

VACANT SITES REGISTER - SITES WITH HIGHEST VALUATIONS (1 TO 10), DATED 20/02/2019

Top 10 sites (Valuation Order)	VS Ref	Site Location	Site Area (Ha)	Ownership	Folio Number	Valuation	Admin Area	FunctionalArea	Planning History/Update
1	VS-0464	Former CIE Lands At, Carnlough Road, Cabra, Dublin 7	4.0657	Crekav Trading GP Ltd	Unresgistered; 202351F; 124935F	€ 28,500,000.00	North West	Both	The entry of this site to the Vacant Sites Register is currently on appeal to an Bord Pleanála. A Strategic Housing Development (SHD) for 420 residential units was granted by an Bord Pleanála on 20th March 2018.
2	VS-0045	Site between 274 and 290, South Circular Road (Old John Players Site), D8	2.4092	CWTC Multi Family ICAV (Previous owner: Players Square Limited (in receivership -Stephen Tennant and Paul McCann (receivers))	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. A submission to the Vacant Sites Section 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. A further submission (VSR) was received on 07/01/2019 outlining that the site was sold to the current owners on 20/12/2018. Vacant Sites Register amended to reflect this update.
3	VS-0103	Dominick St	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. Vacant Sites Section received an update from Housing & Community Services Dept.: Letter of acceptance to issue to preferred tender and commence on site before end of 2018. A site inspection on 15/02/2019 confirmed that this site is under construction. Housing & Community Services advised to forward the date these works commenced to the Vacant Sites Section in order to remove this entry from the register.

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4	VS-0040	Former Boys Brigade Football Pitches	2.0921	Dublin City Council	DN150942F; unregistered	€ 12,900,000.00	South Central	Residential	Linked to proposals for St. Theresa's Gardens. Housing & Community Services in discussions with current owners of adjoining sites, VS-0039 (former Bailey Gibson site) & VS-0045 (former John Players site), re. overall development potential. Demand for Payment of Vacant Site Levy issued 12/02/2019 for €387,000.00
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	CWTC Multi Family ICAV (formerly 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 to the Vacant Sites Section 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 by Vacant Sites Section. Further information in relation to the use of this site requested from the owner (information was not received by DCC). A further submission was received on 07/01/2019 outlining that the site was sold to the current owners on 20/12/2018. Vacant Sites Register amended to reflect this update.
6	VS-0142	164 Sheriff Street Upper	0.5775	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund (formerly National Asset Property Management Limited)	DN185648F	€ 12,500,000.00	Central	Residential	Pre. Planning Consultation in relation to this site recorded on APAS October 2015. A submission to the Vacant Sites Section dated 28/09/2018 outlined that site was sold on 28/09/2019. Additional information requested and submitted. Ownership details amended 06/02/2019. APAS checked 19/02/2019, no record of new/updated planning application

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7	VS-0146	Site to rear of 165-182 Sheriff Street Upper, facing onto New Wapping Street and Mayor Street Upper	0.4281	KW PRS ICAV acting for and on behalf of its sub-fund KW PRS Fund (formerly Chinook Investments (receiver David Carson, Deloitte & Touche))	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. A submission to the Vacant Sites Section dated 28/09/2018 outlined that site was sold on 28/09/2019. Additional information requested and submitted. Ownership details amended 06/02/2019. APAS checked 19/02/2019, no record of new/updated planning application.
8	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. Invitations to submit final tenderers due the end of February. Demand for Payment of Vacant Site Levy issued 12/02/2019 for €262,500.00
9	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. APAS checked 19/02/2019, no record of new/updated planning application. Demand for Payment of Vacant Site Levy issued 12/02/2019 for €259,500.00
10	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. Demand for Payment of Vacant Site Levy issued 12/02/2019 for €240,000.00

