

## Opportunity for Social Enterprise Premises Call for Expressions of Interest

Unique opportunity to occupy former parking bays at the Mailboat Plaza, Dún Laoghaire, Co. Dublin



*Figure 1 - Former parking bays at Mailboat Plaza*

### Introduction

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

Dún Laoghaire Harbour is widely recognised as one of the finest built harbours in the world. It is also a unique architectural heritage site of national and international importance and is the proposed location for the [National Watersports Campus](#).

This beautiful 200+ year old Victorian port consists of the following key areas:

- East Pier
- West Pier
- Coal Harbour
- Carlisle Pier

At the base of the Carlisle Pier, a shelter which was converted to parking bays is

now being reimagined as a hub for social enterprise and/or the circular economy. Already 4 of the bays have been successfully trialed as premises by [The Bike Hub](#). Dún Laoghaire-Rathdown County Council is now seeking Expressions of Interest for the longer-term leasing of these bays to suitable candidate social enterprises and those operating in the circular economy.

The ambition for this project is to deliver public value and community use in this historical setting through social enterprise and/or maximising the benefits of a circular economy approach.

Dún Laoghaire-Rathdown County Council is committed to encouraging and supporting the development of social enterprise, as reflected in the Dublin Regional Enterprise Plan, and the council's own Local Economic and Community Plan. Dún Laoghaire-Rathdown County Council is also committed to promoting the transition to a circular economy and is signed up to the European Circular Cities Declaration.

The enterprises proposed should activate and enliven the space, bring life and amenity to this part of the harbour, and deliver social benefit.

## **General**

Dún Laoghaire-Rathdown County Council invites proposals for the occupation of 11 parking bays at Mailboat Plaza, Dún Laoghaire in accordance with the conditions of this brief. Bays may be let individually or in groups.

The County Council reserves the right to enter into negotiations with all or any of the prospective bidders in relation to any aspect of the proposed submissions and does not bind itself to accept any offer received.

Dún Laoghaire-Rathdown County Council is subject to the provisions of the Freedom of Information (FOI) Acts 1997 and 2003.

## **Title**

Dún Laoghaire-Rathdown County Council holds the freehold title to this site. The Council proposes entering into a 3-year lease agreement with successful applicants (details to be agreed between the Council and the successful applicant(s)).

## **Planning**

The area is classed as Objective W - *To provide for waterfront development and harbour related uses* - in the Dún Laoghaire-Rathdown County Council County Development Plan 2022 – 2028.

It is also included as a Candidate Architectural Conservation Area.

## Location

The parking bays are located on the [Mailboat Plaza](#) at the base of the Carlisle Pier, an area between the Royal St. George Yacht Club and the National Yacht Club. The roof over the bays forms a balcony which is level with Queens Road. The balcony is home to the King George IV monument and the anchor of the RMS Leinster and is overlooked by the landmark Lexicon Library and Cultural Centre.



Figure 2 Location of parking bays

The site enjoys the following transport links:

- Located on the DART line, the harbour is 20 minutes train journey from the city centre.
- The harbour is served by bus numbers 7, 46A, 59, 63, 75, 111
- By car the harbour is within 6km of the N11 and 7km of the M50 and is surrounded by ample off-street car-parking
- The site is located along Council cycling infrastructure – the Coastal Mobility Route




### Future Plans

The area currently fronts onto a roadway allowing access from Queens Road to the parking facility at Carlisle Pier.

Subject to planning approval, Dún Laoghaire-Rathdown County Council will divert this roadway away from the units to create a pedestrian plaza immediately in front of the subject bays.



Figure 3 Proposed future layout of Mailboat Plaza (subject to PP)

 - Roof of subject area

## Description

The bays are in an open structure with pillars delineating each of the spaces. Each bay measures approximately 6m wide by 4m deep. The bays have a ceiling height of 2.9m. Most have no internal partitions, wiring, heating, or plumbing but this can be accommodated by Dún Laoghaire-Rathdown County Council depending on the requirements of applicant organisations. Organisations may seek to combine several bays to create a larger space.

Four bays have already been combined, converted, and transformed at this location. They are in use on a trial basis by [The Bike Hub](#), a social enterprise running a community bike shop with the aim of making cycling accessible to as many people as possible in the local community.

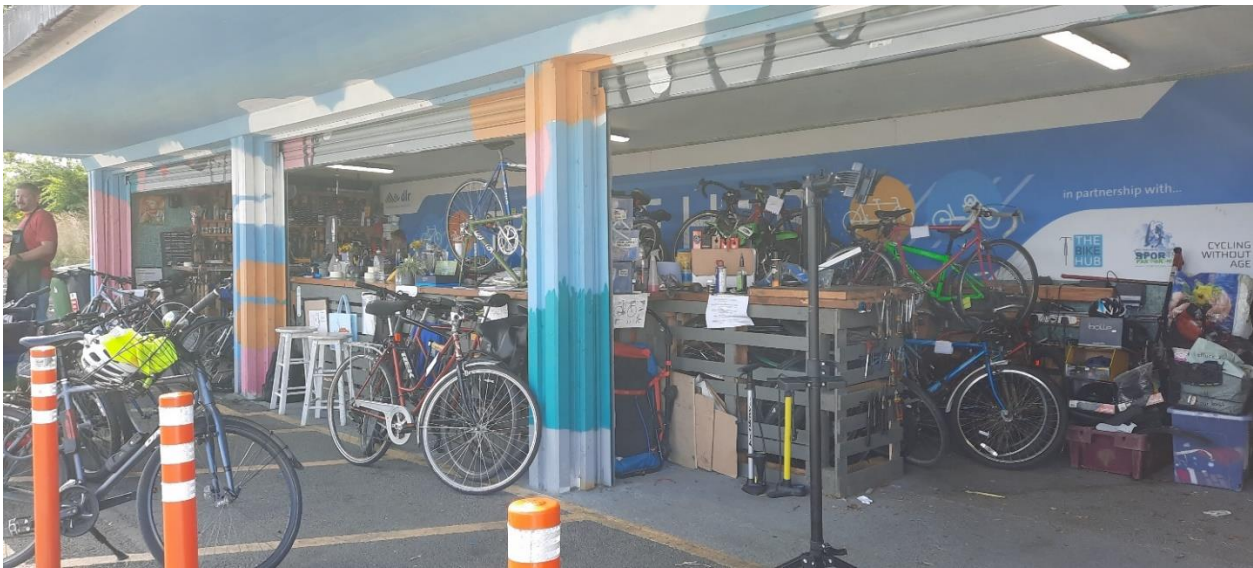


Figure 4 - The Bike Hub

The transformation of four bays to create the Bike Hub was achieved through the installation of electricity, heaters, and roller shutters. It is strongly recommended that applicant organisations visit the hub as an example of what is possible in the available space.

A site visit can be arranged on request.

A full set of specifications is available at Appendix A.

## Services

Although limited services are currently present, shortlisted applicants can discuss their service requirements with Dún Laoghaire-Rathdown County Council.

### **Potential Suitable Uses**

The following list is not intended to be exhaustive or in any order. Dún Laoghaire-Rathdown County Council is keen to hear other suggestions that organisations may have for the location.

- Paint recycling
- Tool library
- Repair shop
- Woodworking/metalworking
- Upcycling
- Any other circular economy operation

The bays are not suitable for café type or other hospitality/food production offering.

The bays are not intended for use as storage facilities.

### **Expressions of Interest**

Dún Laoghaire-Rathdown County Council now invites written proposals from suitable social enterprises and those operating in the circular economy for the occupation of this space by means of a 3-year lease.

The proposal should describe how the enterprise can deliver public value, social benefit, and community use at this location.

The proposal should clearly address each of the assessment criteria specified overleaf.

## Assessment Process for Expressions of Interest

Expressions of interest will be assessed in two stages:

1. Written application
2. Competitive Dialogue

### Stage 1 – Written Application

The following assessment criteria will be used for shortlisting applicants to the next stage of the process. The Expression of Interest submitted should clearly address each of the following areas:

<b>Criteria A – Overview</b>	<b>Marking</b>
Describe the structure, governance and experience of the enterprise.	Pass/Fail
<b>Criteria B – Assessment of Proposal</b>	<b>Weighting (1000 marks)</b>
The mission of the enterprise and/or how it meets the objectives of the circular economy.	400 marks
Ability of the proposal to activate and engage with the space at Mailboat Plaza, including the number of bays that would be involved.	200 marks
Expertise and skills of personnel proposed for providing the service.	200 marks
Evidence of the long-term viability of providing the proposal or service.	200 marks

Applicants must pass criteria A and obtain a minimum of 50% in each criteria B element to be considered for shortlisting.

### Stage 2 – Competitive Dialogue

Shortlisted, qualified applicants from the evaluation and marking stage of the competition will be invited to enter into a competitive dialogue, based on their submissions to Dún Laoghaire-Rathdown County Council.

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

### **Submission of the Expression of Interest**

The completed Expression of Interest should be submitted to:

Economic Development Unit, Dún Laoghaire-Rathdown County Council, County Hall,  
Marine Road, Dún Laoghaire.

Or by email at [economicdev@dlrcoco.ie](mailto:economicdev@dlrcoco.ie)

### **Closing Date and Time of Receipt for Expressions of Interest**

The deadline for receipt of Expressions of Interest is **5pm on Friday 8<sup>th</sup> December 2023.**

#### **For further information, please contact:**

Economic Development Unit, Dún Laoghaire-Rathdown County Council, County Hall,  
Marine Road, Dún Laoghaire.

Email: [economicdev@dlrcoco.ie](mailto:economicdev@dlrcoco.ie)



## Appendix A – Specifications

Width*	6 metres
Depth	4 metres
Height	2.9 metres
Electricity	220v to be provided if not in place
Lighting	LED to be provided if not in place
Heating	None currently
Water supply	Shared supply
Waste disposal	Responsibility of tenant
Rent	Negotiable
Rates	Not-for-profit organisations are exempt from Commercial Rates.

\*Note: A number of bays may be combined to provide a larger unit should a sufficient case be made with respect to the requirements of an individual proposal.