



UNIQUE RETAIL / RESTAURANT / LEISURE  
OPPORTUNITY TO LET AT THE CASTLE  
STABLES AND COURTYARD  
AT RATHFARNHAM



THE CASTLE STABLES  
& COURTYARD  
AT RATHFARNHAM

## INTRODUCTION

Rathfarnham Castle is a popular visitor attraction in South Dublin. Four historic stable courtyards adjoin the Castle in a beautiful parkland setting. South Dublin County Council intends to develop two of these courtyards as a retail, food and leisure destination. The Council will design and construct a high-quality flexible building and seeks development partners to fit-out the building and provide and manage a diverse range of complementary uses. Accessible public transport and active-travel options including the nearby Dodder Greenway will be complemented by convenient parking.



## UNIQUE OPPORTUNITY



Exciting new retail / restaurant / lifestyle / visitor attraction opportunity to let in the grounds of Rathfarnham Castle stables and courtyard.



Highly accessible location approx. 8km south of Dublin city centre and 4 km from the M50.



Easy access to neighbouring Rathfarnham village situated across the Rathfarnham Road.



Accessible to cyclists and walkers from the Dodder Greenway which is currently being developed.



174, 042 houses within 15 minute drive.



The opportunity will comprise approx. 1,400 sq m (15,000 sq ft) of architecturally designed space constructed by SDCC.



External customer seating area in walled courtyard garden.



Surface carparking for 100 cars



Available in developer's shell specification ready for tenant fit-out



Flexible lease terms to be agreed between the parties



Suitable for a single occupier who can bring a host of elements together or combined occupiers under one roof.



## VISION

The Castle Stables and Courtyard at Rathfarnham, Dublin consist of four plots: the south and central courtyards (nos. 3 and 4) contain protected-structures recently stabilised and conserved. SDCC intends to restore and renew these courtyards in the medium term.

Courtyards 1 and 2 are brownfield sites currently used as a Council facility and soon to be vacated. SDCC now intends to bring these courtyards to life as a retail and leisure opportunity. The Council will fund, design, and construct a building of architectural merit across both courtyards. This building will be a flexible space up to an area of circa 1,400 sq. metres and will be constructed to a shell-and-core standard, complete with attractive outdoor spaces within the walled courtyard.



Rathfarnham Castle Courtyard

## VISION

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Overall, there is flexibility within the courtyards and proposed building to facilitate a range of different uses, including food, retail, garden centre, or other lifestyle offerings. The flexible design of the new facility will provide scope for different approaches and models of service delivery to suit different business needs and approaches. This could include a diversity of complementary uses, or the provision of a primary use supported by retail concessions (or other variations of same). While sufficient latitude exists to accommodate a range of food and retail offerings, including a wine bar, restaurant, garden furniture, homewares, and clothing, to name but a few, it should be noted however that the brief excludes certain offerings such as mainstream convenience retailing, hot food takeaways, and public houses.

New arched entrances will be created from the courtyards to a new entrance plaza adjoining Rathfarnham Road and leading to Rathfarnham village and the Dodder Greenway beyond. Existing car parking onsite will be expanded with the provision of circa 100 parking spaces. The Council is committed to investing in the creation of a busy and vibrant facility at this location delivering a high-quality visitor experience to complement Rathfarnham Castle and Demesne.



WITHIN 15 MINUTES DRIVE OF  
RATHFARNHAM CASTLE



**441,158**  
POPULATION



**174,042**  
RESIDENTIAL HOMES



**€913.4m**  
spending on food and beverage  
(€2,071 per capita)



**€328.4m**  
spending on recreation services  
(€744 per capita)

(2021 figures)

# CONNECTIVITY

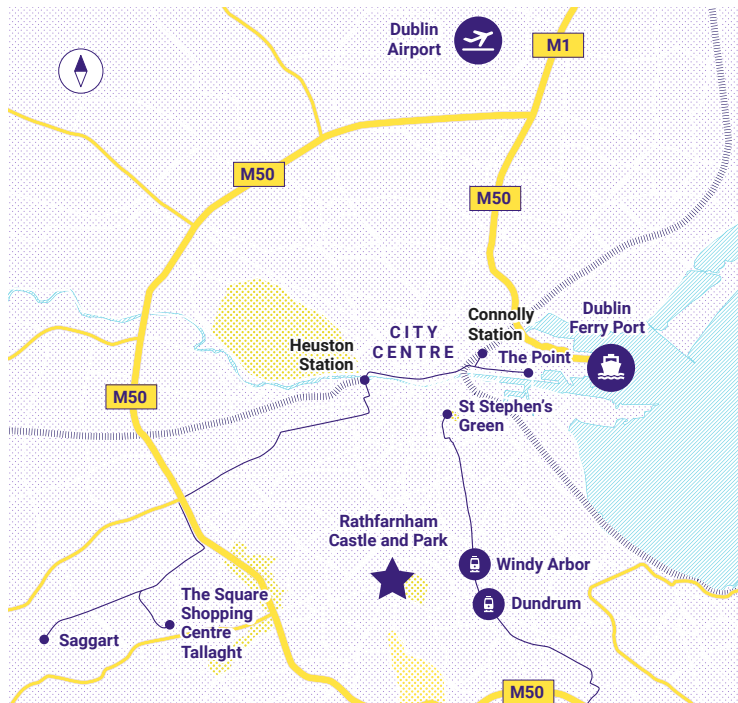
## Road Travel

The Castle Stables and Courtyard at Rathfarnham is easily accessible from both Dublin City Centre (only 8km) and the M50 Motorway. Once in the local area, the Castle is accessed from Rathfarnham bypass, between Rathfarnham Road and Grange Road (near Rathfarnham village).

## Bus/Luas Travel

Buses serving the area are numbers 15B and 16 from City Centre, 17 (Blackrock – Rialto), and 75 (Dun Laoghaire – Tallaght).

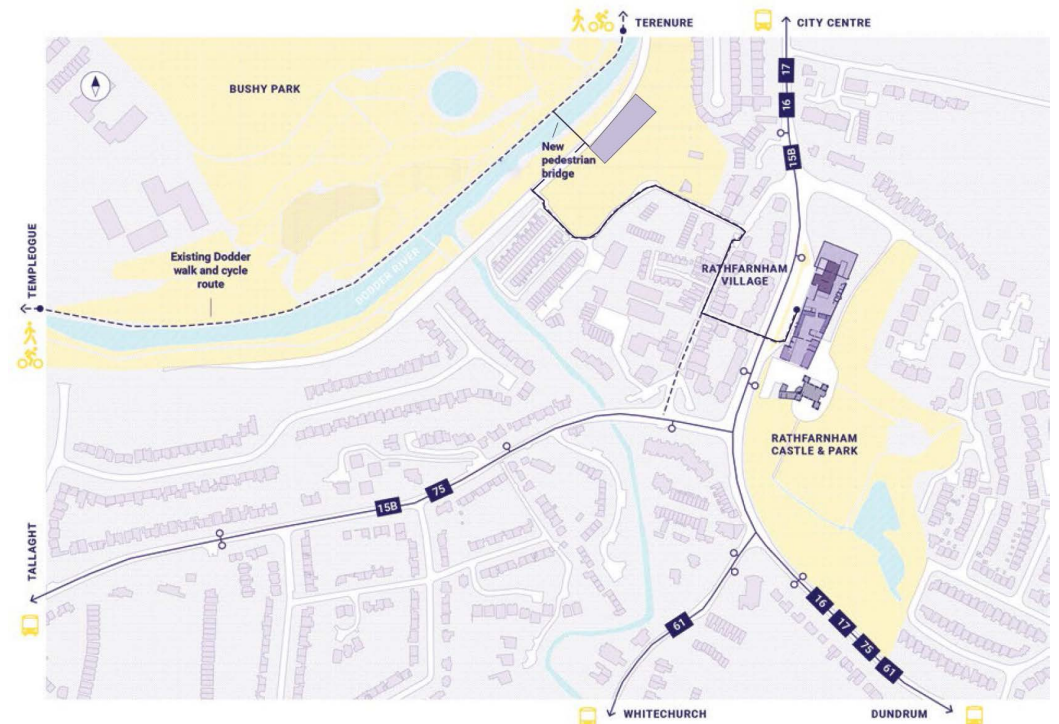
40 mins walk from Luas Stops at Windy Arbour and Dundrum.



## Active Travel

The Castle Stables and Courtyard at Rathfarnham will also be accessible to cyclists and walkers from along the Dodder Greenway which is currently being developed to be a Greenway of international renown.

The Greenway route is approximately 14km in length and passes along the Dodder Valley from Orwell /Terenure through the outer suburbs of Rathfarnham, Templeogue and Tallaght to rural and upland Dublin concluding at the entrance to the Bohernabreena reservoirs at Glenasmole.



## CHOOSING A PARTNER

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We are looking to partner with a dynamic business, currently operating within the relevant sectors, which sees the unique opportunity to develop the offering at this high-quality location in the heart of Rathfarnham. Our partner will help refine our vision, including involvement in the design of the building and associated outdoor spaces to bring this concept to reality. Rarely does an opportunity like this come up.

The Council will appoint the building design team, carry out all relevant surveys (environmental, conservation, archaeology etc) and stakeholder consultation. It will obtain planning and all statutory approvals, procure a contractor, fund and supervise works for the building, external spaces and car-parking.

Our partner, demonstrating requisite experience and capacity, will bring forward an exciting and diverse retail, lifestyle and hospitality proposal, will gather and manage the concessions involved and will design, fund and deliver the fit-out of the new building and its courtyards. The completed facility will operate under a lease or license to be agreed.





## NEXT STEPS

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We will do this through a three stage process:

1. Selection Criteria Questionnaire (Expression Of Interest)
2. Invitation to Participate Dialogue (s)
3. Invite to submit a final tender

### Tender Process

The selection of the Contractor will be through a competitive procedure that will be conducted under a Competitive Dialogue process to allow for innovative proposals and refinement of solutions and scored based on the economically most advantageous and suitable tender

#### **Stage 1 - Qualification**

This is the first stage of this competitive procedure whereby any interested party may submit a response to a Selection Criteria Questionnaire in order to be considered for invitation to participate in dialogue and submit an outline solution. This will be advertised on etenders.gov.ie. The selection criteria will be structured to establish experience and capacity in relevant fields. Following evaluation, the top 3 scoring applicants will be invited to participate in dialogue, (should that number qualify.)

#### **Stage 2 – Competitive Dialogue**

During the Dialogue Phase, Candidates will be expected to demonstrate comprehensively all relevant aspects of how they propose to organise, influence and operate a circa 1,400 sq.m new building adjacent to Rathfarnham Castle (north courtyards 1 and 2) and how these services would be managed and expanded into the future in order to optimise the use of the site as a commercially viable mixed-use hospitality/retail/food and/ or lifestyle (as appropriate) facility.

The dialogue will involve one or two meetings with the SDCC team to allow discussion, and development of ideas on both sides including viability of proposed uses, design of fit-out and interior of new building, management structures, lease/license arrangement including lease-period. The duration of this licence/lease will be informed by the competitive dialogue process. When proposals have been developed and refined, candidate businesses will be invited to submit a Final Tender.

#### **Stage 3 - Final Tender Stage**

Based on the outcome of the Dialogue Stage, all Candidates who are deemed to have offered complete solutions will be invited to submit a final tender incorporating “best and final offers”. Tender criteria will be based on a balance of Quality (mix/management of uses, design quality) and Price (rent payable and viability).

The Tenders will be based on the details presented and specified by the Candidates during the Dialogue meetings, and accordingly each tender will be unique.

## PLANNING AND DEVELOPMENT BRIEF

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The site is zoned Open Space in accordance with the South Dublin County Development Plan 2022-2028. Rathfarnham Castle is a Protected Structure under the Development Plan and the uses now proposed are either permitted in principle or open to consideration under the zoning objective. The development will be the subject of a Part VIII (Part 8) Planning-consultation process by South Dublin County Council on the basis of an agreed proposal on completion of the tender process.

The Castle and its outbuildings (stables and courtyards) are protected as a National Monument and works to these buildings will require permission from the Minister for Housing, Local Government and Heritage. This permitting and liaison in relation to the Office of Public Works will be carried out by the Council.



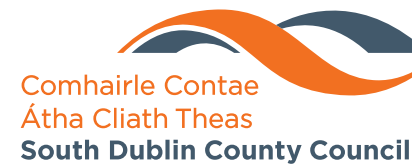
## FURTHER INFORMATION

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Full details on the terms and conditions on the development opportunity at The Castle Stables and Courtyard at Rathfarnham are available on [www.etenders.gov.ie](http://www.etenders.gov.ie)

### South Dublin County Tourism Strategy

[sdcc.ie/en/services/sport-and-recreation/tourism/south-dublin-tourism-strategy/](http://sdcc.ie/en/services/sport-and-recreation/tourism/south-dublin-tourism-strategy/)





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