



WATERFORD
North Quays

NORTH QUAYS

PUBLIC INFRASTRUCTURE PROJECT



Project Partners

The North Quays Public Infrastructure Project is being developed in partnership between the Urban Regeneration & Development Fund (URDF), the National Transport Authority (NTA) and Waterford City & County Council. The overall level of public infrastructure investment is €207m. Kilkenny County Council & Iarnród Éireann are also key partners in the delivery of the project.

Harcourt Developments is engaging with Waterford City & County Council in the delivery of the mixed used SDZ development.

Contact us

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As the project develops, we will continue to provide general updates via the project website, newsletters and Waterford City & County Council social media.

Dear reader,

As 2024 draws to a close, we would like to provide you with an update on progress during 2024 and inform you on our plans for 2025.

The project continues to advance on all fronts and the main construction works for the sustainable transport bridge, transport hub and Ferrybank access infrastructure will be substantially complete in 2025. A major new phase of the project will commence in 2025 with the construction of the railway flood defence and drainage works needed to protect the existing and new rail infrastructure from the impacts of climate change.

Your continued patience and cooperation with the ongoing works is appreciated and the project team wishes you a happy and peaceful Christmas and a prosperous New Year.

Yours sincerely,



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council

Transport Hub

The roof of the train station is currently being completed and works to the internal layout are also ongoing, including the first fix of mechanical and electrical works. The train station building incorporates a pedestrian footbridge and concourse area over the railway tracks which is integrated with the main ticketing office, conveniences and public waiting areas. External cladding of the building has also started and the final finishes to the rail platforms are ongoing. Works to the public plaza and set-down areas outside the train station will commence in Q1 of 2025. The construction of a separate footbridge over the rail tracks at Dock Road to the west of the railway platforms has also commenced.



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North Quays SDZ

In June 2024 Harcourt Developments (t/a Hopcast Ltd) submitted a planning application to Waterford City & County Council for the North Quays Strategic Development Zone (SDZ) for a mixed use SDZ development. Phase 1 of the mixed-use development includes significant residential, hotel, office and public realm space as well as some retail and food & beverage outlets. Further information on the proposed development was requested on 30th July and the developer has six months to submit the further information to enable a decision to be made on the application. The proposed development will provide direct connectivity and accessibility between the City Centre, the SDZ site and the Ferrybank environs to meet the future growing needs of the City and the Region.

Transport Hub (cont.)

The construction of the new train station is only part of the significant investment being made in rail infrastructure as part of the project. A major rock stabilisation contract was completed in 2023 to stabilise the cliff face at the back of Plunkett Station to facilitate the extension of safe rail commuter services to the new train station. Major track signalling and electrical works will also be carried out to facilitate the opening of the new train station. The existing railway line and Plunkett Station has experienced an increasing frequency and severity of flood events in recent years which has led to a number of closures of rail services. A new flood defence and drainage system for the rail corridor will commence construction early in 2025 as part of the North Quays project. This system will protect the existing and new rail infrastructure from the increasing impacts of flooding and climate change, delivering future proofed and climate resilient commuter and freight rail services for Waterford City and Waterford Port.

Ferrybank Infrastructure Works

The works in the vicinity of Dock Road, Fountain Street and Abbey Road will be completed in phases over the coming six months. The roadworks along Dock Road and Fountain Street continue to progress under traffic management for the construction and installation of new footpaths, drainage, surfacing, services, junctions, lighting, signage and road markings. The signalised junctions at Rockshire Road and Abbey Road will continue to operate under temporary traffic management for the coming months while these works are completed.

The new realigned Abbey Road is now open under traffic management and new access arrangements for the schools and other services on Abbey Road are in place. These include a new dedicated school set-down area for Our Lady of Good Counsel National School. Works on footpaths, crossings, entrances, accommodation works, services etc. are continuing and temporary traffic management measures will remain in operation.



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Educational Outreach

In collaboration with the South East Technological University (SETU) the project is being utilised as a living laboratory for SETU students via Bam's 'Building a Bridge to Education' programme. This programme enriches engineering students' hands-on construction experience in parallel with their academic modules. Two learning area boards have been erected on the south plaza to provide some information on the design and construction of the bridge.

Ferrybank Infrastructure Works (cont.)

The integration of high quality, safe and accessible pedestrian and cycling facilities is a key deliverable for the Ferrybank works. The works will connect with the South East greenway which runs from New Ross to Ferrybank and is currently under construction by Kilkenny and Wexford County Councils. The current phase of project works will extend the greenway to the front of the new train station, thereby contributing to the delivery of the multi-modal transport hub for rail, bus, active travel, taxi and private car users. Two new greenway overbridges are nearing completion and cycle access lanes are being constructed to directly connect the new greenway with Abbey Road. The completion of these connecting works will facilitate the opening of this section of the South East greenway next year.

As well as realising local improvements, the Ferrybank works are a key part of the overall North Quays development and the delivery of a sustainable multi-modal transport network for the whole City and beyond.

Sustainable Transport Bridge

The river foundation works for the sustainable transport bridge are largely complete. This includes the permanent concrete river piers and abutments, and four large temporary steel support frames have also been installed in the river between the permanent piers. The manufacture of the steel bridge deck is ongoing in Belgium and when the six bridge deck sections arrive on site from Belgium, they will be temporarily supported and balanced on these support frames until they are correctly aligned and connected to each other and fixed to the permanent piers and abutments underneath. The temporary steel support frames will then be removed.

Permanent pier protection systems are currently being constructed in the river on the upstream and downstream approaches to the bridge. All river vessels will navigate through the central opening bridge span, and the pier protection systems prevent errant vessels from accidentally colliding with the piers and potentially causing damage.



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Sustainable Transport Bridge (cont.)

The steel deck superstructure has been fabricated and painted in Ghent, Belgium and the final fit out of the automated mechanical and electrical components for the opening spans of the bridge is ongoing. Upon completion, the individual deck sections will be transported by sea barge to Waterford. The transport of the deck sections by sea is itself a significant engineering and logistical challenge. The separate deck sections weigh up to 300 tonnes and will be lifted by self-propelled platform trucks onto sea barges which will then be towed by canal from Ghent out to the North Sea en route to Waterford. A large 900 tonne, 60 m high, floating sheerleg crane will also travel by sea from Belgium to complete the lifting and installation in Waterford. The route via the North Sea, English Channel, and Celtic Sea is prone to strong winter storms and the journey will be made when this risk has been minimised. The arrival of the large deck sections and floating crane up the River Suir and the on-site installation works next Spring will be a significant milestone for the project and the City and will be visible from various vantage points on the South Quays.

Railway Flood Defences

The railway flood defence works are extensive. As well as constructing flood defence walls, the works also require significant trackside drainage, underground impermeable trenching and new pumping stations. The flood defence wall will be constructed along the river on the Sally Park (West) side of Plunkett Station. The system will continue through the car park and entrance areas of Plunkett Station, with demountable barriers allowing continued access to the station at Rice Bridge Roundabout. A flood defence wall will continue beside the rail corridor through the North Quays site.

The rail corridor is vulnerable to combined river and land flood events accentuated by significant tidal storm surges. A detailed flood risk assessment and design has been carried out to protect the rail corridor from these combined events and the design builds in resilience to the increasing impacts of climate change.

The new track signalling and electrical works are vulnerable to damage from flooding, and the flood defence works therefore need to be complete before the signalling and electrical works can be completed. These sequenced works are anticipated to be complete by the end of 2026 thereby allowing the new train station to open to the public following final testing and commissioning.



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