

KEY DEVELOPMENTS UNDERWAY FOR WATERFORD NORTH QUAYS PROJECT

A sense of excitement and anticipation is building in Waterford and the South East region following the grant of planning permission by Waterford City and County Council for the North Quays Strategic Development Zone.

Waterford North Quays, an eight hectare real estate mixed-use scheme, – a project of Falcon Real Estate Development Ireland Ltd – is ambitious in scale and innovative in design.

Waterford North Quays was conferred SDZ (Strategic Development Zone) designation by the Government in 2016 to Waterford City and County Council as the Development Agency. The development area in the heart of the city comprises the North Quays, Frank Cassin Wharf and the former IAWS site.

In February 2018, following a statutory consultation period, Waterford City and County Council members decided by resolution to make the Waterford North Quays Planning Scheme. This set out a holistic plan-led approach for the development of this city centre brownfield site.

The SDZ Vision, which is consistent with planning policies for the North Quays, is:

- To create a sustainable, compact extension to the City Centre that will serve a future population of 83,000 people;
- A regeneration catalyst for the Waterford City Region and the establishment of a sustainable modern city quarter;
- Creation of an integrated multi-modal transport hub designed to sustainably meet the access requirement of the city;
- Building on the context and the riverside location of the site to create a high quality urban quarter as a natural extension to the city centre.



Planning permission has been granted to Falcon Real Estate Development Ireland for an eight hectare real estate mixed-use scheme along Waterford North Quays.

REGENERATION AND DEVELOPMENT

In 2018 Waterford City and County Council made an application to the Urban Regeneration and Development Fund (URDF) for the Waterford North Quays and Environs – Urban Regeneration Project.

The application was made up of a range of infrastructural projects to significantly enhance city centre access, to facilitate development and to enhance connectivity on the northside of Waterford.

The application was made in partnership and/or with support from Kilkenny County Council, Irish Rail, the National Transport Authority (NTA), Waterford Port Company and private sector interests including Falcon Real Estate Development Ireland Ltd.

The developments include:

- The provision of an integrated transport hub,
- The provision of a sustainable transport corridor, including a new bridge at the Clock Tower,
- Improvements to city centre access routes on the northside of Waterford,
- Provision of a new link between Belmont and Abbey Roads and other serviced land initiatives in the Belview area.

The funding provided to date through the URDF scheme and NTA's Sustainable Transport Measures Grants (STMG) Programme has facilitated significant progress on the project.

An enabling works contract is already on site, carrying out utility diversion works and this will be followed by a demolition contract.

WATERFORD NORTH QUAYS



The Sustainable Transport Bridge that will cater for pedestrians, cyclists and shuttle bus, will connect the city from the South Quays to the North Quays Strategic Development Zone (SDZ)

Detailed design for the Sustainable Transport Bridge, City Centre Access Infrastructure and Transport Hub are currently being finalised and progressing to the second stage of the tender procedure.

The South East Greenway Connectivity works contract will be issued on the e-Tenders procurement website (<https://www.etenders.gov.ie/>) in September.

MIXED-USE DEVELOPMENT

In July 2020 Falcon Real Estate Development Ireland Ltd was granted planning permission by Waterford City and County Council. The project description is a mixed-use development, to include the following:

- 15,000 sq m of prime office space to accommodate 1,100 jobs.
- Five residential buildings with 298 riverside apartments to accommodate 500 to 600 residents.
- 200 room four-star hotel and conference centre.
- Public open space and a riverside promenade for full access to the quayside.
- 30,000 sq m mixed use commercial building destination, comprising tourism, retail, food and beverage marketplace, cinema and crèche offering destination and digital retail for the region.

MAJOR ECONOMIC IMPACT

The total combined estimated private and public investment in North Quays is over €500m, with the North Quays development delivering nearly 2,300 full-time jobs on the development itself by 2023, primarily in the office aspect, and secondarily in the services sectors with the creation of a further 4,500 indirect jobs in the community.

The North Quays development will benefit from over €139m of public infrastructure funding and is unlocked by over €350m of private investment up to 2023. The economic impact of the build

phase is over €130m each year in the construction phase from 2020 to 2023, then €277m each subsequent year, once the development opens in 2023, adding 7% growth rate to Waterford's economy and 1.5% to the wider south east's economic growth rate.

The North Quays SDZ will contribute to the provision of retail space for the anticipated growth in population over the next 20 years. The quality and scale of this development will allow Waterford to deliver a retail destination of choice for the south east and capture the retail leakage previously experienced.



The new integrated multi-modal transport hub, which will replace the existing Plunkett Train Station, has been designed to sustainably meet the access requirement of the city.

WATERFORD NORTH QUAYS



The quality and scale of this development will allow Waterford to deliver a retail destination of choice for the south east and capture the retail leakage previously experienced.

With a total GLA (Gross Leasable Area) of 46,900m², the North Quays represents the largest retail development outside of Dublin. Waterford North Quays will enhance the city region as an attractive option for private enterprise investment.

This will, in turn, leverage increased economic activity for local businesses and the South East economy. The provision of high quality office space and complimentary facilities will increase the attractiveness of the Waterford City Region for foreign investment.

replace the existing Plunkett Train Station and address the limitations of the current site.

This development will incorporate a new bus set-down area, short-term parking facilities and link the city centre to the 100km South East Greenway. It will support a modal shift towards more sustainable transport options including walking, cycling and public transport and will act as a catalyst for the sustainable development of the city to the north of the river. The bridge with a 207m span will also incorporate an opening centre span

necessary to allow river traffic.

These developments are critical infrastructural connections and will stimulate coherent sustainable living in the city, connecting existing and proposed commercial and residential development land in Ferrybank; the North Quays with the city centre.

They will provide key linkages into the Viking Triangle, South East Greenway, thereby promoting the further development of the North Quays Strategic Development Zone lands.

SUSTAINABLE TRANSPORT HUBS

Waterford North Quays is set to transform Waterford City; it is currently the largest urban regeneration project in the country and will become home to Ireland's most modern sustainable transport hubs.

The Sustainable Transport Bridge that will cater for pedestrians, cyclists and shuttle bus, will connect the city from the South Quays to the North Quays Strategic Development Zone (SDZ) and through to a new transport hub that will



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