



Client Name :
Rhatigan Development Ltd.

Architect:
O'Riain & Associated Architects

Quantity Surveyors:
In House

Duration:
March 2006 - Jan 2008

Contract Value:
£15.8m

Cearnog Nua Mixed Use Development

Description

A Mixed Use Development consisting of 6,280m² of retail including a Supervalu Supermarket, Crèche, Pharmacy, Florist, Medical Centre, Bars, Restaurants, as well as 16 apartments, 4 townhouses, offices and an underground Car Park. This is a layered development, which accommodates two designated levels of retail usage.

The main aim of the development design was to compliment the existing building fabric in scale and character but also to act as an integrating community focus both for service provision and car parking.

A condition of planning on the project was roadworks with the installation of traffic lights on the T junction. Works consisted of the following;

1. Diversion of the existing sewer line
2. Widening the existing road to incorporate right and left turning lanes at three of the four approach roads.
3. Constructing new paths, kerbing and pedestrian crossings where required.
4. Upgrade the existing services in the road including Eircom, storm rains, road gullies and ESB ducting.
5. Installation of new traffic light system with control cabinet etc
6. Excavating out the existing road surface and softs spots and installing a new road surface to the National Roads Authority standard.

The above works were carried out on a national road so all works had to be well planned in advance so as not delay traffic. A safety officer was on site at all times during the works.



JJ Rhatigan & Company Project Overview