

**Invitation for Expression of Interest  
In the Development / Management  
Of the Coal Harbour Moorings  
Dún Laoghaire Harbour**



## Introduction

Dún Laoghaire Harbour Company is the owner and manager of Dún Laoghaire Harbour and estate. The Harbour Masterplan published in 2011 outlines the following vision for the harbour:

*Dún Laoghaire Harbour will be recognised as an exciting marine, leisure and tourism destination of international calibre; one which elegantly integrates the local town with an historic 200 year old harbour, and which offers a striking blend of modern amenities mixed with a traditional marine ambience in a Dublin Bay setting, making it one of the most beautiful man-made harbours in the world.*

The Harbour Masterplan promotes the development of a c.150 berth public pontoon mooring arrangement off the car-park between the Old Pier (Coal Quay) and Trader's Wharf for motor boats, yachts up to 10m and other smaller boats.

The Company has consulted with users and stakeholders during 2012 and, advised by Waterman Moylan Engineering Consultants, has developed a range of mooring design options to reflect the harbour depth profile, wind and wave characteristics and user demand. Of these designs there are two relatively low cost solutions for single and double fore & aft layouts which can be installed simply and quickly. The Company now wishes to invite parties with an interest in developing the moorings and / or managing the moorings post development to make a formal expression of interest.

## Harbour Masterplan

Page 72 of the Harbour Masterplan states:

*Coal Pier Zone - This area should be used for a more intensified mooring arrangement.*

*Consideration should be given to the development of a c.150 berth public pontoon mooring arrangement for motor boats and other smaller boats. A feasibility study should be undertaken to examine the potential. The public slipway should be kept clear for continued use.*

*Trader's Zone - The existing dominant use of this zone for commercial fishing boats should be encouraged. Opportunities for fishing charter trips and day boat hire should be encouraged.*

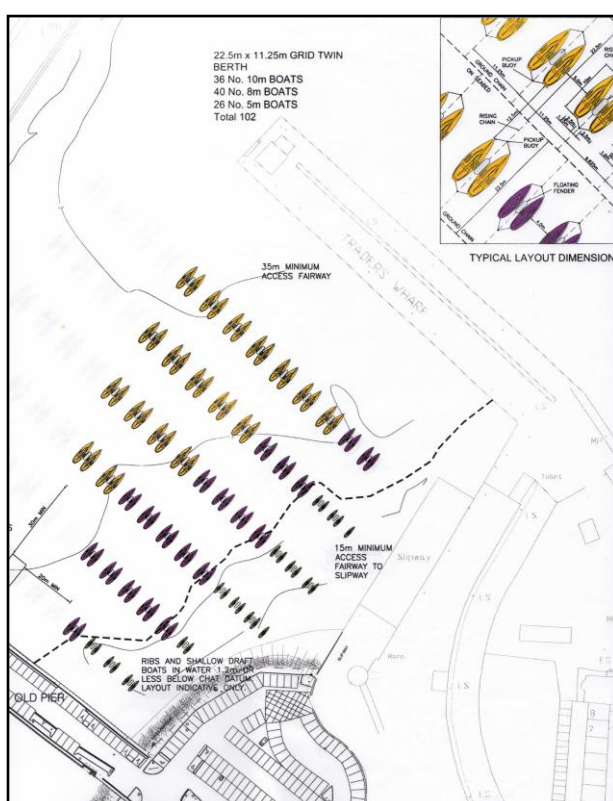
*Consideration should however, be given to relocation of the fishing boat use to the north face of the wharf and to increasing the available area in the Coal Pier Zone for public marina purposes. In either case, a route alongside the moored boats should be kept clear for access to and egress from the public slipway.*

The Masterplan can be reviewed at <http://www.dlharbour.ie/masterplan/masterplan.php>

## Concept Layout

Waterman Moylan Consulting Engineers has produced a preliminary alternative layout proposals (below) which are illustrated in larger format as Appendix 1.

Option 3 Phase 1 - Single Fore & Aft	Option 1 Phase 1 – Double Fore & Aft
18 No. 10m moorings	36 No. 10m moorings
41 No. 8m moorings	40 No. 8m moorings
13 No. 5m moorings	26 No. 5m moorings
Total 72 moorings	Total 102 moorings



## Existing Moorings

There are approximately 30 occupied swing and fore & aft moorings in the Coal Harbour which would be displaced by the new layout. Approximately a further 40 moorings will be displaced from positions in the East and West Bights over the next 12 months. All of these would be prospective users of a new moorings facility in the Coal Harbour.

There is a total of approximately 112 swinging moorings in the East Bight and 30 in the West Bight. It is proposed that these will be further reduced over time to free the sheltered open water between the piers for racing and training. The existing users will be accommodated elsewhere in the harbour and the Coal Harbour Moorings as may be extended would be ideal for that purpose.

## Development and Management

It is an option for the Company to develop the moorings directly and to appoint a management company or alternatively to develop them jointly in a build and operate joint venture. Other alternatives may be considered.

## Expression of Interest

The Company now wishes to invite parties with an interest in developing the moorings and / or managing the moorings post development to make a formal expression of interest. It would be helpful if such expressions included an outline of the following:

1. What is your current business?
2. What is the nature of your interest - What role you would see for you or your organisation (e.g. developer, investor, service provider, lessee operator etc)?
3. If you are interested in development:
  - a. What is your development concept?
  - b. Do you have the capital required for the project?
  - c. How would you intend to secure your return on investment?
  - d. How would your proposal relate to the current adjacent uses?
4. If you are interested as a management company:
  - a. What is your experience in marina management?
  - b. What would you consider to be the key issues in managing the proposed moorings?
  - c. What would be your approach to management fees?
5. What would be your main criteria for participation in the project?
6. In what ways will your proposal add value to Dún Laoghaire Harbour?

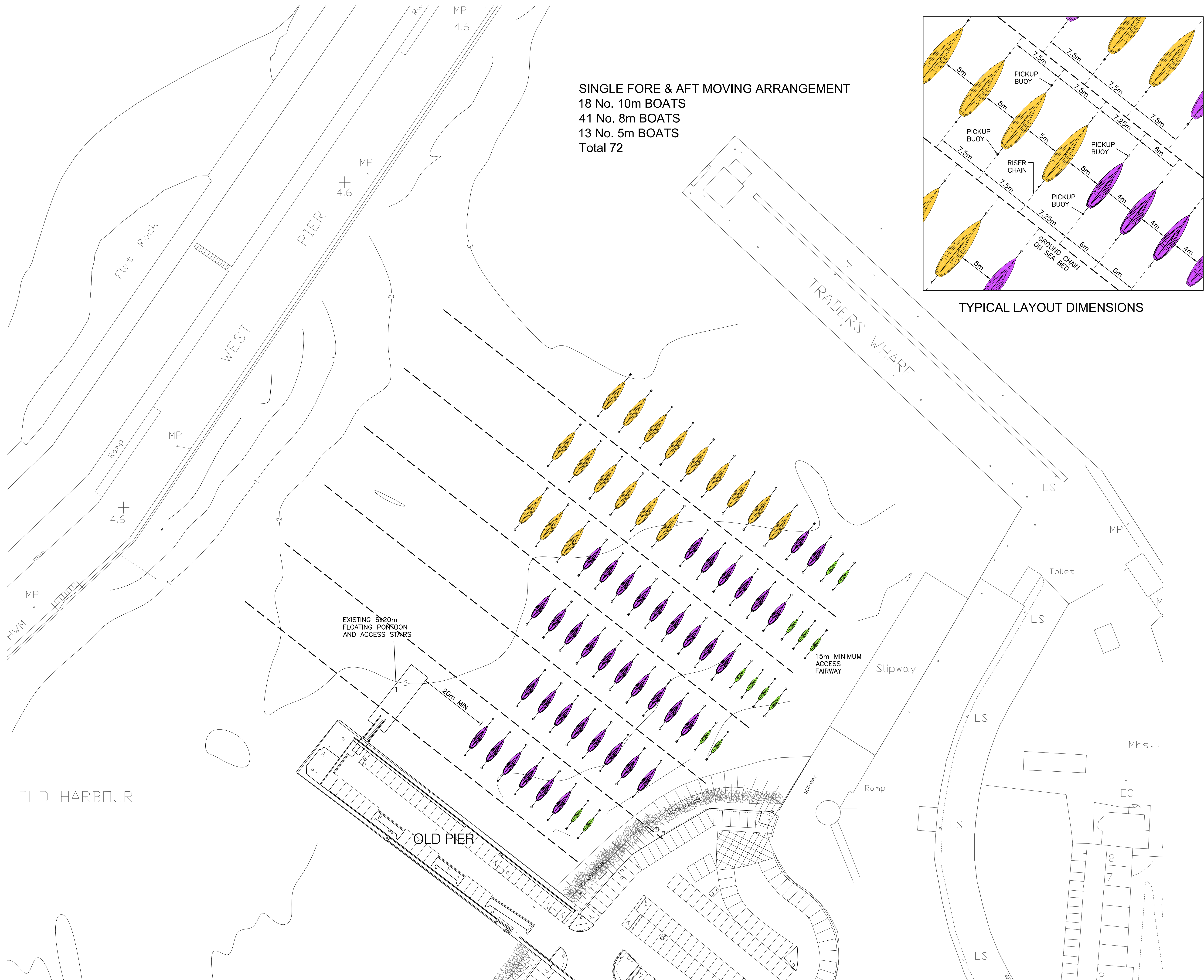
The Harbour Company will review the various submissions and may invite proposers to present and elaborate upon their ideas. It is likely that a formal tender process will follow the initial expression of interest process.

Other than the documents available @ <http://www.dlharbour.ie/masterplan/masterplan.php> no technical documents will be available during the Expression of Interest process.

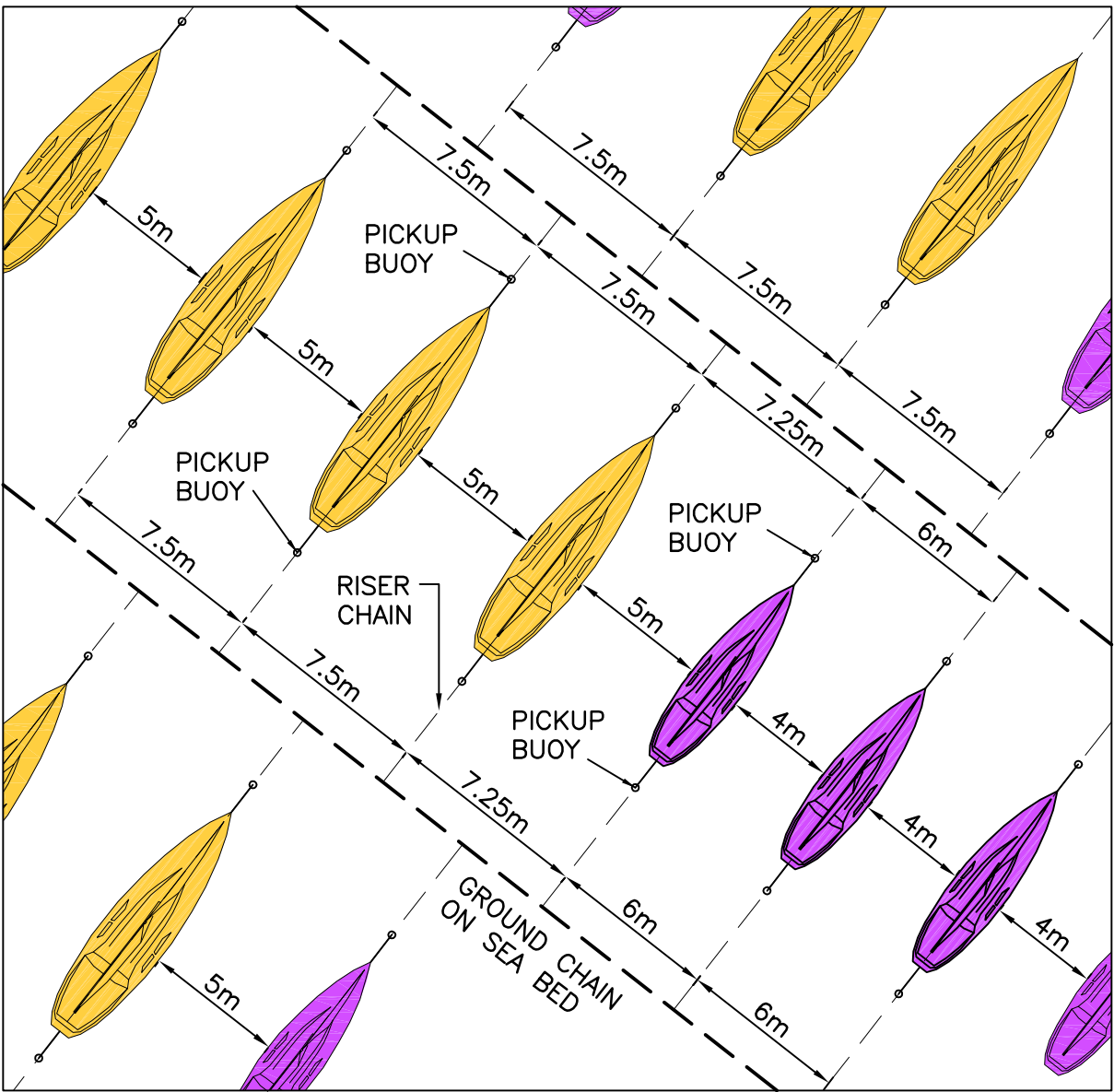
Submissions should be sent by e-mail to [yvonne@dlharbour.ie](mailto:yvonne@dlharbour.ie) and copied to [coalharbourmoorings@dlharbour.ie](mailto:coalharbourmoorings@dlharbour.ie) to arrive not later than 12.00 hrs on 9<sup>th</sup> January 2013. Proposers should ensure that their submission is acknowledged by e-mail before the closing deadline. If necessary please enquire about acknowledgement to Yvonne Cooney at +353 1 2801018.

Any queries on points of clarification should be made by e-mail to the above e-mail addresses.





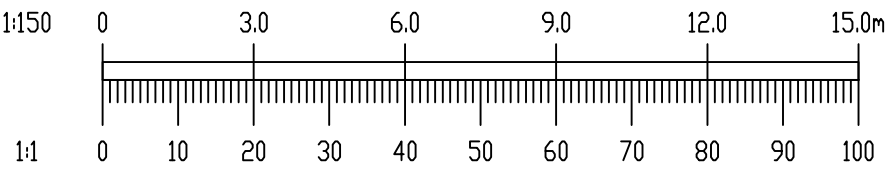
SINGLE FORE & AFT MOVING ARRANGEMENT  
18 No. 10m BOATS  
41 No. 8m BOATS  
13 No. 5m BOATS  
Total 72



TYPICAL LAYOUT DIMENSIONS

- NOTES:
1. DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
  2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.
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26 September 2012  
-- DRAFT --  
Marek Belopotocky  
10:52



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REV.	DATE	AMENDMENT	DRN	APPD
CAD REF.	M:\Projects\12\12-086\Cad\Civil\Preliminary\			

STATUS **PRELIMINARY  
NOT FOR CONSTRUCTION**

 **Waterman Moylan**  
Engineering Consultants  
WILSON HOUSE, FENIAN STREET, DUBLIN 2  
Tel: (01) 664 8900 Fax: (01) 661 3618  
Email: info@waterman-moylan.ie www.waterman-moylan.ie

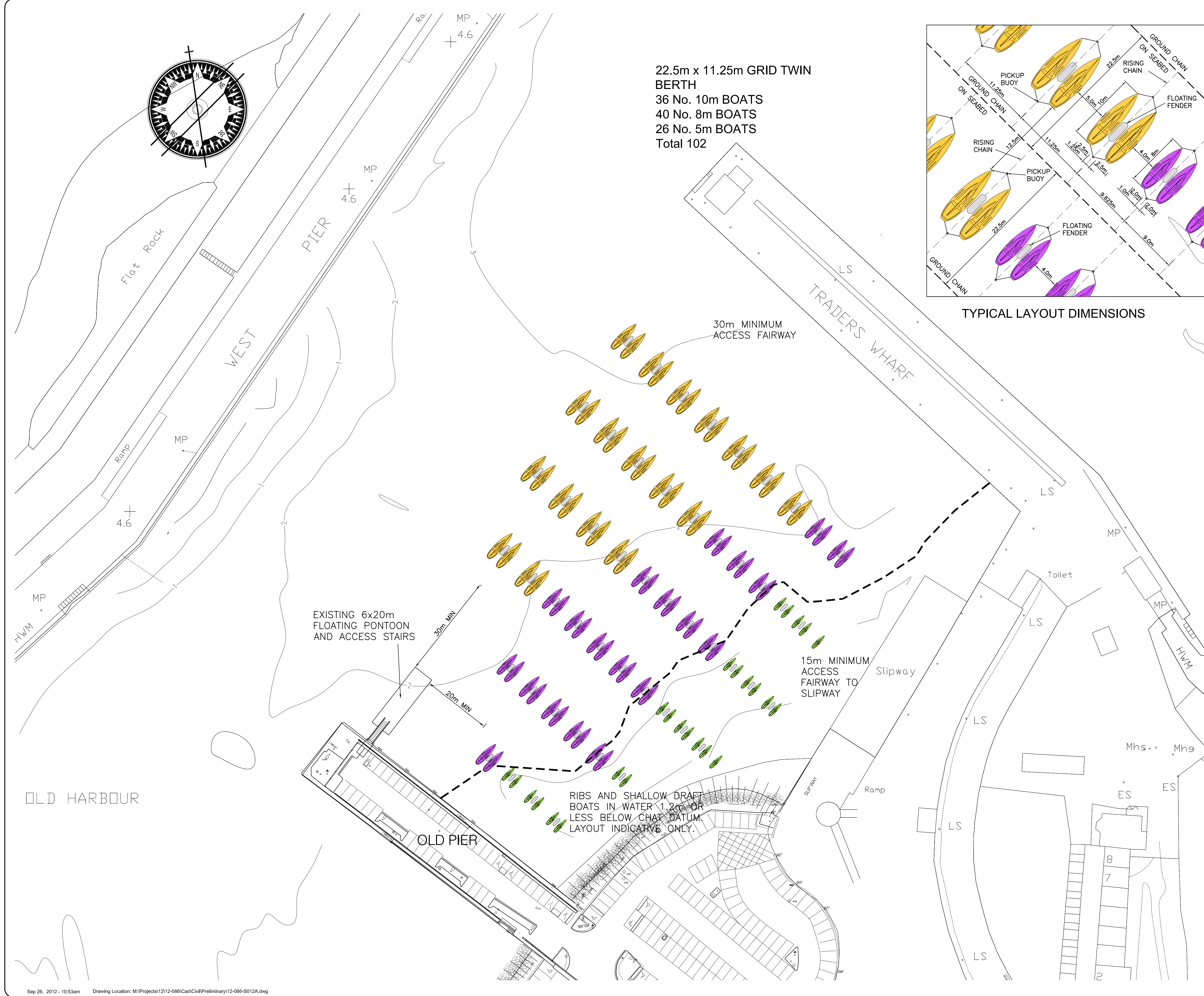
CLIENT **DUN LAOGHAIRE HARBOUR CO.**  
ARCHITECT  
PROJECT **DUN LAOGHAIRE HARBOUR  
FORE & AFT MORRIG FEASIBILITY STUDY**

TITLE **PROPOSED PUBLIC BERTHING OPTION 3  
PHASE 1**

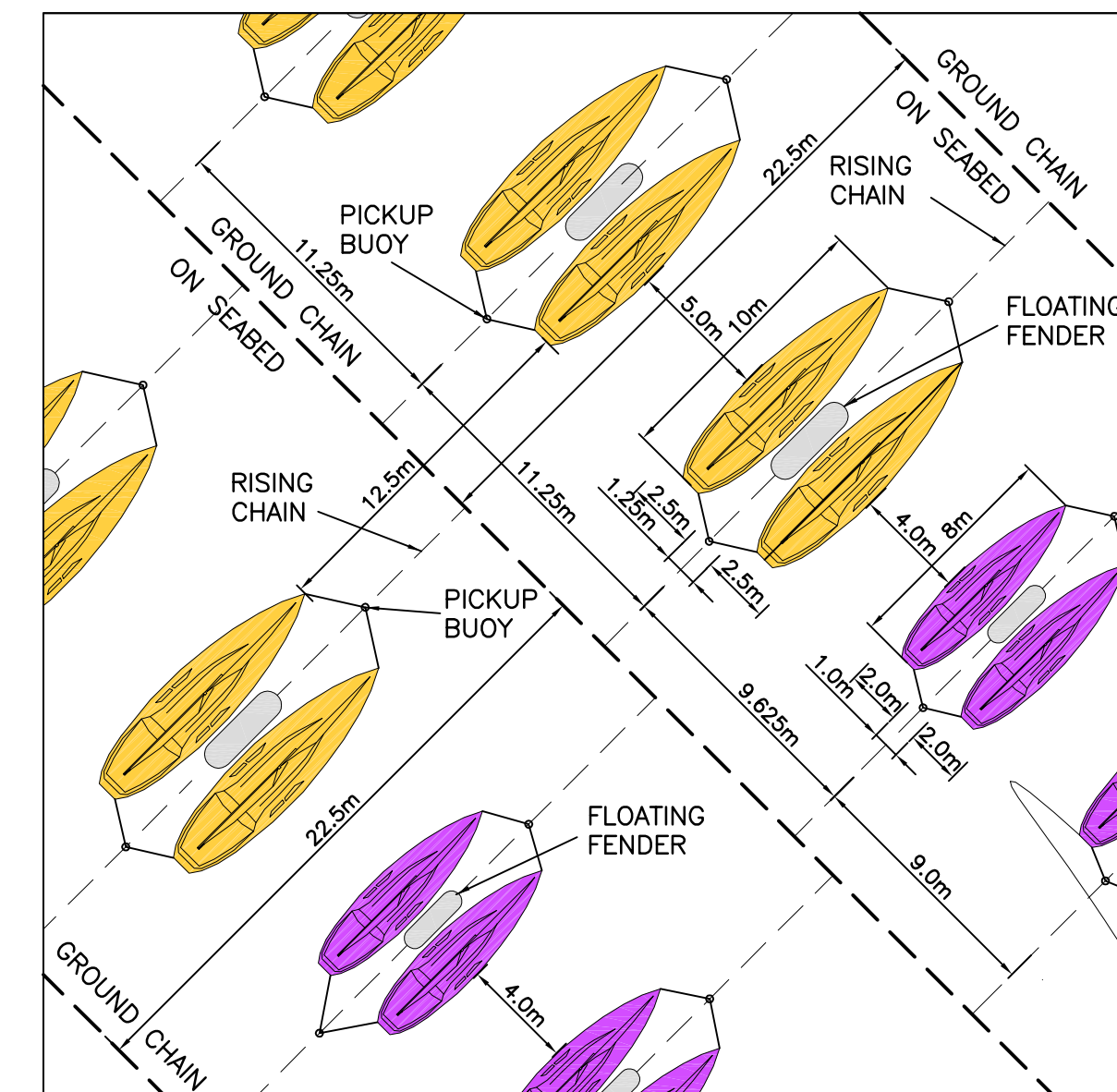
DRAWN NS	DESIGNED POC	APPROVED	DATE AUG 2012
SCALE 1:500 @ A1	JOB NO. 12-086	DRG. NO. S015	REVISION

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22.5m x 11.25m GRID TWIN  
BERTH  
36 No. 10m BOATS  
40 No. 8m BOATS  
26 No. 5m BOATS  
Total 102

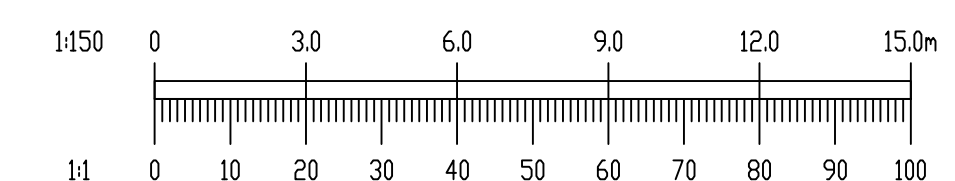


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26 September 2012 10:53  
-- DRAFT --  
Marek Belopotocky



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WILSON HOUSE, FENIAN STREET, DUBLIN 2  
Tel: (01) 664 8900 Fax: (01) 661 3618  
Email: [info@waterman-moylan.ie](mailto:info@waterman-moylan.ie) [www.waterman-moylan.ie](http://www.waterman-moylan.ie)

CLIENT	DUN LAOGHAIRE HARBOUR CO.
ARCHITECT	
PROJECT	DUN LAOGHAIRE HARBOUR FORE & AFT MORRING FEASIBILITY STUDY

TITLE	PROPOSED PUBLIC BERTHING OPTION 1 PHASE 1
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DRAWN NS	DESIGNED POC	APPROVED	DATE AUG 2012
SCALE 1:500 @ A1	JOB NO. 12-086	DRG. NO. S012	REVISION

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