

To the Chairperson and Members of  
The Central Area Committee

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With reference to the proposed lease of the former depot at Coleraine Street Dublin 7 to Inner City Enterprise in accordance with the criteria for disposing of City Council sites/properties

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The criteria for disposing of City Council owned sites/properties has been agreed with the Planning and Urban Form SPC and the elected members of the City Council. It is now proposed to lease the former depot at Coleraine Street Dublin 7 to Inner City Enterprise as it has met the criteria as demonstrated below:

**1. Site description:**

The property is a former housing maintenance depot and is located at 46 Coleraine St, Inns Quay, Dublin 7

- a. The property is shown outlined in red in the figure below and on Map Index No.SM-2020-0202.



Figure 1: 46 Coleraine St, Inns Quay, Dublin 7

**2. Site Context:**

- a. A former depot adjacent to Kings Inn Park situated in Dublin's north-west of the city centre
- b. The areas are as follows:  
Ground Floor – 736.1 sqm.  
First Floor – 536.8 sqm

**3. Planning Status:**

The property is located in an area zoned objective Z1, in the Dublin City Development Plan 2016- 2022. This land use zoning is designed to “*To protect, provide and improve residential amenities.*”

Permissible uses include: Buildings for Education, Enterprise Centres and Training centres.

4. **LAP or SDRA or Framework Plan:** **No**  
NA

5. **Site Condition:**  
The property is in excellent condition and in occupation by the DRHE until October 2021.



Figure 2 Internal images, February 2020

6. **Site Constraints:**

- a. **Access:** NA
- b. **Services:** NA
- c. **Other:** NA

7. **Valuation of site:**

The open market value of the property is approximately €1,500,000  
The open market rent is approximately €160,000 p.a

8. **Site Capacity/Development Potential**

Is the site considered suitable/viable for Housing **N**

**Reasons:** The property was considered for use as emergency accommodation for single homeless persons or developing permanent social housing on the site. However a decision was taken not to proceed with such proposals as only eleven units could be achieved on the site.

Is the site considered suitable for Commercial Development **Y**

Is the site considered suitable/viable for Community use **Y**

## **9. Proposed Use for site and rational for recommending same.**

ICE in partnership with the Dublin City Local Enterprise Office have identified the need for an affordable enterprise hub in the Dublin 7 area.

ICE propose to create a space to meet a wide range of co-working and individual office requirements, including meeting and training rooms, artist and craft business studio space, media rooms and shared back office facilities. In addition social media and marketing, finance and HR services will be available.

It will operate as a social enterprise by allocating up to 40% of the space to clients at abated rates for social enterprise use and the remaining 60% will be offered to anchor tenants and other start-ups at standard rates.

The enterprise hub will add to the economic regeneration of Dublin's inner city post covid-19 and foster a local enterprise culture by supporting sole-traders, micro-enterprises and social enterprises based in the area.

- 10.** The initial rent shall be €60,000 as long as the property is used as an enterprise hub by ICE. The rent shall be subject to five yearly rent reviews, gradually increasing to eventually reflect the full market rental value. The rent reviews will take into consideration the financial performance of the hub.

Reports from the following accompany this report:  
Housing Manager  
Area Manager  
Head of Economic Development and the Local Enterprise office

### **Conclusion:**

It is now proposed to grant a lease of the former depot at Coleraine Street Dublin 7 to Inner City Enterprise, as it has met the criteria as demonstrated above and subject to the terms and conditions, which the Chief Valuer has recommended as fair and reasonable.

**Richard Shakespeare**

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**Richard Shakespeare**  
**Assistant Chief Executive**