

## **Meeting of the Docklands Oversight & Consultative Forum (DOCF)**

**Tuesday 16<sup>th</sup> of September 2025 at 12pm**

**Venue: The Docklands Office, Custom House Quay, Dublin 1**

### **AGENDA**

Welcome

Apologies and Conflict of Interest

1. Presentation on the new Connolly Quarter by David Killion, Development Director, Ballymore Group
2. Minutes of Meeting 13th May 2025
3. Matters Arising
4. DCC Planning Department update
  - A) Connolly Quarter
  - B) Poolbeg SDZ - infrastructure conditions associated with the SDZ, delivered to date and future plans
5. Update on DCC plans for future repairs of the Spencer Street Bridge
6. A.O.B.

## Minutes of the Docklands Oversight and Consultative Forum (DOCF)

### Meeting, 16<sup>th</sup> of September 2025, Docklands Office, Custom House Quay, Dublin 1

#### Present

Chairperson: Gerard Crowley

#### Members:

Name	Organisation
Cllr Janet Horner	DCC Councillor
Cllr Daniel Ennis	DCC Councillor
Cllr Kourtney Kenny	DCC Councillor
Conor O’Kane	Docklands Hospitality and Entertainment Assoc
Bertie Kelly	National College of Ireland

Name	Organisation
Samir Eldin	Custom House Visitor Centre
Rachel Rooney	Ringsend Community Services Forum
Mark Fay	North Wall Community Association
Mette Boye Hansen	Docklands Business Forum
Michael Harte	Docklands SME & Start-up Partnership

#### Apologies:

Name	Organisation
Emma Wilson	St Andrew’s Resource Centre
Cllr Cian Farrell	DCC Councillor
Eileen Quinlivan	Dublin City Council
Geoffrey Gallagher	Central Bank of Ireland
Aidan Cronin	Iarnród Éireann
Kieron Brennan	Co-Operative Housing Ireland
Conall O Callaghan	Docklands Financial Service Group
Tony McDonnell	North Port Dwellers Association
John Tolan	Waterways Ireland
Cormac Kennedy	Dublin Port Company
Dr Michelle Olmstead	Trinity College

#### Non Member attendees:

Name	Organisation
David Killion,	Development Director, Ballymore Group
Shelly O’Riordan	Docklands Manager, DCC
Ronan Fallon	Senior Executive Planner, DCC
Robert Gallagher	Staff Officer, Docklands Office, DCC

## **1. Introductions**

The Chairperson Mr Gerard Crowley opened the meeting by welcoming all and thanking them for their attendance.

## **2. Minutes of Meeting 13th May 2025.**

No comments were received. The minutes were accepted as an accurate record of the meeting and approved.

## **3. Matters Arising**

*The Chairman Gerard Crowley gave an update on developments since the letter issued to Paul Cleary, Assistant Garda Commissioner on 24<sup>th</sup> April 2025, regarding policing and public safety in Docklands.*

In the interim, the Forum's Safety and Public Realm Sub-Committee was established with the following Members volunteering:

Councillor Daniel Ennis, Dublin North Inner City

Mark Fay, Community Organisations, North Wall Community Association

Conor O'Kane, Business Organisations, Docklands Hospitality and Entertainment Venue Association

Bertie Kelly, Education, National College of Ireland

Tony McDonnell, Community Organisations, North Port Dwellers Association

A meeting was arranged with the Assistant Garda Commissioner of Dublin Metropolitan Region on Wednesday 25th June last. This was attended by the Forum Chair, DCC Docklands Manager and members of the Forum's Safety and Public Realm Sub-Committee. Also in attendance was Jarlath Lennon, Superintendent of Store Street Area (we were advised that Superintendent Dermot McKenna, Pearse St. Garda St. would be invited to future meetings and be fully engaged in the process going forward, which has proved to be the case).

- The meeting was consistent with the themes of the original letter and concerns regarding public safety, anti-social behaviour and crime in Docklands which had resulted in expressing the need for a safer environment.
- There was no criticism of the Garda Force working in the area and indeed their ongoing efforts were acknowledged and are greatly appreciated.
- Highlighted that Docklands is a strategic business and infrastructural hub of national importance, with a rapidly growing population. An increased policing presence is now critical.
- Outlined that the Forum wanted to liaise with and support the Gardai in any way possible in getting the additional policing resources needed in Docklands. It was agreed to move forward in a collaborative way in addressing public safety issues.

- The Assistant Garda Commissioner outlined the challenges around locating a new Garda Station in such close proximity to existing stations i.e. Store Street.
- The commitment to have a highly visible Garda presence throughout the City, including Docklands.
- There is a need to change the narrative around public safety in the City Centre and Docklands.
- The over-emphasis on crime reporting has negatively impacted on public perception which is creating further difficulties for businesses, visitors and communities.
- It was confirmed that a significant number of additional resources had been assigned to the Community Policing Unit which covers part of the Docklands (northside).
- All parties agreed that there needs to be a more positive theme to the over-arching narrative regarding safety and policing in Docklands.

**Explored opportunities for collaboration and the required actions (that could be implemented quickly) - the outcomes include:**

- Both the Assistant Garda Commissioner, Superintendents (Store Street/Pearse Street) and Forum Public Safety and Public Realm Subcommittee agreed to form an informal working group for ongoing liaison regarding public safety and public perception of the Docklands area.
- A Pop-Up Garda Clinic within the Docklands Area on a rotational basis – one northside and one southside. Bertie Kelly & Conor O’Kane’s immediate offer to make arrangements to facilitate these pop-ups gave this initiative a kick start and proved most helpful.
- Assignment of a dedicated Garda presence cycling along the Royal Canal (Garda intervention already underway and improvements expected within a few months).
- Superintendent Lennon to review resources for a potential pilot programme - Garda foot patrol in vicinity of Seville Place, Sherriff Street and Amien Street area, 24/7 for 3-4 months duration.

**Docklands Office Manager Shelly O’Riordan gave an update on matters raised from Forum meeting 13<sup>th</sup> of May 2025**

**Pop Up Garda Station**

As part of our ongoing collaboration with An Garda Síochána and our continued commitment to community engagement and public safety, a Pop-Up Garda Station has been operating on a rotational basis in the Docklands area since July. We extend our sincere thanks to Bertie Kelly and the staff at NCI, as well as Conor O’Kane and the team at Bord Gáis Energy Theatre, for graciously hosting the Pop-Up Garda Station.

Since the initiative’s inception, a total of 10 Pop-Up Garda Station events have been held:

- NCI North Docklands: 5 events, conducted on Thursdays
- Bord Gáis Energy Theatre, South Docklands: 5 events, conducted on Tuesdays

Over the past 10 weeks, the Pop-Up Garda Station has welcomed numerous residents and business owners, including the Lord Mayor, Cllr. Ray McAdam. This initiative provides a valuable platform for stakeholders to engage directly with their Community Policing Team, report incidents, and seek advice on crime prevention and public safety.

As agreed with the Assistant Garda Commissioner, a review of the initiative will be conducted, with a meeting scheduled for 26th September at 11:00 AM.

### **800 Anniversary Celebration St. Laurence O'Toole**

The lighting of the Samuel Beckett Bridge is overseen by the DCC Events Section. Unfortunately, the City Council is unable to accommodate the request to illuminate the bridge during the anniversary celebrations. In accordance with the City Council's usage policy, the request does not meet the criteria within the approved categories for bridge lighting.

### **What events are not eligible for usage of the lighting system**

The following types of events do not qualify for usage of the lighting system:

- Causes and cause related events
- Global or national awareness campaigns
- Charities and charity awareness raising events
- Commercial events
- Civic events
- Community events and local events

Mark Fay made the point that the event is of local and City importance and interest, it should be considered as an exception and as a special anniversary to one of Dublin's most revered historical citizens.

Shelly O'Riordan agreed to clarify with DCC Events Section and highlight the uniqueness of the request and report back to the Forum.

### **Georges Dock**

A fire occurred at George's Dock, resulting in visible damage to granite and limestone in the affected area. Dublin City Council (DCC) is currently liaising with Transport Infrastructure Ireland (TII) regarding the incident.

- A more detailed inspection will be carried out today as the damaged bridge has been removed.
- It is not proposed to make changes to the bridge abutment, which should result in repair works to the stonework proceeding after the bridge is reinstalled.

This incident highlights the urgency of conservation efforts and reinforces the need for robust repair and protection strategies for the dock's historic fabric.

## **4. Presentation on the Dublin Arch (Connolly Quarter) Development by David Killion, Development Director, Ballymore Group**

The Chair welcomed Mr David Killion, Development Director, Ballymore – and outlined the importance of this very significant development on the north fringe of Dublin Docklands (bounded by Sheriff St Lower, Commons St, Oriel St and Seville Place) by the Ballymore Group that. The site is located on CIE lands on which Ballymore has a licence from CIE for the proposed development.

Mr. Killion presented on the current state of progress of The Dublin Arch Development Scheme:

- The proposal, a mixed use urban regeneration scheme, is set out in a series of urban blocks of varying heights 12 to 16 stores and incorporates 187 residential units, office and hotel facilities (with a mix of retail, commercial and community uses at ground floor level).
- It is a very large scale project - The Masterplan includes a Gross Internal Area (GIA) of approximately 108,000 sq.m/1.2M ss.ft) (108,052 m<sup>2</sup>) (1.2M/1,163,062 sq.ft - Construction Cost: €500M)
- It is recognised as a very significant opportunity because of location -The Dublin Arch Project holds the potential to regenerate Connolly Station and the surrounding areas and further integrate this transportation hub and community with the city centre.
- After Covid construction cost have greatly increased and financing for office development projects has become harder to source.
- The scheme is flexible and under current financial funding markets would require a committed anchor tenant to help secure funding e.g. a Government Dept. for offices.
- original scheme had 741 residential units now reduced to 187 due to Judicial review taken by Dublin Cycle Campaign re car parking spaces not included in original planning application.
- Ballymore has already invested over €50 million in the scheme.
- Under current financial/development environment a large long term anchor tenant i.e. State or Muti-National Corporation, would help secure funding for project.

Members thanked David Killion for his presentation and raised the following:

-Cllr Danial Ennis stated Ballymore Group had produced a video presentation on proposed redevelopment of the surrounding areas which included Sheriff Street and Oriel Street without consulting the local communities. This caused a lot of distress to the communities when the presentation came to light. Ballymore should apologise and engage with the communities on the issue.

Mr Killion explained the video was produced upon request from Senior DCC officials, to give a vision for the area and its potential redevelopment to the benefit of the communities and Dublin City as a whole. It was never their intention to cause distress to anyone, and it was not a Ballymore led project but requested by DCC and did have engagement with local government and local politicians with intention the video would be used as a discussion aid.

- Cllr Kourtney Kenny asked how high the buildings will be. Mr Killion stated between 7 to 12 storeys, with a higher central tower block..
- Cllr Janet Horner asked about the duration of the licence from CIE to develop the site and noted that if more housing units were included the project would get greater community and political support. Mr Killion stated there was no time limit on the licence and the possible increase in housing units would depend on many factors, market conditions, government supports and how the overall project works as a whole.

- Mark Fay stated that if real investment took place in the area, it would be hugely beneficial to the local community in helping to reduce crime and drug issues.

## **5. Planning update Presentation by Ronan Fallon, Senior Executive Planner, DCC**

Ronan Fallon, DCC Senior Executive Planner gave a planning update on Poolbeg SDZ and Dublin Arch site. Members thanked him and asked the following.

- Conor O’Kane asked why such a drop in residential units after the judicial review for the Dublin Arch project. Mr Fallon did not have the information to hand but will get back to the Forum on the matter.

## **6. AOB**

- Mark Fay asked when will the new road near the Samuel Hotel be opened. Shelly O’Riordan to follow up on query.
- Mark Fay raised the North Wall Community Development Project (NWCDP) correspondence with DCC seeking the use of the CTC building for childcare and education. Mr Fay circulated copies of the letter to members.
- The Chair informed the members of a request by Member Cllr Danil Ennis to invite Community Groups to present at meetings as appropriate to increase awareness of each other’s activities, get to know each other and to potentially support each other on shared objectives. It was agreed to discuss further at the next meeting.

## **Next Meeting**

It was agreed next meeting will take place at 12pm, Tuesday 4<sup>th</sup> of November at the Docklands Office, Custom House Quay, Dublin 1.

**Signed:** \_\_\_\_\_

**Gerard Crowley, Chairperson**

On behalf of the Board of Management of North Wall Community Development Project (NWCDP), I am writing to you as Chairperson, Suzanne Smyth, to seek your support for the continued use of the CTC building under the stewardship of North Wall CDP.

North Wall CDP has a long-standing history of working at the heart of the North Wall community, providing vital services, supports, and opportunities for local residents. Over the years, our commitment has always been to foster inclusion, strengthen community ties, and empower individuals and families to thrive. We believe that the CTC building offers a unique and valuable space where this work can continue and grow.

Our vision for the building is to see it become a welcoming hub for the people of North Wall and the wider Northeast Inner City a place where individuals, families, and community groups can come together, learn, share, and support one another. By managing this space, we aim not only to safeguard an important local resource but also to create new opportunities for collaboration, community development, and social support.

We are confident that, with your support, North Wall CDP can ensure that the CTC building remains a centre of positive activity and community growth, further strengthening the bonds that make our area so resilient and unique.

Thank you for your consideration, and we look forward to the opportunity to work together in making this vision a reality.



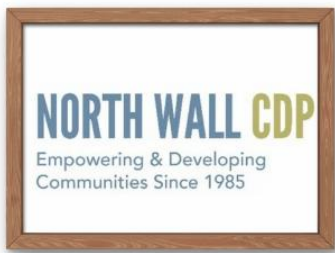
Suzanne Smyth

Yours sincerely,

Suzanne Smyth  
Chair, Board of Management,  
North Wall Community Development Project



## INVESTING IN COMMUNITY FUTURES: THE CASE FOR A SECOND NORTH WALL CDP PREMISES 2026 - 2030



North Wall CDP seeks a second facility to expand education, wellbeing, and community services, empowering residents and ensuring long-term impact.



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## Introduction

For 40 years, the North Wall Community Development Project (NWCDP) has supported residents of Sheriff Street and the wider North Wall community through programmes in education, employment, wellbeing, and community development. As demand grows, our current facilities can no longer keep pace. Securing a second facility is not just about space it is a strategic step that will expand our reach, strengthen our impact, and build a sustainable foundation to meet the community's evolving needs into the future.

## North Wall Community Development (NWCDP) Strategic Plan

The North Wall Community Development Project (NWCDP) is committed to anti-poverty work, fostering community participation, and responding to the evolving needs of the local area. We are committed to implementing our fundamental principles of kindness, respect, collaboration, accountability, and innovation, as outlined in our 2025-2028 Strategic Plan. Through this, we hope to address poverty and social exclusion, improve community engagement, adapt to evolving demands, maintain solid governance, and establish NWCDP as leading hub of community development and empowerment recognised for delivering meaningful, lasting impact in the community.

To achieve these goals, securing a second building is essential. Our current facilities can no longer meet demand, limiting programme delivery. Expansion will enable us to broaden services, increase participation, reduce barriers for disadvantaged people, and ensure NWCDP's long-term sustainability building a stronger future for the Northeast Inner City.

## Meeting Community Needs

Sheriff Street and the wider North Wall area face some of Dublin's highest levels of disadvantage, with unemployment, poverty, and social marginalisation far above city averages. While Dublin's unemployment has dropped to 4–5% since 2022, youth unemployment in disadvantaged communities remains at 12.2%. Poverty rates are also

disproportionate, with 57.3% of social housing tenants who make up a large share of Sheriff Street residents at risk of poverty, compared with 17.9% nationally. Limited childcare access further restricts female labour force participation, a proven factor in reducing deprivation and promoting equality. With Dublin's population projected to surpass 650,000 by 2031, pressure on already stretched services will intensify, making a second facility essential to meet demand and expand North Wall CDP's impact.

With that in mind, a second building will enable North Wall CDP to meet rising demand across all age groups from early childhood care to adult education and older adult programmes. Childcare waiting lists have nearly doubled in recent years, leaving over 80% of families without access, while demand for labour market focused training such as the L.I.F.E. Programme continues to grow.

Expanded capacity will mean more families can access affordable childcare, more young people can achieve qualifications, and more older adults can benefit from lifelong learning and social opportunities.

By operating two centres, NWCDP will reduce overcrowding, expand services, and create a welcoming hub that fosters opportunity, inclusion, and stronger community connections ensuring a lasting positive impact on the Northeast Inner City.

## NWCDP 5 Year Goal (2026 – 2030)

NWCDP's 2026–2030 Strategic Plan sets out our vision for a more inclusive community where all residents have the opportunity to learn, grow, and thrive. The plan prioritises securing long-term funding, investing in staff development, and strengthening operations to ensure sustainability. We will deliver responsive and effective services, expand collaborations with schools, businesses, agencies, and funders, and champion fairness, diversity, and accessibility across all programmes.

A second building is a strategic, long-term investment in Sheriff Street. It will serve as a shared community asset, enhancing education, employment, and wellbeing, supporting thousands annually, and ensuring sustainable, inclusive development for generations.

## Our Vision

<b>Education &amp; Training</b>	Expand accredited courses and workshops, creating clear pathways into skills, education, and employment.
<b>Early Years &amp; Crèche Services</b>	Support families, remove childcare barriers, and relieve pressure on local services.
<b>Community Hub</b>	Provide a vibrant space for meetings, cultural activities, and civic participation to strengthen inclusion and cohesion.
<b>Futureproofing</b>	Grow services to meet rising demand from population growth, inequality, and evolving community needs.

## Organisational Strength and Proven Delivery

NWCDP is deeply rooted in the North Wall community, with decades of experience building trust and delivering programmes that reflect local needs. We have a strong track record in education, employment, social inclusion, and wellbeing, consistently adapting to changing community priorities.

Our governance is transparent and fully compliant with the Irish Charities Regulator and the Governance Code, supported by an engaged, experienced board overseeing strategy, risk, and finances.

A new facility will allow us to expand services efficiently, create specialised hubs for education, health, and community participation, and maximise long-term impact. With strong governance, deep community trust, and proven delivery, NWCDP is positioned to transform potential into lasting benefits for children, adults, families, and marginalised groups. This expansion is a strategic investment in a sustainable, inclusive hub that serves thousands each year.

# Location and Operations

## Location

North Wall CDP is seeking the opportunity to manage the CTC building, located in the heart of Sheriff Street. This second facility will complement our existing centre, expand programme capacity, reduce overcrowding, and create a welcoming hub for education, training, and community engagement.

Together, the two buildings will allow NWCDP to reach more residents across all age groups, strengthen service delivery, and sustain long-term impact in the Northeast Inner City. This expansion will also reinforce our partnership with Dublin City Council and directly improve the lives of NEIC residents by providing greater access to opportunities, support, and essential community services.

## Operations

NWCDP will fully manage the second building, ensuring it aligns with our mission, values, and strategic goals. With decades of experience running community-based education, training, and social inclusion programs, NWCDP can operate the facility effectively as a true community hub.

Day-to-day management will be overseen by the Chief Executive Officer, with clear reporting to the Board to maintain governance, accountability, and alignment with organisational objectives. Policies will ensure safe, fair, and equitable access for all community members.

The building will host educational and training programs, community initiatives, and local group activities, promoting inclusion, collaboration, and social cohesion.

NWCDP's proven track record in governance and program delivery ensures the facility will be a secure, welcoming, and sustainable resource, benefiting residents across North Wall and the wider Northeast Inner City.

## Conclusion

Sheriff Street and North Wall face high youth unemployment (12%), concentrated poverty (57% of social housing renters at risk), and growing demand for education, wellbeing, and social services. NWCDP's current facilities are at full capacity, leaving many residents on waiting lists.

With experienced staff, dedicated volunteers, and strong community trust, NWCDP is well positioned to expand its programs and strengthen social cohesion. A second facility will allow us to provide high-quality services to hundreds of children, adults, and families annually, serving as a long-term community hub for education, employment, wellbeing, and civic participation. Two buildings will reduce overcrowding, enable location-specific services, streamline support pathways, and support projected program growth of 35–40% over the next 5–10 years. NWCDP's proven delivery, strong governance, and deep local roots ensure the new facility will be a thriving, high-impact resource for the entire community.





# Dublin Docklands Oversight & Consultative Forum

## Planning Update

September 2025

Ronan Fallon  
*Senior Executive Planner*

# PRESENTATION OVERVIEW

- Procedural matters
- Poolbeg West SDZ
  - Policy update
  - Development Management
  - Infrastructure
- Dublin Arch Project
- Other significant applications in the area

# POOLBEG WEST SDZ



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Bhaile Átha Cliath  
Dublin City Council

# POOLBEG WEST SDZ

## POLICY UPDATE

### Dublin Eastern Bypass

- Dublin City Council submitted an application to An Bord Pleanála (ABP) to amend the approved Planning Scheme (2019) under Section 170A of the Planning and Development Act, 2000 (as amended).
- The amendment proposed removing text and graphic references to the Dublin Eastern Bypass (DEB), which was no longer supported by the National Transport Authority's (NTA) "*Greater Dublin Area Transport Strategy 2022 - 2042*" (the GDA Transport Strategy) (January 2023). The amendments were considered to be non-material.
- ABP determined that the proposed amendments are non-material and approved the amendments in an order dated 31 January 2025.

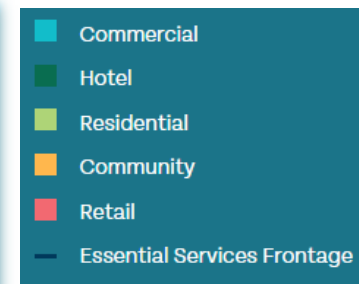
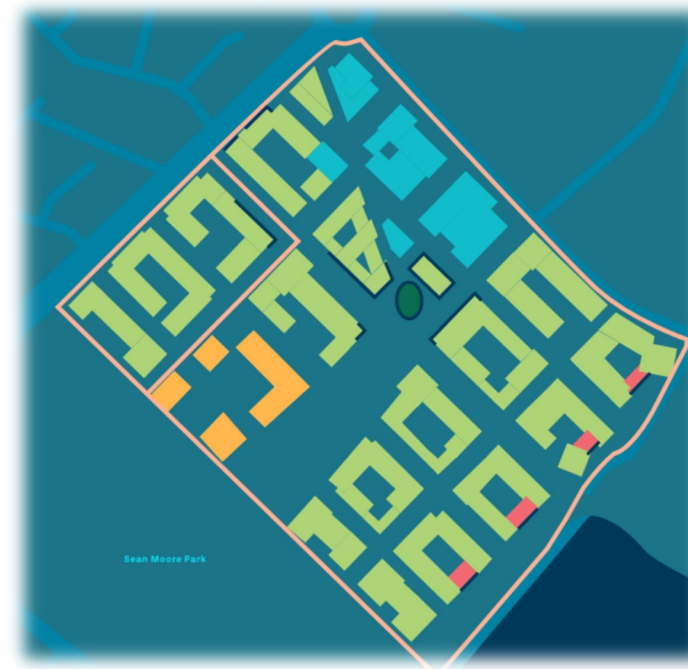
### Phase 2 Infrastructure Amendment

- Dublin City Council, as the specified Development Agency for Poolbeg West Strategic Development Zone (SDZ), submitted an application to An Coimisiun Pleanála (ACP) on 4<sup>th</sup> June 2025 to amend the approved Planning Scheme (2019) under Section 170A of the Planning and Development Act, 2000 (as amended).
- The amendment proposed amending the infrastructure delivery requirements for Phase 2 of the SDZ in order to facilitate the making of applications and the construction of permitted developments. The amendments were considered to be non-material.
- ACP has yet to determine the submission.

# POOLBEG WEST SDZ

## DEVELOPMENT MANAGEMENT

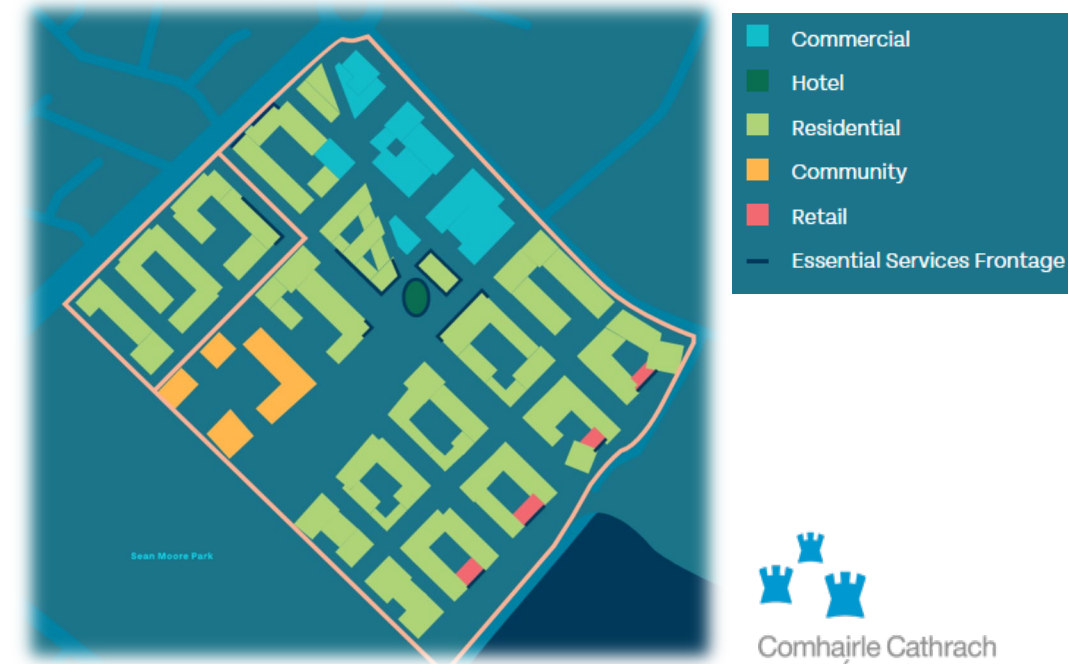
- Application Reference: **Phase 1** (DCC Ref PWSMZ3207/21)
- Location: Former Glass Bottle Site, Sean Moore Road.
- Proposal: Phase 1/7 consists of no. 570 apartment units, a creche, retail (400m<sup>2</sup>).
- Status: Granted Planning Permission, Under Construction.



# POOLBEG WEST SDZ

## DEVELOPMENT MANAGEMENT

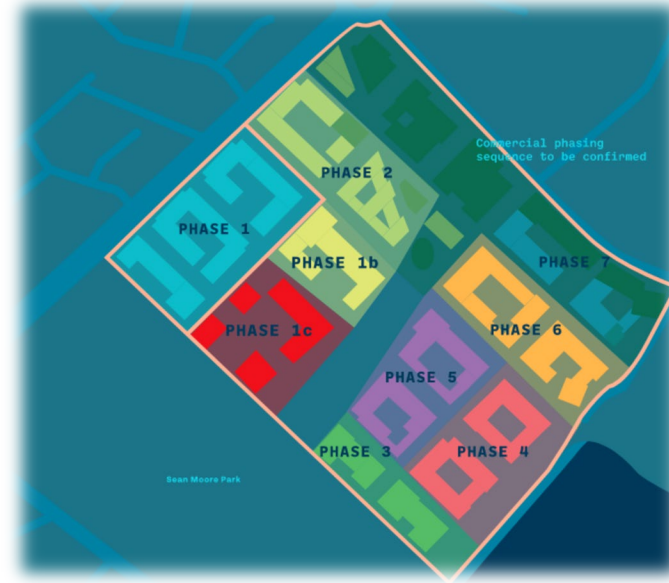
- Application Reference: **Phase 1b** (DCC Ref PWSDZ3406/22)
- Location: Former Glass Bottle Site, Sean Moore Road.
- Proposal: Phase 1b/7 consists of no. 324 apartment units, with residential amenity areas.
- Status: Granted Planning Permission, Under Construction.



# POOLBEG WEST SDZ

## DEVELOPMENT MANAGEMENT

- Application Reference: **Phase 2** (DCC Ref PWSZ3700/24, 2596/24)
- Location: Former Glass Bottle Site, Sean Moore Road.
- Proposal: consists of no. 542 apartment units, with residential amenity areas, childcare facility, retail spaces, health centre.
- Status: Granted Planning Permission, Under Construction.



# POOLBEG WEST SDZ Phase 1

- Remediation Works (**Complete**)
- New Junction Access to Glass Bottle site is to be opened with new completion of Phase 1 residential projects.
- School Site has been zoned and landscaped. (**ready for delivery**) by the Department of Education.
- Bus route S2 has been **implemented** as part of the Bus Connects Programme
- Cycle routes and service roads connecting from active sites to Sean Moore road have been delivered and or are in the process of delivery as part of Phase 1.
- Parent permission for enabling infrastructure works including public realm/amenity spaces, central boulevard and coastal link have been **granted planning** permission and are in the process of implementation. **PWSDZ3270/19**.
- Application **PWSDZ3062** for a 6 storey Community Hub has been **granted planning** permission and is awaiting delivery.
- Permissions for over 1,300 residential units have been granted and are under construction to date.



# POOLBEG WEST SDZ Phase 2 Infrastructure Projects



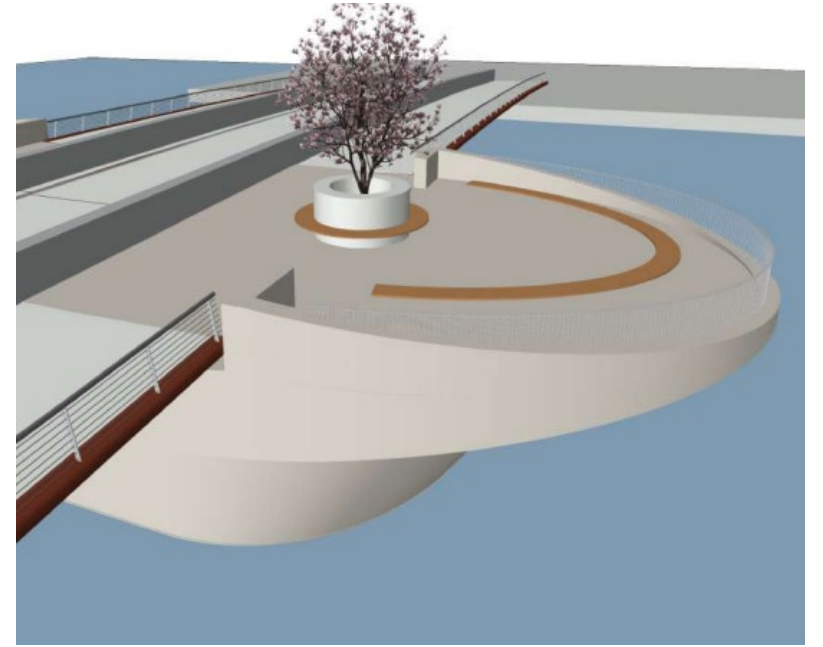
# POOLBEG WEST SDZ Phase 2 Infrastructure Projects

Replacement of the Sean Moore Roundabout and completion of upgrade to Sean Moore Road. Planning is expected for Q1 2026-Q3 2026, with detailed design sometime in Q3 2026-Q4 2026. Construction is expected to start for Q3 2027 with project handover for Q4 2030.



# POOLBEG WEST SDZ Phase 2 Infrastructure Projects

River Dodder public Transport Bridge (DPTOB) is currently at the Advance Works Contract stage. Construction for the bridge is expected to begin Q2 2027-Q3 2029 with handover expected in Q4 2030.



# POOLBEG WEST SDZ Phase 2 Infrastructure Projects

New/Extended bus routes operating within SDZ are expected to be delivered in tandem with the NTA and subject to the Dodder Public Transport bridge being completed on time. Currently the S2 orbital route serves Poolbeg connecting the area to multiple radial routes within the city.





## POOLBEG WEST SDZ Phase 2 Infrastructure Projects

- The Point Pedestrian & Cycle Bridge is expected to go into planning Q1 2026-Q3 2026 with construction expected in Q1 2028. Handover is scheduled for Q4 2030.



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## POOLBEG WEST SDZ Phase 2 Infrastructure Projects

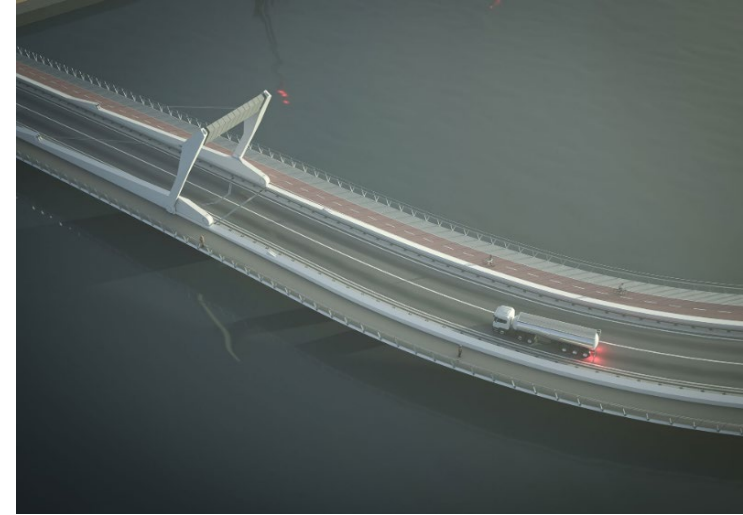
Delivery of block scale community & arts spaces has been granted planning permission; this includes a 6-storey community center and an amenity space as part Phase 1. Omission of cultural hub meanwhile use has been granted planning permission on phase 4 lands.



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# OTHER MAJOR PROJECTS FOR POOLBEG WEST SDZ

- SPAR (Southern Access port Access Route), Dublin Port Company applied on 23<sup>rd</sup> July 2024 to An Coimisiún Pleanála under Section 37E of the Planning and Development Act 2000, as amended, for a 15 year permission for development referred to as the '3FM Project'. Currently this is a live case. Expected delivery by 2030.
- LUAS extension to Poolbeg is currently scheduled for delivery within NTA's Transport Strategy for the GDA 2022-2042. Currently the delivery of the project is planned between 2037-2042. A pre-feasibility analysis is currently underway, which will produce demand modelling, the analysis is expected to be finalised in 2025.



# Dublin Arch Development Planning Update

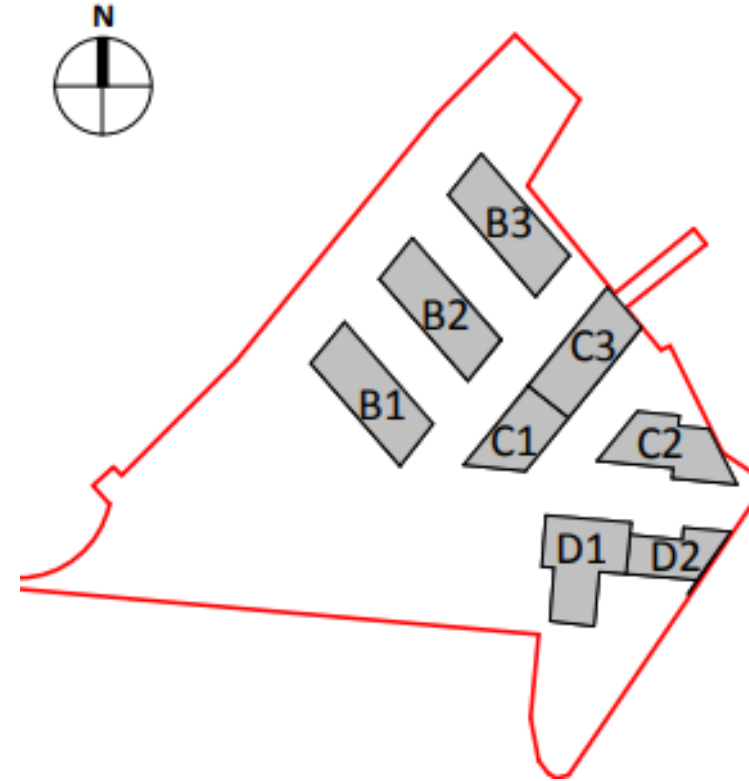


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# Dublin Arch Development Update

## Connolly Quarter

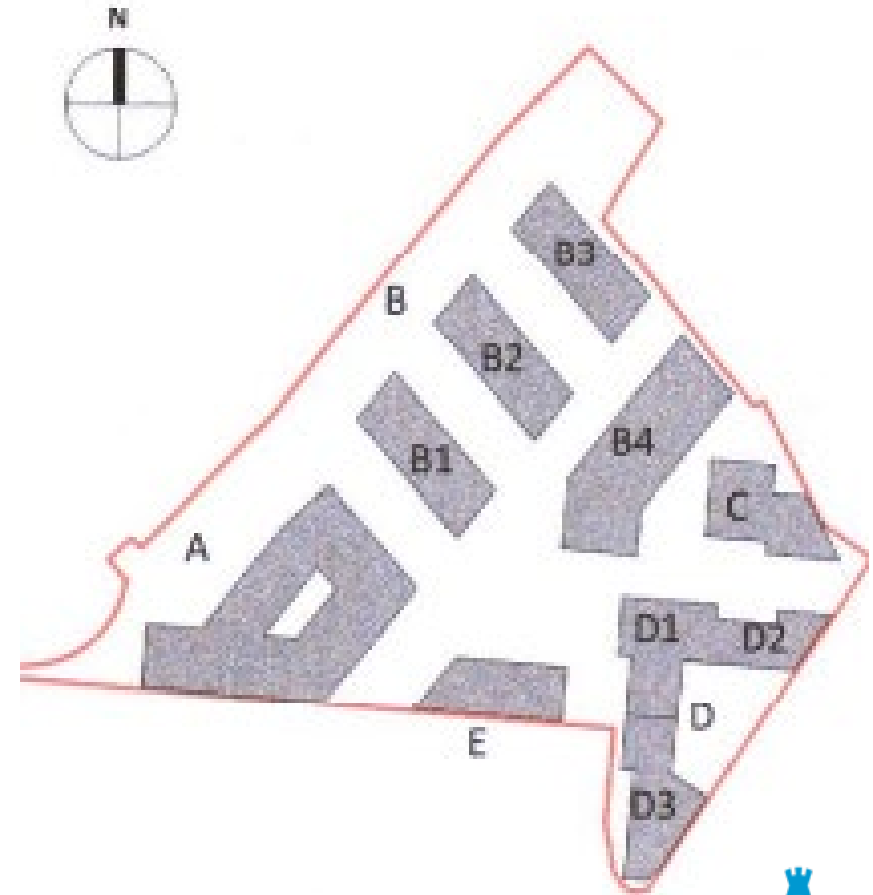
- Original application in 2019 with ABP305676 (ACP) Connolly Quarter
- Permission for no. 741 Built to Rent apartments.
- The decision was **quashed** by the High Court.
- No further progress on this specific application



# Dublin Arch Development Update

## Dublin Arch “Rebrand”

- Majority of the housing was abandoned as part of the new development. DCC 2723/20 and 3054/22
- New Mixed Use Development focusing on Office, Hotel, and smaller scale Residential.
- Block C & D1/D2 include 187 no. apartment units. Down from 741 units proposed in 2019.
- Block A, E, B1, B2, B3, B4 (cumulative gross floor area 52,509 sq. m) are office
- Block D3 is a no. 198 room Hotel



# Dublin Arch Development Update

## Dublin Arch “Amendment”

- Planning application DCC 5501/22
- In August 2023 a planning application was granted with some minor amendments to Dublin Arch project.
- Amendments included (Block A increase in GFA of 3,049.20sq.m) (Block E increase in GFA of 183.20sq.m) (Block D3, Hotel, Reduction in GFA by 109.20sq.m or from 246 hotel rooms to 198).



# Other Planning Applications within Vicinity

## Planning Applications

- Application (WEBLRD6052/25-S3), 246 total bedspace student accommodation at 96-99 Amiens Street, D1. Granted Permission 03/07/25
- DART+ West Railway Order (Preston Street Entrance) Planned expansion of Connolly station as part of the DART+ West project. The extension of the station will provide a dedicated entrance for Platforms 5, 6 and 7. Granted Permission 18/07/24. Construction expected to begin late 2026.



**End**



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council