



**Design & Build
Capacity Enhancement
Works Connolly Station
Appendix 3 Supplementary
Brochure September 2026**



 **DART** 
PROGRAMME

Tender Reference: 9843

Transforming Ireland's Busiest Railway Station

A Landmark Design & Build Opportunity Tender Reference: 9843



Iarnród Éireann is seeking a Design and Build Contractor to help transform Connolly Station, creating a new passenger gateway, unlocking future DART+ capacity and bringing historic Victorian railway spaces back into public use.

Backed by extensive client side design development, technical due diligence and stakeholder engagement, this project presents a mature and well-defined opportunity for contractors to deliver one of Ireland's most significant transport infrastructure investments.

The Transformation Will Deliver:

- A new station entrance from Preston Street
- A new passenger concourse within the historic undercroft
- Improved access to Platforms 5, 6 & 7
- Enhanced public realm and passenger experience
- Increased capacity for future rail growth

A More Mature Opportunity

- Extensive client-side design development completed prior to procurement
- Reduced design and delivery risk through comprehensive surveys, technical due diligence and stakeholder engagement
- NEC4 ECC Option C contract promoting collaborative delivery, transparency and shared project success



Image: Visual of proposed retail units in Connolly Station undercroft

A key opportunity for contractors from across the infrastructure sector, including those looking to establish or expand their presence in rail. With a revised PQQ criteria designed to broaden market participation and attract contractors with experience delivering complex infrastructure projects within operational environments.

Experience the Vision

See the Future of Connolly Station Come to Life



Explore the proposed transformation through our project fly-through and discover how the scheme will create a new station entrance, passenger concourse and enhanced public realm at the heart of Dublin's rail network.



► [Watch the Project Fly-Through](#)

Creating a New Gateway to Connolly Station

Transforming Historic Infrastructure into a Modern Passenger Experience



At the heart of the project is the creation of a new passenger gateway to Connolly Station through the sensitive transformation of the existing Victorian undercroft beneath the station. The scheme will create new capacity without expanding station footprint through the reuse of historic railway infrastructure.

A New Station Entrance - A new publicly accessible entrance from Preston Street, providing improved connectivity and a welcoming gateway to one of Ireland's busiest transport hubs.



Image: Proposed New Preston Street Entrance

A New Passenger Concourse - The refurbishment and repurposing of historic Victorian vaults to create a modern passenger concourse within currently underutilised station infrastructure.

Enhanced Platform Access - New vertical circulation routes including lifts, escalators and stairs, providing improved access to Platforms 5, 6 and 7 and enhancing accessibility throughout the station.

Public Realm Improvements - Upgrades to Preston Street, including semi-pedestrianisation and urban realm enhancements that will strengthen the connection between the station and the surrounding city.

Integrated Design & Build Delivery - Design completion, temporary works, civil, structural, architectural, building services, testing, commissioning and handover activities required to deliver a fully operational railway asset.

A Unique Infrastructure Challenge - The successful Design & Build Contractor will deliver a complex multidisciplinary project within a live operational railway environment, combining modern transport infrastructure, heritage conservation, stakeholder management and urban regeneration in a single landmark scheme.

A More Mature Opportunity

A Refined Reference Design. Greater Certainty. Reduced Risk.

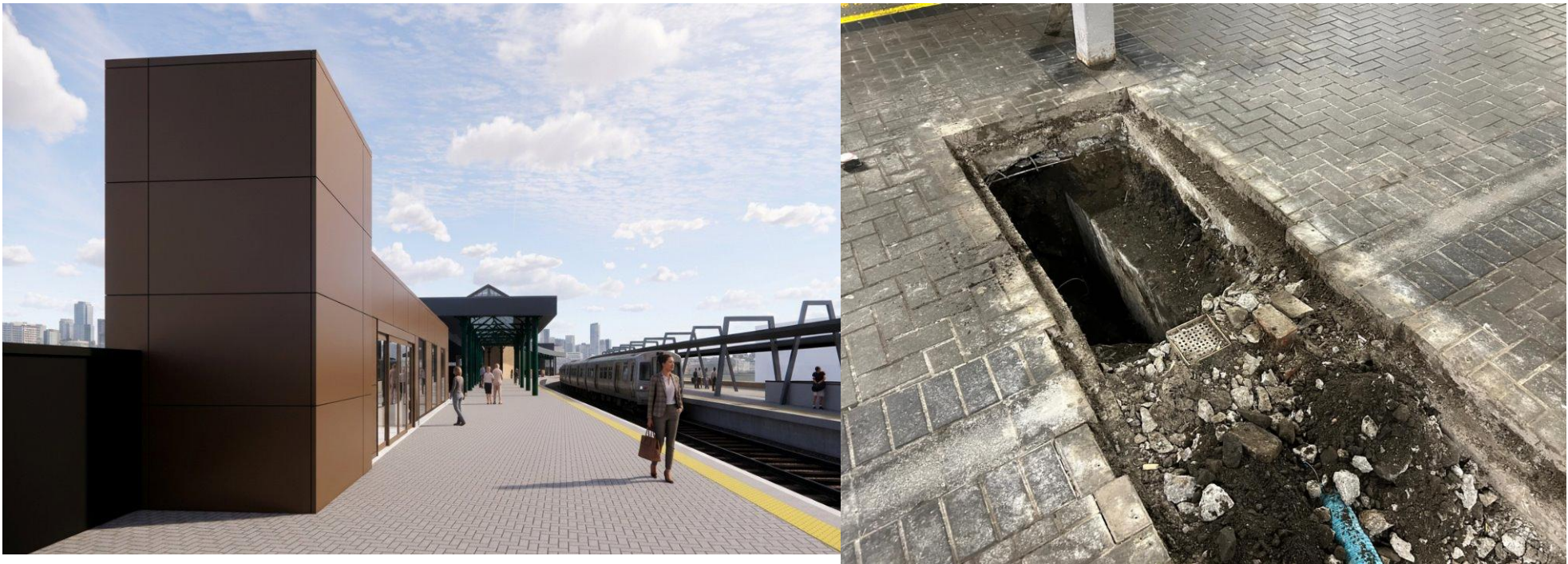


Enhanced Project Definition -The scheme has been substantially developed beyond Railway Order stage, providing contractors with a clearer understanding of project requirements, constraints and delivery expectations.

Comprehensive Surveys and Investigations -Targeted ground investigations, intrusive surveys and detailed topographical, utilities, drainage and MEP surveys have been undertaken to improve understanding of existing conditions and reduce project uncertainty.

Coordinated Multidisciplinary Design - The reference design has been developed to BIM LOD 250, progressing from approximately 20 high level Railway Order drawings to a coordinated, multi-disciplinary package of 100+ drawings supported by specifications, technical reports and Safety Assurance documentation.

Built on a Strong Foundation - The Design & Build Contractor will benefit from a project that has already undergone significant technical development, stakeholder engagement and constructability review, reducing development risk and providing a strong platform for successful delivery.



Images: Visual of modified platform and typical targeted platform level intrusive surveys

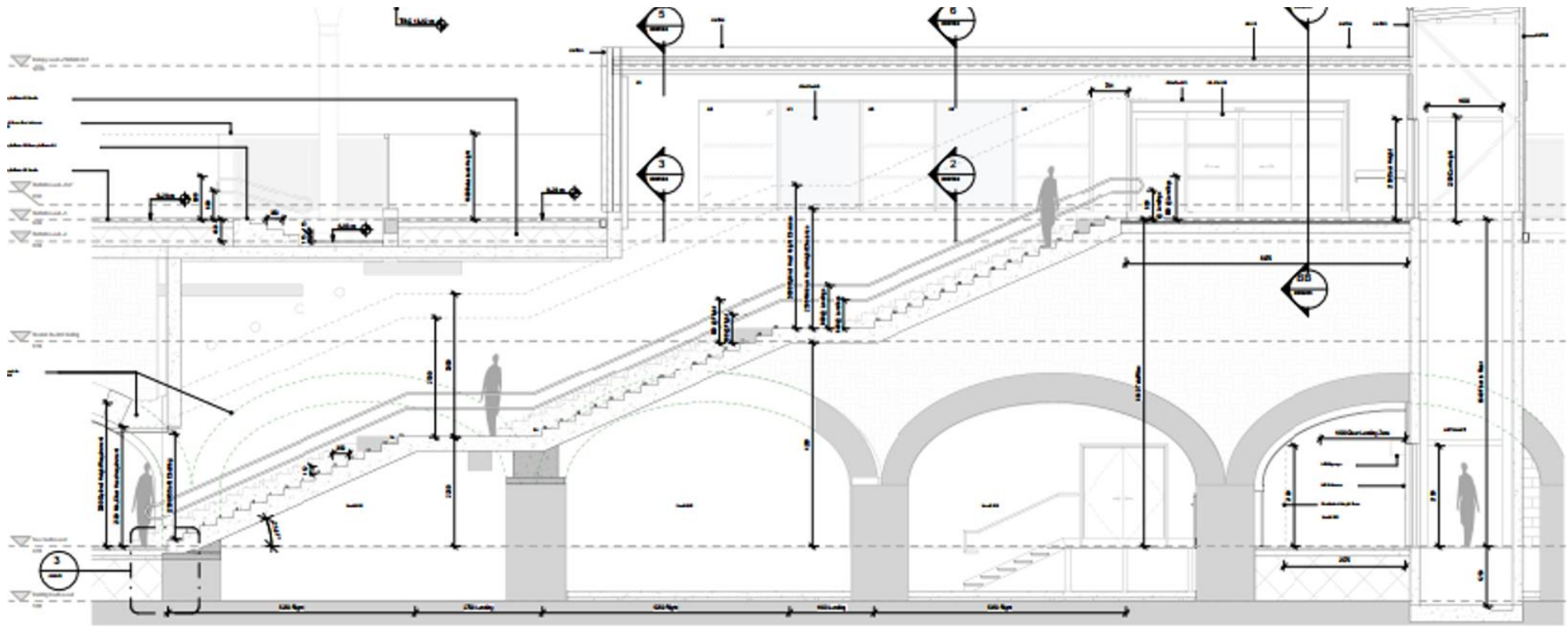


Image: Drawing extract of Section through platform 5 showing new vertical transportation

Stakeholder Alignment Already Established

Extensive Engagement. Clear Requirements. Greater Confidence.



A comprehensive programme of stakeholder engagement has informed the development of a coordinated reference design that balances stakeholder needs, operational requirements and regulatory compliance, establishing a shared understanding of project requirements and supporting a more efficient approvals pathway providing the Contractor with a strong foundation for delivery.

Operational Railway Stakeholders - Collaboration with station operations, asset management and railway specialists has helped shape a design that supports day-to-day railway operations, passenger movements and future station growth.

Technical and Asset Owner Engagement - Design developed through extensive engagement with a broad range of Iarnród Éireann stakeholders, including representatives from Operations, Architecture, Structures, Mechanical, Electrical, Telecommunications, Security, Accessibility, Human Factors, Wayfinding, Track Safety, Health & Safety and Safety Assurance.

External Stakeholder Coordination - Engagement undertaken with key influential external stakeholders, consenting authorities and third-party asset owners, including Dublin City Council, Dublin Fire Brigade, Uisce Éireann, ESB Networks and heritage stakeholders.

The stakeholders listed are representative and non-exhaustive.

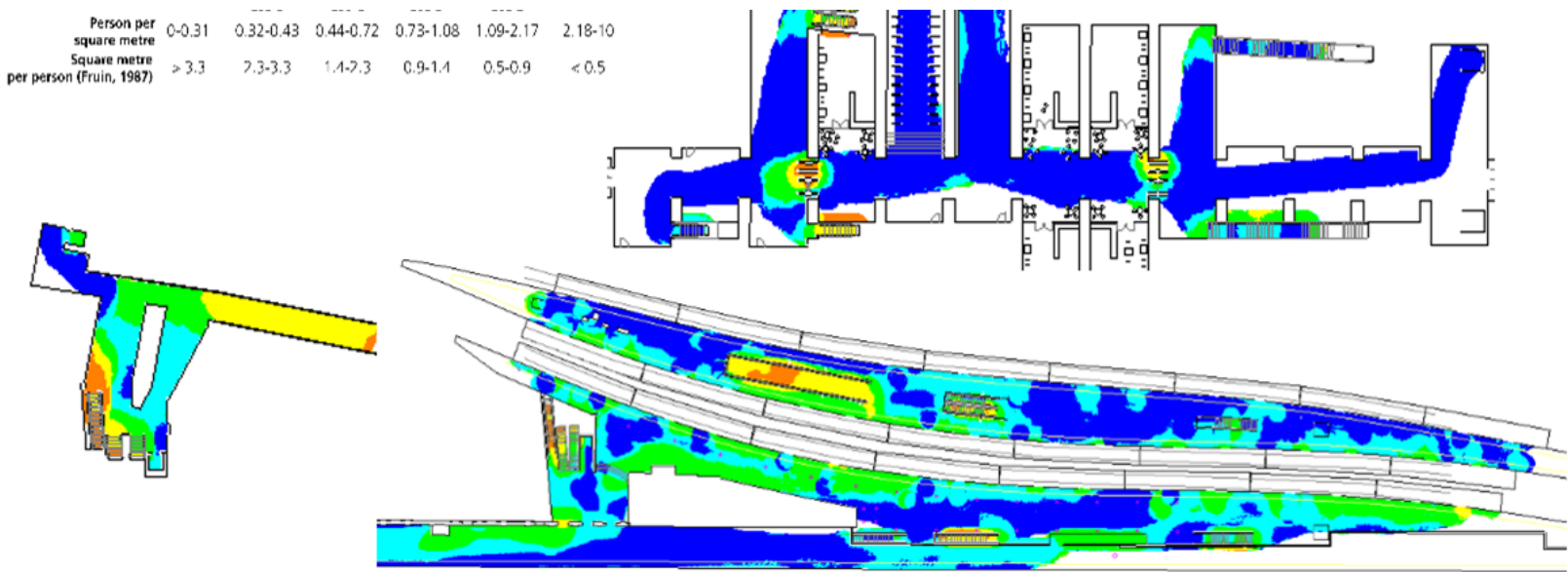


Image: Pedestrian flow modelling visualisation

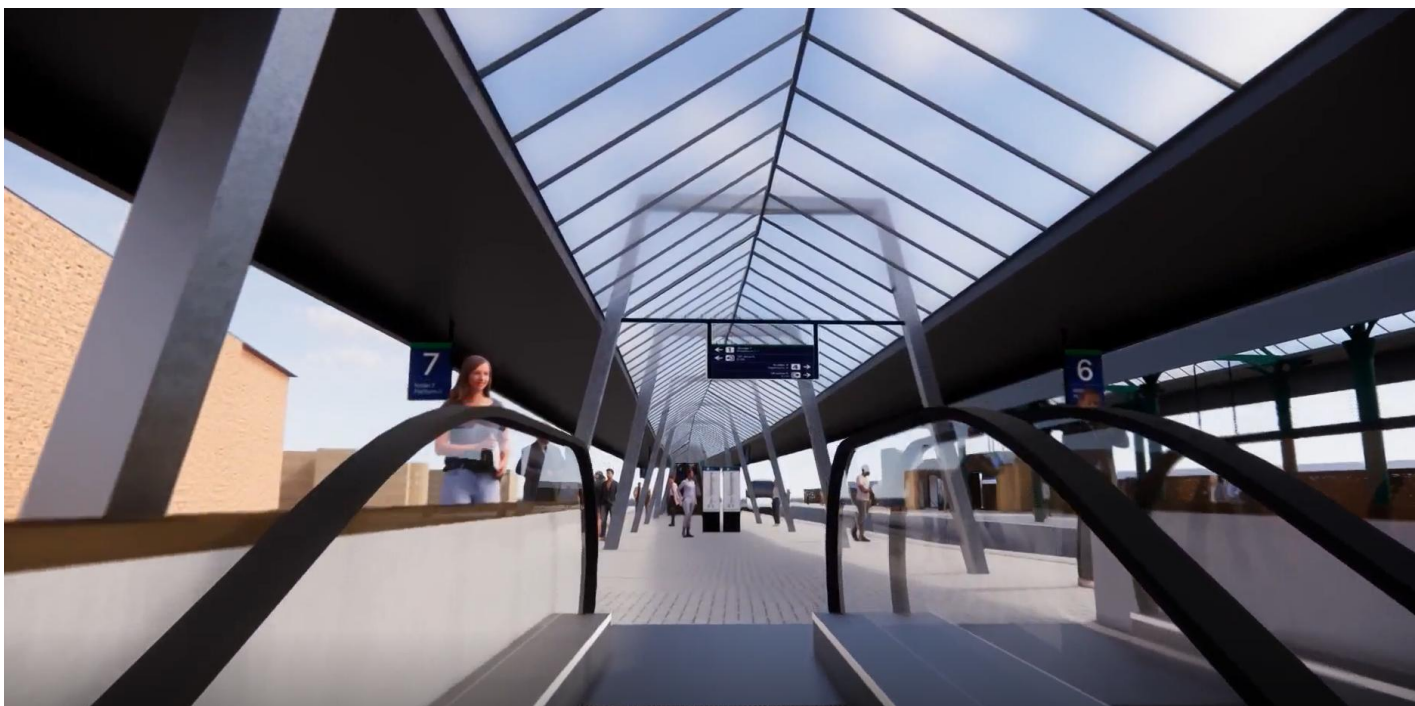


Image: Visual passenger view going up new escalator onto platforms 6/7

A Better Informed Reference Design

- ✓ Stakeholder requirements defined and incorporated into the reference design
- ✓ Operational, safety and asset management requirements understood and coordinated
- ✓ Key interfaces, constraints and third-party interactions identified and considered
- ✓ Approvals, consents and acceptance pathways progressed through early engagement
- ✓ Multidisciplinary coordination enhanced across all design disciplines
- ✓ Design developed to support applicable TSI and project-specific compliance requirements
- ✓ Greater confidence in progressing through the Detailed Design and approvals stages

Planned Around the Railway. Designed for Delivery.

Constructability Embedded in Design Development

The Reference Design has been developed with a clear focus on buildability, construction sequencing to minimise station operations impact and providing contractors with greater confidence in a deliverable and efficient solution.

Construction Phasing & Passenger Management

- A construction phasing informed by pedestrian flow analysis.
- Sequencing developed to maintain passenger circulation and operational platform availability in consultation with IÉ operations teams.
- 3D BIM modelling utilised to assess key interfaces, access constraints and temporary works requirements with visualisation supporting stakeholder engagement and delivery planning.

Efficient Construction Solutions

- Temporary works strategies developed to minimise trackside working.
- Modular and off-site construction opportunities incorporated.
- Reduced possession requirements and faster delivery.

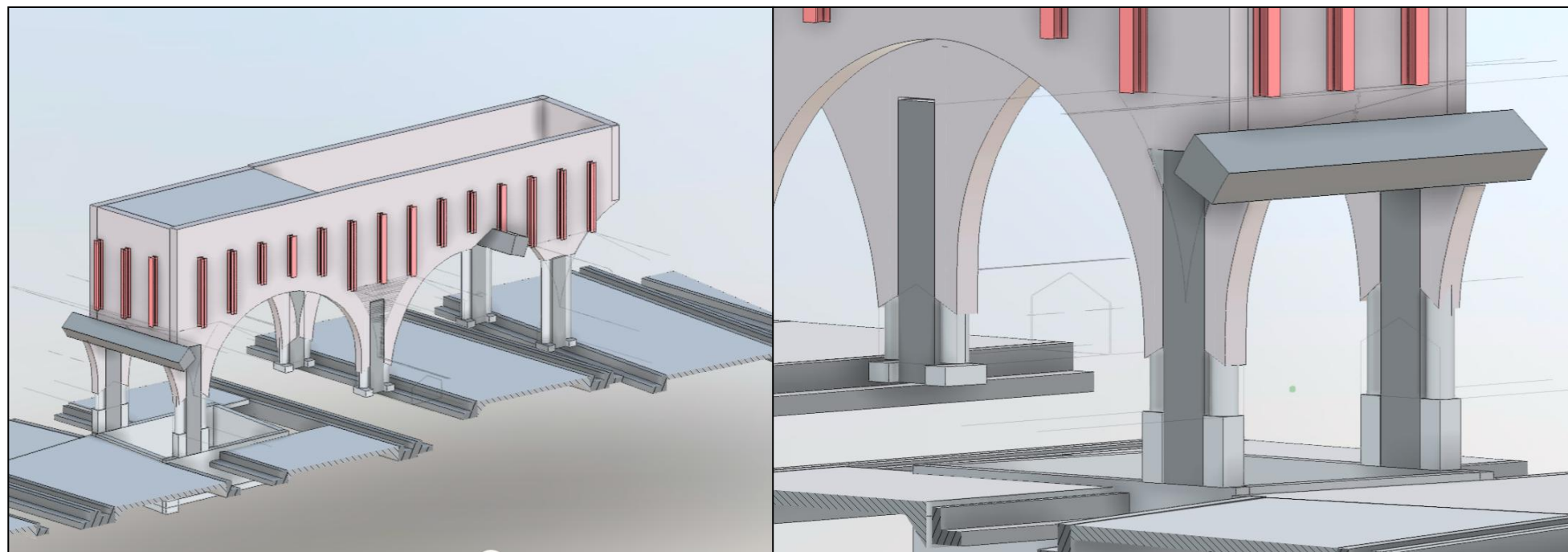


Image: Construction planning for escalator opening works

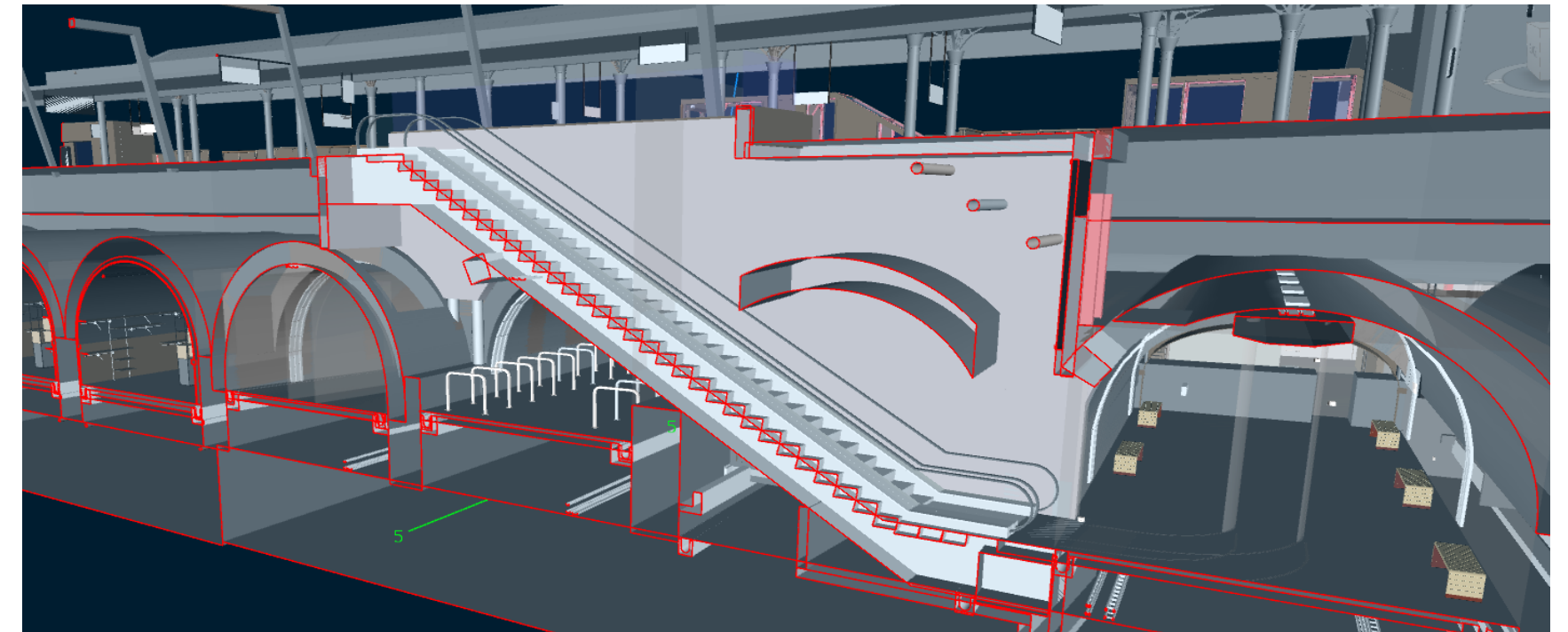


Image: 3D BIM to determine & co-ordinate optimum positioning of openings

Railway Operations Integration

- Ongoing engagement with Operations, Track Safety and Asset Management teams.
- Construction methodologies reviewed against operational and safety constraints.
- Early identification of key interfaces affecting train services and station operations.

Access & Construction Planning

- Track access requirements incorporated into construction staging.
- Construction sequence tested against railway access constraints and operational requirements.

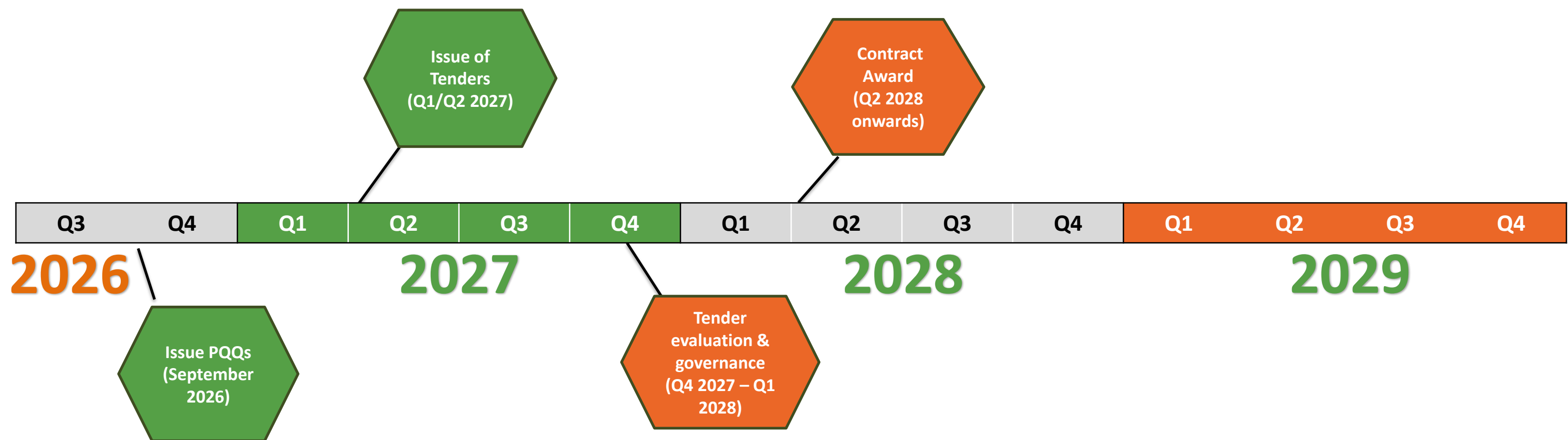
Procurement Programme

The Pathway to Contract Award



Iarnród Éireann is progressing the procurement of the Connolly Station Capacity Enhancement Works through a structured competitive process, providing prospective Design & Build Contractors with a clear route from prequalification through to contract award.

- **September 2026 - Call for Competition Commences** - Publication of the Contract Notice and commencement of the prequalification process.
- **Late Q1 / Early Q2 2027 - Invitation to Tender Issued** - Tender documentation issued to shortlisted candidates.
- **Q3/Q4 2027 - Tender Submission** - Receipt of tender submissions from shortlisted bidders.
- **Q4 2027 to Early 2028 - Tender Evaluation & Approvals** - Completion of tender evaluation, governance reviews and approval processes.
- **Q1/Q2 2028 - Target Contract Award** - Appointment of the successful Design & Build Contractor, subject to the necessary approvals and funding allocation



Programme dates are indicative and subject to change as the procurement process progresses.

Become Part of Connolly Station's Transformation

A Better Defined Opportunity. A Stronger Foundation for Delivery.



What Sets This Opportunity Apart

- ✓ Extensive client-side design development completed
- ✓ Comprehensive surveys and technical due diligence undertaken
- ✓ Mature reference design supported by detailed technical documentation
 - ✓ Stakeholder alignment already established
 - ✓ Reduced design and delivery risk
 - ✓ NEC4 Option C collaborative delivery model
- ✓ Opportunity for experienced infrastructure contractors to enter or expand within the rail sector
- ✓ Revised PQQ criteria designed to broaden market participation and attract contractors with experience delivering complex infrastructure projects within operational environments
- ✓ Clear pathway towards Detailed Design development and approvals

Help Transform Ireland's Busiest Railway Station

Deliver Capacity for DART+. Enhance the Passenger Experience. Shape the Future of Rail in Dublin.

Applicants should review the accompanying PQQ document and Contract Notice.

All queries must be submitted exclusively through the eTenders messaging platform.

Completed PQQ submissions must be received no later than 12 noon on Friday 20th of November 2026.