

Royal Liver / Old Naas Road, Dublin

Generated 14 Jul 2026. Evidence boundary: reviewed public projection only; not tender/award/appointment evidence.

Projects	Package cards	Official HTTPS sources	Outreach status
1	2	2	Draft only

1. Royal Liver / Old Naas Road, Dublin

Royal Liver / Old Naas Road, Dublin / Dublin

Authority	Planning refs	Stage / units	Value basis
Dublin City Council	Dublin City planning ref 4436/23	Granted Not Commenced; 1,098 permitted, 0 commenced, 1,098 remaining.	PlanningBrief indicative estimate: EUR 30m+ (not official planning, appeal or BCMS evidence).

Evidence-backed work packages

- Public realm and landscape suppliers - Basement, parking, plant and water/sprinkler tank reconfiguration: The 4436/23 planning description explicitly lists relocated/reconfigured basement areas, sprinkler and water tanks, car parking, bicycle stores, waste rooms, plant rooms and circulation cores. (Dublin City planning ref 4436/23)
- Source-backed package suppliers - Ground-floor commercial unit reconfiguration: The 4436/23 planning description explicitly lists revised pharmacy, medical-centre and cafe/bar/restaurant unit areas. (Dublin City planning ref 4436/23)

Application, amendment, parent and phase scope distinctions

- Residential count and amenity revision: The 4436/23 planning description states a reduction from 1,102 to 1,098 apartment units and an increase in communal amenities/support facilities from 4,477 sq m to 4,684 sq m.
- Public realm, landscaping and entrance amendments: The 4436/23 planning description explicitly lists minor landscaping amendments around the car park, residential/amenity entrances and public realm south of Block E1.
- Scope note 1: PlanningBrief public row remains 1,098 permitted and 1,098 remaining units because no commencement is indexed.
- Scope note 2: Dublin City ref 4436/23 is an amendment to the parent 4238/19 / ACP 307804 scheme; package cards reflect amendment-scope physical works only.
- Scope note 3: The residential-count and amenity-area revisions are scope context, not a physical package.

Source-aware chronology

- Planning and appeal scope - 9 Jul 2020 - Dublin City ref 4238/19 grant - Original mixed-use parent scheme
- Planning and appeal scope - 19 Nov 2020 - ACP 307804 revised grant - Appeal decision granted permission with revised conditions for parent ref 4238/19
- Planning and appeal scope - 11 Jan 2024 - Dublin City ref 4436/23 grant - Amendment to 4238/19 / ACP 307804; official portal also records final grant on 15 February 2024
- Commencement evidence - Not recorded - No BCMS commencement linked in current reviewed scheme extract - Do not infer site start absence beyond PlanningBrief index state

Evidence boundary and cautions

- Draft-only supplier outreach. This is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.
- No commencement indexed is a PlanningBrief index state. It is not proof that no works have started and not proof of procurement timing.
- Dublin City ref 4436/23 is an amendment to the 4238/19 / ACP 307804 parent scheme. Amendment facts must not be presented as commencement, tender, award or appointment evidence.
- No tender, award, contractor appointment or supplier appointment evidence is included in this pack.

Official HTTPS source links

Official source 1: <https://planning.agileapplications.ie/dublincity/application-details/157444>

Official source 2: <https://www.pleanala.ie/en-ie/case/307804>

Open enriched PlanningBrief project page

PlanningBrief CTA: save this project page, open the official source, and use the outreach brief only after source review.