

## PIN Notice

### Market Consultation

#### Regeneration of the Carlisle Pier, Dun Laoghaire Harbour Company

12 February 2018

### Market Consultation

The Dún Laoghaire Harbour Company is considering how best to proceed with the regeneration of this major leisure and cultural site in the harbour.

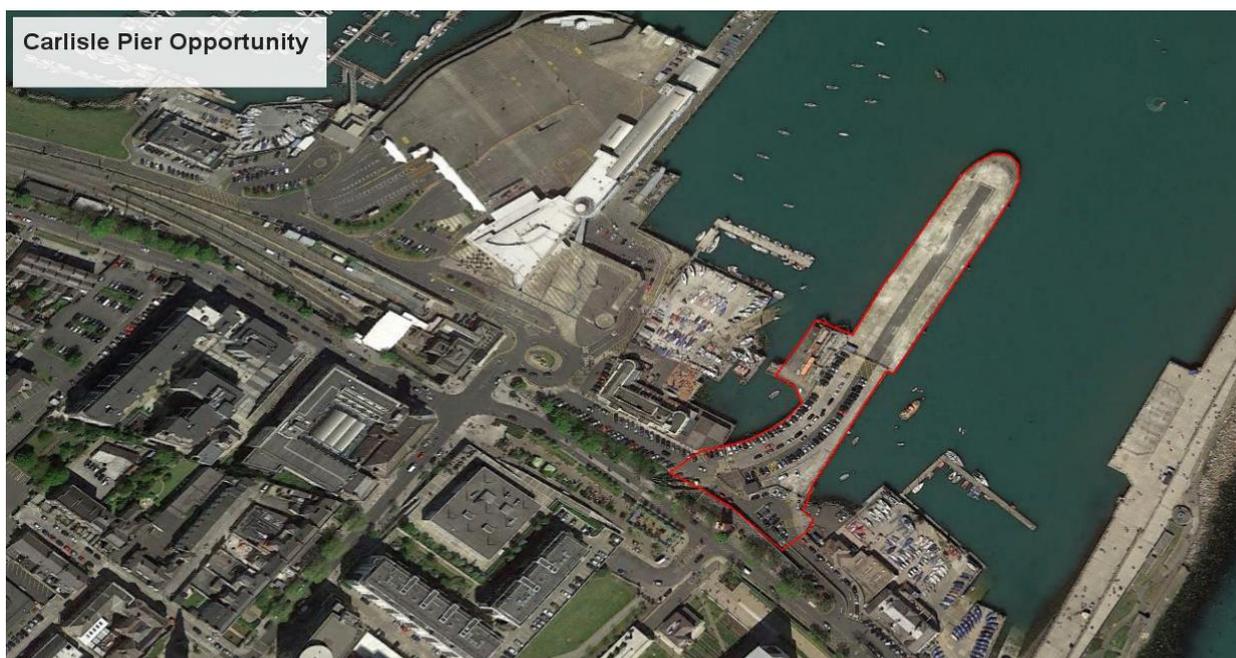
The Harbour Company now wishes to consult with a representative selection of interested parties in order to gauge market interest in this significant opportunity.

### Background

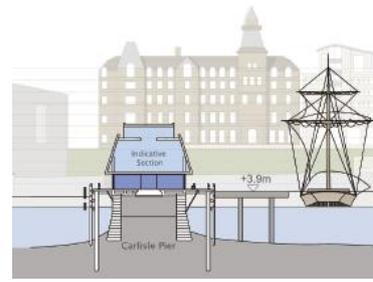
The National Ports Policy suggests that Dun Laoghaire Harbour will position itself as an exciting marine leisure tourism destination of international calibre; one which elegantly integrates the local town with an historic 200-year old harbour, and which offers a striking blend of modern amenities mixed with a traditional marine ambience in a Dublin Bay setting, making it one of the most beautiful man-made harbours in the world.

The harbour is located in the busy town of Dún Laoghaire, which has two shopping centres along with a great range of restaurants, boutique shops, theatres, a magnificent new library and parks. Key to the town's attraction is its superb transport links, DART station and key bus routes.

The N11, M50 and QBC's provide convenient access to the city (5 miles) and surrounding suburbs. Many well-regarded primary, secondary schools and third level institutions are just a short distance away.



The Dun Laoghaire Harbour Masterplan proposes the regeneration of this major leisure and cultural site on the historic Carlisle Pier. This regeneration initiative could involve approximately 8,000m<sup>2</sup> of space in a high amenity / high activity, publicly accessible environment. The pier and associated lands are in temporary uses and circa 1.1 hectare historic waterfront site is available for imaginative proposals subject to planning.



## Planning

Carlisle Pier is zoned Objective W in the County Development Plan 2016 – 2022. Objective W permits a broad range of regeneration combinations. Special Local Objective 16 relates specifically to Carlisle Pier and emphasises the cultural and amenity aspect of any future regeneration of this historic site.

## Expression of Interest

SLO16: To retain the Carlisle Pier structure and to encourage redevelopment on it that will focus on the historical importance of the Pier and will incorporate uses that will bring significant cultural, social, recreational and economic benefits to Dún Laoghaire-Rathdown. Development should regenerate and enliven the waterfront, be sensitive to the setting and should include a significant portion of cultural and amenity uses, with public accessibility and permeability to the waterfront paramount. Such proposals should be carefully scaled and should be designed with variety in the massing of built elements to avoid 'slab-like' infilling of the Pier. Any development should creatively re-use remaining components of the original rail sheds.

**Table 8.3.19**

### ZONING OBJECTIVE 'W'

'To provide for waterfront development and harbour related uses'.

#### Permitted in Principle

Carpark, Community Facility, Cultural Use, Industry-Light, Offices less than 200 sq.m., Marine Leisure Facility, Open Space, Public Services, Restaurant, Transport Depot.

#### Open For Consideration

Advertisements and Advertising Structures, Assisted Living Accommodation, Craft Centre/ Craft Shop, Childcare Service, Doctor/Dentist, Education, Enterprise Centre, Hotel/Motel, Office Based Industry, Offices, Off-License, Place of Public Worship, Public House, Sports Facility, Residential, Residential Institution, Science and Technology Based Industry, Shop-Specialist, Shop Neighbourhood, Tea Room/Café, Travellers Accommodation.

Dun Laoghaire Harbour Company now invites written expressions of interest, along with a high level outline of proposals (and any related key considerations), from parties with the relevant expertise, experience and resources who are interested in cooperating with Dun Laoghaire Harbour Company in realising this opportunity.

Please note that this is a pre-procurement preliminary market consultation and is not the start of any formal procurement process or competition. The information being requested is for the purposes of pre-procurement preliminary market consultation and may, as permitted by law, be used with a view to preparing any future procurement and informing interested parties of this future opportunity. Interested parties who do not participate in the market consultation will still be permitted to participate in any future procurement competition regarding this significant opportunity.

Please respond by **email only**, by no later than **Friday 2<sup>nd</sup> March 2018 at 17:00** to Gerry Dunne, CEO, Dun Laoghaire Harbour Company. Email: [gerrydunne@dlharbour.ie](mailto:gerrydunne@dlharbour.ie)