

Donore Project

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Consultative Forum
Update
19th September'24

LDA 
An Ghníomhaireacht Forbartha Talún
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Unlocking **State Lands,
Opening Doors to **Affordable Homes****

Donore Project Update

Project Recap

- The LDA have entered in a Pre-Contract Service Agreement (PCSA) with John Paul Construction.
- During the PCSA period, enabling works will be undertaken to de-risk the project i.e. service diversions, archaeological investigations.
- The PCSA period will run from the end of September until December.
- Discussions continue with the DCC Technical Departments and Hines on the services delivery and common land boundaries generally.



Block DCC3 – view from the South

Donore Project Update

Ongoing Works

- Hines have commenced the Bailey Gibson demolition works on their lands with works understood to be substantially complete.
- Engagement with the utility providers over both diversion and new connections is continuing.
- The development boundaries and shared areas between DCC and Hines completed developments are continuing to be co-ordinated.



Donore Project Park – view towards Block DCC3

Donore Project Update

Procurement of Main Contractor

- The LDA now have a Pre-Construction Services Agreement in place with John Paul Construction.
- As part of the PCSA enabling works are scheduled to take place on site from late Sept '24 to Dec '24. The enabling phase will allow the time related risks to be reduced prior to the main works commencing and will include archaeological investigations and service diversions.
- In line with the LDA's tender programme, it is intended that the main contract will be finalised upon the conclusion of the PCSA activities with the construction works targeted to start on site in December'24.



Block DCC3 – view from the Southeast



Block Entrance

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Non- Residential Spaces

- The LDA are targeting submitting an proposed amendment planning application by the end of Sept '24 to capture the changes for the Boxing Club and which will include the following minor amendments:
 - The boxing club as a change of use.
 - A second fire escape stair within DCC 3.
 - Amendments to ground floor plantroom spaces following requests from ESB.

Donore Project Update

DCC Lands

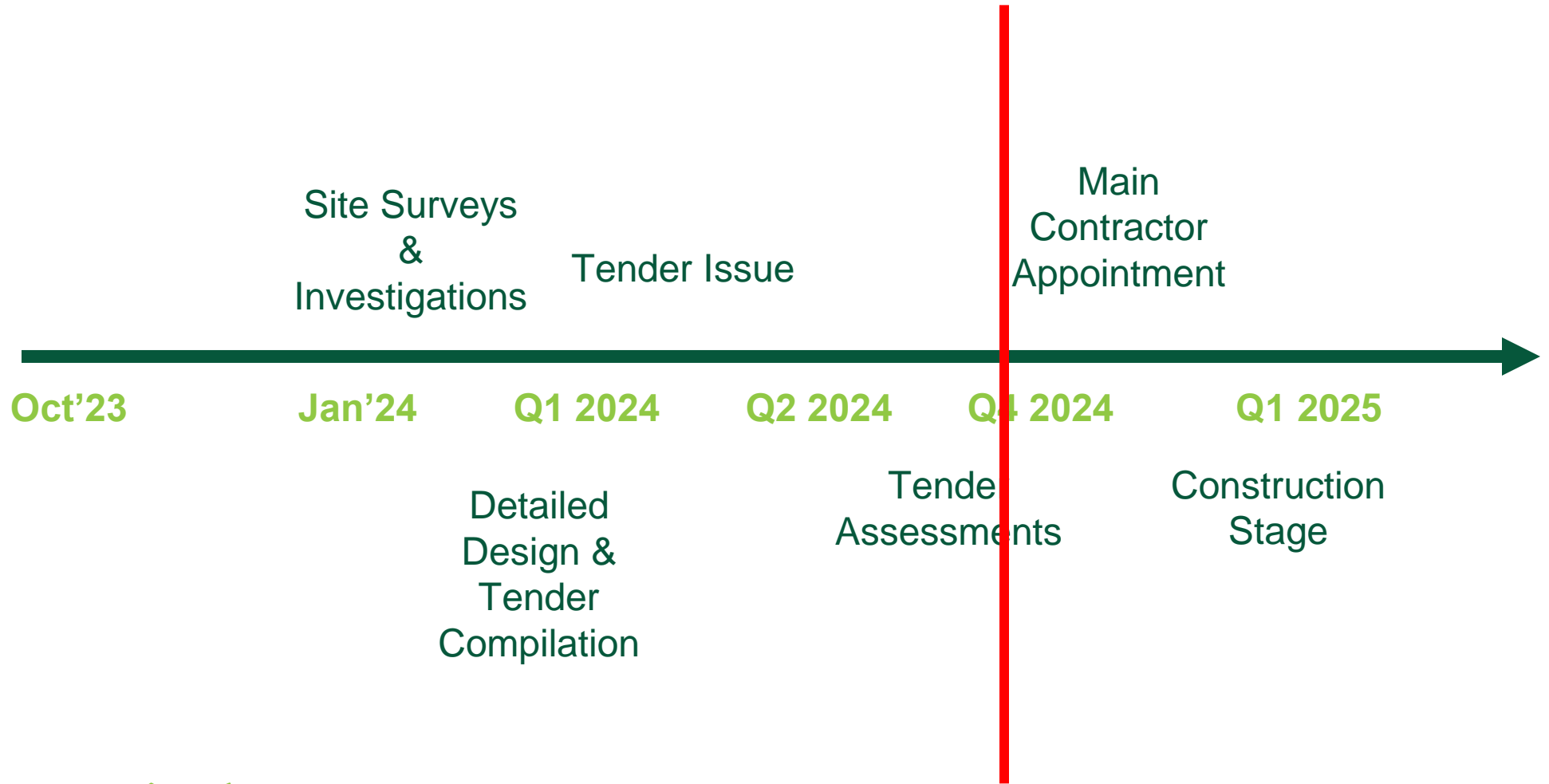
- A coordinated access strategy has been developed between DCC, Hegarty Demolition for DCC & John Paul Construction for the LDA, for the demolition and enabling works generally.
- The site perimeters will be secured by hoarding and CCTV for each project.
- Enabling works are due to commence at the end of Sept '24 on the Donore site. The project website will be updated with the confirmed start date and a newsletters update will be issued to the immediate area and via email once these works are to commence.
- The LDA continues to target being on site with a main contractor at St. Teresa's Gardens in Dec'24.

Donore Project Update

Municipal Pitch & Associated Works

- The LDA continue to work with DCC on the delivery of the municipal pitch and associated works and have shared a programme for the works with DCC.
- The LDA will be bringing forward a Part 8 planning application for the pitch in the second half of 2025.
- Subject to planning permission being received, the detailed design and tender work for the appointment of a contractor for the pitch works will take place.
- The pitch works will commence once block DCC5 is available for the Donore Boxing Club to relocate into and the demolition of the remaining flat block can complete. In conjunction with this work, the demobilisation of the contractor's compound and general site access, required for the delivery of the residential blocks, along with the infrastructure works, are all prerequisites for the commencement of the pitch works.

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