



ROYAL CANAL PARK

Information Pack

CONTACT

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Email

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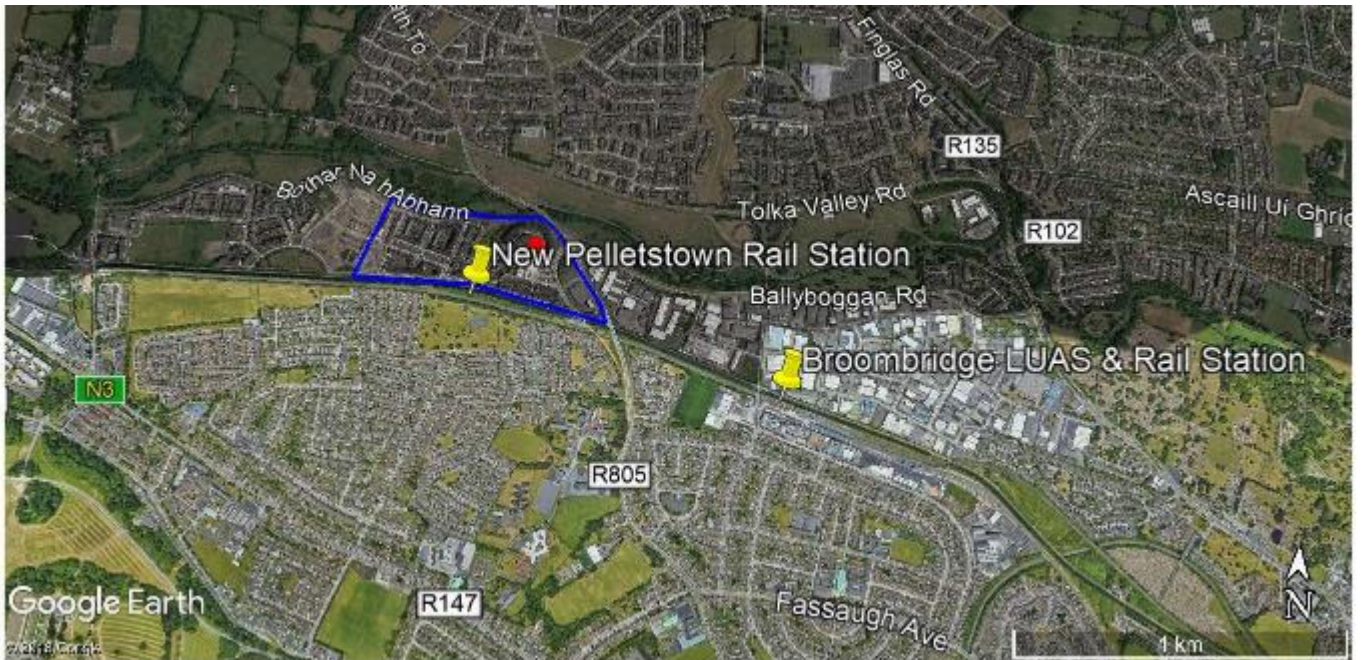
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Call for Expressions of Interest

The Ballymore Group (with the support of Dublin City Council Arts Office) invites Expressions of Interest from individuals, groups, organisations or consortia interested in exploring the possibility of occupying one or more properties for Artist Workspaces/ Studios use within Royal Canal Park, Pelletstown, Dublin 15.



Royal Canal Park outlined in blue. Meridian building in red.

There are three spaces for consideration at Royal Canal Park.

- 'Space A', is a ground floor unit of 148 Sq M (1,600 sq ft), available for long term lease
- 'Space B' is a ground floor unit of 281 Sq M (3,000 sq ft), available for long term lease
- 'Building C' is an entire seven storey building of 3,370 Sq M (36,300 sq ft) gross, terms tbc.

Spaces A and B are smaller, street-level spaces which could suit a number of uses and could transfer to suitable new occupants relatively quickly.

Building C would represent a much larger and longer-term proposal. The potential development of this building as artist workspaces / studios would represent a significant investment in the cultural infrastructure of Dublin City. It is likely that this development would require collaboration and partnership with Dublin City Council Arts Office.

This call for Expressions of Interest is an exploratory process.

Dublin City Council Arts Office is providing support to the Ballymore Group to facilitate the call by inviting the Dublin arts and culture community to consider the available spaces for possible use by artists and by assisting with assessment. However, all decision-making regarding the future sale, lease, licence or use of the buildings rests with the Ballymore Group.

Process

1. All interested parties are invited to attend a briefing session and/or attend an open day to examine the spaces and assess the suitability of the properties for their purposes.
2. Applicants will then be required to complete an application form and submit a full proposal with supporting documentation to express their interest.
3. Submissions must be emailed with the subject line "Royal Canal Park Application: Space A/B/C" as appropriate to artsoffice@dublincity.ie before 12th August 2019 at 12 noon.
4. Applications will be assessed by the Ballymore Group, with support from Dublin City Council Arts Office.
5. If necessary, further information may be sought, or clarification interviews may be held with a shortlist of applicants.
6. All applicants will be notified by Dublin City Council Arts Office of the outcome of deliberations.

Timeline and deadlines

Date	Time	
Thursday, 27th June 2019	10am, 11am, 12noon, 3pm.	Viewing sessions for any interested parties to view each of the spaces. Four tours departing sharp at scheduled times from Ballymore Group reception: 1 Royal Canal House, Royal Canal Park, Ashtown, Dublin, D15 DKW4
	4pm	Briefing session for any interested parties to meet the Ballymore Group and DCC Arts Office and ask questions. Meet at Ballymore Group reception: 1 Royal Canal House, Royal Canal Park, Ashtown, Dublin, D15 DKW4
Friday, 28th June 2019	10am, 11am, 12noon, 3pm.	Viewing sessions for any interested parties to view each of the spaces. Four tours departing sharp at scheduled times from Ballymore Group reception: 1 Royal Canal House, Royal Canal Park, Ashtown, Dublin, D15 DKW4
	4pm	Briefing session for any interested parties to meet the Ballymore Group and DCC Arts Office and ask questions. Meet at Ballymore Group reception: 1 Royal Canal House, Royal Canal Park, Ashtown, Dublin, D15 DKW4
12th August 2019	12 noon	Deadline for submissions of Expressions of Interest to artsoffice@dublincity.ie .
Week commencing 16th September 2019		Clarification interviews (if necessary)
Week commencing 30th September 2019		Estimated communication of the outcome of deliberations.

Assessment criteria

To be eligible to apply, applicants must first ensure that they are tax compliant and must complete the application form along with their proposal.

Sufficient detail should be provided in the proposal with supporting documentation so that applications can be properly assessed.

Your proposal should include:

- Clear indication of which spaces you are applying for.
- Details of who you are, your team's experience and background to your organisation.
- Details of the work, project or programme you propose.
- Outline proposals for your required space configuration and fit-out.
- Budgets and estimates for running your proposal and managing the building.
- An outline schedule of buildings management and maintenance.

Applications will be assessed against the following criteria:

- Previous experience of managing a space/ building of similar scale
- Previous experience managing an arts/cultural organization
- Track record of quality Arts & Cultural Practice
- Quality of proposal for the planned use of space
- Demonstrated understanding of budgeting and financial implications of building management

About Ballymore

Ballymore is one of Ireland's leading developers with extensive experience of large-scale residential development in Dublin, London and central Europe.

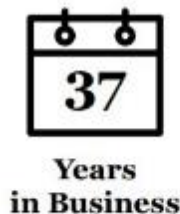
Ballymore is a family-run property developer with a multi-award-winning portfolio of some of Europe's largest and most transformative urban development projects. A privately-owned company, Ballymore was established by Chairman and Group Chief Executive Sean Mulryan in Dublin in 1982.

Our footprint can be seen across Europe from Dublin in the West to Bratislava in the East and everywhere in-between including London, Prague, and Berlin.

Our places are defined not only by their originality but also by our commitment to quality. We never cut corners, overseeing every element of design, construction, fit-out and facilities management, constantly aiming to challenge industry norms.

Driven by a desire to set new standards in architecture, development, partnerships and places, this commitment is evident in every detail– and is the reason we have received more than 40 awards in the last three years.

Fast Facts



**Ballymore
is a privately
owned family
business**



**9,000 homes &
350,000 sq m
of office, retail
& leisure space**
on our forward landbank

**5 Large Scale
Developments**
Under construction in Ireland
that include Residential, Retail
and Commercial



**6 Live Major
mixed-use
projects in
London**



Placemaking Vision for Arts and Culture

Ballymore takes our responsibility as a place maker very seriously, putting quality of life and a connection to arts and culture at the core of our work.

We seek to discover and establish new locations by identifying sites and then creating remarkable places that deliver unparalleled experiences – places with soul.

Ballymore believes that the integration of culture and creativity within our developments helps to create a true sense of place and belonging for residents and the local communities alike.

Ballymore has supported major UK cultural institutions including English National Ballet and London Film School to move away from their traditional central London roots to London City Island in East London, where there is a burgeoning cultural scene and where these organisations can benefit from custom built, world-class facilities.

Ballymore's major development of London City Island is hailed as a cultural destination bringing film, dance and art together. London City Island provides creative workspace, co-working and affordable studios catering for everyone, from architects to ceramicists and fashion designers. In addition to our anchor major cultural organisations, English National Ballet and London Film School, the Ballymore art gallery promotes and sells work by artists from East London. London City Island is now described as a "vibrant arts and cultural destination" by the Director of the London Film School.



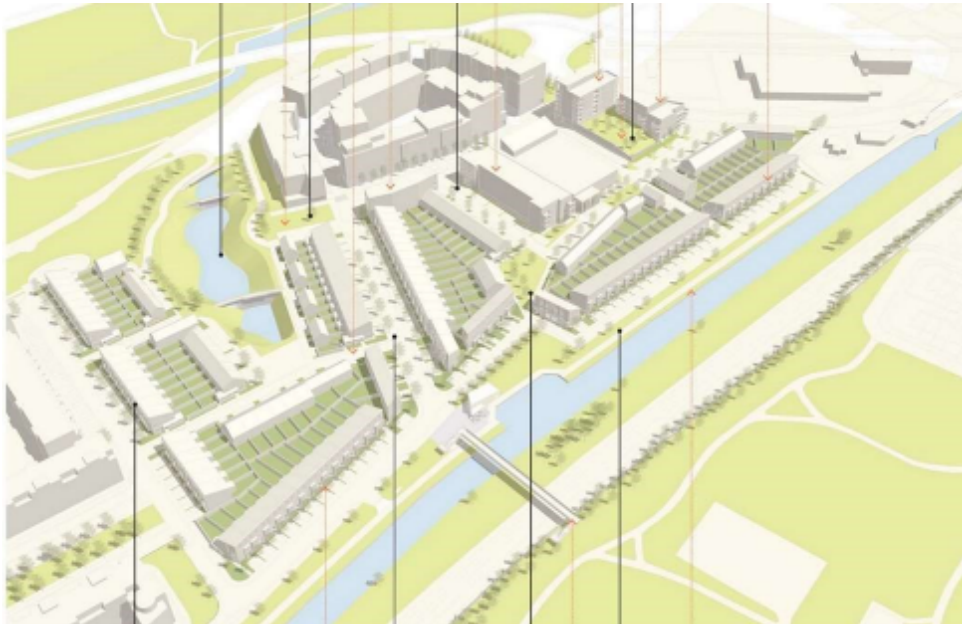
In 2018, Ballymore announced a new headline sponsorship of the Dublin Fringe Festival, supporting and opening up our spaces in the capital to Dublin Fringe's emerging artistic talent, as the festival's principle patron.

The 25th edition of the festival will take place from 7 – 22 September 2019. Dublin Fringe Festival is a year-round artist support organisation. It provides workspace, mentorship and skills-sharing to thousands of artists every year.

As an Irish-founded company, Ballymore wants to ensure that our developments in Dublin help to provide the infrastructure for a vibrant social and cultural landscape and we want to help lay the foundations of not only our own buildings, but the foundations of a world-class capital city for Ireland in which Irish creativity can flourish.

About Royal Canal Park

Royal Canal Park (RCP) is a new community north of the Royal Canal and Dublin Maynooth commuter rail line at Pelletstown, D15. The area is located north of the Phoenix Park and is flanked by the Tolka River on one side and the Royal Canal on the other. It's served by the existing LUAS and rail station at Broombridge, and Ashtown Station. A new Pelletstown rail station is scheduled to commence construction in September 2019.



RCP is already home to approx. 3,000 people, with accommodation for a further 500 units due to commence next year. The wider Pelletstown area will accommodate over 10,000 people when complete.

Royal Canal Park was envisaged as a mixed use, high density community with a wide range of uses. Construction commenced in 2003 with Phases 1 and 2 completed by 2008. Due to the recession all work ceased between 2008 and 2014. Phase 3 (above), consisting of 312 homes, a new canal basin and an Aldi supermarket, commenced construction in 2015 and is nearing completion. The final phase consisting of approx. 470 apartments and a primary health care centre, is in the planning stage.

A portion of commercial space in the development, built in 2006, has remained vacant. Ballymore is now investigating the potential of repurposing this space for use by the Arts Community.



Royal Canal Park is a high density mixed use scheme commenced 15 years ago.



Aldi unit (south of Spindrift Avenue) opens in June 2019



Vacant retail units on Spindrift Ave & the Crescent



Community centre is approx. 3,000 sq. ft. at affordable rates



Medical centre' is approx. 1,600 sq. ft. at affordable rates



50,000 sq. ft of vacant office space in two blocks of 6 floors in the scheme.



There will be approx. 4,000 residents on completion



Meridian office Block will be available for sale



Canalside quarter, a development 15 minutes from Dublin City Centre by Luas at Broombridge

Public transport information:



Luas: The Luas Cross City service connects Broombridge rail station (10-minute walk along the canal) to the City Centre.

Bus: The 120 Bus operates throughout the day to Parnell Street in the City Centre. There are also regular bus services to Blanchardstown, Phibsboro and the airport.

Rail: Planning permission for a train station at Royal Canal Park has been approved and is expected by 2020. Ashtown Rail Station is just a few minutes' walk away and is served by a regular commuter train that travels to Dublin Connolly station in 14 minutes.

Parking information:

Carparking is extremely limited as most street carparking spaces are allocated to residents. There are some visitors carparking spaces which are managed by NCPS with pay-by-text. Clamping by NCPS of illegally parked vehicles is in operation Monday – Saturday.

Neighbouring units:

The buildings and spaces are located in a mixed-use area with residential, community and commercial tenants adjacent. At present, the neighbouring commercial units are:

- Aldi (opening June 2019)
- Centra
- Romayo's Diner
- Royal Canal Park Gym

Existing
Commercial
accommodation



Space A description

Space A is a street-level unit in Meridian Court which was originally designated in the development plans as a 'medical centre'.

The L-shaped space is 148 SQM / 1,594 sq ft and backs onto a landscaped courtyard which is private to the development.

The unit is unfinished and can be configured in multiple ways.

The Ballymore Group have prepared a sketch of the space to illustrate a possible floorplan layout which could accommodate three artists' studios, but potential occupants would have the freedom to configure the space to suit their specific needs.

Space A images and floor plans:

Exterior:

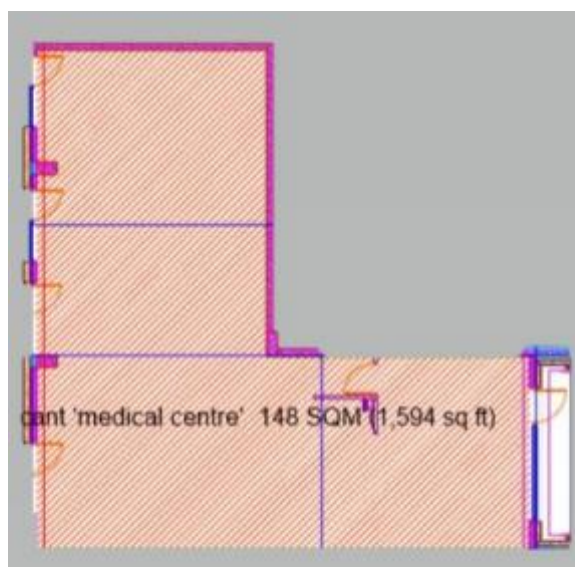


Interior:



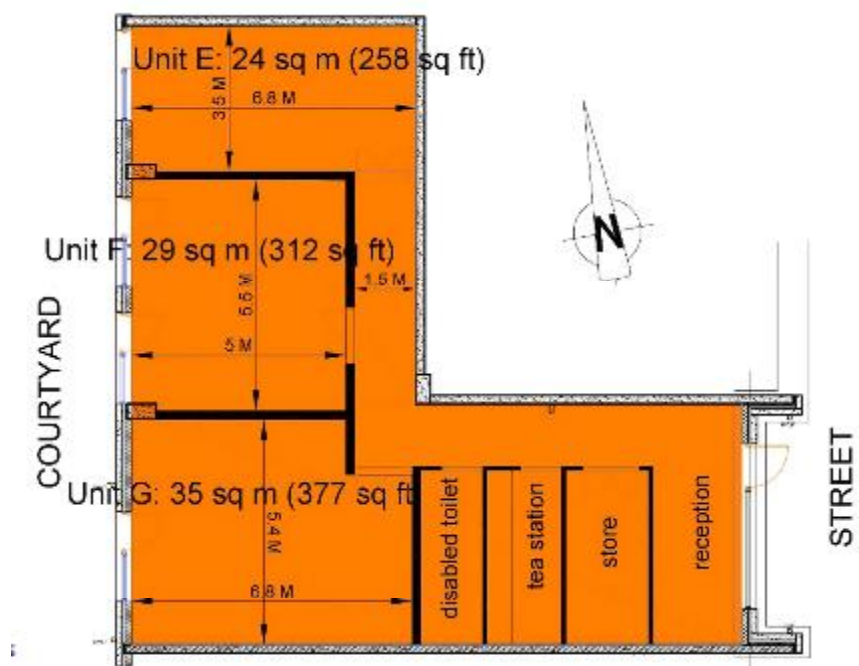
Current floor plan:

Space A: L-shaped 'Medical Centre' Unit.



Potential floor plan:

Sketch of Space A as three studio spaces.



SPACE A: 148 SQ M (1,590 SQ FT)
SKETCH OF 'MEDICAL CENTRE' RECONFIGURED
AS 3 X STUDIOS

Space B description

Space B is a larger street-level unit in Meridian Court which was originally designated in the development plans as a 'community centre'.

The rectangular space is 261SQM / 3,025sq ft. It also backs onto the landscaped courtyard which is private to the development.

The unit is also unfinished and can be configured in multiple ways.

The Ballymore Group have prepared a sketch of the space to illustrate a possible floorplan layout which could accommodate four artists' studios, but occupants would have the freedom to configure the space to suit their specific needs.

Space B images and floor plans:

Exterior:

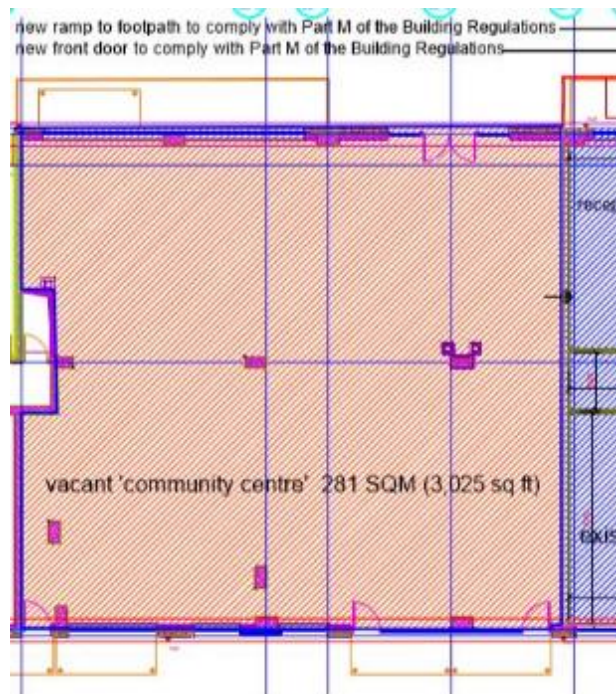


Interior:



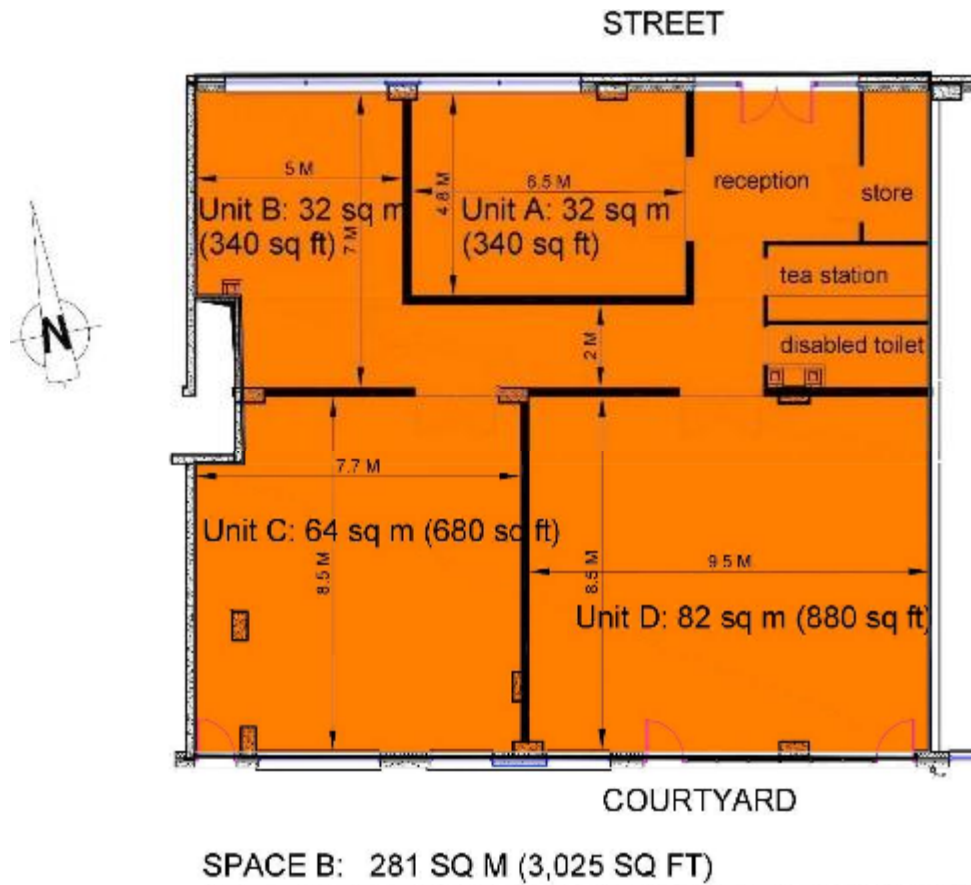
Current Floor Plan:

Space B rectangular 'Community Centre' Unit is shaded red.



Potential floor plan:

Sketch of Space B as four studio spaces.



Building C - Meridian Court description

Building C – Meridian Court - was originally designated in the development plans as commercial office space.

It comprises of seven floors of available space including a self-contained street-level unit of 132 SQM / 1,420 sq ft which could be suitable for independent retail use or integrated into the space above. In total, the available space stretches to c. 3,238 SQM / 34,850 sq ft. Each floor can be accessed by stairs or a standard passenger lift.

The building is unfinished internally and can be configured and fitted to suit the occupants needs.

The potential development of this building as artist workspaces / studios would be a significant investment in the cultural infrastructure of Dublin city. It is likely that development would require collaboration and partnership with Dublin City Council Arts Office.

Building C images and floor plans:

Exterior:



Interior:



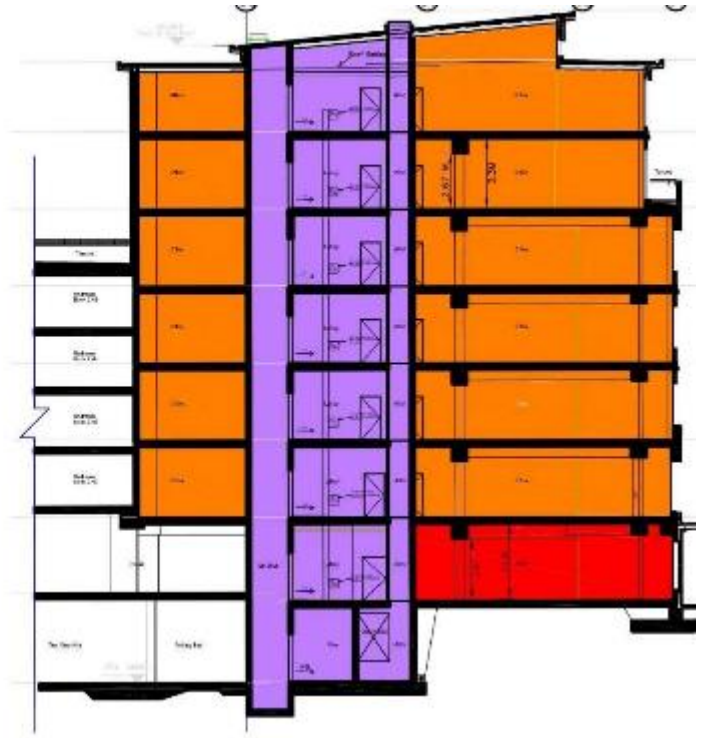


Current floor plans:

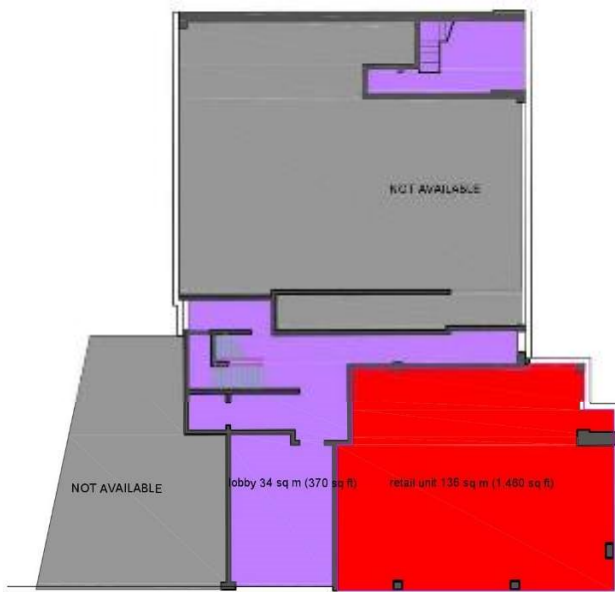


gross floor area = 532sqm
net area = 445 sqm

1st, 2nd, 3rd, 4th floor commercial

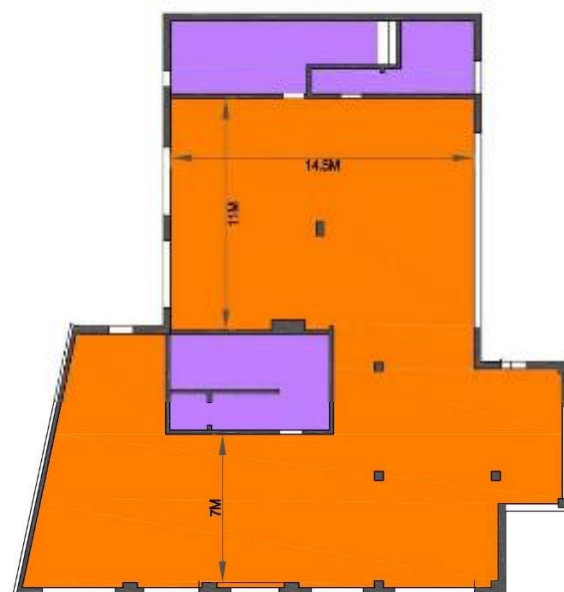


Section



gross floor area = 232 sqm
net area = 136 sqm (retail)

ground floor commercial



gross floor area = 500sqm
net area = 402 sqm

5th, 6th floor commercial

MERIDIAN COURT, ROYAL CANAL PARK, VACANT COMMERCIAL SPACE

General FAQs

What role is Dublin City Council playing in this initiative?

Dublin City Council Arts Office is helping to facilitate the viewing and expression of interest process. DCC Arts Office would anticipate working closely with applicants on the development of Building C in particular.

Who is eligible to apply?

Individuals, groups, organisations or consortia are welcome to apply. If a group of artists wish to combine to form a new cooperative, DCC Arts Office may be able to offer advice on structuring new initiatives. Groups of artists who are interested in exploring this option should contact the Arts Office in advance of making an application for guidance and support on their proposal. Email artsoffice@dublincity.ie to arrange a consultation.

Could I sub-let a small unit within a space?

Submitted proposals must be made for the space in its entirety as it is described in the information pack, rather than for individual sub-units within a space. If an applicant intends to later sub-let a number of units within the space as studios, the relationship between running the building and letting it out in sub-units or studios must be clearly articulated and form part of your application proposal.

How much will my rent/ licence fee be?

In order to support Artists, charges must be reasonable and must be assessed and set within the context of the proposals. Your proposal should demonstrate your capacity to pay rent or fees and at what level.

What will the cost of the utilities be?

The cost of utilities will depend on your utility needs and will vary depending on your usage. You should undertake your own assessments of this.

Who will maintain the building?

You will have to generally maintain the building at your own cost. The details of the maintenance of the building will be negotiated between the occupant and the Ballymore Group.

Who will fit out the building?

You may have to re-fit the building at your own cost, depending on your proposal and your agreement with the Ballymore Group.

What do I need to know about Fire Safety Compliance and Health and Safety?

Buildings must be compliant with all Fire, Health and Safety regulations. You should consider commissioning an audit from a qualified individual to explore the Fire, Health and Safety implications of your proposal.

How do I register my interest?

Complete the application form and submit your full proposal with your supporting documentation before the deadline. You should make it clear which space or spaces you are interested in. If you are flexible and have a second preference, you should make that clear also. Submissions must be emailed with the Subject Line "Royal Canal Park Application: Space A/B/C" (specify space/s as appropriate) to artsoffice@dublincity.ie before 12th August 2019 at 12 noon.

I'm not interested in this opportunity, but I am interested in hearing about other opportunities from Dublin City Council?

The Arts Office maintains a mailing list to notify artists and arts organisations of opportunities that we think might be of interest to them. Interested parties can email artsoffice@dublincity.ie to be added to the mailing list.

Application form

Copies of this application form are available on request from artsoffice@dublincity.ie.

Dublin City Council Arts Office

Application Form for Arts or Cultural Use of a building
Royal Canal Park (tick desired space/s as appropriate)

- ☐ **Space A – “Medical Centre”**
- ☐ **Space B - “Community Centre”**
- ☐ **Building C – Meridian Court**

This is an open competitive application process. Please see the Information Pack for details.

Application form and proposals

A separate and detailed proposal for use must also accompany this application.

The proposal must contain:

- Clear confirmation of which spaces you are applying for.
- Details of who you are, your team's experience and background to your organisation.
- Details of the work, project or programme you propose.
- Outline proposals for your required space configuration and fit-out.
- Budgets and estimates for running your proposal and managing the building.
- An outline schedule of buildings management and maintenance.

Applicants are advised to consider carefully all the criteria listed in the Information Pack and address each one clearly, responding in detail and providing supporting documentation where appropriate.

The proposal must be no more than 25 pages in length.

Do not amend this application form, doing so may disqualify your application.

Applicant(s) Details:

Organisation / Group / Legal Name

.....

Point of Contact:

.....

Full Postal Address :

.....
.....
.....
.....

Telephone Number(s):

...../.....

Email address:

.....

Website:

.....

Art Forms:

.....

Tax Compliance:

PPSN

.....

Do you currently sell your goods/ services? Yes / No (please circle)

If you indicated yes above, are you registered for VAT: Yes / No (please circle)

Do you have a current tax clearance certificate ? Yes / No (please circle)

Experience to date:

In brief please describe your experiences to date, including projects managed, exhibitions, publications, performances, ect:

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.....
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.....

Proposal overview

In brief please describe the work/project/programme you propose to undertake in the space:

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.....

Funding

In brief please describe how you intend to fund your proposal?

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.....

Referees:

Please list the names and contact details of two referees in your field who know you and your work.

1.....
.....
.....

2.....
.....
.....

I understand this application is not an offer to occupy premises, nor in any way does it indicate any obligation to enter in to a license agreement. I also understand that should I be successful in obtaining access to a premises under license, I will be responsible for ensuring full adherence to any and all legislative and regulatory requirements and / or any costs that may be incurred as a result of occupancy, including (but not exhaustive of) the payment of rates, service charges, utilities, compliance with health and safety requirements, licences standards and appropriate insurance / license fee. I confirm that the above information is truthful and accurate and that I am duly authorised to submit this proposal and, if successful in my application, I am authorised enter into legal contracts on behalf of my organisation.

Signature of Applicant:

Date

Closing date for receipt of applications is: 12th August 2019 at 12 noon.

Please return completed application forms, along with detailed proposal and any additional supporting information to artsoffice@dublincity.ie.

Applications will be processed in accordance with Dublin City Council's Data Protection Policy.

Details correct at time of print & may be subject to revision: sign up for newsletters to receive any updates.

Privacy (General Data Protection Regulation G.D.P.R.)

If you provide personal data in response to this call, Dublin City Council Arts Office will be the Data Controller of your data under the General Data Protection Regulation (G.D.P.R.).

The purpose for processing your data is to register your interest in the initiative, communicate with you on matters of interest and process your application.

The information you provide will be assessed by a panel which may be made up of members of the governing committee of St. Stephen's Church, staff of Dublin City Arts Office and external invited specialists.

Your information will be retained by Dublin City Council for five years if you are successfully selected and for one year if you are not selected.

If you do not furnish the personal data requested, Dublin City Council will not be able to provide you with further information on the initiative or process your application.

You have the following rights, in certain circumstances and subject to applicable exemptions, in relation to your personal data:

- the right to access the personal data that we hold about you, together with other information about our processing of that personal data
- the right to require us to rectify any inaccuracies in your personal data
- the right to require us to erase your personal data
- the right to request that we no longer process your personal data for particular purposes
- the right to object to our use of your personal data or the way in which we process it
- Please note that to help protect your privacy; we take steps to verify your identity before granting access to personal data.

If you would like to exercise any of these rights, please submit a request to our Data Protection Officer outlining the specific details of the request: Email: dataprotection@dublincity.ie Tel: 01 2223775. All valid requests will be processed without undue delay and in any event within one month of receipt of the request. This period may be extended by up to two further months where necessary.