

## Press Release

### **"Joining up the Dots" – Taoiseach launches employment study in Grangegorman**

#### **New study recommends integrated strategy for employment and education as part of Grangegorman redevelopment**

*Dublin 25 May 2009.* An Taoiseach, Mr. Brian Cowen TD, today launched the findings of an employment study in Grangegorman in Dublin 7. The new report, '*Joining up the Dots*', shows that the future of Dublin's north inner city will be greatly enhanced by the Grangegorman redevelopment project and identifies significant employment, education and training opportunities. It also recommends an integrated strategy to ensure that the full potential of the education and health campus development is realised, including the creation of more than 5000 jobs.

Speaking to an audience that included representatives of all six partners in the study as well as statutory and community organisations, the Taoiseach said

"The plans for Grangegorman are ambitious, a flagship development providing a modern consolidated campus for the Dublin Institute of Technology, as well as purpose built mental health facilities and primary health care for the local community.

It would create new economic and social opportunities for people living in this part of Dublin and improve the health and education infrastructure of the City.

Our future economic success will depend on innovation and skills. Investment in education and training, lifelong learning and research will help us to earn our living in the world economy. These are strong themes of the report."

The study, entitled "Joining up the Dots", was commissioned by a group comprising the key stakeholders in the redevelopment project, including community groups and statutory agencies. It identified that up to 5660 jobs will be created over the period up to the completion of the project and beyond.

The jobs estimate includes 4,500 construction jobs alone, which is good news for an industry that has been one of the hardest hit by the recession. A further 1160 new posts are identified in the Science and Technology Park, retail, health, and education facilities in the new quarter.

The report also highlights the many positives in the area, which is a very historic part of Dublin city, and which now has a rich cultural mix and a highly active community. In the last fifteen years there have been "significant improvements in respect of most national indicators of disadvantage" but there remains a lot more to be done. The recommendations in the report offer a roadmap for ensuring that this progress continues, through an integrated plan developed by all the agencies and groups involved.

John Fitzgerald, Chairman of the Grangegorman Development Agency, believes that this report re-enforces the need for a major urban development to take place in Dublin's north inner city and highlights some of the positive effects it will have.

He said "Dublin's north inner city has always been one of the most disadvantaged areas in the country. We now have the opportunity to not only provide top class health, education and community facilities in this location, but to also create employment at a time when it is needed most. The Employment study outlines this opportunity and makes recommendations on how this can best be achieved."

The location of a major higher education institution in the area will be a significant advantage for future prosperity in this area of the city and education and training are cited as the key priorities for development. Welcoming the report, the President of DIT, Professor Brian Norton said, "This study is not just another report. It provides an integrated strategy, developed over many months by a working group comprised of DIT, CDVEC, FAS, GDA, HSE and the North West Inner City Network (NWICN), as well as other interested groups. It identifies clear routes and responsibilities for all to ensure that this unique opportunity delivers the best outcomes, particularly in terms of education and employment."

The authors reference the important work already being done by the DIT Access Service to encourage non-traditional student groups from schools in the area to progress to third level education. It recommends that building on this, and exploring other educational and training initiatives, should be a priority for the GDA area. With an increased focus on education and training along with the new health, education and community facilities being built, the Grangegorman project is of major significance not only to the north inner city but to the Dublin city region as a whole.

Ends.

## **Background information for editors**

### **The Site**

The Grangegorman site is an area of approximately 73 acres located in the Arran Quay Ward of Dublin in the district of Grangegorman, north of the River Liffey and south of the Royal Canal, approximately 1.5 kilometre from Dublin's City Centre. It comprises the site of St. Brendan's Hospital, a mental healthcare facility owned and run by the Health Service Executive. The Grangegorman site is bounded by the North Circular Road to the north, Prussia Street and Stoneybatter to the west, and Brunswick Street to the south.

It is unique because of its location in the core of the city and, other than Docklands and the Poolbeg peninsula, is the last remaining large undeveloped land bank in the city.

The site is divided into two precincts known as St. Brendan's West (54 acres) and St. Brendan's East (19 acres), on either side of Grangegorman Road Upper. The eastern edge of the site is beside the Broadstone

and Phibsborough bus depots, property used by Dublin Bus and Bus Éireann under the auspice of Córas Iompair Éireann (CIE).

Much of the site is undeveloped and can be considered brown-field with approximately one third of St. Brendan's West currently used as active recreational playing fields. These lands contain many mature trees together with an array of protected buildings under the current Dublin City Development Plan, 2005-2011, all of which date from the nineteenth century or before.

There is a high boundary wall which surrounds most of the site which means access to the lands is restricted. The development site currently has one operational entrance and one closed entrance. The lands are elevated on the north eastern part sloping gently down towards the south west. The Grangegorman site has a diverse architectural, historical, and land use character, however the area is fragmented and cut off from surrounding residential neighbourhoods. These factors have served to limit expansion and to discourage the coherent development of the area.

## **Project Vision**

The Vision for the Project elaborates upon the statutory purpose of the GDA and embraces the identified needs of the stakeholders to describe a vision for the future reality of Grangegorman and to establish key success measures for the project.

The Project Vision establishes the overall Project Aims and may be described as follows:

- To satisfy the requirements of the Grangegorman Development Agency Act 2005.
- To develop a world class integrated campus for Dublin Institute of Technology – a flagship in development within higher education in Ireland, incorporating leading edge design, educational innovation and technology.
- To redevelop St. Brendan's Hospital and other local clinical services on a state-of-the-art integrated healthcare campus which enables a high class service model to be delivered by the HSE.
- To generate community benefit through enhanced physical environment, sport and recreational facilities, arts and cultural spaces, social and educational amenities, and economic opportunity.
- To achieve excellence in architecture, urban design and sustainability and protect the architectural heritage of the site.
- To develop a new city quarter which links with and adds value to its surrounding neighbourhoods and the city in general and articulates Dublin City Council's vision for the City as expressed in the City Development Plan
- To maintain a communication strategy throughout the delivery of the project that facilitates appropriate consultation.

## A Quick Summary of the Planned Grangegorman Quarter

The aim is to create a new city Quarter by redeveloping the 73 acre St Brendan's Hospital site at Grangegorman in Dublin 7 into a location for DIT, the HSE, and the surrounding community. The development will include:

- **For the HSE:** Relocating mental health patients into new purpose built facilities on site and adding a major primary care health facility.
- **For DIT:** Relocating 22,000 students and 2,000 staff to a single location that will allow a new paradigm in third level education and will be accompanied by education research, sports, cultural events, science and technology business park and student accommodation.
- **For the City:** Linking this large site back into the north inner city by creating a major public recreational and amenity resource with new parkland, indoor and outdoor sports facilities, and children's playgrounds. A substantial mixed-use development will create a node of science/technology and business jobs to revitalise the area.
- **For the Local community:**
  - ✓ new health and education facilities and new parks and sports amenities
  - ✓ new primary school for 400 pupils with special needs education facilities
  - ✓ new Dublin City Council branch library co-located with DIT library – a first for Ireland.
  - ✓ valuable job opportunities.

### The Project fulfils many public objectives

- Resolves poor mental healthcare facilities at Grangegorman.
- Brings DIT together from 40 separate locations where many facilities are greatly inadequate and currently require major capital investment.
- Creates an 'engine' to regenerate a city area suffering from severe social disadvantage.
- Extracts public value from an under-utilised state asset
- Provides value for money for capital monies that will need to be invested in any event in DIT and St. Brendan's Hospital.
- Delivers a central piece of national economic infrastructure – supports national objectives for a knowledge economy, expanded research and development and intellectual capital creation.
- Delivers an objective for higher education explicitly set out in the National Development Plan.
- Delivers an urban re-development objective explicitly set out in the City Development Plan.
- Delivers substantial employment opportunities in the short term:
  - Construction can start in 2010 and will contribute valuable construction jobs for the economy - 5000 direct on-site jobs will be cumulatively created over a 10 year period.
  - A further 130 long term new jobs will be created in retail, childcare, sports and student accommodation from 2014.

## **Contacts**

### **Grangegorman Development Agency**

Ronan Doyle

Communications Officer

Phone: 8676082

Mobile: 0871325256

e-mail: [ronan.doyle@ggda.ie](mailto:ronan.doyle@ggda.ie)

### **Dublin Institute of Technology**

Melda Slattery

Public Affairs

Phone: 4027138

Mobile: 0872309221

E-mail; [melda.slattery@dit.ie](mailto:melda.slattery@dit.ie)