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## Hammerson submits plans for regeneration of landmark O’Connell Street site at Dublin Central

Hammerson has today submitted further planning applications, as part of its proposal for the regeneration of an important 2.2 ha (5.5 acres) site in Dublin’s north inner city.

The primary application comprises lands from No. 43 to No. 60 O’Connell Street Upper and includes a proposal for high-quality offices, retail and restaurant space as well as enabling works for a future MetroLink station. An additional application has been submitted in parallel with respect to No. 61 O’Connell Street Upper proposing retail and residential uses.

Earlier this year, Dublin City Council approved three separate planning applications for Hammerson’s Dublin Central development including for a new hotel, homes, workspace, retail and cultural uses, as well as enhanced street connections and a substantial public square.

The masterplan presents a significant opportunity to regenerate this historic part of Dublin, while ensuring its long-standing traditions and important heritage are retained and celebrated.

Ed Dobbs, Development Manager, Hammerson, said: *“These planning applications are integral to our vision for Dublin Central and complements the uses which have already been approved; new homes, hotel, retail spaces and improved streetscape. The development will bring significant economic and cultural benefits for the local and wider community, breathing new life into a unique area in Dublin which is important to our history. We look forward to submitting further applications for the remainder of the site while we continue to work with all stakeholders.”*

All buildings at Dublin Central will achieve the exemplar ratings under industry benchmarks including BREEAM. No fossil fuels will be consumed directly on site, supporting a clean-air policy championed by Dublin City Council via its membership of the UN Breathe Life Campaign.

For further information including images please visit the [Dublin Central website](#).

**ENDS**

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**Notes to Editors**

The overall Dublin Central masterplan area, with almost 200m of continuous frontage on O’Connell Street Upper, bounded by Parnell Street to the north, Moore Street to the west and Henry Street to the south, includes proposals for:

- 97 new homes with high-quality resident amenities
- 9,300 sq. m. of restaurants, cafes and shops
- 43,400 sq. m. of flexible, carefully designed workspace
- Up to 210 hotel rooms
- A new public gallery and café use

Dublin Central is one of the largest regeneration projects in Dublin today and will support:

- 8,600 job opportunities (on-site, locally and supply chain)

Including:

- 50 skilled apprenticeships
- 366 full-time retail employees upon launch, of which approximately 85% will be local jobs
- Up to 2,200 office employees once fully let

- €8m in business rates per annum

### **Enabling works for MetroLink**

This application includes proposals for a structural box beneath ground floor level, designed to accommodate the independent construction and operation of the planned O’Connell Street MetroLink Station by Transport Infrastructure Ireland (TII). The planning application does not include any request for permission for railway works, the use of railway works or the operation of a railway. The MetroLink project is the subject of a separate application for railway order made by TII.

### **About the team**

#### **Hammerson**

Hammerson creates vibrant, continually evolving spaces, in and around thriving European cities, with a focus on flagship retail destinations and premium outlets. As of 31 December 2021, our portfolio of high-quality venues had a value of £5.4 billion and included destinations in thriving cities and investments in premium outlet villages through our partnership with Value Retail. Key retail venues include Bullring & Grand Central, Birmingham, Bicester Village, Oxfordshire, Dundrum Town Centre, Dublin, and Les Terrasses du Port, Marseille.

**ACME:** ACME was established in 2007 in London. Led by Friedrich Ludewig, the practice operates in the fields of contemporary architecture, urban planning, interior design and product design - working with private, corporate and public clients. It is an international practice with offices in London, Berlin, and Sydney and has fostered a community of staff of a multitude of different nationalities.

**Grafton Architects:** Grafton Architects is led by Yvonne Farrell and Shelley McNamara recently named Pritzker Prize laureates, one of the highest achievements in the industry. Grafton is best known in Ireland for its work on Temple Bar Square and the Department of Finance building on Merrion Row.

**MOLA Architecture:** Mola Architecture is a Dublin-based architectural design studio led by Ralph Bingham and Michael O’Carroll. The studio won best design practice of the year in 2015, 2016 and 2018. MOLA has led transformative projects, such as Capital Dock, 1 Windmill Lane and the upcoming Newmarket Square development in Dublin 8.

**RKD:** RKD is an internationally recognised design-led architecture agency. Known for leading transformative mixed-use urban regeneration schemes such as the upcoming St. James’s Gate Quarter, Dublin Landings in the docklands and One Microsoft Place in Sandyford.

**Molloy & Associates:** Molloy & Associates a Grade A architectural conservation practice, with extensive experience working in the development of complex historical environments. The practice has undertaken a broad range of appointments, from the conservation, adaptation, alteration and extension of historic buildings of all scales and eras through to regeneration and consolidation of historic urban places in the appropriate integration of new forms, working with design teams to achieve characterful urbanism that enhances the evolving quality of public realms.

**Courtney Deery:** Courtney Deery a firm of archaeologists and cultural heritage consultants, has also been retained to complete forensic examinations of the fabric of the site.