



To the Chairperson and Members
Of Central Area Committee

12th March 2024

**With reference to a Naming and Numbering proposal for a Development at
Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1**

Development information:

The development is a Build to Rent Strategic Housing Development on lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bounded by East Road to the West, railway tracks to the North and East and Sheriff Street Upper to the South. The development will consist of a mixed use residential scheme set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, containing 702 no. Build to Rent (BTR) residential units, with associated mixed uses including, 3 no. retail/café/restaurant units, cultural/community building, residential tenant amenity, in addition to a standalone three storey childcare facility.

The 8 no. residential blocks accommodate 702 no. Build to Rent residential units comprising 100 studios, 406 no. 1 bed units, 8 no. 2 bed duplex units, 169 no. 2 bed units, 15 no. 3 bed units, and 4 no. live-work duplex units. The residential buildings are arranged around a central public plaza at ground level and raised residential courtyards at podium level over part basement level car parking and other uses.

Address Proposal:

The developer proposed the name “Na hOibreacha Carráistí / The Carriageworks” for the overall development as the historical context of the Carriageworks site in the North Docks is directly related to the industrial heritage of the area. The combination of Dublin Port and the subsequent railways have left an indelible mark on the area with whole industries based around the transport of imports and exports in and out of Dublin Port. The Carriageworks site was formerly the timberyards owned by Thomas & Charles Martin – better known as T. & C. Martin timber merchants. In 1863 the partnership was formed and operated from a site at Castleforbes, Sheriff Street. T & C Martin’s timber works had sawing, planning, and moulding mills as well as a railway-carriage factory. As the surrounding rail infrastructure developed, T&C Martin expanded their footprint to cover a substantial area in the North Docks. As Ireland was still a part of the British Empire in the late 19th Century, the North Docks saw a huge amount of trade with mainland Britain. The shipments into Dublin port included passengers, troops, livestock, coal and other goods such as tea and spices which came from far around the world. The volume of trade necessitated a railway system that could transport these goods across Ireland. The London & North Western Railway station at North Wall was established in the 1877 and originally had a passenger service which connected with a boat service. The Great Southern & Western Railway also ran similar package style services from London Euston to places like Killarney and Kenmare where they also owned the hotels. Since the 1870s, the first railway companies of Ireland had begun to establish their own large goods yards in east Dublin City, adjacent to Dublin Port. These yards had all remained largely intact up until the 1970s, when new container cranes and track simplification and closures came about with the introduction of bulk freight trains. East Wall yard is located beside the Carriageworks site, established here by the Great

Northern Railway in the 1870s, is nowadays a ballast loading point and civil engineers sidings. The line to the Alexandra Road tramway also passes through East Wall yard. A link line also ran from East Wall to the Great Southern & Western Railway's goods yard at the Point Depot, which closed in the late 1980s. The Point Depot is now the 3Arena.

The developer also proposed the following names for the buildings as they relate to the diverse industrial heritage of the area, paying tribute to the historical workers, and the multitude of their trades carried out that led to shaping the dock-land area into what we see today:

Teach an Stáisiúin / Station House

The North Wall railway Extension was opened in 1877 to resolve limitations to the Great Southern & Western Railway neither having rail access convenient to the cattle market at Cabra nor to the docks at North Wall where there was a requirement for goods, cattle and passenger services. This was a significant station at the time connecting the rail network to the sea for overseas markets.

- Árasáin Uimh / Apartments Nos 1 - 107, Teach an Stáisiúin / Station House, Na hOibreacha Carráistí / The Carriageworks

Túr an Talbóidigh / Talbot Tower

Matt Talbot was frequently employed, on a temporary basis, by T&C Martin's, the timber merchants. Later he was made a permanent employee of the company. He worked in a section of the yard where timber was creosoted. His task was to carry the planks from the timber stacks to where they were creosoted and to thrust them into the steaming tar vats.

- Árasán / Apartment 1 - 98, Túr an Talbóidigh / Talbot Tower, Na hOibreacha Carráistí / The Carriageworks
- Unit 1, Túr an Talbóidigh / Talbot Tower, Na hOibreacha Carráistí / The Carriageworks (Management Office)
- Unit 2, Túr an Talbóidigh / Talbot Tower, Na hOibreacha Carráistí / The Carriageworks (Restaurant/Café)

Teach an Chloig Clinge / Chime House (Crèche)

The site was also home to the Lever Brothers soapworks in the early 20th century. The factory was a major employer in the area and by 1929 there were over 300 (mostly female) staff. Traditionally, women left these jobs once they got married. The Lever Brothers would give their female staff a Westminster chime clock as both a wedding gift and their goodbye present.

- Crèche, Teach an Chloig Clinge / Chime House, Na hOibreacha Carráistí / The Carriageworks

Foirgneamh Juno / The Juno Building (Cultural Building)

Juno and the Paycock is a play by Seán O'Casey. Highly regarded and often performed in Ireland, it was first staged at the Abbey Theatre in Dublin in 1924. Sean O'Casey grew up on Abercorn Road off Sheriff Street.

- Cultural Building, Foirgneamh Juno / The Juno Building, Na hOibreacha Carráistí / The Carriageworks

Halla Amaire / Amory Hall

In 1674 merchant Jonathan Amory leased a piece of land along the north bank of the River Liffey from the city authorities. He set about developing the area before dividing it into lotts and selling it to other developers, thereby giving the city centre portion of land the name North Lotts.

- Árasán / Apartment 1 - 82, Halla Amaire / Amory Hall, Na hOibreacha Carráistí / The Carriageworks
- Unit 1, Halla Amaire / Amory Hall, Na hOibreacha Carráistí / The Carriageworks (Café / Retail)
- Unit 2, Halla Amaire / Amory Hall, Na hOibreacha Carráistí / The Carriageworks (Gym)

Teach Foirbis / Forbes House

Forbes House is in reference to the original house – “Castle Forbes” which was believed to have been built on the site in 1729. It is believed to have been built by George Forbes, the 3rd Earl of Granard. Forbes was Lord Mayor of Dublin in 1720.

- Árasán / Apartment 1-168, Teach Foirbis / Forbes House, Na hOibreacha Carráistí / The Carriageworks, Sheriff Street Upper and East Road, Dublin 1

Teach Mháirtín / Martin House

The timber yards were owned by a Martin Charles Edward. Martin's stature within the Dublin merchant class was recognised when he became deputy governor (1896–98) and subsequently governor (1898–1900) of the Bank of Ireland. He remained the head of T. & C. Martin Ltd until his death. T & C Martin's timber works had sawing, planning, and moulding mills as well as a railway-carriage factory. One of the main products from the timberyards were railway carriages for the LNWR which saw extensive business during the early 1900s.

- Árasán / Apartment 1 – 111 Teach Mháirtín / Martin House, Na hOibreacha Carráistí / The Carriageworks
- Unit 1, Teach Mháirtín / Martin House, Na hOibreacha Carráistí / The Carriageworks (Work Unit)
- Unit 2, Teach Mháirtín / Martin House, Na hOibreacha Carráistí / The Carriageworks (Work Unit)

Teach Lever / Lever House

By the turn of the century the soap bar had become a common household item. The ornate panels of the Sunlight Chambers building on Essex Quay – built in 1901 as the Irish headquarters of the British firm Lever Brothers of Port Sunlight in Cheshire – were designed to advertise the company's products. Following the imposition of tariffs Lever Brothers opened the Castle Forbes Works on Sheriff Street to produce soap and soap powders for the Irish market. Barrington's – the old Dublin Quaker soap manufacturer that Lever Brothers had acquired in 1910 was integrated into the new operation and by 1929 the Castle Forbes Works employed more than 300 (largely female) staff.

- Árasán / Apartment 1 – 136 Teach Lever / Lever House, Na hOibreacha Carráistí / The Carriageworks
- Unit 1, Teach Lever / Lever House, Na hOibreacha Carráistí / The Carriageworks

- (Café / Retail)
- Unit 2, Teach Lever / Lever House, Na hOibreacha Carráistí / The Carriageworks (Work Unit)
- Unit 3, Teach Lever / Lever House, Na hOibreacha Carráistí / The Carriageworks (Work Unit)

Heritage Officer Report

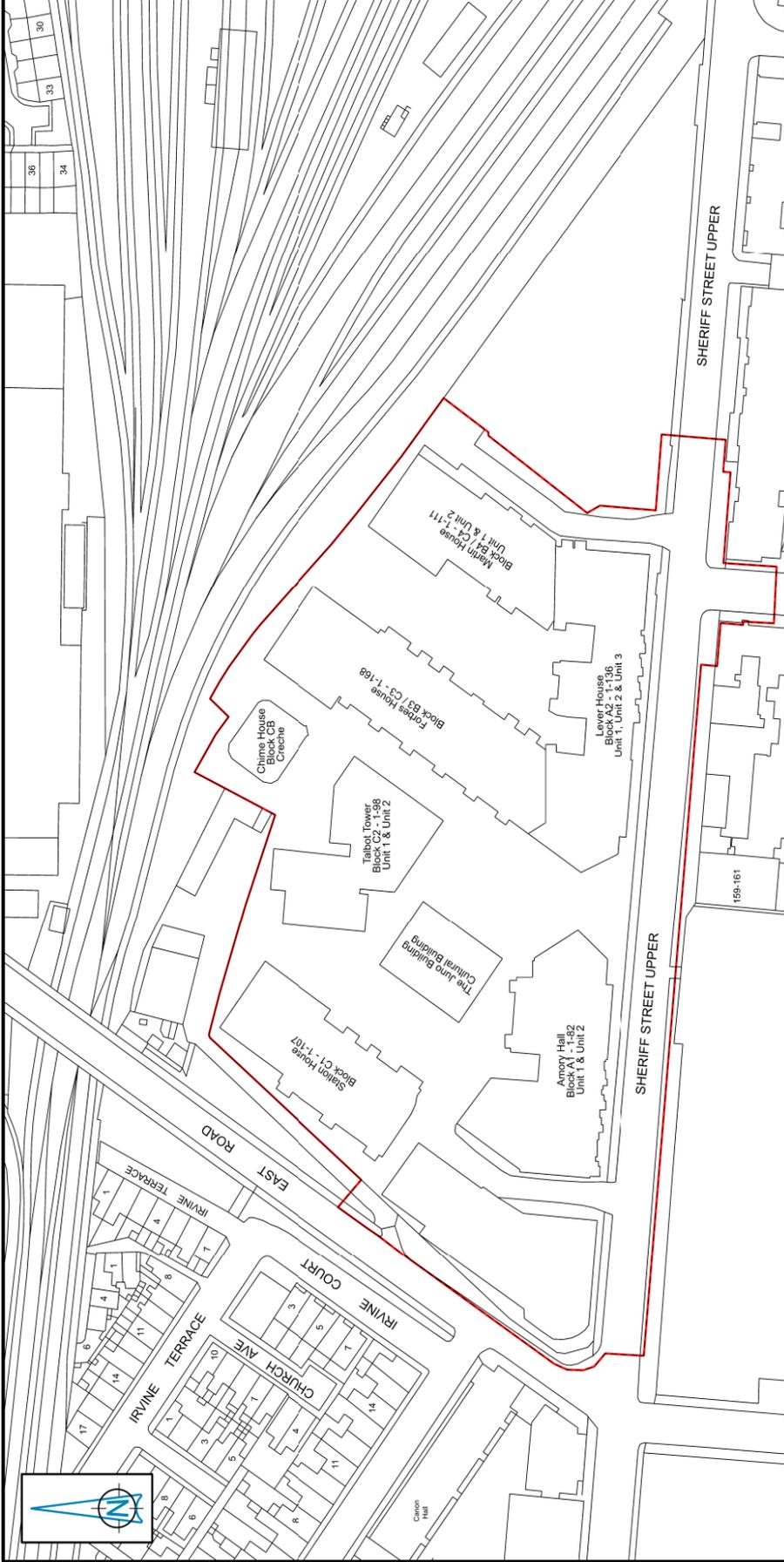
The City Councils' Heritage Officer has considered the proposed names and gives a recommendation that the names are appropriate and the Irish translations have been supplied by the Council's Irish Office (see below).

- Na hOibreacha Carráistí / The Carriageworks
- Teach an Stáisiúin / Station House
- Túr an Talbóidigh / Talbot Tower
- Teach an Chloig Clinge / Chime House (Crèche)
- Foirgneamh Juno / The Juno Building (Cultural Building)
- Halla Amaire / Amory Hall
- Teach Foirbis / Forbes House
- Teach Mháirtín / Martin House
- Teach Lever / Lever House

Recommendation:

The names Na hOibreacha Carráistí / The Carriageworks, Teach an Stáisiúin / Station House, Túr an Talbóidigh / Talbot Tower, Teach an Chloig Clinge / Chime House, Foirgneamh Juno / The Juno Building, Halla Amaire / Amory Hall, Teach Foirbis / Forbes House, Teach Mháirtín / Martin House, Teach Lever / Lever House and the numbering details set out above are considered suitable and are recommended for adoption.

Marie Kavanagh
Senior Executive Officer
North Inner City Area



THE CARRIAGEWORKS

Amory Hall, Station House, Talbot Tower, Chime House,
The Juno Building, Forbes House, Lever House & Martin House

Map for Naming & Numbering

An Roinn Comshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

O.S REF 3264-02_03	SCALE 1:1000 @A3	INDEX No. F:\SM-2024-0071 - 001 - A.dgn	REV
DATE 14-02-2024	SURVEYED BY D.WILLIG	FILE NO	INDEX No.

THIS DOCUMENT IS THE PROPERTY OF THE SURVEY AND MAPPING DIVISION OF THE ENVIRONMENT AND TRANSPORTATION DEPARTMENT. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEY AND MAPPING DIVISION.

APPROVED
DR JOHN W. FLANAGAN
 CEng FIEI FICE
 CITY ENGINEER

THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

CSI data - C:\AL\03\79581\@John Flanagan - Surveying

INDEX No.
SM-2024-0071