

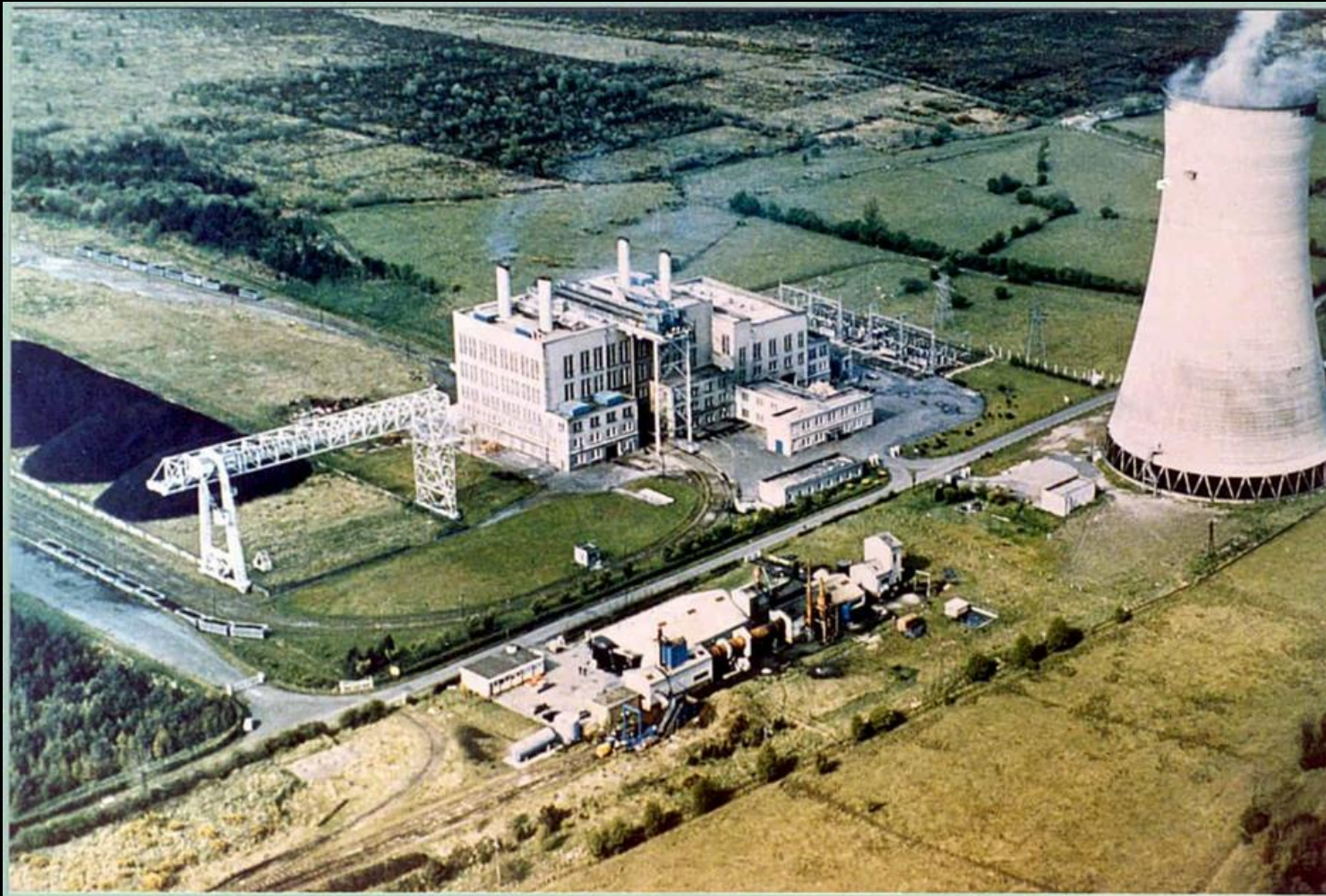


NORTH KILDARE BUSINESS AND LEARNING CAMPUS:

SITE EXPANSION WORKS

Allenwood, County Kildare

FORMER ALLENWOOD ESB / BORD NA MONA GENERATING STATION



Allenwood Bord Na Mona ESB generation station, which opened in 1952, expanding the early national grid and providing major employment in the locality until its decommissioning in 1993.

ALLENWOOD COMMUNITY DEVELOPMENT ASSOCIATION CLG.



ACDAL was created in 1994 following the closure of the Allenwood Bord Na Mona ESB generating station. It was gifted by the ESB to the local community, with the aim to promote local enterprise, training and job creation. This continues to be our mission.

In the image to the left, you will see ACDAL's Enterprise Centre, Bright Sparks Community Childcare, and North of the industrial units, the project proposal for development under the Just Transition Fund.

PROJECT OVERVIEW:

- Allenwood Green Enterprise Park is positioned to act as a highly integrated, creative and excellence-driven green enterprise hot-spot which clusters the fields of green entrepreneurship in an emerging circular economy and sustainable manufacturing and services in the high potential Allenwood Enterprise Park, Kildare, located at the edge of the Bog of Allen. It does this primarily through:
- The allocation of 8 acres of land for the establishment of new businesses. This will unlock serviced sites to facilitate the establishment of up to 16 new/relocating green manufacturing and service enterprises with the potential to create 160 new jobs on this ex ESB/ Bord na Mona site.

PROJECT OVERVIEW CONT'D

ISSUE ADDRESSED - This project addresses the challenges inherent in the imminent ending of peat harvesting for power generation in the region. While Kildare is the second most affected county in terms of job loss impact, it is also disadvantaged by a shortage of suitable sites for the establishment of new green enterprises in the locality which could replace the labour-intensive work of peat extraction. Recent approaches by a total of 4 green businesses looking to establish in Allenwood with the potential for significant employment to ACDAL were uncompleted/on hold due to the high cost of green site development. These businesses (smart construction and recycling) are ideally placed to provide replacement employment.

WHAT THE PROJECT IS SEEKING TO ACHIEVE?

- The project proposes the enabling technical investment needed for the rapid development of the site in 8 to 9 months: bringing the site to facilitation capacity for industrial units through the development of critical services.. This involves the construction of a road, footpaths, retention pond, pump station, utility services, etc.
- This will position the region as a new employment zone and investment location for up to 16 companies involved in sustainability and green entrepreneurship, each with potential to create 10 jobs each. As confirmed by Kildare County Council and Local Enterprise Office, the ability of start-ups and small firms to find appropriate premises is potentially a key constraint on the development of the green technologies sector, with implications for economic growth locally and regionally (as many occupiers are as likely to consider other national options). Availability of sites for new start-ups and small businesses in the region is low: we envisage that the Zone would act both as a set-up and as a continuum workspace offering.
- Assist the next generation of green and circular economy entrepreneurs in a supportive, innovative and synergistic environment with concentrated access to modern critical infrastructure to escalate the growth path of sustainable industry entrepreneurs and disruptors. This will enable more people to remain and work in the area.

HOW THE PROJECT WILL BE DELIVERED, TO INCLUDE THE PROJECT MILESTONES, PROJECT STAGES & TIMEFRAMES

STAGE 1: Design Work & Tender for Construction

- Milestone 1 – Board tender and appoint a Design Team – Timeframe: Mid August 2021
- Milestone 2 – Design Team finalise design of 8 acre Zone – Timeframe: September / Oct 2021
- Milestone 3 – Site Surveys - Timeframe: September / Oct 2021
- Milestone 4 – Planning Application & Approval – Timeframe: End of January 2022
- Milestone 5 – Tender and appoint for Construction - Timeframe: February 2022

HOW THE PROJECT WILL BE DELIVERED, TO INCLUDE THE PROJECT MILESTONES, PROJECT STAGES & TIMEFRAMES CONT'D

STAGE 2: Construction Works

- Milestone 6 – Site works begin - Timeframe: End of February 2022 - To include:
 - All preliminaries; Site preparations; Site boundaries; Road and paths; Storm sewers; Storm retention pond; Foul Sewers; Onsite treatment plant; Pump station; Water mains and Electrical services.

Milestone 7 – Site works complete – Timeframe - End of October 2022

Ready for Sustainable Job creation & Enterprise

PROJECT OUTCOMES

This project will be a transformative project to strengthen community resilience to further economic shocks. Providing best in class infrastructure for potential green and circular economy businesses, it will both enable companies to get off the ground and expand.

- Sustainable Job creation & New Economic Opportunities: - The development of the Zone will potentially create up to **16** enterprises and **160** direct job opportunities that are aligned with the skills of those impacted by imminent closures by ESB and direct impact on BnM workers.
- Hence there will be significant input to the local and regional economy.

PROJECT OUTCOMES CONT'D

- Transport is the single biggest sectoral contributor to energy related CO2 emissions. Without serious investment in mitigations such as remote working facilities meeting targets will be extremely difficult. The Allenwood Green Enterprise Zone provides the community with **30** desk space opportunities for decreased commute times and increased spend in local services, improving quality of life. Investment in local remote working digital, a linked project (funded by EI) to JTF will create further employment and reduce fossil fuel consumption from commuters.
- Environmental and Climate benefits: - The proposal will give priority to businesses engaged in green and circular economy activities and remove innovation challenges such as physical space to enable the full potential of transition to an eco-innovative, entrepreneurial rich economy.
- KPI'S during project delivery:

PROJECT KPI'S

Full Time job is assumed to be a position requiring employees to work between 30 and 40 hours per week.	
Project Duration assumed at 8/9 months	
General Construction Labourer	14
Add similar for contractor's suppliers	14
Add site supervisor	1
Add design team consultants	2
Total new jobs	31

LAYOUT OPTION SAMPLE

