

Tivoli + City Quays



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Context of Site

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Factors Influencing Potential

Section 1

Context of Site(s)
Location Map



Section 1

Context of Site(s)

Relationship Between City Centre + City Quays + Docklands + Tivoli

Tivoli



City Quays + Docklands

City Centre

Section 2

Factors Influencing Potential
Largest Opportunity Site - Tivoli



What are the Game Changers

Relocation of Container Business

Delivery of M28 + Dunkettle Roundabout

Rights of Lease Renewal

Seveso Activities

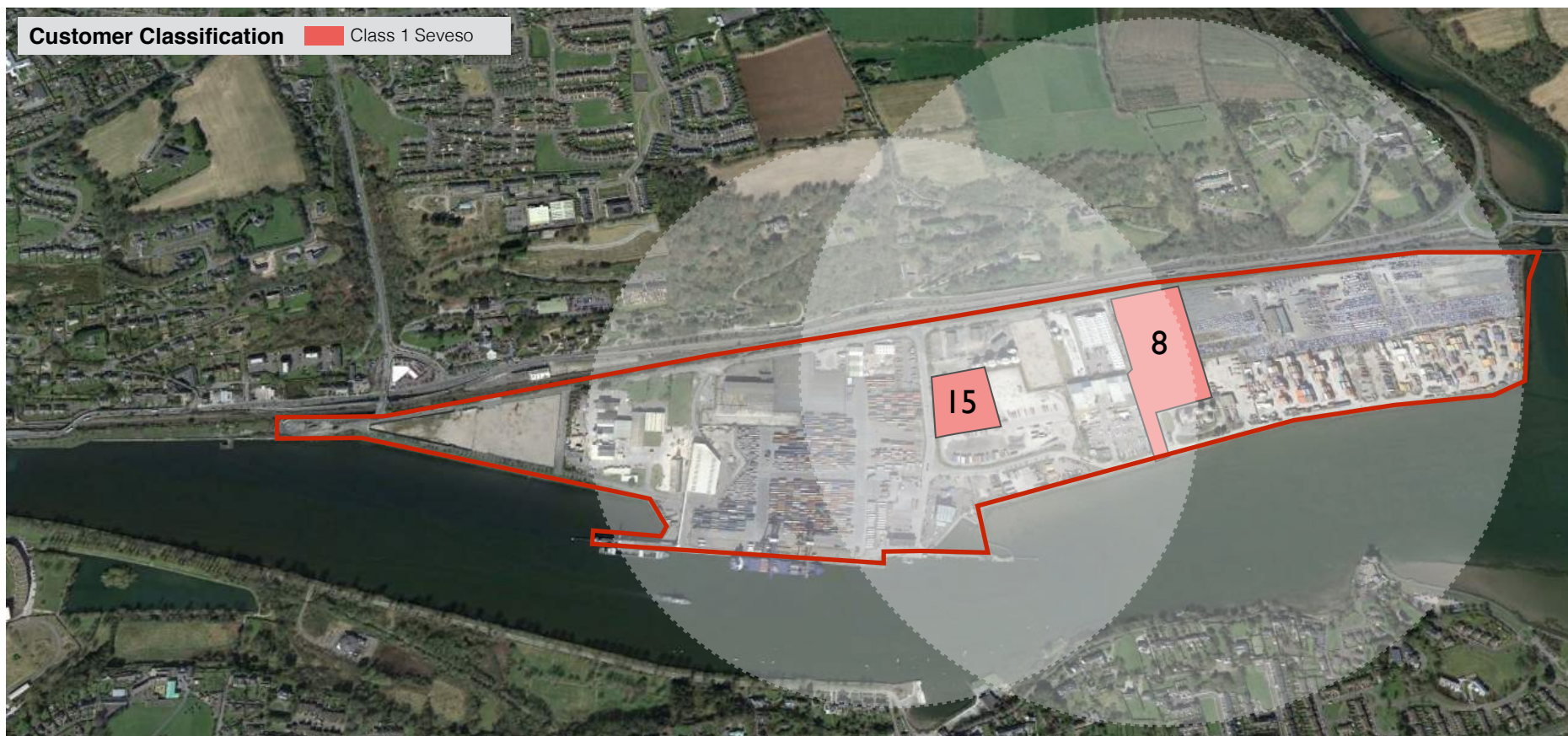
Provision of Service Infrastructure

Access + Transportation Infrastructure Improvements

Planning Policy + Timeframes

Section 3

Factors Influencing Potential Seveso Consultation Zones - Tivoli



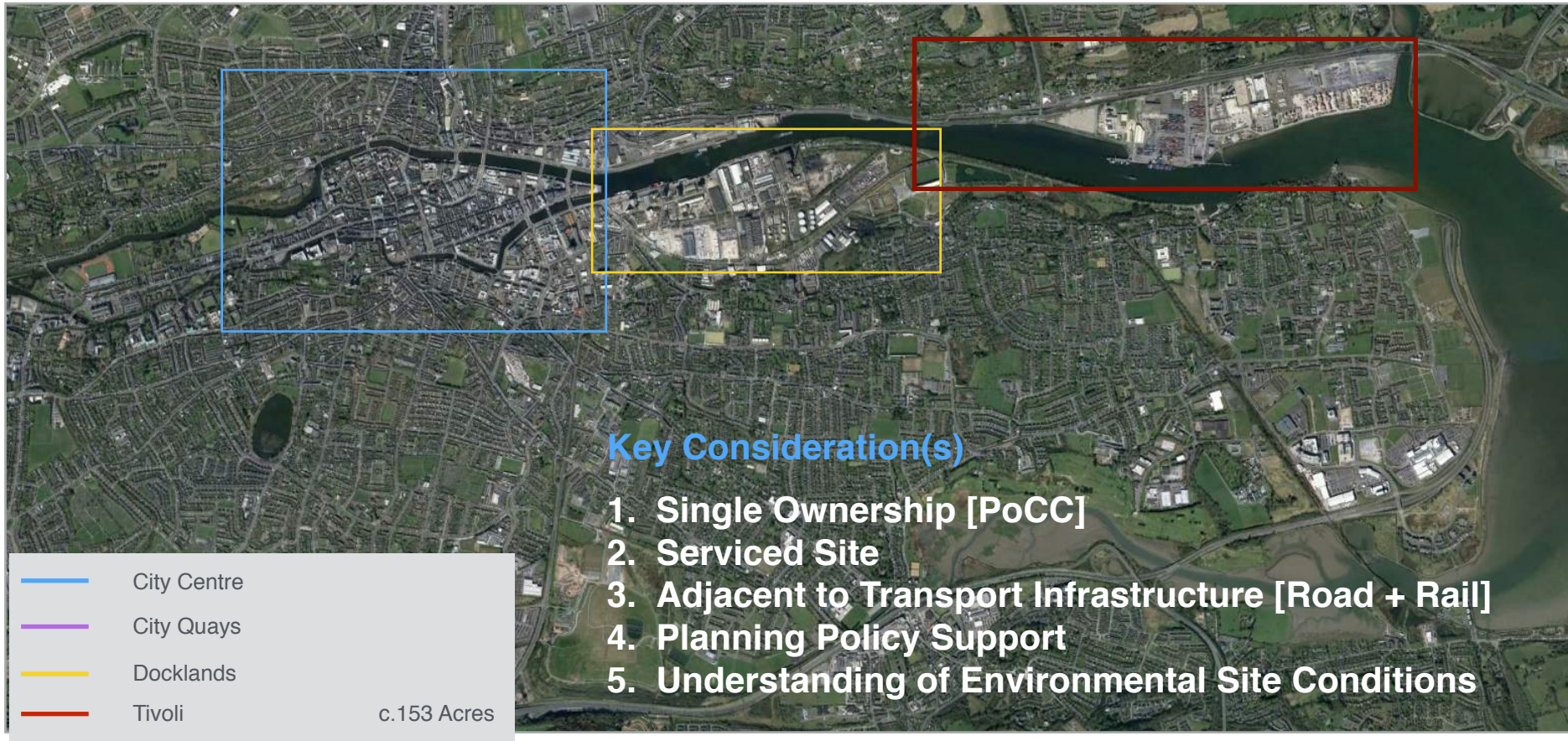
Key Consideration

1. c. 6 Acres Outside Consultation Zone(s) - 550 and 650m

Section 3

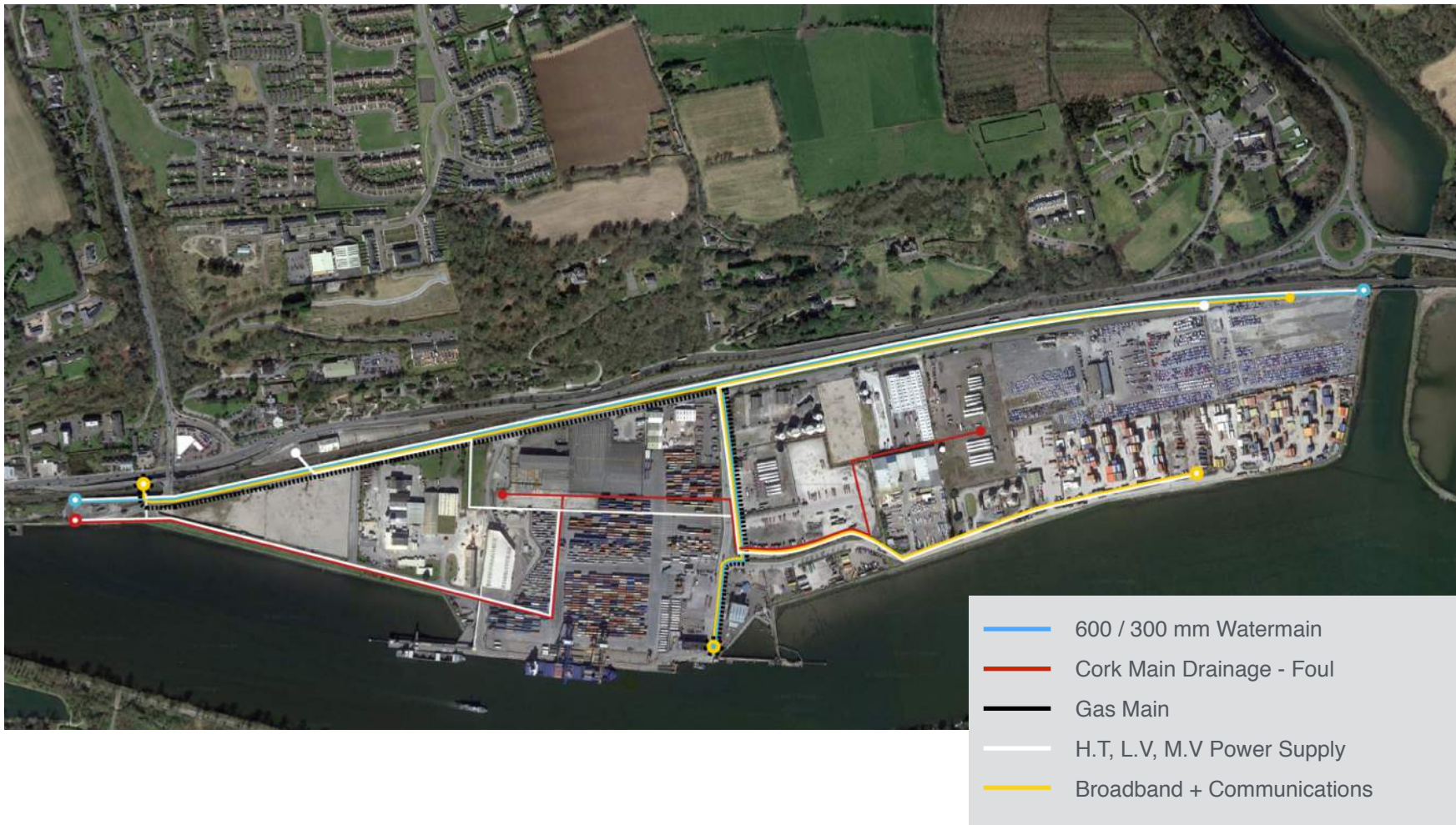
Factors Influencing Potential

On the Basis of Seveso Relocation: Coherency of Development with City + Docklands



Section 3

Factors Influencing Potential Capability + Capacity Analysis: Utility Infrastructure



Section 3

Factors Influencing Potential

Capability + Capacity Analysis: Access + Transportation Infrastructure Improvements



Key Consideration

1. Role of the M28 to Ringaskiddy in Context of Port Relocation