



Wicklow County Council and Sispar are pressing ahead with plans to develop and complete the landmark Greystones Harbour project

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Plans to complete Greystones Harbour project announced

Primary care centre will enhance landmark development

Wicklow County Council and Sispar are pressing ahead with plans to develop and complete the landmark Greystones Harbour project despite the dramatic changes in market conditions. The project partners told Greystones Town Council last week of their plans to finish the scheme.

The new proposal is very similar to the original and includes a new harbour, a marina, retail and residential elements, public launching facilities for boats, clubhouses for local activities and various public walking areas including a park, a boardwalk and a new North beach. *(continued on page 2)*

Harbour nearly finished - on schedule

Good progress has been achieved over the past four to five months at the harbour, with 75 staff on site expected to complete the harbour works by September of this year.

The aerial photograph shown (below right) was taken just four weeks ago and shows that the main elements of the harbour, including the north and south breakwaters, the shoreline works, marina quay construction, reclamation and new north beach, are substantially in place.

Work continues on the breakwater capping slab and wave wall which are the final elements of this phase. This will be a major milestone, completing the harbour and opening this section of the development for full public use.

The marine works have proven to be hugely challenging in that constraints in relation to the site meant that unique design and construction methods had to be employed in order to achieve the objectives.

Designers and contractors have had to deal with various issues that affected the works, such as weather and sea conditions, which from time to time proved extremely frustrating and difficult in terms of achieving required progress.

However with great determination and co-operation these obstacles have been overcome and the entire team are confident that there will be a successful completion of these works later this year.

(continued from page 1)

The main changes proposed are:

- Most of the building facing the public square (known as Block D), which originally consisted of retail space at ground level and 30 apartments on the upper floors, would become a Primary Care Centre accommodating local GPs, HSE community services and a wide range of other health professionals. This would provide a hugely important community facility for Greystones. The project has been developed in partnership with Meret Healthcare and the necessary planning application to facilitate this will be submitted very shortly.
- The number of residential units would increase from 341 to 375, which is in accordance with the local development plan. Residential property prices have fallen substantially, so this relatively modest increase in numbers is needed to ensure the successful completion of the development. The required application to make this change will also be submitted to the planning authorities.

Wicklow County Council said last week that the fact that the community facilities would be delivered despite the difficulties facing construction projects elsewhere was very good news. *"From the start the objective of the Council was to deliver facilities that would be of benefit to the community,"* according to Sean Quirke of the Council. *"This revised plan will ensure those facilities become a reality."*

Work on the harbour will finish late this year. Under the plan unveiled last week, which is subject to planning approval, work on the public facilities and the Primary Care Centre would be completed during 2011. The timing of the residential elements remains under review in light of market demand.

Paraic Keogh of Sispar says the changes will make the project viable and ensure it is finished despite the severe impact of the recession on construction projects. *"Through these changes we believe we can ensure this complex landmark project is viable and can be brought to conclusion despite the adverse market conditions,"* he said. *"We are very excited about the prospect of delivering a world class marina, a state-of-the-art health care centre, quality residential and retail units and fine public and community facilities to Greystones despite operating in the most challenging environment faced by developers in recent times."*



New Primary Care Centre for community

The Greystones Harbour development will be further enhanced by the planned Primary Care Centre, details of which were announced last week.

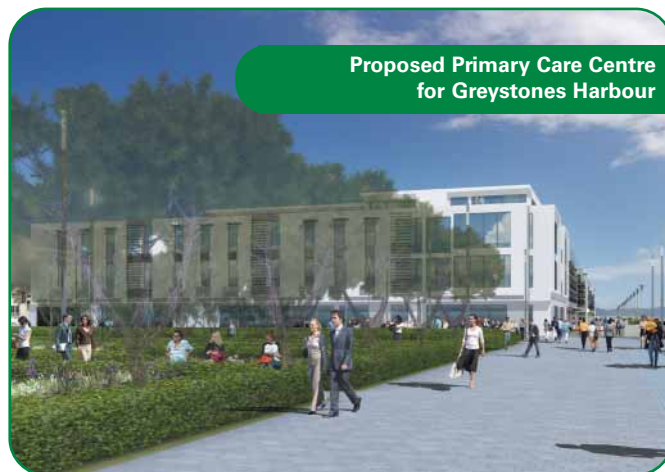
Local GP practices and the Health Service Executive will provide a range of services to the community from the Centre including routine GP services and public health nursing, dentistry, physiotherapy, occupational and speech and language therapy and psychology. The Centre will be located in the main building facing the public square and will be developed by primary care company Meret. The centre is an ideal facility for this civic, amenity and community development and will open its doors to patients in late 2011.

The three-storey building will be 38,000 sq ft in size and will be housed in the main building that is to face the public square. As well as the services described above, it will house new private diagnostic imaging facilities and a clinical pharmacy.

Commenting on the development, Meret Healthcare CEO, Tom Kelly, said that his company was delighted to have helped the project get off the ground with the GPs and the HSE. *"Studies show that well organised primary care services can deal with over 90 per cent of all medical problems within communities and this development is a logical step in progressing primary care services in Greystones."*

Dr Frank Malone, of Greystones Medical Centre looks forward to the relocation of the practice, *"Patients in Greystones will now be able to access a broad range of healthcare services under one roof. It will be a modern, contemporary-style building with a patient-focussed environment to meet the needs of the Greystones community. There will be plenty of parking facilities and access for everyone with ramps and lifts. The building is open and bright to work in, it's exactly what Greystones needs."*

Brian Gilroy, National Director of Estates in the HSE is looking forward to the relocation of the Primary Care Teams to the new Centre, *"The Greystones Primary Care Centre is the latest healthcare facility to be developed under our Government supported infrastructure programme. The HSE has been working with Meret on this centre, which will accommodate our recently established local Primary Care Teams and we look forward to the delivery of our extensive services in this new building in 2011."*



Proposed Primary Care Centre for Greystones Harbour

Councillors visit site

Pictured at the site of the Greystones Harbour Development were:

Back Row (L-R): Councillor Derek Mitchell, Councillor Chris Malone, Councillor Ciaran Hayden, Paraic Keogh from Sispar and Councillor Tom Fortune.

Front Row (L-R): Councillor James O'Sullivan, Councillor Stephen Stokes and Councillor Simon Harris.



What the development will bring

- A new harbour
- Top class 230 berth marina
- Public areas including landscaped park and public square
- A new primary care centre
- Approx 2800m² of retail space
- Five club houses and boat storage
- Public slipways
- A dedicated Coastguard slipway
- Site for a Coastguard building
- High quality residential development
- Children's play areas



Contact Us:

Lo-call information line - 1890 252 705

SISPAR has established a lo-call telephone information line to facilitate enquiry and access to information.

Please call 1890 252 705 if you have any questions and we will respond promptly.

The information line will operate for the duration of the development.

SISPAR

