

**DO: GACH BALL DE CHEANTAR CATHRACH PHORT LÁIRGE
TO: EACH MEMBER OF THE METROPOLITAN DISTRICT OF WATERFORD**

Economic Development Report December 2022

1. North Quays

In August 2022, the North Quays Final Business Case was submitted to the Dept of Housing, Local Government and Heritage. On Wednesday 9th November the Government gave approval for €170.6 m investment in the Waterford North Quays Infrastructure Project and confirmed approval for Gateway 3 of the Public Spending Code. The funding announced, (comprising €100.6m in Urban Regeneration and Development Fund investment and €70m in National Transport Authority funding) will deliver the public infrastructure that will serve both the Strategic Development Zone (SDZ) site and the public, including enhanced multi-modal access routes, an integrated transport hub and the sustainable transport bridge.

Waterford City and County Council has entered into contract with BAM Civil Ltd for the construction of the public infrastructure project, with works expected to commence on site in early 2023 and be completed in 2025.

Harcourt Developments has been announced as the North Quays SDZ Developer and is engaging with the Ireland Strategic Investment Fund (ISIF) on structuring an investment proposal to develop the SDZ site that would be capable, subject to due diligence and the necessary approvals, of attracting capital on a commercial basis. The Land Development Agency is also engaged in respect of the residential element.

A sale agreement is currently being prepared for the Council to dispose of the site to the development company.

Other Contracts

- **Ferrybank Pump station contract** - David Walsh Civil Engineering contractor has commenced works on site for a new pump station in Ferrybank, with a 15-month construction programme. The new pump station will have expanded storage to significantly reduce the frequency of sewage overflows into the River Suir during wet weather events, improve wastewater capacity in the Ferrybank catchment area, and meet all environmental standards for discharge of sewage overflows.
- **South Plaza enabling works** – The contract works are substantially complete, and the contractor has demobilised. Much of the site has been made available for Winter activities.
- **Rock Stabilisation contract** - Works ongoing by Cumnor Construction Ltd, to be completed by February 2023.
- **Abbey Road footpath widening contract** - Mallwood Construction has been appointed and plans to commence works in early December.
- **Pump Station Enabling Contract** Letter of intent has been issued to the contractor and it is envisaged that works will commence in January 2023.

2. Mount Congreve

• **New Visitor Centre**

New Visitor/Retail/Café centre opened to Public on Monday November 1st. To date all parties are happy with visitor numbers and sales. However, there some improvements are needed to access and car parking.

- **Car Parking**
Bluett O'Donoghue Architects are continuing with work on the Avenue Car park which on competition will provide a further 75/80 spaces and will be closer to the house/visitor's center. Its current estimated completion date remains as May 2023.
- **Integrated Constructed Wetlands**
Additional planting required to 'screen' the inlet chambers still to be provided.
- **Interpretation, Orientation & Wayfinding**
Installation of the new wayfinding signage (Martin Contracting) is now completion, some snag items remain.
The equipment for the audio-visual story, the garden model and the new 'Front Desk' in the House have all now been installed but will not be accessible to the public until the official February Opening.
- **Food & Beverage**
CaToCa Fine Foods Ltd opened café since November 1st, they have reported good sales to date but are finding it difficult to find staff.
- **Garden Works & Play Features**
The latest update on these works is as follows:
 - i. The resurfacing 7.5 kms of the path network – is now complete
 - ii. Repair works to the waterfall - ongoing
 - iii. Cleaning of the façade of the house – complete
 - iv. New Play Scheme – Contractor (Kompan Ltd) to commence works in early January and are aiming to have play ground substantially complete (pending favorable weather conditions) for February opening.
 - v. Repairs to main Gates – ongoing
 - vi. New potable water source – contractor has been appointed, still waiting on confirmation of start date

3. City Centre Regeneration URDF Projects

The Preliminary Business Case for all 22 City Centre URDF projects is with the Department of Housing, Local Government and Heritage (URDF section) for review and approval under Gateway 1 of the Public Spending Code.

John Somers Contractor is progressing works to 16-18 Barker Place, O'Connell St (Project L), for the fit out / repurpose of the ground floor as a Community and Cultural Hub in the heart of the Cultural Quarter. Works should be complete in February 2023.

The part 8 planning application for the change of use of 120 Parade Quay is on public display until 15th December, the CE report will be presented to the Metro Council in January 2023. The part 8 planning process for the Parade Quay housing, commercial and public realm development will commence shortly.

There is ongoing progress and communication with SETU and other funding agencies for the development of the Munster Express building.

4. Destination Towns

The following outstanding items associated with the original Failte Ireland grant allocation are now being progressed with an anticipated completion date of April/May 2023:

- Failte Ireland have confirmed that the deadline for completing the works is now September 2023
- Installation of new Sculptures to guide 'footfall' to and highlight the Viking Triangle – tender awarded and works ongoing, bases for sculptures being procured.
- Upgrading of the existing pedestrian 'Way Finding' Signage and orientation mapping – tenders have been returned and contract has been awarded to 'Truform Ltd', material samples and drafts of each sign being progressed. It is anticipated that works will be completed by April/May 2023.
- Improvements to the visibility of and presentation of the Council owned car parks – tenders have been returned and contract has been awarded to Finncro Ltd who will commence works early 2023.
- Improvements to the pedestrian crossing between the Mall and Bishop's Palace – design ongoing – procurement to take place early in January 2023.

5. Tramore

As reported last month, the following items remain outstanding:

- Control of the access/egress to Main St for residents – cost estimate from Contractor still not confirmed, works will not take place until January 2023
- Removal of O/H electric infrastructure and poles at lower Main St/Gallwey's Hill junction – still no update from ESNB as to when this will take place.
- The link between Quishes/Supervalu Car Park to new car park – surfacing and ground levels within the car park have now been lowered to allow gates to fully open, new line markings and refreshing of existing ones to be carried out next week, on completion and with agreement of Supervalu, the link will open.

Refurbishment to No. 9 Main Street for ground floor commercial use and upstairs accommodation is ongoing, as reported last month, February 2023 is now the likely completion date, tenant has been advised and the revised timeframe is acceptable.

6. Water Activity Centre Tramore

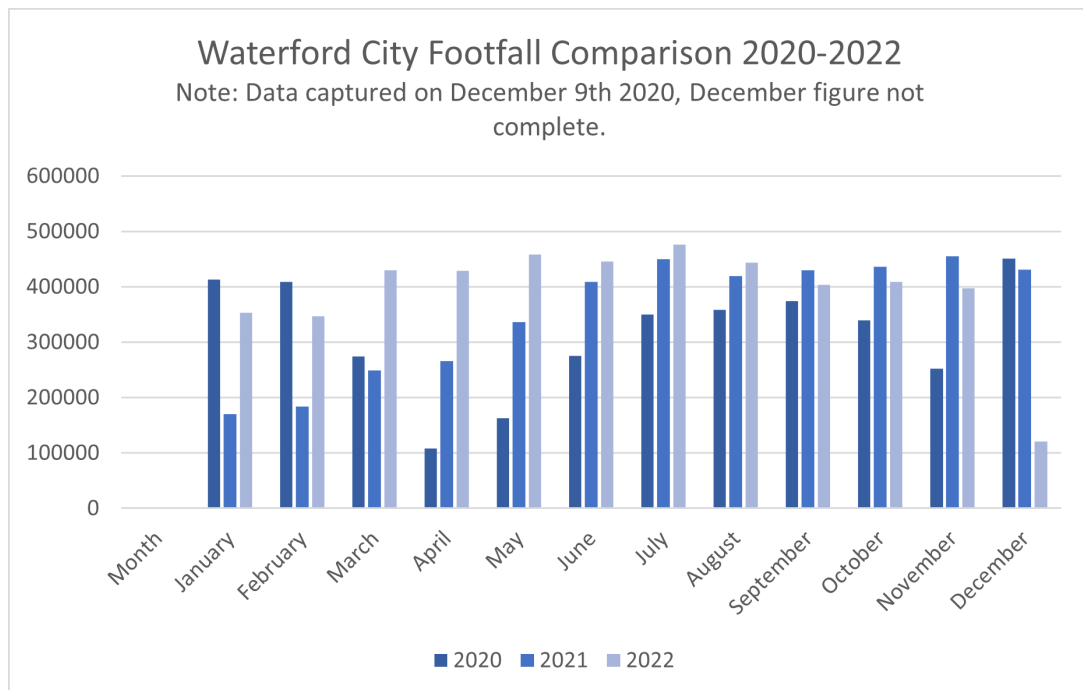
As reported previously, Failte Ireland awarded grant assistance of €1.7m for the design, construction and fit out of two **Water Activity Centres** one to be in Tramore. Progress to date has been as follows:

- Following assessment of Tenders received, DHB Architects of Catherine's Hall, Catherine's St Waterford were formally awarded the contract on 5th September 2022.
- Work has commenced and is ongoing with the Part 8 drawings and documentation.
- It is anticipated to brief the council by early 2023.
- The project is still on track to be completed and operational by Q2 2024.

7. City Centre Management

- The next Waterford City Centre Management Group meeting is scheduled for January 19th, 2023.

City Centre Footfall Analytics



Waterford City Centre Weekly Footfall Figures 2020-2022: Week 01-52

Note: 2022 figures only extend as far as week 50

