
4.72 Ac, Parkmore BP, Long Mile Road, Dublin 12

Advice Note for:

Watfore Ltd. & DAFIL



Commercial Report

4.72 Ac, Parkmore BP, Long Mile Road, Dublin 12



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Introduction

This report, prepared for Watfore Ltd. & DAFIL (the applicant) by Savills Ireland, provides a commercial assessment of the commercial element of the proposed large-scale residential development at lands at Parkmore Business Park, Long Mile Road, Ballymount, Dublin 12.

This assessment has been prepared in response to the Opinion Report issued by South Dublin County Council, which requests additional details regarding the commercial units and the anticipated employment levels at the subject site. Specifically, we have had regard to the following from the LRD Opinion Report:

“the applicant shall submit detailed information in relation to the number and location of the commercial units within each block along with cross sections of the commercial floorspace. The floor area (floor plate) of each non-residential unit/area shall be clearly detailed. As per the request of the Planning Delivery Team (City Edge), details of the numbers currently employed and previously employed on the site and a projection of the likely employment numbers in the proposed employment floorspace should also be included. As indicated, any commercial floorspace shall be adaptable to commercial needs. Service access of commercial units should also be detailed in full.”

This report outlines Savills assessment of the following aspects of the proposed development:

1. *Asset Overview*
 - 1.1. *Location*
 - 1.2. *Description, & Context.*
2. *Planning*
 - 2.1. *Site Zoning*
 - 2.2. *Permitted In Principle Uses*
 - 2.3. *Open for Consideration Uses*
 - 2.4. *SDCC Economic Development & Employment*
3. *Proposal*
 - 3.1. *Proposed Commercial Units*
 - 3.2. *Assessment of the quantum, quantity and location of the proposed commercial units.*
4. *Commercial Analysis*
 - 4.1. *Analysis of the historical and current employment levels.*
 - 4.2. *Advise on the suitable occupiers and potential tenant mix.*
 - 4.3. *Projected levels of employment in the context of the proposed development.*

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Our findings are based on the assumptions given. As is customary with market studies, our findings should be regarded as valid for a limited period of time and should be subject to examination at regular intervals.

Whilst every effort has been made to ensure that the data contained in it is correct, no responsibility can be taken for omissions or erroneous data provided by a third party or due to information being unavailable or inaccessible during the research period. The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

1. Asset Overview

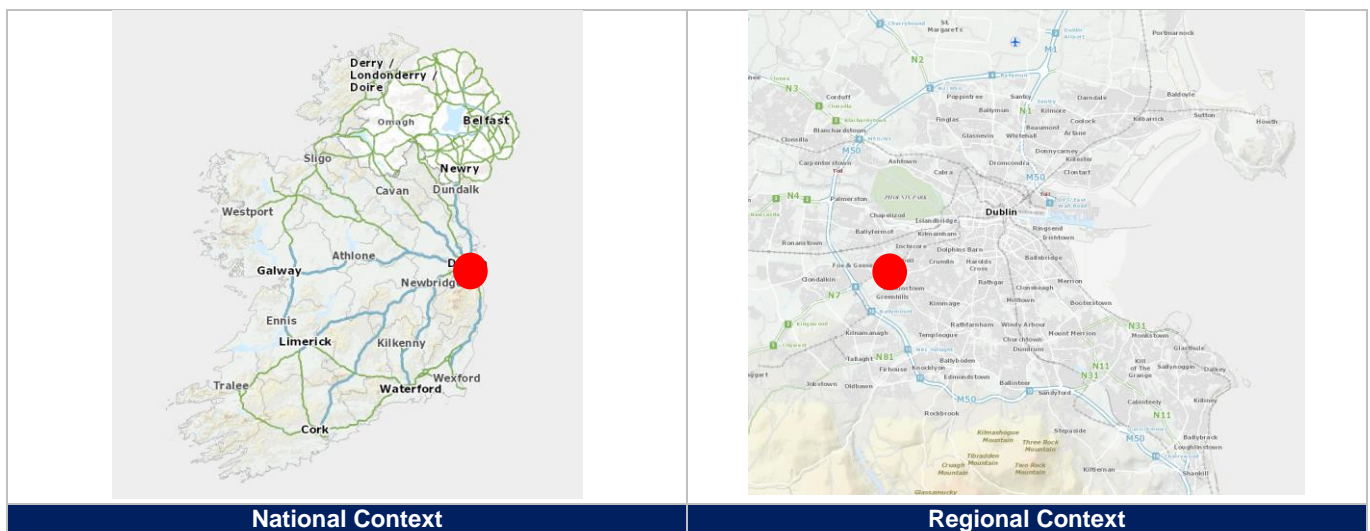
1.1. Location

The subject site is located approximately 6.5km southwest of Dublin, 7km from Dublin City, on the Long Mile Road, and 2km from Junction 9 (Red Cow Interchange) of the M50.

The surrounding area is characterised by a concentration of industrial estates and business parks of low to medium intensity with small pockets of residential development pepper-potted throughout. Industry defines the local area, with key industrial and business zones such as John F. Kennedy Industrial Estate, Parkmore Industrial Estate, Robinhood Industrial Estate, Carriglea Industrial Estate, Bluebell Industrial Estate, Western Business Park, and Ballymount Industrial Estate all situated within a 1.5km radius of the proposed development. Furthermore, Parkwest, Ireland's largest business and technology campus, is located approximately 2km to the northwest, highlighting the area's strong commercial and industrial profile.

Lands immediately north and west of the site along the Long Mile Road comprise educational developments, including primary, secondary, and preschool facilities. Moving further west, the area transitions to a more industrial character. To the east of the site, a village centre offers a range of retail and service amenities, including a Lidl supermarket, providing convenient local services for the surrounding community.

These industrial and business hubs benefit from access to high-quality existing and planned public transport networks, infrastructure, and essential services, while their proximity to Dublin City Centre further enhances their strategic appeal. Over time, land use in the City Edge area has shifted from traditional industry and manufacturing to predominantly sales and logistics operations, attracting a significant volume of commuter employees on a daily basis.



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1.2. Description

The subject site is located within the Parkmore Business Park and measures 1.91 Ha (4.72 Ac). The site comprises a flat-roof commercial unit with a forecourt for vehicle display, elevated slightly above the adjacent footpath and Long Mile Road. The western portion features a large commercial unit with a pitched roof and multiple roller door openings, with a gradual ridge height reduction toward the southern boundary. The site is enclosed by a low block wall topped with metal fencing along the northern boundary, while the southeastern boundary lacks clear definition.

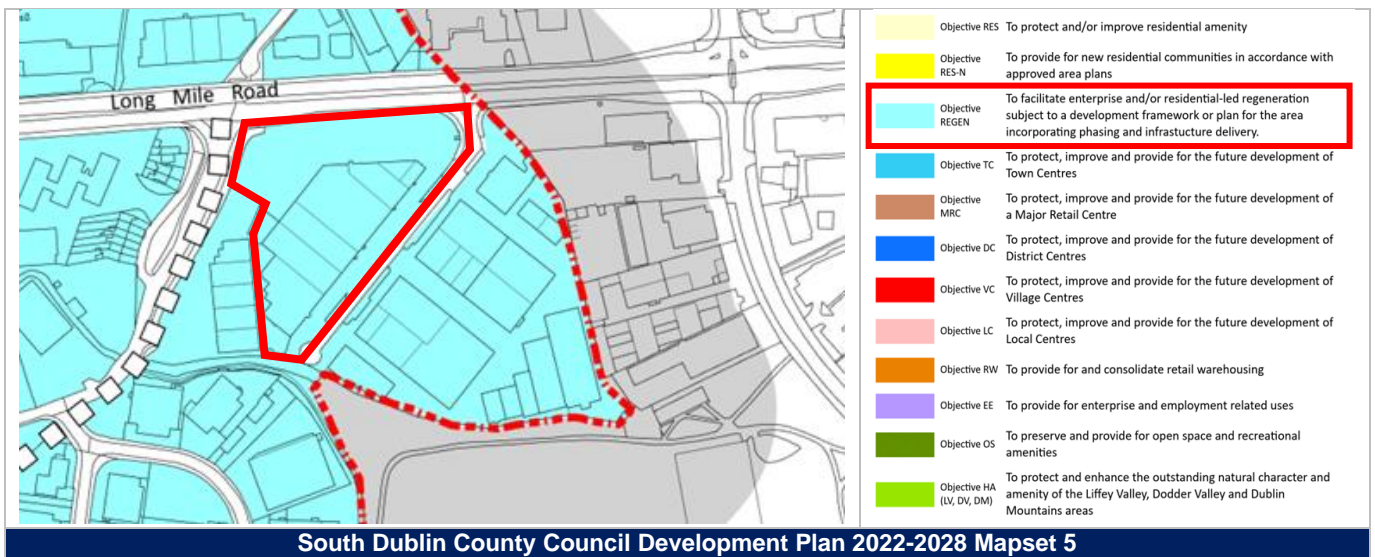
The triangular-shaped site fronts Long Mile Road to the north and bounds an estate cul-de-sac with established commercial units to the southeast. Part of the northwestern boundary faces Robinhood Road, with the remainder adjoining McManus Distributors Limited and The Bathroom Factory Store. The site's topography is generally level but slightly elevated above Long Mile Road, with a sloped grass bank separating the forecourt from the public road. Levels drop toward the Robinhood Road junction, further emphasising the site's higher elevation.

2. Planning

2.1. Site Zoning

The site is currently zoned Regeneration (REGEN) in the current South Dublin County Council. The zoning objective for Regeneration (REGEN) zoned lands is to ‘facilitate enterprise and / or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery’.

The proposed mixed-use LRD will deliver housing in accordance with the County Development Plan and the Framework Masterplan for the area. It will also contribute to addressing the identified housing need set out in the South Dublin Development Plan.



2.2. Permitted in Principle Uses

A permitted in-principle use is one which is generally acceptable in principle in the relevant zone but which is subject to normal planning considerations, including the policies and objectives outlined in the current development plan.

Permissible uses under REGEN zoning include:

Advertisements and Advertising Structures, **Childcare Facilities**, **Community Centre**, Education, **Enterprise Centre**, **Health Centre**, Home Based Economic Activities, Hotel / Hostel, Housing for Older People, Industry-Light, **Live-Work Units**, **Motor Sales Outlet**, **Office-Based Industry**, **Office less than 100 sq m**, **Offices 100 sq m-1,000 sq m**, **Offices over 1,000 sq m**, Open Space, Petrol Station, Public Services, **Recreational Facility**, Residential, **Restaurant / Café**, Residential Institution, Science and Technology Based Enterprise, **Shop-Local**, Sports Club / Facility, Stadium, Traveller Accommodation, Work-Live Units.

2.3. Open for Consideration Uses

An open-for-consideration use is one which may be acceptable to the Planning Authority subject to a detailed assessment against the principles of proper planning and sustainable development and the relevant policies, objectives and standards set out in the current development plan.

Uses that are open for consideration under REGEN zoning include:

Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Data Centre, **Doctor / Dentist**, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, **Primary Health Care Centre**, Public House, Recycling Facility, **Retail Warehouse**, Retirement Home, Service Garage, **Shop-Neighbourhood**, Social Club, **Veterinary Surgery**, Warehousing, **Wholesale Outlet**.

2.4. South Dublin County Council Development Plan - Economic Development & Employment

The commercial aspects of the proposed development have been carefully designed to align with Chapter 9 of the South Dublin County Council Development Plan 2022-2028: Economic Development and Employment. This alignment ensures consistency with the overarching goal of the Development Plan, which is to establish a strong and resilient economic base that enhances employment opportunities and supports a high quality of life within vibrant and attractive places to live, work, visit, and invest.

The Development Plan outlines the following overarching objectives to support economic growth and employment within South Dublin County:

EDE1 Objective 1: To enable a strong, inclusive and resilient economy, supported by enterprise, innovation and skills through the creation of places that can foster enterprise and innovation and attract investment and talent, consistent with National Strategic Outcomes 4, 5 and 6 of the NPF.

EDE1 Objective 2: To develop and support the Dublin Metropolitan Area Strategic Plan (MASP) through growth in the identified strategic development and employment areas of South Dublin County as part of the growth of the Dublin Region to a sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity consistent with NSO 5 of the NPF.

EDE1 Objective 3: To ensure that there is a sufficient supply of zoned and serviced lands at suitable locations to accommodate a range of enterprise and employment development types and to promote compact growth by strengthening the integration between employment, housing and transportation.

EDE1 Objective 4: To support the implementation of the RSES Economic Strategy to create economic opportunity to diversify local and rural economies and create quality jobs, to achieve a sustainable, competitive, inclusive, and resilient region, through the promotion of:

- ***Smart Specialisation for industry, enterprise agencies, Higher Institutes of Education, communities, and stakeholders; à Clustering: Create, maintain, or upgrade economic strongholds in a favourable business ecosystem;***
- ***Orderly Growth reflecting the identified strategic employment locations within the County;***

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- **A broad, resilient, economic base.**

EDE1 Objective 5: To support the implementation of the Metropolitan Area Strategic Plan to support the objectives for the South - West Corridor and the area within the M50 by the:

- *Promotion of high tech, manufacturing and research and development in Grange Castle Business Park and Citywest;*
- *Intensification of industrial lands and mixed-use development at the City Edge / City Edge Strategic Framework area and in Tallaght Town Centre / Cookstown while ensuring, to the greatest extent possible, the sustainability of existing businesses and employment.*

EDE1 Objective 6: To ensure that economic and enterprise related development is provided in a manner which facilitates a reduction in greenhouse gas emissions by supporting and promoting the following measures:

- *An increase in employment densities within walkable distances of communities and on public transport routes;*
- *Promotion of walking and cycling and use of public transport through increased permeability and mobility management measures within and outside employment areas;*
- *The sourcing of power from district heating and renewables including wind, hydro and solar;*
- *Additional native tree planting and landscaping on existing and proposed enterprise zones and development sites to aid with carbon sequestration, contribute to the green infrastructure network of the County and promote quality placemaking.*

EDE1 Objective 7: To ensure a co-ordinated approach to policy and objectives contained within the County Development Plan and the Local Economic and Community Plan.

The proposed development supports the South Dublin County Council Development Plan 2022-2028 by promoting economic resilience, strategic employment growth, and sustainability. Its focus on innovation, compact growth, and environmental responsibility aligns with the Plan's objectives, contributing to a competitive and inclusive local economy.

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3. Proposal

The development will comprise a Large-Scale Residential Development (LRD) on a site at Parkmore Industrial Estate, Long Mile Rd, Robinhood, Dublin, 12. The proposed development will comprise the demolition of existing industrial units, and construction of a mixed use, residential-led development within 4 no. blocks ranging in height from 06 to 10 storeys over semi-basement. The development will comprise the following: 436 no. apartments (studios; 1 beds; 2 beds and 3 beds) with commercial/employment units, creche, café and library. Provision of car, cycle and motorbike parking. Vehicular accesses from Parkmore estate road and additional pedestrian/cyclist accesses from the Long Mile Road and Robinhood Road. Upgrade works to the estate road and surrounding road network. All associated site development works and services provision, open spaces, ESB substations, plant areas, waste management areas, landscaping and boundary treatments.

Site Metrics		Area By Use	
Gross Site Area	1.91 Ha / 4.72 Ac / 19,100 sqm	Residential Area (NIA)	31,124.60
Net Site Area	1.5 Ha / 3.70 Ac / 15,000 sqm	Residential Amenity (NIA)	375.3
GIA (Excl Basement)	45,032.7	Creche (NIA)	359.1
Basement (Block A, B & C)	4,242.3	No. Commercial Units	4
GFA + Basement	49,275	Commercial Area (NIA)	1,226.6
No. Residential Units	436	Library / Community Area (NIA)	352.1
1-Bed (1 person) Apartment	2	Total	33,437.7
1-Bed (2 person) Apartment	180		
2-Bed Apartment	158		
3-Bed Apartment	96		

Floor	Block A				Block B				Block C				Block D			
	1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P	1-Bed - 1P	1 Bed - 2B	2-Bed - 4P	3-Bed - 5P
Ninth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eighth	-	1	5	1	-	8	2	4	-	4	4	-	-	-	-	-
Seventh	-	1	7	2	-	8	2	7	-	4	5	-	-	-	-	-
Sixth	-	1	7	2	-	8	2	7	-	4	6	-	-	-	-	-
Fifth	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Fourth	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Third	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
Second	-	1	7	2	-	8	2	7	-	4	6	-	-	13	7	5
First	-	1	7	2	-	8	2	7	-	4	6	-	2	11	6	5
Ground	-	2	2	-	-	3	1	-	-	2	4	-	-	5	1	3
Lower Ground	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-
Sub-Total	-	10	56	15	-	67	17	53	-	35	50	-	2	68	35	28
Block Total	81				137				85				133			
Total	436															
Unit Mix By Block	0%	12%	69%	19%	0%	49%	12%	39%	0%	41%	59%	0%	2%	51%	26%	21%

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3.1. Proposed Commercial Units

The proposed development will comprise six non-residential units, totalling 1,937.8 sqm. Four of these units are designated for commercial use, while one will operate as a library / community facility and the other, a crèche. All commercial units feature double-height spaces and flexible layouts, allowing for a range of uses.

The following schedule of accommodation has been provided for the proposed commercial development. For the purpose of this analysis, we have assigned unit numbers to these areas.

Schedule of Accommodation

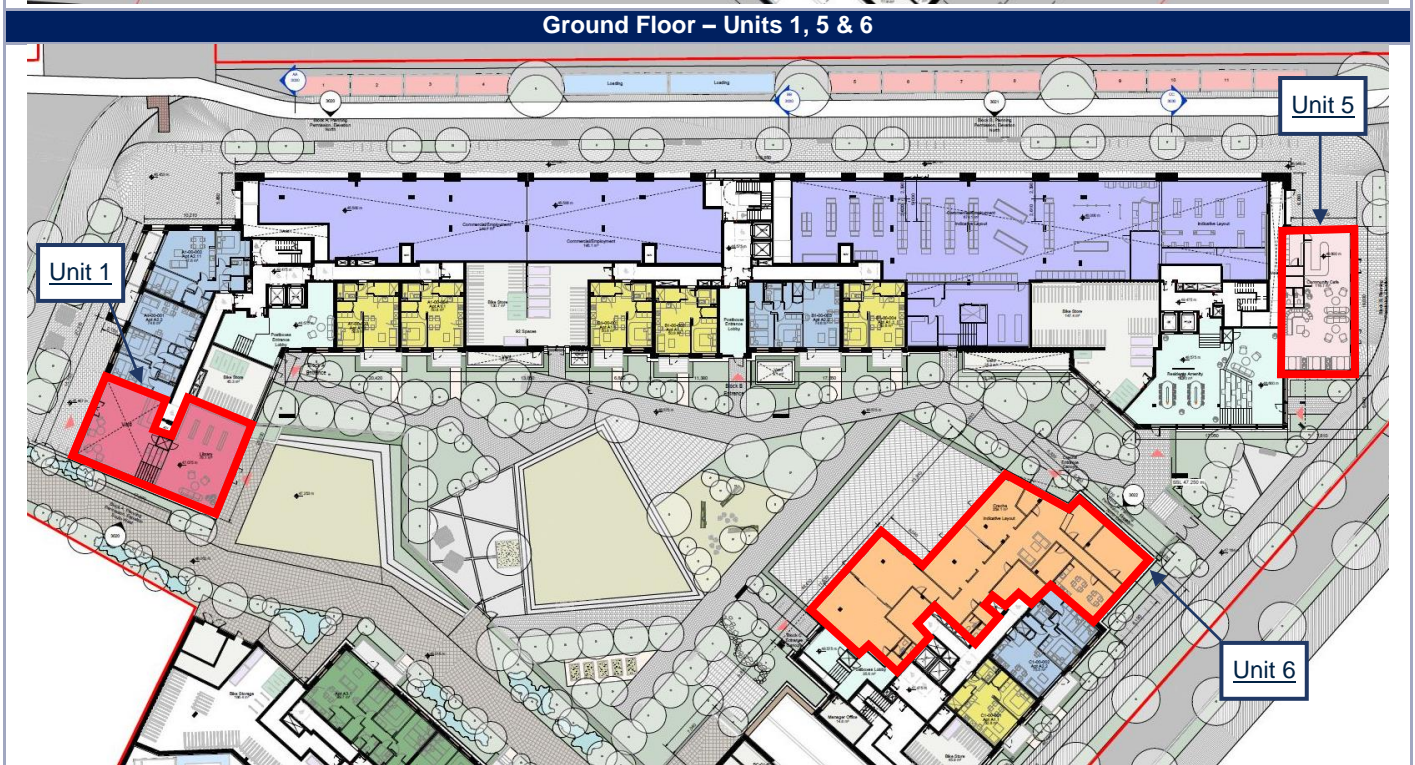
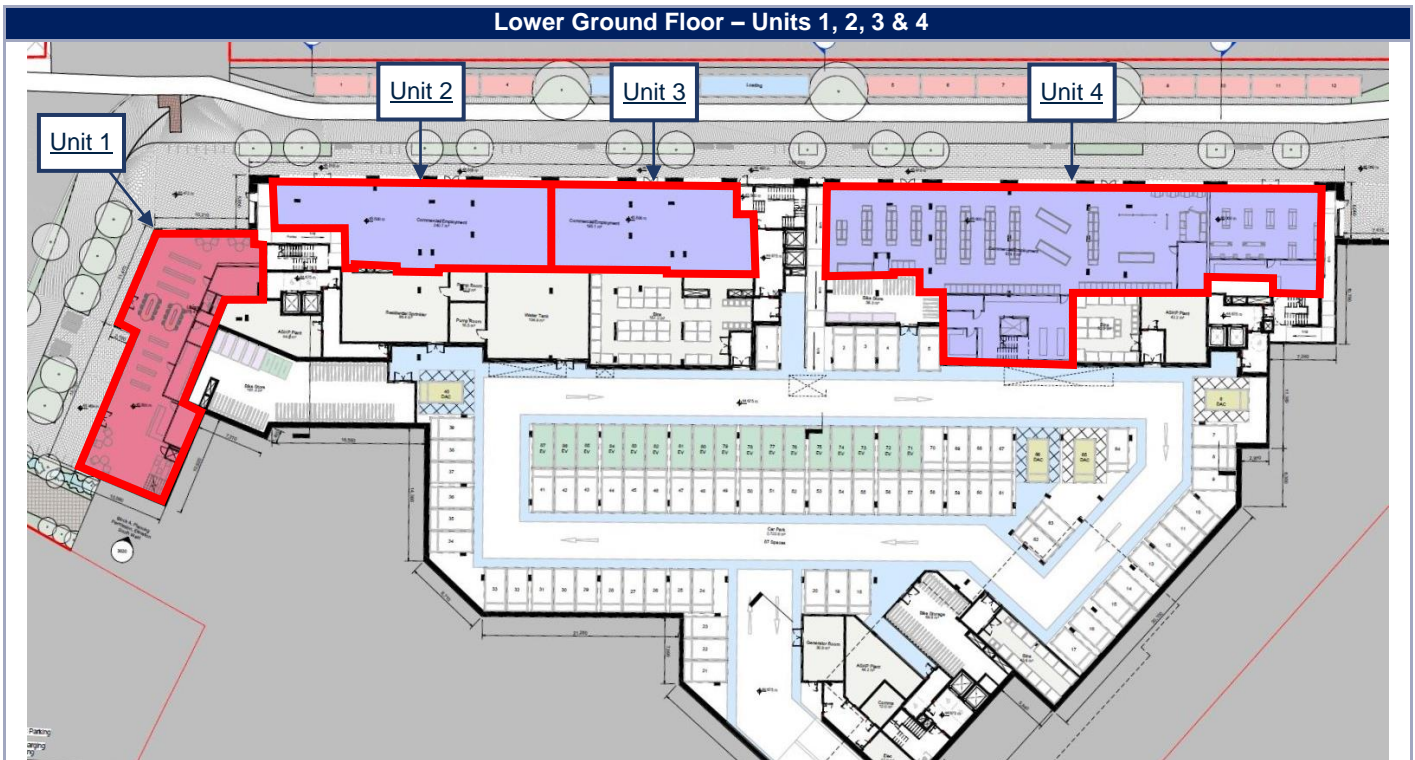
Level	Block A		Block B		Block C		Block D	
	Commercial	Library / Creche	Commercial	Library / Creche	Commercial	Library / Creche	Commercial	Library / Creche
Ground	-	76.7	116.7	-	-	-	-	-
Lower Ground	240.7	275.4	869.2	-	-	359.1	-	-
Sub-Total	240.7	352.1	985.9	-	-	359.1	-	-
Total	1,937.8							

Proposed Units

Unit No.	Block	Proposed Use	Area (Sqm)
Unit 1	Block A	Community / Library	352.1
Unit 2	Block A	Commercial	240.7
Unit 3	Block B	Commercial	195.1
Unit 4	Block B	Commercial	674.1
Unit 5	Block B	Café	116.7
Unit 6	Block C	Creche	359.1
			1937.8

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3.2. Assessment of the Quantum, Quantity and Location of Proposed Commercial Units

The proposed commercial development within the mixed-use scheme comprises a total of 1,937.8 sqm across four commercial units, a library and a crèche, all located at ground and lower ground floors levels of Blocks A, B, and C.

Unit No.	Block	Proposed Use	NIA (Sqm)
Unit 1	Block A	Library	352.1
Unit 2*	Block A	Commercial	240.7
Unit 3*	Block B	Commercial	195.1
Unit 4*	Block B	Commercial	674.1
Unit 5	Block B	Café	116.7
Unit 6	Block C	Creche	359.1
*Potential Subdivision			1,937.8

Typical Commercial Sections

3.2.1. Design Assessment

The following analysis provides an overview of the design and potential uses for each of the six units within the proposed development, highlighting their key features and adaptability to meet various market demands.

- Unit 1** offers a mix of single-height (3.4 meters) and double-height spaces, enhancing the openness and versatility of the design, making it ideal for library shelving, reading areas, and community spaces. Spanning 352.1 sqm across two floors, the unit also features a split-level section in the southern corner, adding to its functional adaptability. Its prominent corner position at the intersection of Long Mile Road and Robinhood Road ensures high visibility and ample natural light, creating a welcoming environment for visitors. The design is well-suited to its proposed use as a library but also has the flexibility to accommodate other community-based services if needed.
- Unit 2** benefits from a double-height (6.6m) design with a strong frontage along Long Mile Road, ensuring excellent visibility for any businesses occupying the space. Its adaptable internal layout allows for flexible configurations to suit a wide range of commercial uses, such as retail, office space, or light industrial operations. The substantial ceiling height adds to its versatility, enabling businesses to incorporate mezzanine levels, which can provide additional office, storage, or display space. This design flexibility makes the unit an attractive option for a variety of tenants and commercial uses.
- Unit 3** features a double-height (6.6m) space, which ensures both visibility and customer engagement along Long Mile Road. Similarly to unit 2, this unit has the potential to be subdivided into multiple units, offering flexibility to accommodate a range of commercial uses such as retail, office space, or showroom, depending on tenant demand and market conditions. Moreover, the high ceiling height provides an opportunity for the installation of mezzanine floors, further enhancing the flexibility of the space.

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- **Unit 4** is the largest commercial unit in the development (674.1 sqm), offering a double-height layout (6 m) that maximises the potential for larger businesses or multiple tenants. Its substantial size and prominent frontage on Long Mile Road make it highly visible, and the generous ceiling height provides ample flexibility for business operations requiring additional vertical space. The unit's adaptability and generous size make it particularly well-suited for a Medical Centre & Small Pharmacy, with ample space for medical and consultation rooms, while also accommodating large retail spaces, office environments, and light industrial applications. Its flexibility to be subdivided into multiple smaller spaces further enhances its value, supporting a diverse tenant mix and ensuring the long-term viability of the commercial component of the development.
- **Unit 5** occupies a corner location on Robinhood Road and Long Mile Road, providing a high-profile position with strong foot traffic visibility. The double-height design (5.5m) allows for the possibility of adding a mezzanine level, which can increase the usable floor area for seating, storage, or display purposes. This unit is well-suited for food and beverage establishments, such as a café or restaurant, which require both visibility and space to accommodate customers. Its location makes it an attractive choice for businesses seeking high exposure, and serves as a focal point for both the residential and commercial tenants.
- **Unit 6** is designed with a lower ceiling height (4.6m) compared to the other commercial units, which reflects its intended use as a creche or childcare facility. This ceiling height is suitable for creating a safe and engaging environment for children, where large open spaces and natural light are essential for educational and recreational activities. The design ensures that the unit meets the specific needs of a childcare facility while maintaining functionality.
- **Units 2, 3, and 4** constitute the majority of the commercial space within the proposed development and benefit from a prominent frontage along Long Mile Road, enhancing their visibility and marketability. The size and flexible design of these units provide significant potential for subdivision and adaptation, allowing for a diverse range of commercial uses to be accommodated.
- **Units 2 and 3** offer the opportunity for reconfiguration, enabling their conversion into between one and five smaller units, depending on market demand and tenant requirements. Additionally, **Unit 4** presents the potential for further division into up to four distinct units, providing a high degree of flexibility to attract a mix of occupiers. This adaptability ensures that the commercial offering can be tailored to suit various business types, supporting long-term viability and activation of the frontage along Long Mile Road.
- **Floor-to-ceiling height** - The proposed development allows for a generous floor-to-ceiling height of approximately ranging from 6 – 6.6 meters throughout the commercial units, further enhancing their versatility and potential for a wide range of uses. This substantial height allows for the installation of mezzanine levels, effectively increasing the usable floor area and making the units more attractive to businesses requiring additional office, storage, or display space. Additionally, the increased vertical clearance accommodates a broader spectrum of occupiers, including those in the retail, showroom and light industrial, who often require higher ceilings for operational efficiency. This design feature not only future-proofs the units but also maximises their adaptability, ensuring they remain viable and attractive to a diverse mix of tenants in the long term.

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Taking into account the above, the likely range of commercial occupiers for each of the proposed units is outlined below;

Unit No.	Block	Proposed Use	NIA (Sqm)	Slab to slab	Profile	Parking	Possible Uses
Unit 1	Block A	Library	352.1	3.4m (Double Height in part)	Corner Profile on Robinhood Road & Long Mile Road	Set-Down Parking	Community Centre Enterprise Centre
Unit 2*	Block A	Commercial	240.7	Double Height 6.6m	Profile on Long Mile Road	Set-Down Parking	<u>Permissible</u> <ul style="list-style-type: none"> • Enterprise Centre • Health Centre • Live-Work Units • Motor Sales Outlet • Office Based Industry • Offices 100 sq m-1,000 sq m • Recreational Facility • Shop-Local <u>Open</u> <ul style="list-style-type: none"> • Doctor / Dentist • Primary Health Care Centre • Retail Warehouse • Shop-Neighbourhood • Veterinary Surgery • Wholesale Outlet
Unit 3*	Block B	Commercial	195.1	Double Height 6.6m	Profile on Long Mile Road	Set-Down Parking	
Unit 4*	Block B	Commercial	674.1	Double Height 6m	Profile on Long Mile Road	Set-Down Parking	
Unit 5	Block B	Café	116.7	Double Height 5.5m	Corner Profile on Robinhood Road & Long Mile Road	Set-Down Parking	
Unit 6	Block C	Creche	359.1	4.6m	Accessed from estate road (pedestrian) and basement (vehicular)	Set-Down Parking	Crèche Childcare Facilities
*Potential Subdivision			1937.8				

4. Commercial Analysis

4.1. Analysis of Historical, Current, and Projected Levels of Employment

4.1.1. Historic Levels of Employment

Dairygold is an Irish dairy co-operative based in Mitchelstown, County Cork. It is one of Ireland's largest dairy co-operatives. Historically, the Parkmore Industrial site provided logistics facilities to the Dairygold Co-Op for Dublin, and between 1970 and 1990 employed approximately 30 full time equivalent (FTE) on site. This equates to 1:300 sq m of NFA assuming 9,200 sq m of existing floor area, indicative of its use as a low-density industrial and logistics facility.

Over this period, the wider area has undergone significant change, shifting from an industrial-dominated landscape to a more diverse mix of commercial, residential, and service-oriented developments. In response to these changing economic and urban dynamics, the site has transitioned away from traditional industrial uses towards a modern commercial and mixed-use development, aligning with contemporary market demands and planning policies.

4.1.2. Current Levels of Employment

Currently, Parkmore Industrial site is part occupied and part vacant. The site is currently occupied by commercial and industrial units that contribute to local employment, with an estimated workforce of 30 FTE.

The Parkmore Industrial site is currently in a state of partial occupancy, with some areas remaining vacant. The site continues to accommodate a mix of commercial and industrial activities, primarily within the mechanical and car repair sectors, which contribute to local employment.

We understand that the site presently supports an estimated 30 full-time equivalent (FTE) employees, maintaining an employment density of approximately 1 FTE per 300 sqm of net floor area (NFA). Notably, this employment density has decreased over the years, indicating that despite shifts in industrial trends and land use patterns, the site has not experienced any significant intensification of employment activity.

While the surrounding area has evolved towards a more diverse mix of commercial, residential and service-oriented uses, the Parkmore Industrial site continues to function within its historical employment capacity, reflecting the persistence of traditional industrial operations in this location.

4.1.3. Future Proposed Levels of Employment

The demolition of these units to make way for residential-led mixed-use development will result in a shift in employment dynamics. Given the surrounding commercial uses and the proximity to established businesses, the proposed scheme must ensure that the non-residential elements contribute meaningfully to maintaining local employment levels.

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City Edge's employment objectives, particularly EDE4 Objective 7, necessitate that employment space within new mixed-use developments remains viable and accommodates a broad range of business types. The inclusion of adaptable commercial spaces within the proposal aligns with this requirement but does not fully guarantee occupancy. The challenge remains in attracting viable tenants who can sustain employment generation in the area.

4.2. Advise on the suitable occupiers and potential tenant mix

The proposed commercial units and potential tenant mix should target businesses that align with both local demand and the broader employment landscape of the area. Suitable occupiers may include:

- **Service-Based Businesses:** Medical (dental, veterinary, physiotherapy), educational (tuition centres), and professional services (legal, financial, and co-working spaces) could find the location attractive due to its accessibility and residential catchment.
- **Retail & Convenience:** Limited scope for large-scale retail, but smaller convenience stores, speciality shops, and essential goods providers may be viable.
- **Food & Beverage:** Cafés, casual dining, or takeaway establishments that cater to both residents and passing foot traffic.
- **Enterprise & Workspace Solutions:** Co-working spaces, small-scale business hubs, or incubator units for start-ups and freelancers could leverage the mixed-use nature of the scheme.

4.3. Projected levels of employment in the context of the proposed development.

Savills have reviewed the proposed scheme, and benchmarked the employment numbers per use/occupier based on comparable users in similar locations. In our professional opinion, the following levels of employment could be achieved in the proposed commercial element of this development:

Unit No.	Block	Proposed Use	NIA (Sqm)	Likely Use	FTE Lower	FTE Upper
Unit 1	Block A	Library	352.1	Library/Community Facilities	3	6
Unit 2*	Block A	Commercial	240.7	Offices/Co-Working	12	25
Unit 3*	Block B	Commercial	195.1	Offices/Co-Working	10	20
Unit 4*	Block B	Commercial	674.1	Medical Centre & Small Pharmacy	10	25
Unit 5	Block B	Café	116.7	Café	3	6
Unit 6	Block C	Creche	359.1	Crèche Childcare Facilities	10	15
*Potential Subdivision			1937.8		48	97

4.3.1. Work from home (WFH)

In the aftermath of the Covid-19 pandemic, the shift towards remote and hybrid working models has reshaped traditional employment patterns, reducing the reliance on centralised office spaces while boosting economic activity within residential areas. With the proposed development consisting of 436 apartments, this equates to an estimated population of 872 people, assuming full occupancy at an average of two persons per unit. It is anticipated that 50% of residents will be of working age and employed, and based on data from the 2022 census, 32% of workers now work from home at least one day a week. As such, we expect a minimum of 28 full-time equivalent (FTE) workers to be based on-site, assuming a 5-day work week, with the potential range for this number extending from 28 to 44 FTEs.

The presence of more residents working from home will drive increased demand for local services, cafés, and convenience retail as more people spend their workdays in the area. Some remote workers may also seek co-working spaces within the commercial units, creating demand for flexible office hubs and business support services. Additionally, reduced outbound commuting will help alleviate traffic congestion while promoting a self-sustaining mixed-use environment. Home-based workers are also more likely to frequent nearby gyms, childcare facilities, and food establishments, further reinforcing the viability of the development's non-residential components.

4.3.2. Summary

The proposed redevelopment will mark a significant shift in employment dynamics, transitioning from traditional industrial uses to a modern mixed-use scheme.

- **Historically, between 1970 and 1990, the lands provided for approximately 30 full time equivalent (FTE) on site.**
- **Currently the lands support approximately 30 full-time equivalent (FTE) employees.**
- **The proposed development is projected to generate between 48 and 97 direct FTE's through its commercial units and a total of 76 FTEs and 141 FTEs when work for home is factored in, thereby contributing to sustained economic activity within the area.**
- **This reflects the evolving nature of work and urban development, where both commercial employment and remote working contribute significantly to local economic growth. The inclusion of adaptable commercial spaces within the development will further enhance job creation, attracting a variety of tenants that align with the changing needs of the area.**