

Carlow County Council

Preliminary Report for the inCarlow Enterprise Campus, O'Brien Road, Carlow

Part 8 Process

Date: 19/04/2021
Proposing Department: Local Enterprise Office
Circulated Departments: Transportation/Roads/Carlow Municipal District Office
Environment/Water Services
Fire Department/Building Control
Community/Amenity Department
Planning

Context

As part of its Economic Development remit, Carlow County Council's Local Enterprise Office intends to build on the recently CPO'd ground at the back of Enterprise House on O'Brien Road, Carlow. This new development will comprise a mixed use development of warehouse and office units, and combined with Enterprise House will create an 'Enterprise Campus' in this area, for start-up and developing companies, and particularly for start-up companies which are moving to their next stage of development and wish to scale up to a larger unit/premises.

The development will comprise of:

- a 2-storey building for light Industry use with ancillary office space comprising 1,151 sq. m
- a 2-storey building for office use with single storey plant area comprising 1,267 sq. m
- a single storey store comprising 15 sq. m
- a 2.5 m wide bicycle path connection to O'Brien Road
- and associated services including external refuse store, signage, cycle bays, landscaping, sculpture and boundary treatment

According to the 2018 RIKON Study for County Carlow, there is a dearth of scale-up spaces available in Carlow Town to allow companies develop from start-up to the next stage of development and this will create an inCarlow International Enterprise Campus on the site which will fill that need.

Economic Development

The 2018 RIKON study states that there is a:

- Gap in enterprise supports in Carlow for organisations that can no longer be classified as start-ups nor are sufficiently large in size to no longer require assistance.
- Significant opportunity for supporting high potential growth firms (HPGFs), or those in stage 3 of their lifecycle, through the establishment of an enterprise development facility aligned to their expansion requirements
- Limited availability of turnkey kitted-out commercial property
- Gap in the support ecosystem in Carlow for HPGFs in the later stages of their lifecycle with regard to both physical space and enterprise assistance
- Lack of modern, turnkey office spaces in Carlow's property market and H.E.I.S (Hubble Enterprise and Innovation Space) has the potential to address this gap by making space available to HPGFs
- H.E.I.S. will specifically target high potential growth organisations as HPGFs typically have up to 15 employees and the capacity to grow employee numbers and/or turnover by approximately 20% per annum

- Because the proposed hub's services will be directed exclusively to organisations of this type, it will complement, rather than compete with other physical enterprise development centres in Carlow and the South East region.
- H.E.I.S. will be an attractive proposition for both HPGFs indigenous to Carlow and those currently based in Dublin for whom growth is constrained by the cost of additional space. Carlow can offer this cohort commercial rents that are on average 75% more affordable and a tangible improvement in their employees' work/life balance.
- The primary objective of H.E.I.S. is to ensure the continued growth of HPGFs in Carlow with the backing of a fully aligned support ecosystem. It is anticipated that this will have a significant impact on employment in Carlow, attract new skills and upgrade the county's talent pool, and will contribute to the overall economic prosperity of Carlow and the South East region
- Viable opportunity for Carlow to establish a new enterprise support hub for HPGFs

Impact of This Project

This project will:

- Contribute towards ameliorating an evident lack of modern turnkey office space in Carlow
- Provide support for HPGFs at stage 3 of their maturity lifecycle
- Stimulate the integration and alignment of the county's business network and support ecosystem
- Develop Carlow into the first-choice location for HPGFs based on the proposed hub's capability for assisting these organisations in reaching the sustainable scaling stage of their lifecycle

The Enterprise Campus has the potential to be a unique enterprise support facility in the South East region, catering exclusively to the continued growth of High Potential Growth Firms. Critically, it will complement and not compete with the existing supports available to HPGFs. Once operational, it could constitute a component of the most comprehensive, integrated enterprise support ecosystem in the region, an offering that will be difficult to replicate by other counties. The Enterprise Campus has the capacity to make a significant impact on employment in Carlow, attract new skills and upgrade the county's talent pool, and make a significant contribution to the overall economic prosperity of Carlow and the South East region

Carlow County Council have engaged a team to finalise a Project Brief in respect of the site on O'Brien Road, Carlow in respect of Scheme Design, Preparation of Draft Part 8 application for consideration by Elected Officials & incorporation of changes as instructed; and preparation of Part 8 Application for Public Display for the inCarlow Enterprise Campus.

John Brennan & Associates have been appointed as project lead for the design team and services will include Project Management, Architectural, and Civil / Structural Engineering Services. John Brennan & Associates will liaise with Conor Moriarty, Senior Executive Architect with Carlow County Council regarding the project. Concept drawings/maps of the area have been completed and are included as part of this report.

Services Excluded from the design team's remit: Other 3rd Party Specialist Consultants such as Topographical Surveys, Ground Investigations, Appropriate Assessments, Ecological Surveys, Environmental Impact Assessments; Fire Safety and DAC Consultancies. These services will be acquired separately as required.

Responses from Internal Departments, Carlow County Council

Environment Department

From: Pat Connolly
Sent: Monday 26 April 2021 17:21
To: Orla Barrett
Subject: FW: Enterprise Campus Development

I recommend that the report is amended to include:

1. All Natura 2000 sites within 15 km radius should be examined
2. A table should be included which will list all water based Qualifying Interests which have the potential to be impacted by the development
3. The report should clarify where the Askea Stream is culverted to the east of the site.

Pat Connolly SEE

(The AA Screening Report has been updated to include these points).

Fire services/Building Control submissions/observations below re proposed Part 8 plans for the Enterprise Campus project, O'Brien Road, Carlow.

1. The proposed development shall be designed and constructed in accordance with the Building Regulations 1997-2019.
2. The applicant should be advised that under Article 12 of the Building Control Regulations, 1997 to 2020, a Fire Safety Certificate is required in respect of this development and works must not be carried out unless and until such a Certificate has been granted. Please note a Fire Safety Certificate application is required for each stand-alone building on the site. A Fire Safety Certificate must be obtained prior to the lodgement of any Commencement Notice.
3. The applicant should be advised that under Article 20 of the Building Control Regulations, 1997 to 2020, a Disability Access Certificate is required in respect of this development must be obtained prior to opening, operation or occupation of the buildings. Please note a Disability Access Certificate application is required for each stand-alone building on the site.
4. A Commencement Notice is required to be submitted to the Building Control Authority in accordance with the Building Control Regulations 1997 to 2020 prior to any works taking place on site. Certificates of Compliance, General Arrangement Plans & Specifications, an Inspection Schedule, and an Online Assessment, required under Article 9 of the Building Control Regulations 1997 to 2020 must be submitted with the Commencement Notice.
5. A Certificate of Compliance on Completion must be lodged with the Building Control Authority in accordance with the Building Control Regulations 1997 to 2020, and placed on their Register prior to the opening, operation or occupation of the buildings.

Neal O'Grady CEng | Senior Assistant Chief Fire Officer
Carlow County Fire Service, Fire Station HQ, Green Lane, Carlow, R93 XE72.

Transportation Department

I confirm I have no objection to the plans and details submitted.

I confirm that I was consulted during the design phase and I am satisfied that the layouts proposed, car parking provision, cycle facilities, turning circles etc. are acceptable to the Roads and Transport Section.

Kieran Cullinane,
Senior Engineer – Transportation and Special Project Delivery
Comhairle Chontae Ceatharlach I Carlow County Council

Community Department

Please see separate PDF Report from the Community Department.

Pierce Kavanagh
Economic Development Officer
Local Enterprise Office, Carlow County Council
17th May 2021