

Grangegorman Consultative Group 21st March 2013



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

WELCOME AND INTRODUCTION

Michael G Hand
Chief Executive Officer
Grangegorman Development Agency



Content



- Welcome
- Site Overview
- Progress Summary

The Site Today

- 73 acres
- Hospital & HSE Services
- GDA Agency
- DIT Campus Planning
- DIT Access Civic Engagement
- Educate Together School
- Sports onsite
 - Local Schools
 - Local Clubs
- Restricted access
 - Security at gate
- Mostly unused green space



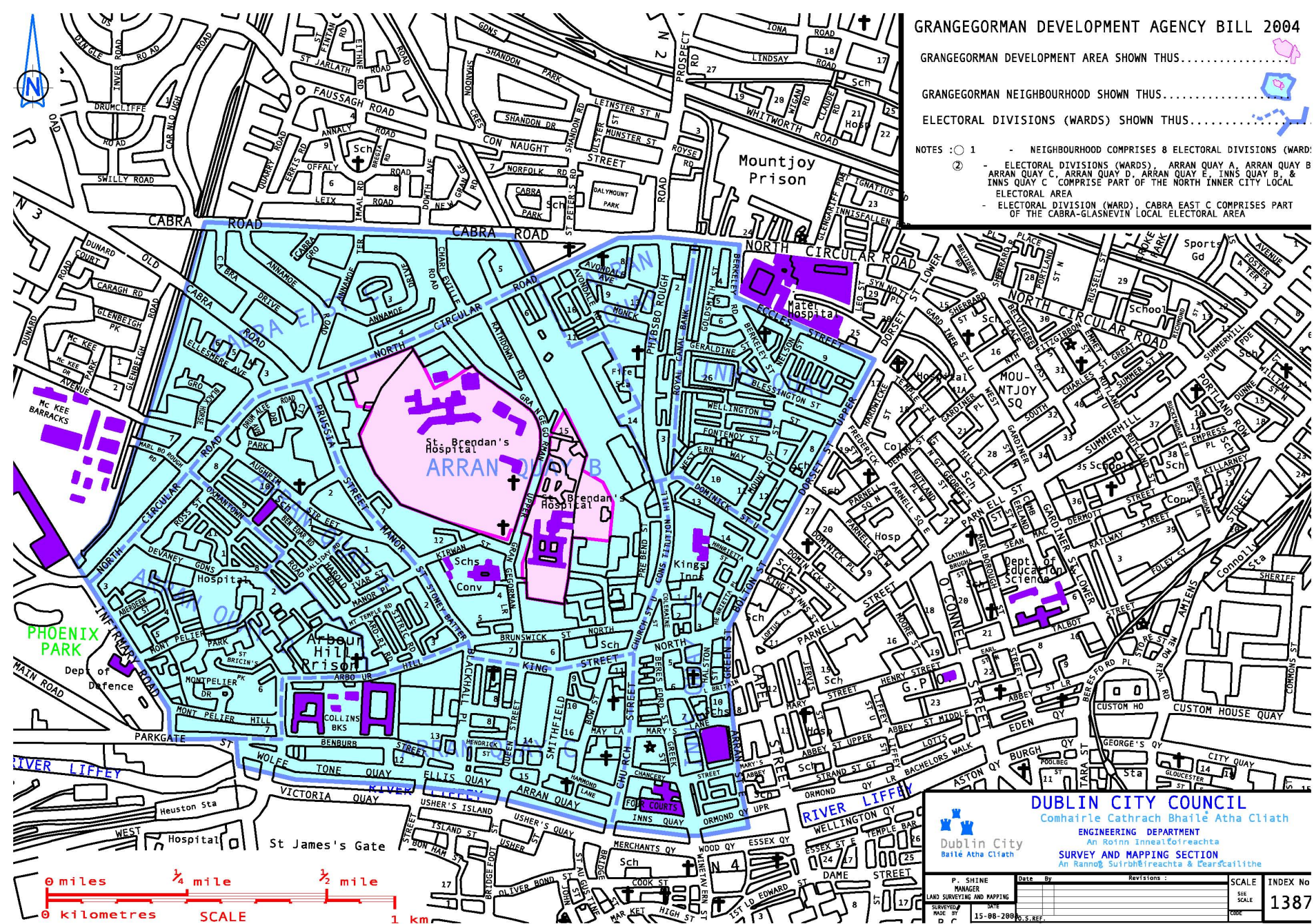
GRANGEGORMAN DEVELOPMENT AGENCY BILL 2004

GRANGEGORMAN DEVELOPMENT AREA SHOWN THUS.....

GRANGEGORMAN NEIGHBOURHOOD SHOWN THUS.....

ELECTORAL DIVISIONS (WARDS) SHOWN THUS.....

- NOTES : ① - NEIGHBOURHOOD COMPRISES 8 ELECTORAL DIVISIONS (WARD):
- ② - ELECTORAL DIVISIONS (WARDS), ARRAN QUAY A, ARRAN QUAY B, ARRAN QUAY C, ARRAN QUAY D, ARRAN QUAY E, INNS QUAY B, & INNS QUAY C COMPRISE PART OF THE NORTH INNER CITY LOCAL ELECTORAL AREA
- ELECTORAL DIVISION (WARD), CABRA EAST C COMPRISES PART OF THE CABRA-GLASNEVIN LOCAL ELECTORAL AREA



DUBLIN CITY COUNCIL
Comhairle Cathrach Bhaile Átha Cliath
ENGINEERING DEPARTMENT
An Roinn Innealltoirreachta
SURVEY AND MAPPING SECTION
An Rannóg Suirbhíreachta & Gearrtaillithe

P. SHINE MANAGER LAND SURVEYING AND MAPPING	Date By	Revisions :	SCALE SHEET SCALE	INDEX No 1387
SURVEYED DATE 15-08-2004				

Grangegorman Development Agency Act 2005



Functions of Agency:

- Accept the site
- Consult with relevant stakeholders
- Prepare a strategic plan
- Decide appropriate procurement strategies
- Procure and manage all the developments
- Dispose of DIT properties
- Return new facilities to HSE/DIT and other bodies on completion

Grangegorman Urban Regeneration



For the HSE – Securing Social Capital

- Resolves the current poor accommodation of mental health patients
- Adds new community health facilities for the north west city

For DIT – Developing Human Capital

- Consolidates 22,000 students and 2,000 staff (9% of sector) to a single location
 - Facilitates a new paradigm in third level education
 - Enhances the student experience through sport, cultural activities
 - Resolves poor accommodation and inadequate facilities
- Enables growth in research, incubation, science and technology business synergies
- Creates a more efficient organisation

For the City- Providing Physical, Social & Intellectual Capital

- Links this large site back into the north inner city fabric
- Creates a major public resource and amenity parkland/sports
- Creates a node of science/technology activity to regenerate the area

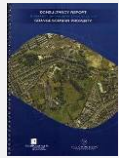
For the Local community – Underpinning Social capital – Urban transformation

- New health and education facilities
- New parks and sports amenities
- New primary school for 400 pupils
- New Dublin City Council branch library co-located with DIT library – a first for Ireland
- Valuable job opportunities
- Major urban regeneration



Milestones

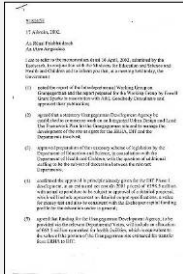
Government
decision
1999



Consultants
Report
Nov 2001



Government
decision
April 2002



GDA Act 2005



Chairman GDA
John Fitzgerald
Appointed
April 2006



Gerry Murphy
Appointed CEO
June 2007

*NDP Inclusion
of project 2007*



MRY and DMOD
Master Planner
Appointed
by GDA
Nov 2007



*Masterplan
Approved
2008*



*"Health Needs
Assessment"
April 2010*



*"Joining the Dots"
Employment Study
May 2009*

Cabinet
Decision
July 2010
&
Government
Launch
September
2010

*Replacement
Mental Health
Facility Project on
site October 2010*



*Michael Hand
Appointed CEO
December 2010*

Milestones

*Replacement
Mental Health
Facility Project on
site October 2010*



*Michael Hand
Appointed CEO
December 2010*

Strategic Plan
Feb 2011

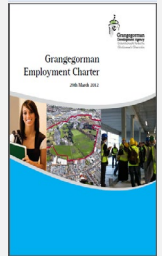


SDZ Planning
Scheme
Adopted by
DCC July 2011



Funding
Deferred
Nov 2011

Education
Related
Lands
Transferred
Feb 2012
to GDA



Employment
Charter
Agreed
March 2012

New
Implementation
Programmes for
DIT May 2012



Government
announce
revised
funding
arrangements
July 2012



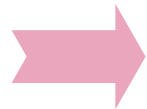
John Monahan
Appointed as
Interim Chairman
May 2012



Arts
Strategy
Approved
2013



Government
appoint
New Board
February 2013



*SDZ Planning
Approval
May 2012*

**Opportunities:
Masterplan 2008**

**09 Urban Design Award US Institute of Architects
09 World Architecture Festival**

- 10 Chicago Athenaeum 2010 American Architecture Award**
12 American Institute of Architects (AIA) National Honor Award for Regional & Urban Design
12 Honor Award - Society for College and University Planning

Grangegorman Development

Key Strategy Documents

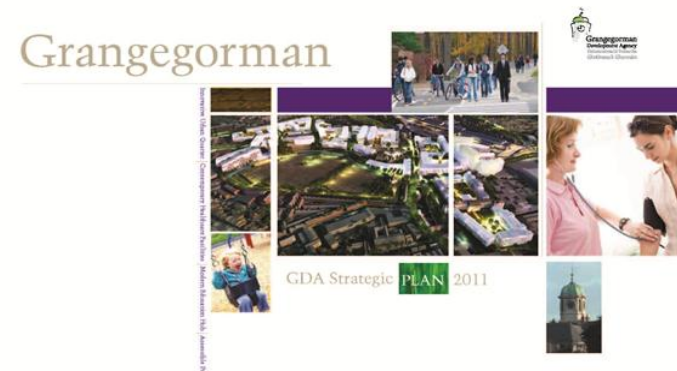
- Grangegorman Masterplan 2008

The Vision



- Grangegorman Strategic Plan 2011

The 'How To'



- Grangegorman Planning Scheme 2012

Key Statutory Document



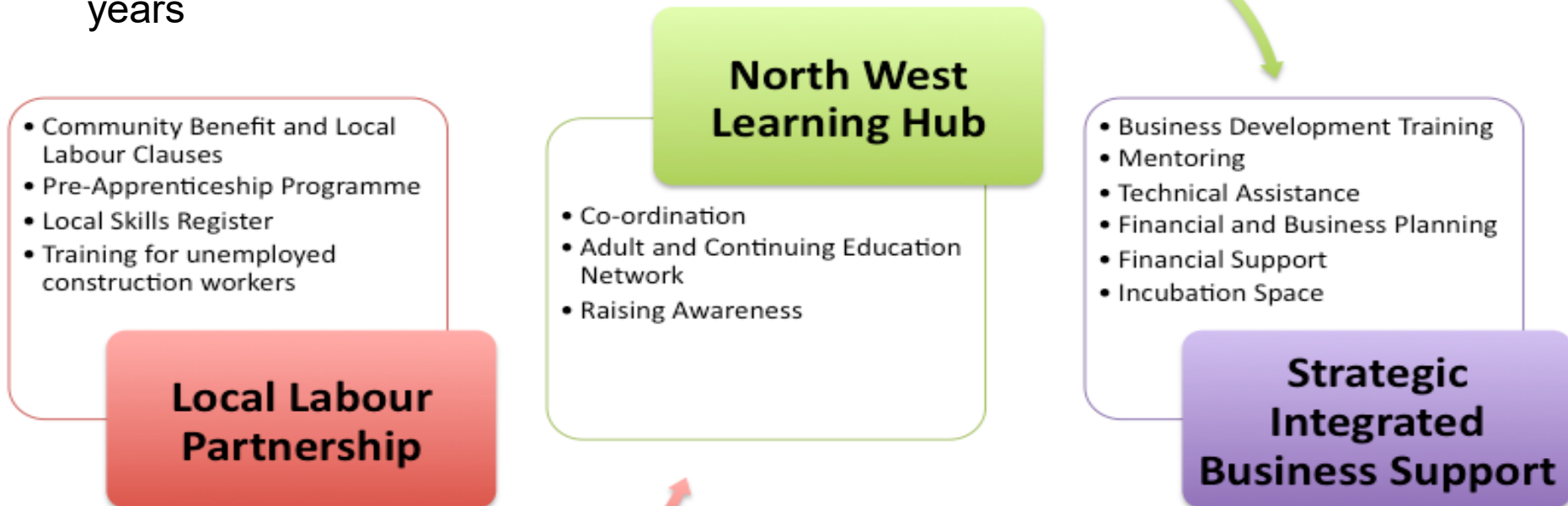
Labour and Learning Forum

- Anne Casey - Employment Coordinator
- Bridget McManus, Chair

An Integrated Strategy

Programme 1: 300
jobs per year over 3
years

Summary:
Full project:
11 jobs created for
each € 1m of
investment +
Multiplier effect
going forward



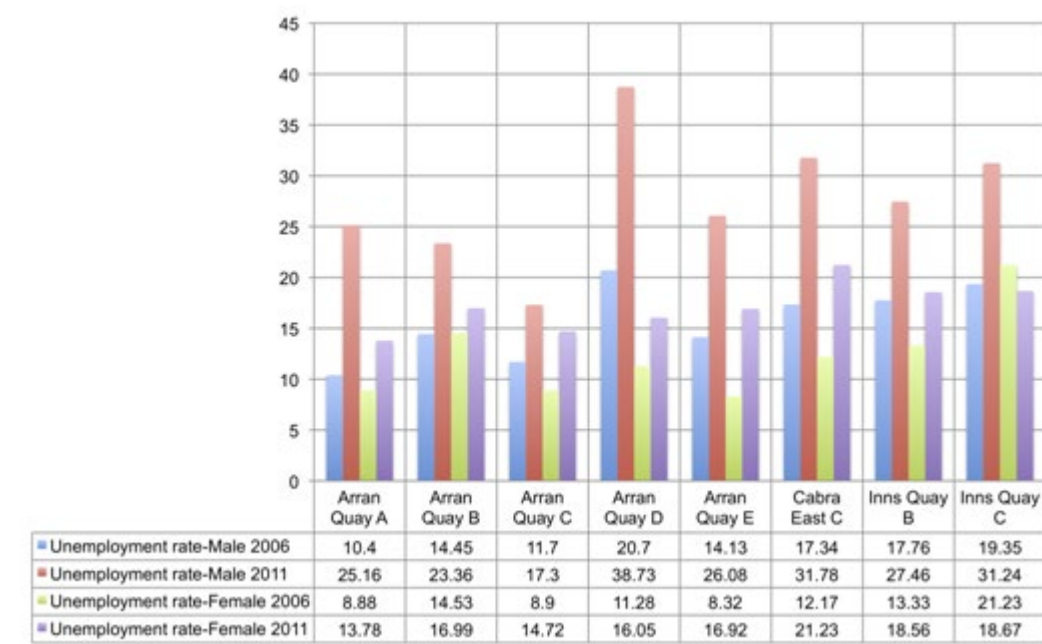
Local Employment Charter in place targeting 20% recruitment from surrounding areas

Local Community



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

Unemployment Rate (Source: Pobal)



The comparative unemployment rate across the intercensal period 2006-2011 shows clearly the impact of the economic crisis on the employment prospects in each of the EDs that comprise the Grangegorman area.

Labour and Learning Forum

- Completed Grangegorman Campus Development Policy Framework
- Updating Socio Economic Profile in GDA
- Collaboration on Education & Training
 - Planning Day Stakeholders – 23rd April 2013
- Employment Charter
 - SISK – 13%
 - Planning Future Job Opportunities



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

MENTAL HEALTH FACILITY - THE PHOENIX CARE CENTRE

- Official Opening 28th Feb
- Occupation
 - Staff – *End March*
 - Clients – 1st week April



REPLACEMENT MENTAL HEALTH FACILITY



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



REPLACEMENT MENTAL HEALTH FACILITY



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



HSE Primary Care Centre



- HSE Project Execution Plan
 - Brief
 - Governance



- **Consultants** - Taylor/ JJ O'Connell/ ARUP/ Ethos/ DLPKS

Major preparation work completed



All fundamental building blocks completed

- Masterplan
- Strategic plan
- Cost Benefit Analysis (health and education)
- Site investigations
- Building surveys
- Transportation surveys
- Strategic Development Zone designation
- Temporary Primary school complete
- Wide and comprehensive on-going consultation
- Licensed use of playing fields by DIT students & local schools
- HSE Mental Health Facility
- Lands Transferred
- Planning Scheme in effect
- Public Realm Design Complete



Progress Summary



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

ROAD MAP



Government Decision July 2012



- Gov't decision to advance 2 PPPs for 2017
- Detailed briefs well developed
 - Ready to tender for Technical Advisors
- Relocation of circa 10,000 students ~50% of DIT students



Mr Howlin described the centralised DIT campus at Grangegorman as the “flagship” announcement. He said it provided an opportunity to develop and rejuvenate an important urban quarter.

Government €2 billion Stimulus Package



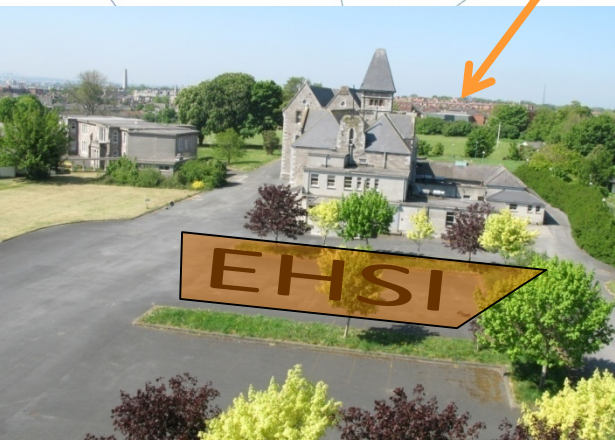
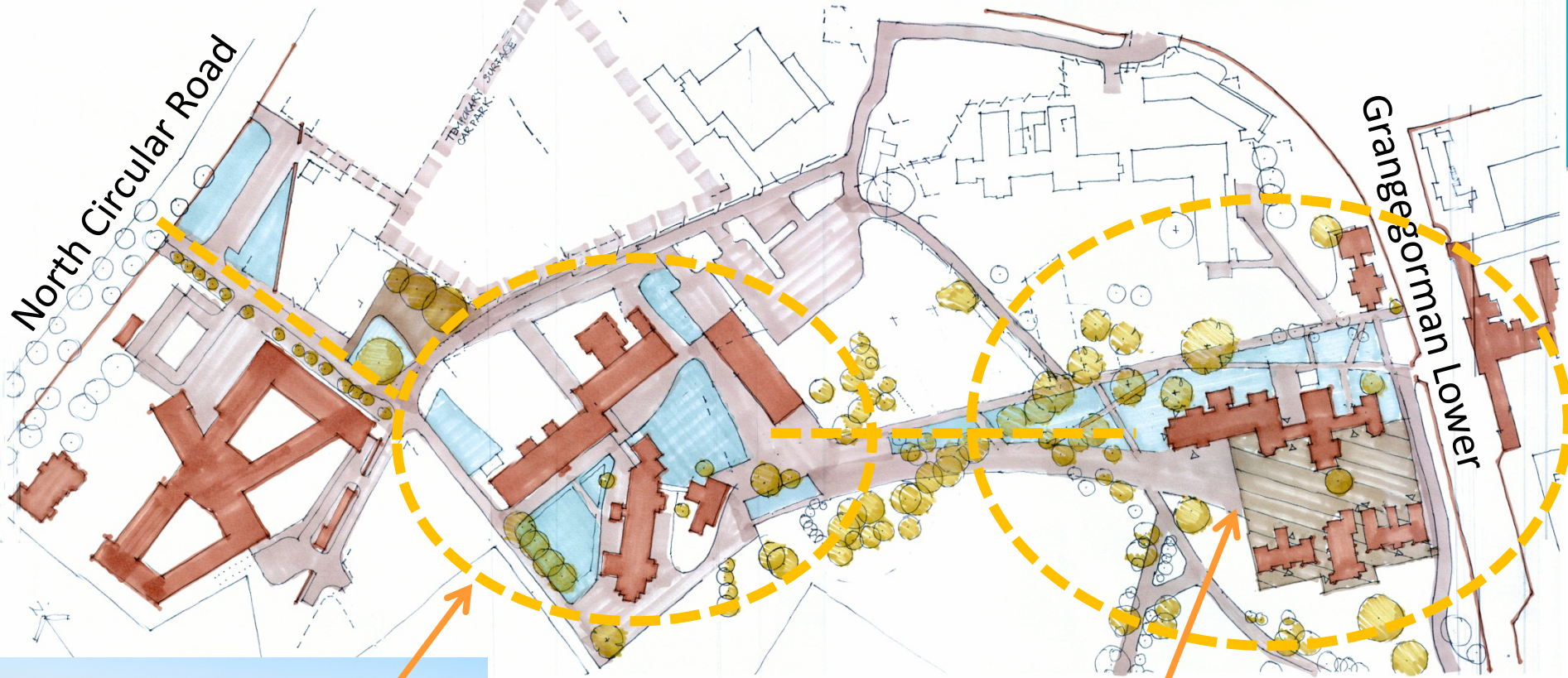
- Provision for ~ €260M PPP credits
- Plus committed funds
 - DIT
 - PRTL
- €300M+ in total
- Enabling Programme 1 & 2 major PPP quads to proceed

Programme 1 (2012-2014)



Strategy:

- ~8,000m² of existing protected structures brought back into use for educational purposes
- Consolidates Art, Design, Photography & Social Science
- New build 4,500m² research / incubation (PRTLII)
- Over 1,000 students and staff on site by 2014



DIT Implementation
Programme 1

CONSERVATION AND STABILISATION WORKS



- **Consultants – Coady, DBFL, DLPKS**
- **DCC has approved Section 5 works for the Top House.**
- **Tenders received for Asbestos Surveys for all existing buildings.**
- **Immediate Stabilisation Works (Top House) completed**
- **Environmental Monitoring (Top House)**

SECONDARY PHASE WORKS – 1/2



Grangegorman
Development Agency
Gníomhaireacht Forbartha

Top House (08)

- Minimum Stabilisation



Roman Catholic Chapel (21)

- Minimal / finished works



Church of Ireland Chapel (24)

- Mothballing



Clock Tower (28)

- Minimal / finished + mothballing



Lower House (32)

- Mothballing



SECONDARY PHASE WORKS – 2/2

Other Structures by Adaptive Reuse Team:



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

Mortuary (17)



Gateway (18)



Female House (19)



Male Infirmary (20)



Female Infirmary (22)



Tunnel

Adaptive Re-use



- **Consultants** - Taylor/ JJ O'Connell/ ARUP/ Ethos/ DLPKS
- **Status** - Stage 2A (planning)
- **Planning Permission Date** – 15th March, 2013
- **Target Tender Date** - June 2013
- **Contractors Appointment Date** - October 2013
- **Works Completion Date** - August 2014



- **Consultants** - RKD, ARUP, Bruce Shaw, Sweet
- **Status** - Stage 2A (Planning)
- **Planning Application** - 10th December 2012
- **Target Tender Date** - May 2013
- **Contractor Appointment Date** - August 2013
- **Works Completion Date** - February 2015

EHSI



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



West Elevation

DEMOLITIONS



- **Consultants** - Coady, DBFL, DLPKS
- **Status** - Stage 2B
- **Planning** - Application on 9th October 2012
– Permission 3rd December 2013
- **Target Tender Date** – 18th February 2013
- **Contractor Appointment Date** – April 2013
- **Works Completion Date** – July 2013

Site Preparation - Tree Felling



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



SITE INFRASTRUCTURE /PUBLIC REALM



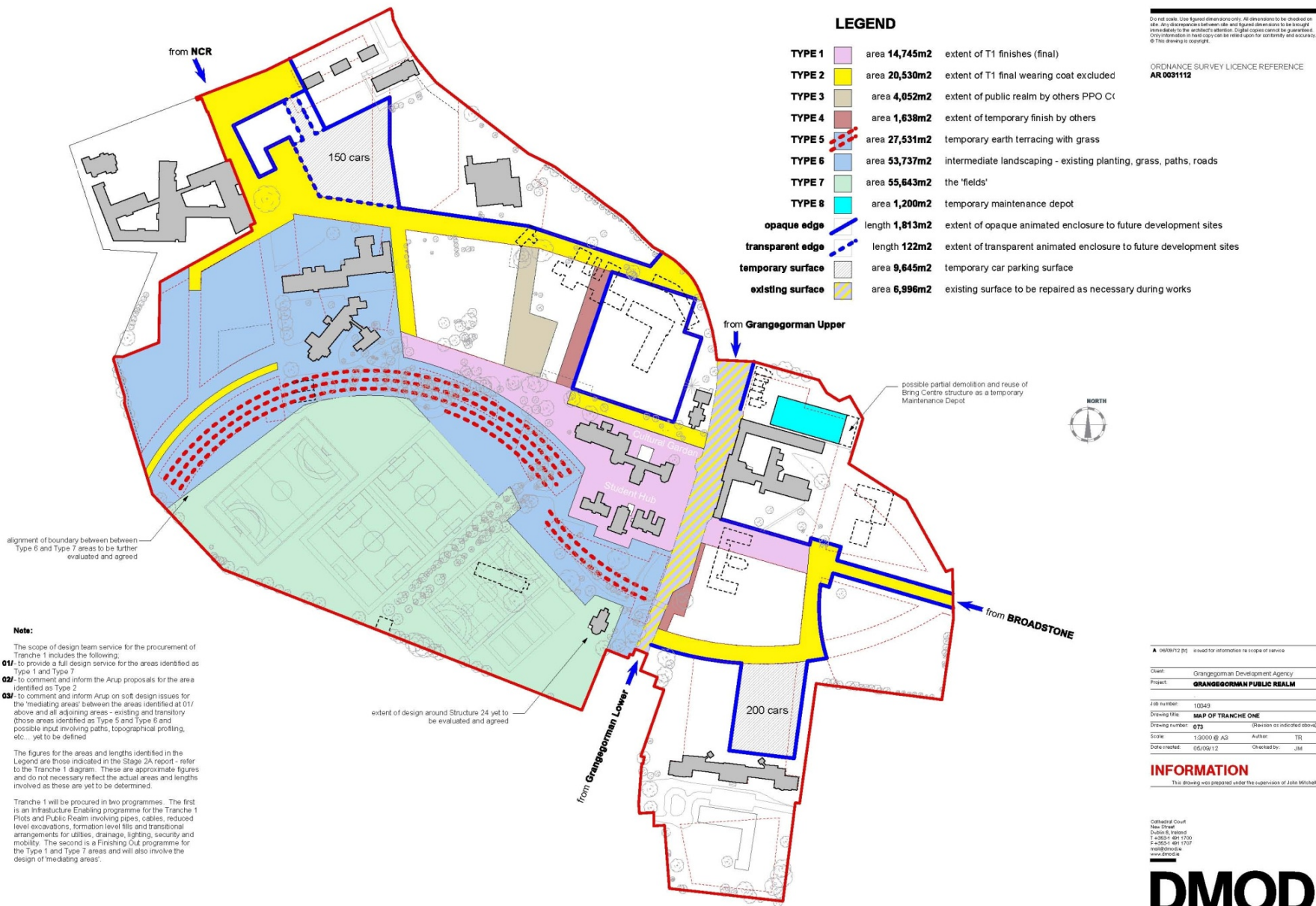
- **Consultants** - MRY/ DMOD/ ARUP/ Lutzow 7
- **Status** - Stage 2B Design for Tranche 1 (Detailed Design)
- **Planning** - Application on 18th October 2012
 - Planning Permission 12th December 2012
- **Target Tender Date** - April 2013
- **Contractor Appointment Date** – July 2013
- **Works Completion Date** - September 2014

Public Realm Planning Application



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin





CENTRAL & EAST QUAD PPP'S

- Outline Briefs completed
- NDFA/GDA/DIT collaboration
- TA appointed Dec 2012
- Business case completed
- EIB Support – Regeneration, Education, Research, Technology transfer
- OJEU September 2013
- On programme



CENTRAL & EAST QUAD PPP CONSULTANTS



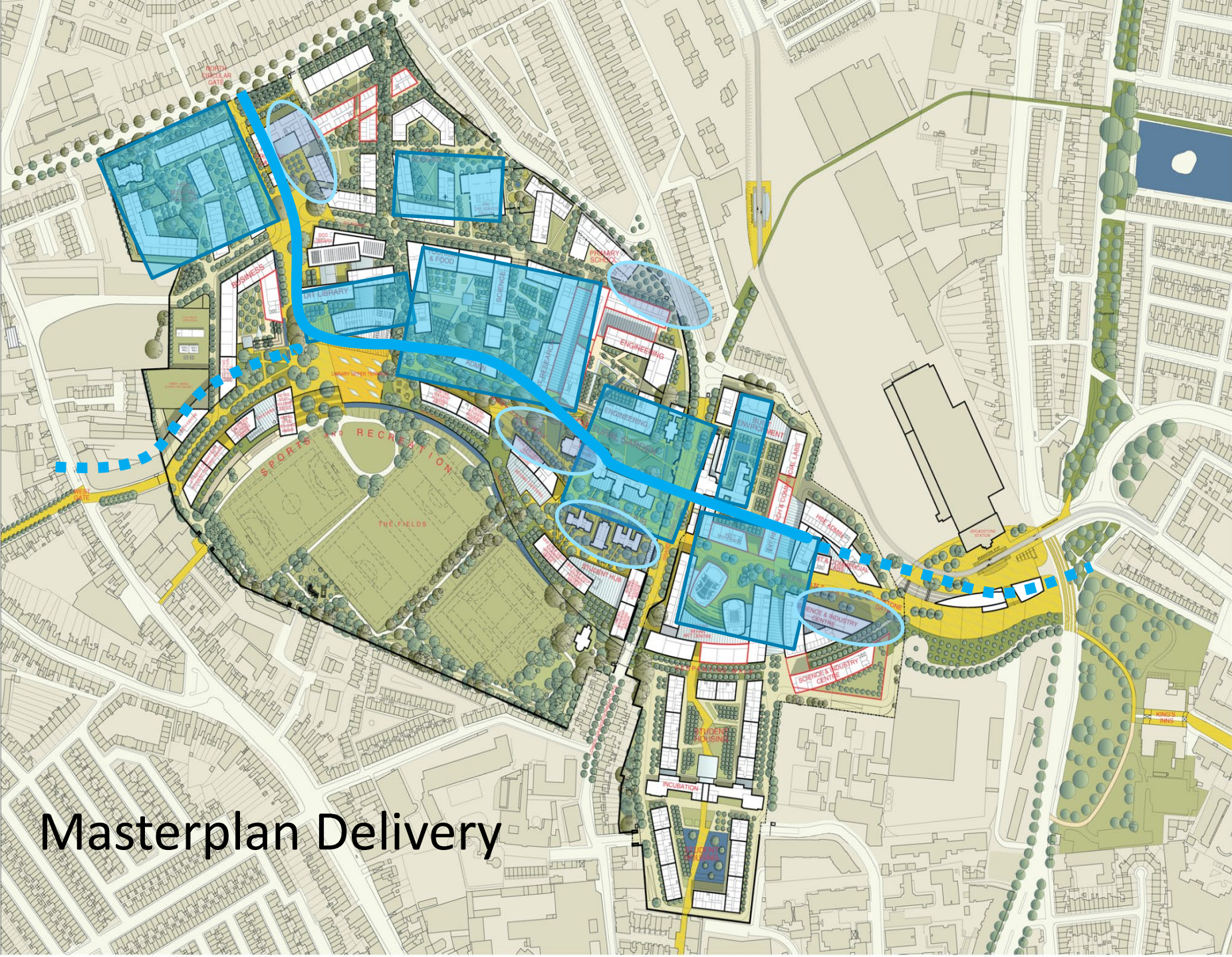
- HKTT Team located on-site
 - Shepperd Robson
 - Mullarkey Pedersen
 - JV Tierney
 - Malone O'Regan
 - Martin Conroy
- NDFA appointing Legal Advisors – March 2013



Other DIT Developments



- Provision of infrastructure will allow self funding elements to progress:
- Student Accommodation:
 - Immediate opportunity for ~600 beds/ 20,000m² / €70M
 - Capacity on site for 1,600 beds
- Sports facilities – student levy and sinking fund in place
- Science Park – with third parties
- Commercial outlets- shops etc



Masterplan Delivery

THANK YOU



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



Community Liaison Committee



- Put forward because of local concerns about a large population moving into the area.
- Incorporated into Strategic Plan and Planning Scheme
- Membership
 - 2 community members of the Consultative Group
 - 1 community member of the Board
 - 2 DCC elected members on the Consultative Group
 - 1 DCC elected member on the Board
 - 2 GDA staff
 - Rep from HSE
 - Rep from DIT
 - Other organisations will join the meetings as necessary by invitation on a month by month basis.
- To get underway shortly