-going
- Commenced installation of campus network ducting
- Deep Foul/Surface Drainage works on-going
- Erecting hoarding to the east of Grangegorman for delineation of Construction Traffic and private
- Overall Progress (Planned/Actual) – 22%/20%

# SI&PR – Tranche 1



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Figure 12: Energy Building construction of ground floor slab.



Figure 1: Haul Road and drainage manholes constructed along Ivv Avenue.



# SI&PR – Tranche 1 Progress



## Health & Safety

- No reportable accidents on site to date

## Surface Water Pipe-laying

- Work scheduled to begin end of March on Nth King St.
- Work on Grangegorman Rd due to start in June
- Work due for completion in August

# ADAPTIVE REUSE – 1



Structures 08 + 09 – Top House & GDA Building

## Programme/Progress

- Work progressing – still somewhat behind programme Works

## Health & Safety

- No issues within the last month



# ADAPTIVE REUSE – 2 (Cluster Buildings)

## Structures 17, 19, 20, 21 & 22:



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### Programme/Progress

- Contract Completion 31<sup>st</sup> July 2014 with Target Completion 4 weeks earlier
- Soft Strip & forming new openings substantially complete.
- 1<sup>st</sup> Fix M&E Commenced
- Planning Application Decision for Structure 21 expected on 26<sup>th</sup> February

### Health & Safety

- No reportable incidents



# ADAPTIVE REUSE – 2 (Cluster Buildings)

## Structures 17, 19, 20, 21 & 22:



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# DIT RESEARCH HUB (EHSI & HHI)



- **Consultants** – RKD, ARUP, Bruce Shaw, Sweet Group
- **Status**
  - Tenders from 5 Shortlisted Tenderers 3 February 2014
  - Tender Evaluation underway
  - Issue of Letter of Acceptance end of March 2014
- **Contractor Appointment Date** – mid April 2014
- **Works Completion Date** – August 2015



# CLOCK TOWER FIT OUT FOR GDA/DIT OFFICES

- **Consultants** – CPA, DL, IN2 & DBFL
- **Status**
  - Stage 2B complete 22/11/2013
  - Tender documents issued to 6 shortlisted Tenderers 10/2/2014
  - Tender Return Date – 10/3/2014
- **Contractor Appointment Date** – circa Mid April 2014
- **Works Completion Date** – 29 August 2014





# PPP'S CENTRAL AND EAST QUADS



- PQQ Submissions on 12 December  
– 5 Submissions Received
- Evaluation of PQQ Submissions January/February 14
- Selection of consortium teams (3) to participate in tender by end of Feb 2014
- Invitation to Negotiate (ITN) to issue early Mar 2014
- 35 week period for Tender Preparation

# PPP – CENTRAL AND EAST QUAD

- Tender process ongoing.
- Shortlisted candidates to be announced shortly
- On-Going engagement required with NDFA and DIT to ensure PPPs are delivered on time, budget and to brief requirements





# BROADSTONE GATE PROGRESS



- New Part VIII omitting Maxol published 18<sup>th</sup> December 2013
- Public Display (six weeks + 9 days Xmas period) – 7th February 2014
- Observations (two weeks) - 21st February 2014
- Complete Managers Report – ~3rd March 2014
- Central Area Committee – 11th March 2014
- DCC Council Meeting – 7th April 2014



# BROADSTONE GATE PROGRESS

## Replacement Bus Park



### Planning

- Grant of Planning Permission received Monday 13<sup>th</sup> January
- Application for car park underneath to be lodged following agreement with D Bus

### Preparation

- Final draft Tenders under review by GDA and CIE / Dublin Bus
- Due onsite May 2014
- Sept 2014 completion

# OTHER PROJECTS



## Community Nursing Unit (HSE)

- Draft Brief Developed
- Consulting Team appointed
- GDA/HSE Presentation 6 November
- Feasibility Study Report deferred pending Brief Review by HSE

## Primary School (DoES)

- DoES Approvals Process ongoing
- GDA/ETT Meeting 31 January 2014



# COMMUNICATIONS



- **Registered election arising from casual vacancy** – procedure set out in handout
- **Community Liaison Committee**
  - Last meeting took place on 5 February. No significant issues.
- **Website**
  - Website complete and live
  - [www.ggda.ie](http://www.ggda.ie)
- **General Communication**
  - 2013 end of year newsletter distributed around area
  - Information evening took place for Adaptive Re-use contracts – **5 February**
    - Issues raised were general and not to do with this contract
  - Information evening to take place for Primary Care Planning Application -**19 February provisional**
  - Wayfinding and Signage Project to begin shortly

# COMMUNICATIONS



- **Public Art Working Group**
  - Most positions on Group now filled. Chairperson Mr Ciaran Benson
  - Last meeting took place on 10th February
  - Schedule of events being planned for Sept/Oct for first students in collaboration with the community
    - Meeting of Design Students annual event
    - Memories/stories project
    - Possibility of ECO UNESCO Lights project funding
- **Per Cent for Arts for Phoenix Care Centre**
  - Pieces to be placed in the Phoenix Care Centre shortly

# THANK YOU



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