



An Roinn Pleanála agus Forbartha Maoine  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
Planning and Property Development Department  
Block 4, Floor 3, Civic Offices, Wood Quay, D8

**Planning and Property Development  
Strategic Policy Committee  
September 2017**

**Vacant Sites Register**

**(10 largest sites, based on valuation, with a planning history)**

**VACANT SITES REGISTER - SITES WITH HIGHEST VALUATIONS (1 TO 10), DATED 07/09/2017**

Top 10 sites (Valuation Order)	VS Ref	Site Location	Site Area (Ha)	Ownership	Folio Number	Valuation	Admin Area	Functional Area	Planning History
1	VS-0147	Rear of 8 Castleforbes Road/Mayor Street Upper	0.9137	Danninger (in receivership), C/O Mr. David Carson, Deloitte & Touche, 29 Ealrsfort Terrace, Dublin 2	Unregistered	€ 22,500,000.00	Central	Residential	3384/09 – Planning permission approved for 6/7 storey office/commercial development with a gross floor area of 31,974.42 sq.m, a landscaped urban park (0.262 ha) is also proposed to the west of the office/commercial development. <b>Submission outlines that a planning application is imminent.</b>
2	VS-0045	Between 274 and 290 South Circular Road, Dublin 8 (former John Players Site)	2.4092	Players Square Limited (in receivership), Grant Thornton, 24-26 City Quay, Dublin 2	173296F	€ 22,000,000.00	South Central	Residential	3130/06 – permission granted for a total of 11 buildings ranging in height from one to eleven stories (over basement). The proposed development consists of the following development class uses: Own Door Office Units (2071.6sqm), 13 No. Retail Units (4696.4sqm), Anchor Food Retail Supermarket (1756sqm) with textile department (1373sqm) and associated staff and service facilities (1357sqm), 2 No. Restaurant/ Cafes (529sqm), School building (2420sqm), Creche (630sqm), Community Centre (145sqm) including works and service areas (824.5sqm) and ancillary infrastructure (954.8sqm). The residential component of the development comprises 484 apartment units. <b>Submission outlined that PP will be sought in January 2018 (St. Teresa's Gardens &amp; Environs).</b>
3	VS-0142	164 Sheriff Street Upper	0.5775	National Asset Property Management Limited	DN185648F	€ 12,500,000.00	Central	Residential	PAC0546/15. <b>Site inspection held on 06/09/2017, site is cleared and ready for development. Planning application DSDZ 3357/17 refers (additional information requested)(Linked to VS-0146).</b>
4	VS-0014	Corner of St Johns Road West and Military Road	0.6194	The Office of Public Works	Unregistered	€ 12,000,000.00	South Central	Residential	3295/10 – Permission granted for the installation of service plant items to facilitate the operations of the existing Data Centre. Planning permission is sought for a period of seven years. The works also include the provision of a temporary fence and gate on Military Road, to replace the existing fence and gates, and associated site development works within the site. <b>Submission outlines that the OPW are at the advanced stages of design. No planning application received to date.</b>
5	VS-0039	Former Bailey Gibson site and 40 Rehoboth Place bounded by 324 South Circular Road, Rehoboth Place, Rehoboth Avenue and the Coombe Maternity Hospital	1.5281	Players Square Limited	DN185031F	€ 12,000,000.00	South Central	Both	4423/06 – A 10 year Permission granted for a mixed use development with a gross floor area of c.33,162 sqm incorporating 5 blocks with a variety of building types ranging from two to twelve stories (over basement). The proposed development contains 270 No. Residential Apartments and Townhouses (c.20477 sqm), 9 No. Own Door Office Units (c.960 sqm), 5 No. Commercial/Retail Units (c.851 sqm), Medical Centre (c.144 Sqm), Leisure Centre including Swimming Pool and service areas (c.2846 sqm), Ancillary infrastructure, waste management and common areas (c.1324 sqm). 4423/06/x1 was refused permission due to the height of the proposed structures. <b>Late submission outlines that site is under a caretakers agreement. Advised site owner advised to submit appeal to ABP.</b>



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7	VS-0054	274 North Circular Road, Dublin 7	1.3603	Ziggurat Circular Ireland Limited, Davy House, 49 Dawson Street, Dublin 2	Unregistered	€ 10,000,000.00	Central	Residential	Reg Ref 2313/12: Permission granted for residential development with 86 residential units. <b>Reg. Ref. 4262/16 DCC granted PP, which is currently on appeal to ABP.</b>
8	VS-0006	O'Devaney Gardens North, 10 Ashford Place, Arbour Hill	1.7775	Dublin City Council, Civic Offices, Wood Quay, Dublin 8	63244F	€ 8,750,000.00	Central	Residential	3607/10 – LAW (Part VIII) for the demolition of five blocks of flats. <b>Tendering has commenced through the Competitive Dialogue Process for the development of this site.</b>
9	VS-0103	Dominick Street	0.6909	Dublin City Council, Civic Offices, Wood Quay, Dublin 8	Unregistered	€ 8,250,000.00	Central	Residential	Reg Ref PL29N.JA0025: Permission granted by An Bord Pleanála under section 175, Strategic Infrastructure Act, for phase 1 of an urban regeneration scheme. Reg Ref 3594/10: Permission to demolish apartment blocks. Reg Ref 1853/06: Part 8 permission to demolish apartment blocks. <b>Tender documents being prepared by DCC, Housing &amp; Community Services.</b>
10	VS-0146	Site to rear of 165-182 Sheriff Street Upper, Dublin 1 (facing onto New Wapping Street and Mayor Street Upper)	0.4281	Chinook Investments (in receivership), C/O Mr. David Carson, Deloitte & Touche, 29 Ealrsfort Terrace, Dublin 2	Unregistered	€ 7,500,000.00	Central	Residential	DSDZ2242/16 – Permission granted for the demolition of 5 no. vacant buildings (3 no. warehouse premises and a three storey office building). Demolition of existing boundary wall and fence on Castleforbes Road/ Mayor Street Upper and demolition of existing boundary wall between the former Tile Style warehouse and former Dublin Maritime Office building. <b>Site inspection held 06/09/2017, site is partially cleared. DSDZ3357/17 refers - additional information requested (Linked to VS-0142).</b>