

APPENDIX 6c

Retail Development Pipeline –
Turnover Estimates for 2016

Table A - Schedule of Retail Commitments for Convenience Goods in the GDA (i.e. Schemes with Planning Consent as at September 2007)

Region	County	Centre	Gross Retail Floorspace (sq m)	Net Retail Floorspace (sq m)	Assumed Sales Density in 2016 (€ psm net)	Estimated Turnover in 2016 (€m)
Dublin	Dublin City	Dublin City Centre	11,124	5,873	12,551	73.7
		Other Centres	40,593	21,434	12,551	269.0
		Sub total	51,717	27,307		342.7
	Fingal	Blanchardstown	0	0	12,551	0.0
		Swords	784	414	12,551	5.2
		Other Centres	3,407	1,799	12,551	22.6
		Sub total	4,191	2,213		27.8
	South Dublin	Liffey Valley	0	0	12,551	0.0
		Tallaght	21,667	7,150	12,551	89.7
		Other Centres	8,135	4,295	12,551	53.9
		Sub total	29,802	11,445		143.6
	DLR	Dundrum	-2,698	-1,425	12,551	-17.9
		Dun Laoghaire	0	0	12,551	0.0
		Other Centres	26,803	14,152	12,551	177.6
		Sub total	24,105	12,727		159.7
Sub Total Dublin			109,815	53,692		673.9
Mid East	Meath	Navan	0	0	12,551	0.0
		Other Centres	3,527	1,862	12,551	23.4
		Sub total	3,527	1,862		23.4
	Kildare	Celbridge/Leixlip/Maynooth	1,685	890	12,551	11.2
		Kilcullen/Naas/Newbridge	7,449	3,933	12,551	49.4
		Other Centres	4,837	2,554	12,551	32.1
		Sub total	13,971	7,377		92.6
	Wicklow	Bray	2,283	1,205	12,551	15.1
		Wicklow	0	0	12,551	0.0
		Other Centres	4,312	2,277	12,551	28.6
Sub total		6,595	3,482		43.7	
Sub Total Mid East			24,093	12,721		159.7
Total for GDA			133,908	66,413		833.5

Table B - Schedule of Retail Commitments for Non-bulky Comparison Goods in the GDA (i.e. Schemes with Planning Consent as at September 2007)

Region	County	Centre	Gross Retail Floorspace (sq m)	Net Retail Floorspace (sq m)	Assumed Sales Density in 2016 (€ psm net)	Estimated Turnover in 2016 (€m)
Dublin	Dublin City	Dublin City Centre	25,802	13,623	9,352	127.4
		Other Centres	66,146	34,926	9,352	326.6
		Sub total	91,948	48,549		454.0
	Fingal	Blanchardstown	0	0	9,352	0.0
		Swords	1540	813	9,352	7.6
		Other Centres	4,705	2,484	9,352	23.2
		Sub total	6,245	3,297		30.8
	South Dublin	Liffey Valley	4,738	2,502	9,352	23.4
		Tallaght	19,552	6,452	9,352	60.3
		Other Centres	9,879	5,216	9,352	48.8
		Sub total	34,169	14,170		132.5
	DLR	Dundrum	20,961	11,067	9,352	103.5
		Dun Laoghaire	0	0	9,352	0.0
		Other Centres	42,819	22,609	9,352	211.4
		Sub total	63,780	33,676		314.9
Sub Total Dublin			196,142	99,692		932.3
Mid East	Meath	Navan	0	0	9,352	0.0
		Other Centres	3,455	1,824	9,352	17.1
		Sub total	3,455	1,824		17.1
	Kildare	Celbridge/Leixlip/Maynooth	10,689	5,644	9,352	52.8
		Kilcullen/Naas/Newbridge	29,859	15,766	9,352	147.4
		Other Centres	11,506	6,075	9,352	56.8
		Sub total	52,054	27,485		257.0
	Wicklow	Bray	6,500	3,432	9,352	32.1
		Wicklow	9,245	4,881	9,352	45.6
		Other Centres	15,928	8,410	9,352	78.7
Sub total		31,673	16,723		156.4	
Sub Total Mid East			87,182	46,032		430.5
Total for GDA			283,324	145,724		1,362.8

Table C - Schedule of Retail Commitments for Bulky Comparison Goods in the GDA (i.e. Schemes with Planning Consent as at September 2007)

Region	County	Centre	Gross Retail Floorspace (sq m)	Net Retail Floorspace (sq m)	Assumed Sales Density in 2016 (€ psm net)	Estimated Turnover in 2016 (€m)
Dublin	Dublin City	Dublin City Centre	0	0	5,845	0.0
		Other Centres	965	695	5,845	4.1
		Sub total	965	695		4.1
	Fingal	Blanchardstown	0	0	5,845	0.0
		Swords	0	0	5,845	0.0
		Other Centres	64,287	46,287	5,845	270.5
		Sub total	64,287	46,287		270.5
	South Dublin	Liffey Valley	0	0	5,845	0.0
		Tallaght	17,609	12,678	5,845	74.1
		Other Centres	23,429	16,869	5,845	98.6
		Sub total	41,038	29,547		172.7
	DLR	Dundrum	0	0	5,845	0.0
		Dun Laoghaire	0	0	5,845	0.0
		Other Centres	16,122	11,608	5,845	67.8
		Sub total	16,122	11,608		67.8
	Sub Total Dublin			122,412	88,137	
Mid East	Meath	Navan	17,265	12,431	5,845	72.7
		Other Centres	7,404	5,331	5,845	31.2
		Sub total	24,669	17,762		103.8
	Kildare	Celbridge/Leixlip/Maynooth	0	0	5,845	0.0
		Kilcullen/Naas/Newbridge	5,646	4,065	5,845	23.8
		Other Centres	3,500	2,520	5,845	14.7
		Sub total	9,146	6,585		38.5
	Wicklow	Bray	0	0	5,845	0.0
		Wicklow	5,488	3,951	5,845	23.1
		Other Centres	2,450	1,764	5,845	10.3
Sub total		7,938	5,715		33.4	
Sub Total Mid East			41,753	30,062		175.7
Total for GDA			164,165	118,199		690.9

Table D - Schedule of Retail Commitments for All Comparison Goods in the GDA (i.e. Schemes with Planning Consent as at September 2007)

Region	County	Centre	Gross Retail Floorspace (sq m)	Net Retail Floorspace (sq m)	Estimated Turnover in 2016 (€m)
Dublin	Dublin City	Dublin City Centre	25,802	13,623	127.4
		Other Centres	67,111	35,621	330.7
		Sub total	92,913	49,244	458.1
	Fingal	Blanchardstown	0	0	0.0
		Swords	1540	813	7.6
		Other Centres	68,992	48,771	293.8
		Sub total	70,532	49,584	301.4
	South Dublin	Liffey Valley	4738	2502	23.4
		Tallaght	37,161	19,130	134.4
		Other Centres	33,308	22,085	147.4
		Sub total	75,207	43,717	305.2
	DLR	Dundrum	20,961	11,067	103.5
		Dun Laoghaire	0	0	0.0
		Other Centres	58,941	34,217	279.3
		Sub total	79,902	45,284	382.8
	Sub Total Dublin			318,554	187,829
Mid East	Meath	Navan	17265	12431	72.7
		Other Centres	10,859	7,155	48.2
		Sub total	346,678	19,586	120.9
	Kildare	Celbridge/Leixlip/Maynooth	10,689	5,644	52.8
		Kilcullen/Naas/Newbridge	35,505	19,831	171.2
		Other Centres	15,006	8,595	71.5
		Sub total	61,200	34,070	295.5
	Wicklow	Bray	6,500	3,432	32.1
		Wicklow	14,733	8,832	68.7
		Other Centres	18,378	10,174	89.0
Sub total		39,611	22,438	189.8	
Sub Total Mid East			447,489	76,094	606.2
Total for GDA			766,043	263,923	2,053.7

Notes:

Estimated 2016 turnover derived by adding together turnover totals from Tables B and C.