



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.

Harcourts Developments is progressing the delivery of the mixed used SDZ development.

Contact us

Public Infrastructure Project

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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,

The North Quays project reached another significant milestone last week as Phase 1 of the private SDZ development was granted planning permission. This mixed-use development will deliver a new sustainable urban quarter for the city on a previously derelict brownfield site, where residents, locals and visitors alike can live, work, stay and socialise. Further information is provided below.

Another significant project milestone is approaching with the anticipated delivery of the steel deck superstructure of the sustainable transport bridge from its fabrication factory in Belgium. Further information is detailed below.

The road works in Ferrybank will reach a conclusion in the coming months with final phases of traffic management required to complete the finishing works. Phased traffic management has also commenced on the South Quays to complete the works for the new South Quays Plaza, and further information on this is also provided below.

As the project enters a new phase towards its overall completion, we would like to take this opportunity to again thank you for your continued patience and cooperation with the ongoing works and wish you a

**HAPPY
EASTER**

Yours sincerely,



Comhairle Cathrach & Contae Phort Láirge
Waterford City & County Council



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Economic Investment

The direct benefit to Waterford of the investment in the SDZ site is anticipated to be in excess of €350m over the next six years, with an estimated 200 people employed during construction and between 1,200 and 1,500 people employed in phase one of the development.

The project will have important transport and socio-economic benefits, while also leveraging further investment in Waterford City and the region, by attracting indigenous and multinational companies, expanding the retail and tourism sectors and increasing the local housing stock.

Harcourt Developments is a Dublin-based property development and management company with a broad portfolio of award-winning projects, that boasts Belfast's Titanic Quarter, Northern Ireland's most important regeneration project. The Titanic Quarter is a vibrant, mixed-use scheme of commercial space, plus residential, retail, and hospitality and tourism spaces.



North Quays SDZ Development

Planning permission has been granted to Harcourt Developments for phase 1 of their mixed-use development of the North Quays SDZ site. This will include significant residential accommodation, as well as office and hotel accommodation, retail offerings and high-quality public realm spaces consisting of:

- 350 residential units
- Office accommodation including ground floor creche & retail
- 160-bedroom hotel and conference centre
- 163-room aparthotel
- Retail units on ground floor of residential blocks
- High quality public realm spaces including public plazas, riverside boardwalk and greenway
- Multi-modal underground and surface parking

The SDZ development places a significant emphasis on improving the public realm through investment in new high quality civic spaces, including sustainable transport infrastructure which will connect the Waterford and the South-East Greenways via the city centre and the new sustainable transport bridge.

The Land Development Agency is also engaged in respect of the residential element. These investments are integral in achieving the objectives set out on the National Planning Framework, which calls for the expansion of Waterford City to over 85,000 people.

Construction of the private SDZ development is anticipated to commence later this year.



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Ferrybank Works

All roadworks in the vicinity of Dock Road, Fountain Street and Abbey Road are progressing towards completion this Summer. The final traffic arrangements are now beginning to come into operation and the final road surfacing and other finishing works will be completed in the coming months.

A new signalised traffic junction at the former Ard Ri Hotel entrance on Dock Road is now in temporary operation, providing a new interim access to the North Quays site. The railway level crossing located at the previous site access point at the junction of Fountain Street and Rockshire Road will now be permanently closed to facilitate the completion of the transport hub and the railway flood defence works.

Sustainable Transport Bridge

The bridge superstructure is undergoing its final mechanical and electrical installations, surveys, inspections and certification in the Victor Buyck factory in Ghent, Belgium ahead of its transportation to Waterford. The superstructure will be transported by sea in four sections on ocean going barges and towed by tugboats. In tandem a large sheerleg crane will arrive by sea from Rotterdam to lift the bridge sections in place. Once the bridge is installed the central opening spans will be tested and commissioned and the final bridge finishing works will continue for the remainder of 2025. These works will include the installation of bridge parapets, lighting, surface finishes, street furniture, pedestrian barriers, and installation of the downstream pier protection system.

The transport of the deck sections by sea and their installation on site pose a significant engineering and logistical challenge. Further details on the process will be released before the arrival of the bridge.

Due to the withdrawal of the original private developer from the project in 2020, the timing of the private commercial development and the public infrastructure are no longer aligned. The construction of the public infrastructure is progressing on programme, and ahead of the private development. Therefore, it will not be possible to open the new bridge to the public until some initial integration works have been completed by Harcourt Developments to create a safe route through their construction site to Dock Road. It is anticipated that the required works will be complete by the end of 2026, enabling the opening of the bridge to the public. Further details on the sequencing of the public and private works are provided below.



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South Quays Plaza

Works have also progressed well on the new South Quays Plaza. This public plaza will create a focal point and public gateway centred on the Clock Tower that will connect the sustainable transport bridge with the South Quays, Barronstrand Street and onwards to the city centre. Works and associated traffic management on the South Quays have commenced to complete necessary road works.

From the 22nd April the bus stop at the Meaghers Quays / Clock Tower will be temporarily relocated 50 m eastwards, to the bus lay-by adjacent to the iPairc car park. This temporary bus stop will be served by local bus routes. From early June the works will progress west of the Clock Tower and traffic management will continue to be in place. We ask that all road users and pedestrians follow the directional signage for the duration of the works, and your cooperation with these necessary works is appreciated.

Transport Hub & Railway Flood Defences

Works are continuing towards completion of the new train station building, with the roof, external cladding and internal layout progressing. Significant mechanical & electrical fit outs are required for the operation of a train station and this work is also proceeding. Work is ongoing on the northern entrance at Dock Road with the curved entrance steps, lift and planters now revealing themselves. Works on the northern plaza have also commenced that will include set-down areas for cars, buses, taxis, bicycles etc. The western footbridge is progressing which will carry walkers, wheelers and cyclists over the rail corridor connecting Dock Road and the transport hub on the north side with the North Quays SDZ development and the sustainable transport bridge on the south side.

A new flood defence system for the rail corridor has commenced construction. This 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, Waterford Port and the wider region.

The initial flood defence works comprises the installation of a sheet pile flood wall beside the rail corridor along the full extent of the North Quays site. The works will extend through the front of Plunkett Station and upstream of Rice Bridge in the coming months and extensive trackside drainage and pumping stations will also be installed. These works will then continue through 2025 & 2026.

The tight location of the flood defence system between a live rail network on one side and the River Suir and North Quays SDZ site on the other side creates challenging programming and logistical issues however these works are progressing well in collaboration with our project partner, Iarnród Éireann



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Works Integration & Opening

With the public infrastructure works well progressed, the overall North Quays project is now entering the next phase towards completion and opening. This phase will require the sequenced and coordinated progression of separate works by multiple project stakeholders to deliver the overall North Quays project. While Waterford City & County Council progress the completion of the public infrastructure works over the next 18 months, Iarnród Éireann and Harcourt Developments will separately but simultaneously progress their respective works that are needed for the public opening of the transport hub and sustainable transport bridge.

Harcourt Developments will complete the elements of public realm within their development that integrate with the public infrastructure. These works include internal access roads within the SDZ site, car parking for the train station and a public walkway for walkers, wheelers and cyclists that will connect the sustainable transport bridge with Dock Road and the transport hub. These public realm works will be fast-tracked in Harcourt's construction programme to enable the opening of the sustainable transport bridge.

The opening and linking of the transport hub and sustainable transport bridge will provide interim connectivity to the Waterford to Dungarvan Greenway and New Ross Greenway whilst awaiting the permanent Greenway connection through the SDZ site by Harcourt Developments as part of their overall construction programme.

Iarnród Éireann will complete signal, electrical & telecoms (SET) works on the railway tracks prior to the opening of the train station. However, due to the potential flood risk to sensitive new electrical equipment the railway flood defence works must be completed in advance to protect the new SET systems. These works are anticipated to be completed by the end of 2026, which will allow Iarnród Éireann to complete their SET works by Q2 2027. The final testing and commissioning of the train station's safety and operations systems will also be completed by Iarnród Éireann at this time allowing them to open the station to the public in the first half of 2027.



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