

VACANT SITES REGISTER - SITES WITH HIGHEST VALUATIONS (1 TO 10), DATED 27/11/2018

Top 10 sites (Valuation Order)	VS Ref	Site Location	Site Area (Ha)	Ownership	Folio Number	Valuation	Admin Area	Functional Area	Planning History
1	VS-0045	Site between 274 and 290 South Circular Road, Dublin 8 (former John Players Site)	2.4092	Players Square Limited (in receivership)	173296F	€23,800,000.00	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. Submission outlined that PP will be sought in January 2018 (St. Teresa's Gardens & Environs). APAS checked on 12/11/2018 - no PP application recorded in 2018.
2	VS-0103	Dominick Street	0.6909	Dublin City Council	Unregistered	€13,500,000.00	Central	Residential	Reg Ref PL29N.JA0025: Permission granted by An Bord Pleanala 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. Update received from Housing & Community Services Dept.: Letter of acceptance to issue to preferred tender and commence on site before end of 2018.
3	VS-0040	Former Boys Brigade Football Pitches (off South Circular Road), Dublin 8	2.0921	Dublin City Council	DN150942F; unregistered	€12,900,000.00	South Central	Residential	Linked to proposals for St. Theresa's Gardens

4	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	€12,500,000.00	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. Late submission outlined that site is under a caretakers agreement. Site owner advised to submit information to ABP. Entry to the VSR was not appealed to ABP. A second submission outlined that site is in use, site inspected on 31/10/2018 verified that site is in use. Further information (lease agreement) from the site owner to be requested once Planners Report is completed.
5	VS-0142	164 Sheriff Street Upper	0.5775	National Asset Property Management Limited	DN185648F	€12,500,000.00	Central	Residential	Pre-application consultation held under Reg. Ref. No. PAC0546/15 for a mixed use development. Submission dated 28/09/2018 outlines that site has recently been sold
6	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)	Unregistered	€9,000,000.00	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. Submission dated 28/09/2018 outlines that site has recently been sold
7	VS-0006	O' Devaney Gardens North, 10 Ashford Place, Arbour Hill	1.7775	Dublin City Council	63244F	€8,750,000.00	Central	Residential	3607/10: LAW (Part VIII) for the demolition of five blocks of flats. 2945/16: LAW (Part VIII) for demolition of four remaining blocks. Tendering is ongoing through the Competitive Dialogue Process for the development of this site.

8	VS-0013	32-40 Benburb Street	0.4378	Benburb Street Property Company Limited	Unregistered	€8,650,000.00	Central	Regeneration	1569/04: Permission granted for A. Demolition of existing storage buildings in site. B. Construction of primarily apartment building in 3 wings consisting of 4 to 6 storeys including set back penthouse facing onto Benburb Street, 8 storey slender tower feature on axis to Ellis Street (maximum 25.5m above ground level) and 7 storeys including set back penthouse levels to courtyard wing. Providing in total 166 residential units.
9	VS-0011	Site at corner of Infirmary Road & Montpelier Hill, Dublin 7	1.0973	Dublin City Council	151686L; 198023F	€8,000,000.00	Central	Residential	2363/06 - Permission granted for the provision of 227 no. residential units in four blocks
10	VS-0113	41-46 South Great George's Street, Dublin 2	0.1018	Grosam Properties Limited	Unregistered	€7,545,000.00	South East	Regeneration	Reg Ref 5827/05: Permission granted for 6 storey mixed use building incorporating existing structure. Reg Ref 2452/13: Permission granted for upgrade and extension of retail unit at 41-46 South Great Georges Street Lower, And, 51-53, Lower Stephen Street, Dublin 2. Submission dated 11/07/2017 outlined that the owners of this site recently instructed a design team to prepare a planning application for refurbishment and use of the entire building. No application found on APAS as of 20/11/2018

