## **Donore Project**

Donore Project
Consultative
Forum Update
14th December'23



The Land Development Agency 2nd Floor Ashford House Tara Street Dublin 2 D02 VX67 Get in touch info@lda.ie +353 (0) 1 910 3400 www.lda.ie

Media Queries: media@lda.ie

Freedom of Information: foi@lda.ie

Protected Disclosure: protected.disclosures@lda.i



# Unlocking State Lands, Opening Doors to Affordable Homes

#### **Project Recap**

- An Bord Pleanála granted planning permission the end of June'23 for 543Nr. new homes in four residential blocks.
- The new social homes, 154Nr. will be owned and managed by DCC with new tenants being offered homes from the DCC Housing Allocations Scheme.
- The new cost rental homes 389Nr. will be owned and managed by the LDA and will be offered by the LDA to the public via an online application process.



Block DCC3 - view from the South



December 2023

#### **Ongoing Works**

- Return of the Coombe Hospital compound lands to DCC is in progress with the boundary wall being reinstated and the construction materials and contractor cabins removed from site.
- The LDA design and project team have scheduled the detailed site survey and investigation work that is required to be carried out. Tenders for this work have been issued to the market with works programmed to commence in January'24.
- Applications have been made to ESB Networks for the design of the power supply to the scheme and to Uisce Éireann (formerly Irish Water) for a new water and sewer connections from/to the mains networks.
- An amount of to be decommissioned drainage and services within the development's footprint are being discussed with the utility companies, the Coombe Hospital and Hines.



Donore Project Park – view towards Block DCC3



#### **Adjoining Lands**

- The Coombe Hospital lands contain some drainage pipelines that travel through the STG lands underground. Pre-connection works were completed by the HSE as part of their carpark works. The LDA design team are working with the HSE and DCC Drainage Department to design and schedule the final connections that will be required for the project.
- The coordination of shared drainage and utility services between the Bailey Gibson, Player Wills and STG sites has commenced. This work includes the integration of all common boundaries to the STG scheme layout and coordination of construction access.
- This work also includes reviewing the design capacity for all schemes in tandem.



Block DCC3 – close up view from the South



#### **Procurement of a Main Contractor**

- A Prequalification Questionnaire (PQQ) was issued to the EU market via Official Journal of the European Union (OJEU) 16<sup>th</sup> November with a return date of 18<sup>th</sup> December'23. This invites interested main contractors to make a submission to seek to prequalify for the tender shortlist.
- Following a review and evaluation of these returns by the LDA, a short list of prequalified contractors will be formed to tender the project.
- The LDA are targeting Q1-2024 to issue this tender via the OJEU. The tendering period, including returns, assessments, evaluations and final appointment is scheduled to take approx. 11 months, excluding any possible extensions of time.
- The completion of this process will result in a main contactor being appointed by the LDA to carry out the construction contract to deliver the development.



Block DCC3 - view from the Southeast

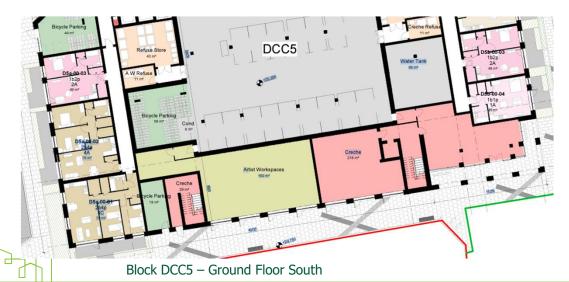


**Block Entrance** 



#### **Non- Residential Spaces**

- The ground floor of each block contains non-residential spaces including plant rooms, refuse stores, water tanks, bike storage areas and a heat centre.
- In addition, the following 'commercial' (non-residential) spaces are included at ground floor level in Blocks DCC3 & DCC5:
- DCC3 Mobility Hub, Retail/ Café, Arts/Cultural Space
- DCC5 Creche, Artists/Workspaces





Block DCC3 - Ground Floor West

An Ghníomhaireacht Forbartha Talún The Land Development Agency

December 2023



December 2023

## **Donore Project Timelines**





The Land Development Agency

The Land
Development
Agency

2nd Floor

**Ashford House** 

Tara Street

Dublin 2

D02 VX67

Get in touch

info@lda.i

<u>e</u>

+353 (0) 1

910 3400

www.lda.ie

Media Queries:

media@lda.ie

Freedom of

Information:

foi@lda.ie

Protected Disclosure:

protected.disclosures@lda.ie