



DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

Call for Expressions of Interest

Opportunity for Commercial Activity in Dún Laoghaire, Co. Dublin

Park House, Ground Floor, 66 Upper Georges Street, Dún Laoghaire,
Co. Dublin A96VN23



Index:



Figure 1: Property detail

Section 1 – Introduction

Section 2 – Park House, 66 Upper Georges Street, Dún Laoghaire, Co. Dublin

2.1 Location

2.2 Conservation and History

2.3 Planning

2.4 Unit for Lease

2.5 Proposal/Application Considerations

Section 3 – Application and Selection process

3.1 Stage 1 – Overview

Contact / Deadline Details

Appendix – Maps (Scale 1:1000):

- Location Map (Ref. 1820.C.000.01)
- Site Location Plan (Ref 1820.700.02)
- Commercial Area (Ref 1820.110.01)
- Layout (Ref 1820.700.01)

SECTION 1 - INTRODUCTION

Dún Laoghaire-Rathdown County Council (DLR) is seeking expressions of interest from interested parties for the lease of a commercial premises at Park House, 66 Georges St. Upper, Dún Laoghaire, Co. Dublin. The property is positioned in a primary retail location being the gateway to Dún Laoghaire town on Upper Georges Street. The competition will be awarded under a two-stage process. Stage 1 will consist of an Initial Application as detailed in the Assessment Process of this document and Stage 2 will consist of an interview stage.

SECTION 2 - PARK HOUSE, 66 UPPER GEORGES STREET, DÚN LAOGHAIRE, CO. DUBLIN

2.1 - Location:

Dún Laoghaire is a suburban coastal town in County Dublin, about 12km south of Dublin City. The town has a mix of residential, retail, and office space and enjoys significant seafront access at Dún Laoghaire Harbour. The town is home to many commercial businesses, shops, restaurants and cafes.

The property is situated on busy Georges Street Upper, Dún Laoghaire Town next to the People's Park and within walking distance of nearby Glasthule Village. Well positioned for footfall and within close proximity to a variety of transport networks:

The Property enjoys the following transport links:

- Located on the DART line, five minutes walk from Sandycove and Glasthule DART Station and 10 minutes walk from Dún Laoghaire DART station, the unit is 20 minutes train journey from the city centre;
- The unit is served by bus numbers 7, 45A, E2 (46A), 59, 63, 75, 111;
- By car the unit is within 6km of the N11 and 7km of the M50 and there is off-street car-parking nearby in walking distance throughout the Town;
- The site is located near the Coastal Mobility Cycling Route.
- Significant investment in Living Streets Project due to commence in 2025 which can be viewed at www.dlrcoco.ie.

Park House is just a short walk from Dún Laoghaire East Pier. The area benefits from consistent footfall being directly opposite the entrance to the People's Park host to many events and the weekly Sunday Farmers Market. The building is also in close proximity to the recently re-developed Dún Laoghaire Baths on the accessible coastal route.

Neighbouring businesses include: Michie Sushi, Walter's Bar, Poule Bonne Femme, Fusion Hair Salon, McLoughlin's Pub, New York Nail Salon, Proprint, Haines and DNG.

2.2 - Conservation and History:

The existing building dates from the late 19th century when the People's Park was laid out to a design by John Loftus Robinson. It was constructed as a three storey over basement property (to the front only).

Built in red brick with a slate roof with substantial chimneys. A commercial ground floor with living above. This was typical of this period. The 1901 census lists five persons, family name Murdoch operating a hardware store with three servants. They were all living over the shop.

It formed part of the street elevation to the Main Street. It turns the corner from Georges Street to Park Road. It overlooks the People's Park.



Figures 2 & 3 Views of the Peoples Park opposite Park House circa 1895 (Laurence Collection)

Under Part 8 (PC/H/01/17 refers) the building was completely refurbished between 2022 & 2024 - this involved the demolition and reconstruction of a portion of the rear part of the building; material alterations to the existing retail unit at the ground floor level consisting of infill of the basement level;. and material change of use and an extension at first and second floor levels to provide residential units.

2.3 - Planning:

Park House is situated on grounds currently zoned 'MTC' in the current DLR County Development Plan 2022 – 2028 <https://www.dlrcoco.ie/CDP2022-2028> - "To protect, provide for and/or improve Major Town Centre Facilities."

The building is not a protected structure but it lies within an Architectural Conservation Area and any works to the exterior must be undertaken in accordance with the ACA (Haigh Terrace to Park Road). The building has recently being completely renovated (PC/H/01/17 refers: Refurbishment of existing property at Park House). Please note description in planning permission for uses suitable for the unit.



Figure 4 County Development Plan extract 2022-2028

2.4 - Unit for Lease

The property has just been completely refurbished. The commercial unit for lease is located on the ground floor. The unit is accessed from both Georges Street and Park Road. There is a "shop window" to both elevations. The site slopes in the direction of the sea so there is a change in level of six steps between the front and back of the shop when entered from Georges Street. The floor area of the commercial unit is 170 m sq. This unit is provided in Shell and Core condition.

Drawings and photos provided and attached show the extent of the works completed. Occupier will need to complete fit-out as required.



Fig 5. Front room from George's Street entrance



Fig 6. Front room (from rear)

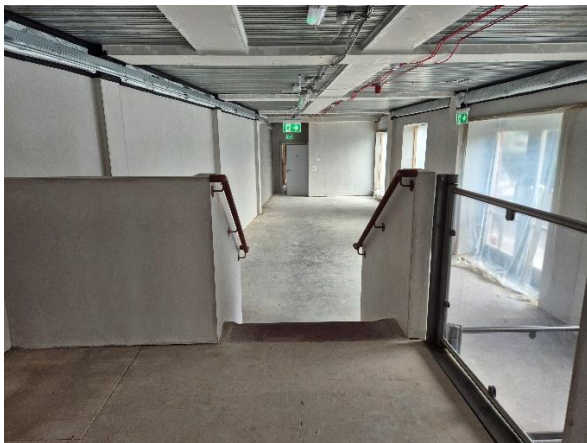


Fig 7. Stairway and rear of unit, siding Park Road



Fig 8. Side entrance onto Park Road

Any proposed use for the ground floor unit must be in keeping with the requirements of the documents referenced within this document. The proposed use of the unit will be taken into consideration during the assessment of the proposals.

The lease term will be discussed in further detail at Stage 3 (Interview Stage).

2.5 – Proposal/Application Considerations

The ambition for this project is to deliver public value and economic use in this historical setting through maximising the benefits of a commercial economy approach, in fitting with the building's location and setting.

The enterprise proposed should activate and enliven the space, bring life and amenity to this part of Dún Laoghaire and/or deliver social and community benefit.

Dún Laoghaire-Rathdown County Council has a strong desire to invigorate the town's evening economy while protecting existing amenities through exploring options for the enhancement of the schedule of events and festivals in Dún Laoghaire. Events and festivals not only add to the sense of place but also attract visitors, injecting vitality into local businesses during the evening hours.

Supporting existing businesses and SMEs as well as enhancing the retail offering is important for the economic development of Dún Laoghaire. A strong and diverse retail sector can increase dwell time of visitors and residents in town and village centres and contribute to their vibrancy and appeal.

SECTION 3 – APPLICATION AND SELECTION PROCESS

3.1 – Overview

The selection process will consist of **two** stages:

Stage 1 – Written Proposal;

Stage 2 – Interview Stage.

The Written Proposal should clearly address each of the assessment criteria specified in the Section 3.2 (see below).

During the time period when the Written Proposals are to be prepared, DLR will host drop-in opening times as set out below. The purpose of these drop-ins' is to provide access to the property for viewing purposes only.

- First Viewing Time: **Thursday, 24th April, 2025 from 1.30pm to 4pm**
- Second Viewing Time: **Tuesday, 29th April, 2025 from 10am to 1.30pm**

Anyone requiring a prospectus for the property must do so in writing to email:

66ParkHouse@dlrcoco.ie

Copies of the prospectus will also be available on the Council's website,

www.dlrcoco.ie

Hard copies will be available at the unit during the opening times listed above.

The purpose of the Written Proposal is to allow parties to express their interest in the property and to demonstrate their criteria in the form of a written proposal.

Please note that the submission of a written proposal does not in any way confer eligibility to progress to the final interview stage.

Written Proposal

The written proposal must not exceed ten (10) A4 pages at Verdana font 10. This limit does not apply to graphics or images contained within the written proposal. Any pages in excess of the limit maybe disregarded by the evaluation panel.

Any proposal that does not meet the requirements of the DLR area objectives and plans (refer to Section 3.5) or the requirements of the planning permission for the units, will be excluded from further assessment.

The following assessment criteria will be used for shortlisting applicants to Stage 2 of the process. The Written Proposal submitted should clearly address each of the following areas:

| Overview | Marking |
|---|------------------------|
| Describe the structure, governance and experience of the enterprise. | For Info. |
| Assessment Criteria | Weighting (1000 marks) |
| Criteria A - The mission of the enterprise and/or how it meets the objectives of the economic, social, community or circular economy | 200 marks |
| Criteria B - Ability of the proposal to activate the building and provide vitality to the area (day, night and weekend economy). Include trading days and hours. | 200 marks |
| Criteria C - Expertise and skills of personnel proposed for providing the service. | 200 marks |
| Criteria D - Evidence of the long-term viability of providing the proposal or service. | 200 marks |
| Criteria E - Evidence of funding to complete capital/fit out program | 200 marks |

Stage 2 (Interview Stage)

Shortlisted applicant(s) from Stage One Written Proposal (evaluation and marking) may be invited to attend an interview stage where details of the preferred premises and use will be discussed in greater detail.

Requirements for alterations to the premises and fee structure will be discussed at this point.

Submission of Written Proposal

The completed written proposal should be clearly titled:

66 PARK HOUSE WRITTEN PROPOSAL

to be submitted to:

Property Management Section, Dún Laoghaire-Rathdown County Council,

County Hall,

Marine Road,

Dún Laoghaire,

Co. Dublin.

Or by email: 66ParkHouse@dlrcoco.ie

The deadline for receipt of Written Proposal is 4pm on Thursday 22nd May, 2025.

Appendix

Maps (Scale 1:1000):

- Location Map (Ref. 1820.C.000.01)
- Site Location Plan (Ref 1820.700.02)
- General Arrangement Retail/Commercial Area (Ref 1820.110.01)