



- 
- (a) **Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)**  
(b) **Local Government Act 2001 ( as amended )**
- 

**In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001 and pursuant to the requirements of the above, notice is hereby given of Dublin City Council's intention to carry out the following works:**

**Proposal:** Pursuant to the requirements of the above, notice is hereby given of an upgrade to the building in compliance with current building regulations in terms of universal access, fire escape and accessible WC provision. The work will include internal refurbishment providing improved spaces for reading, studying, exhibitions, library/ community events and sanitary accommodation to meet the requirements of high quality contemporary library service provision.

**Location:** Coolock Library, Barryscourt Road, Dublin 17, D17 C950

**Zoning:**

Z4 – To provide for and improve mixed-services facilities

**Site Description:**

The subject property is a single storey public library operated by Dublin City Council. The building is attached to the buildings of Coláiste Dhulaigh to the west and north. The library has a grassed and planted area to its east separating the building from Barryscourt Road to the east. The main access to the library is on its south elevation with a pedestrian pathway running from Barryscourt Road into the site. There is also a limited number of parking spaces to the south of the building including one disabled space. This narrow access road is also shared with Colaiste Dhulaigh Post Primary School to the west.

**Proposal:**

Upgrade to the building in compliance with current building regulations in terms of universal access, fire escape and accessible WC provision. The work will include internal refurbishment providing improved spaces for reading, studying, exhibitions, library/ community events and sanitary accommodation to meet the requirements of high quality contemporary library service provision. Provision has been made in the CRES capital programme 2018-2020 funded through the Departmental Reserve and Development Levies.

**Site Planning History:**

There is no recent planning history for this site

The North Central Area Committee were informed of the initiation of the Part 8 planning process for the proposed development at its meeting on Monday 15<sup>th</sup> January 2018. The

Planner's Report was presented to the North Central Area Committee on Monday 21<sup>st</sup> May 2018.

**Observations:**

None received within the statutory period

**Reports from other departments:**

- Drainage Division report received 22-Feb-2018: recommend conditions

**Planning Assessment:**

The proposed development is Local Authority works as set out in the Planning and Development Regulations 2001 (as amended) - Part 8

The development consists of an upgrade to the building in compliance with current building regulations in terms of universal access, fire escape and accessible WC provision. The work will include internal refurbishment providing improved spaces for reading, studying, exhibitions, library/ community events and sanitary accommodation to meet the requirements of high quality contemporary library service provision.

The works would upgrade the library space to provide several different areas for meetings, talks, study and general library services. Externally new windows would be provided within the existing ope positions which would upgrade the appearance of the building.

A new totem sign would be erected at the main entrance to the library identifying the building from Barryscourt Road with a second lower totem at the junction between the access road and Barryscourt Road. The totem sign would have a digital element to its lower half; however, no information has been provided on the intended use of the digital display. Appendix 19 of the Development Plan deals with the city's Outdoor Advertising Strategy with relevance in this instance under 19.3 Illuminated Signs and 19.6 Advertising Development Management Standards. In this instance the digital portion of the sign is below the eaves height of the library building, set in from the street and would not unduly impact on either visual amenities or pedestrian safety. It should be recommended to the applying department that the digital sign must only be used for library and City Council information purposes. The smaller totem at the street edge is a static sign and presents no apparent issues in terms of visual amenity or pedestrian safety.

New planting along the access path would improve the pedestrian approach and the works overall improve the recreational and education value of the building without impacting on existing amenities in the general area.

Drainage Division have no objection to the proposed works and request a set of conditions is attached.

**Appropriate Assessment:**

Having regard to the nature and scale of the proposed development and the proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, individually, or in combination with other plans or projects, on a European site.

The proposed Local Authority Works to be carried out under Part 8 of the Planning and Development Regulations 2001 (as amended) would be consistent with the Dublin City Development Plan 2016-2022 and with the proper planning and sustainable development of the area. The Planning Authority has no objection to the proposed development.

**Conclusion:**

Having regard to the nature and scale of the proposed development, the existing land use of the site and the zoning provisions of the current Dublin City Development Plan it is considered that the proposed development accords with both the Dublin City Development

Plan and the proper planning and sustainable development of the area. There is therefore no objection to the proposal.:

It is recommended that the digital portion of the totem sign adjacent to the pedestrian entrance to the library should be used solely to display library and Dublin City Council information only and should not display any commercial advertising

### **Recommendation**

Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development subject to the following recommendations:

1. Drainage Division requirements are noted:
  - a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from [www.dublincity.ie](http://www.dublincity.ie) Forms and Downloads).
  - b) Dublin City Council's drainage records are indicative and must be verified on site.
  - c) The developer shall ensure that an appropriate flood risk impact assessment, in accordance with the OPW Guidelines, is carried out for the proposed development.
  - d) A surface water management plan including the construction of green infrastructure should be submitted to Dublin City Council Drainage Division for review prior to commencement of construction. The minimum 2 stage treatment approach is required.
  - e) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.
  - f) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.
2. The external digital signage shall be used for City Council information purposes only, unless otherwise agreed with the Planning Department.

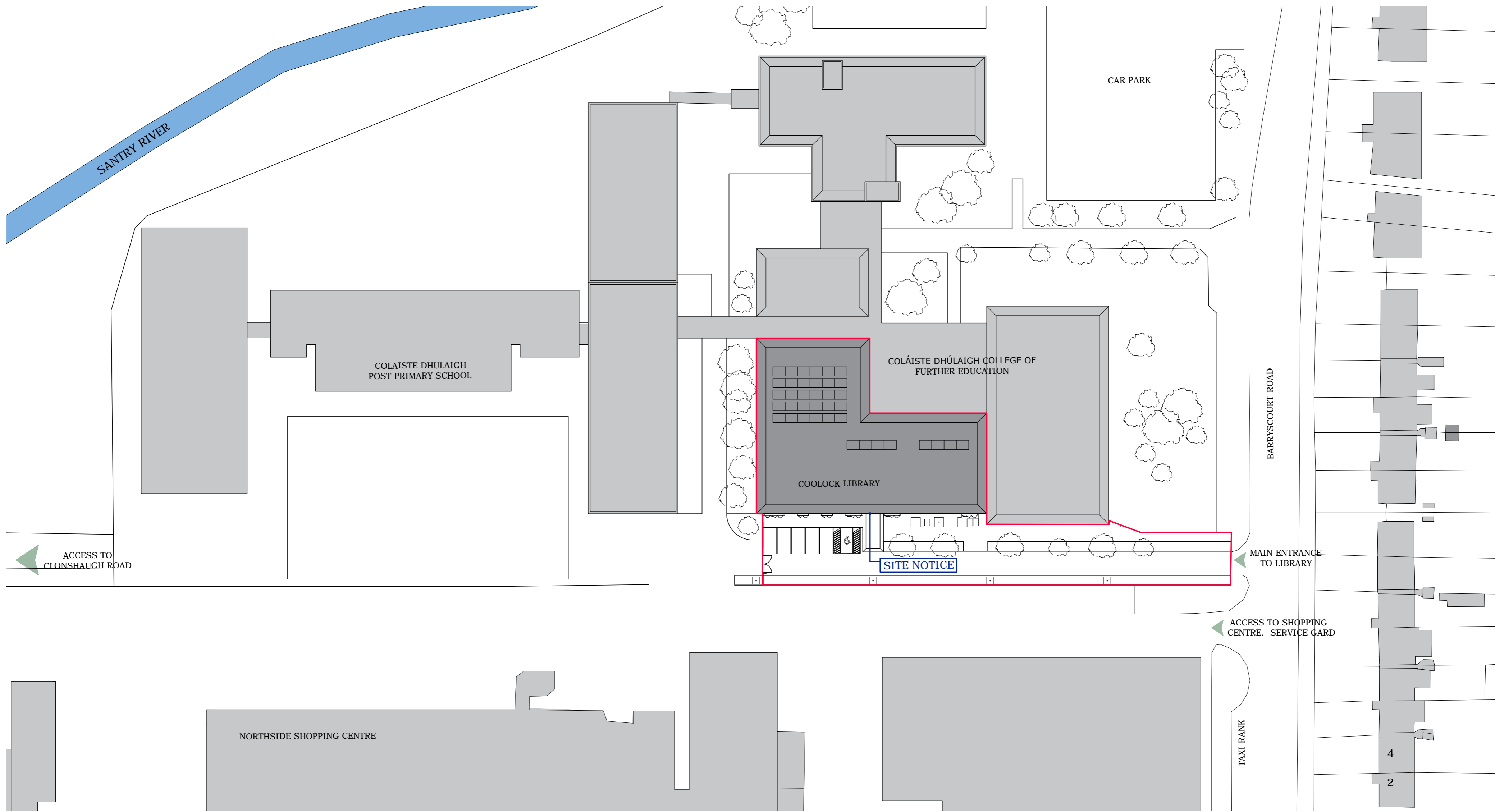
This report is submitted to the City Council pursuant to Section 138 of the Local Government Act, 2001 and Section 179 of the Planning and Development Act, 2000 (as amended) subject to the provisions of Section 139 of the Local Government Act, 2001.

### **Resolution:**

"That Dublin City Council notes Report No 164/2018 and hereby approves the contents therein."

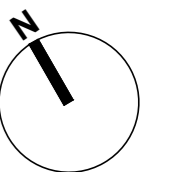
**Owen P. Keegan**  
Chief Executive

30<sup>th</sup> May 2018



**EXISTING SITE PLAN**

scale 1:500



**NOTES:**

Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site. Architect to be notified of any discrepancies. This drawing is NOT for construction unless stamped 'FOR CONSTRUCTION'

THIS DRAWING IS COPYRIGHT © Mahoney Architecture

This drawing, the design and contents contained herein are copyright, all rights reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owners

2. The Client is granted a copyright license to use this drawing and its contents for the purpose of which the drawing has been prepared. If this drawing has been produced for construction purposes the licence will only be valid for a single three dimensional reproduction and shall expire once a single reproduction has occurred. Such a licence cannot be assigned without prior written consent

REVISION	DATE	DESCRIPTION	INITIAL	CHECKED

42 ARRAN STREET EAST, DUBLIN 7, D07RP3K, IRELAND - Telephone: +353 1 6725766 - email: info@mahoneyarchitecture.com - www.mahoneyarchitecture.com

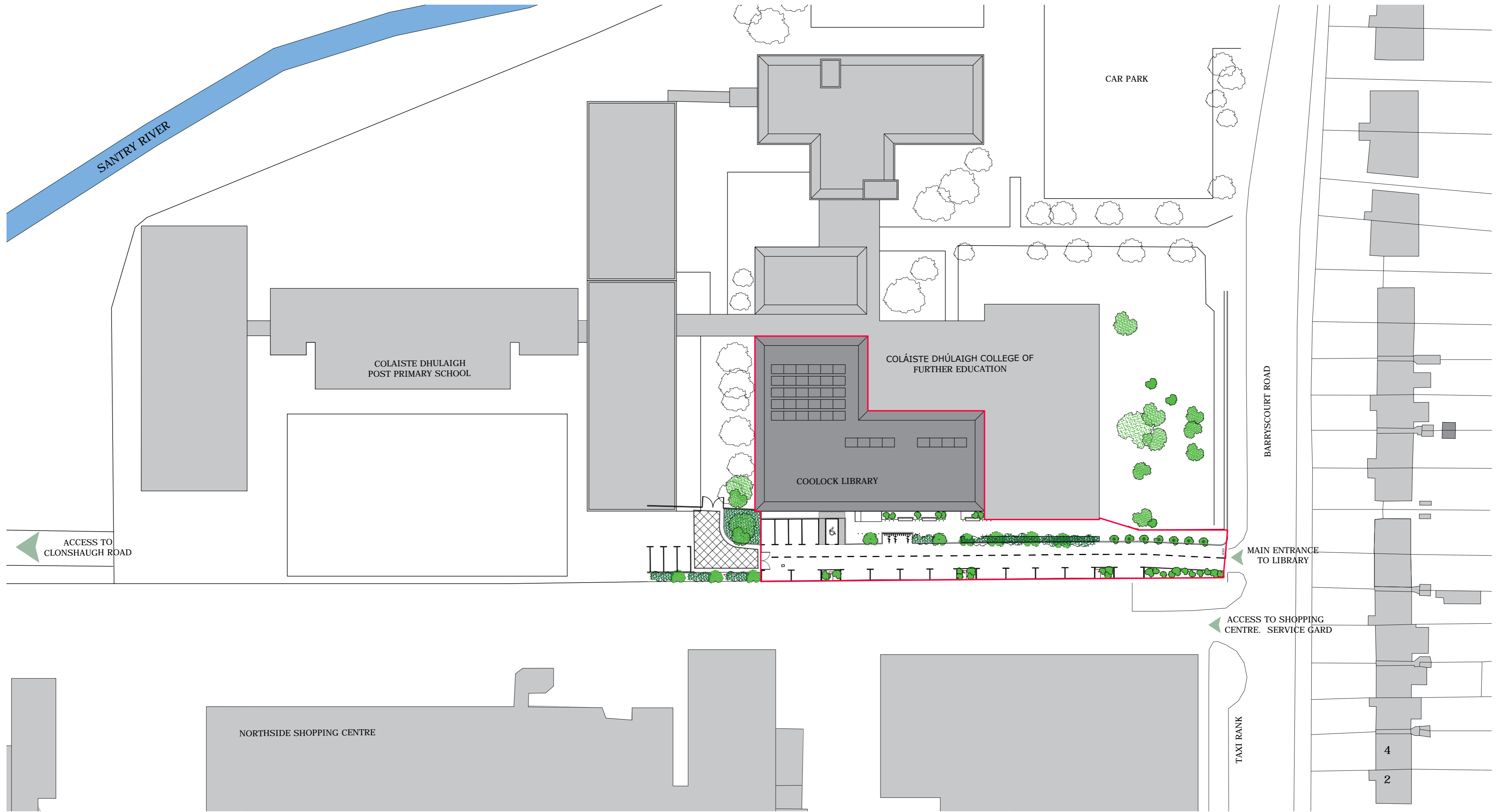
PRACTICE MEMBER  
2017  
RIAI

G2 CONSERVATION PRACTICE  
RIAI

P POP ACCREDITATION  
RIAI

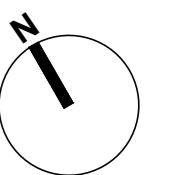
INSTITUTION OF THE ARCHITECTS  
IRELAND

CLIENT: Dublin City Council	DRAWN: NG	CHECKED:	PROJECT No.: 1702
PROJECT: Coolock Library	DATE: Jan 2018	STAGE: <b>PLANNING</b>	
DRAWING: Existing Site Plan	SCALE: 1:500 @A2	DRAWING No.: 100A	



### PROPOSED SITE PLAN

scale 1:500



**NOTES:**

Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site. Architect to be notified of any discrepancies. This drawing is NOT for construction unless stamped "FOR CONSTRUCTION"

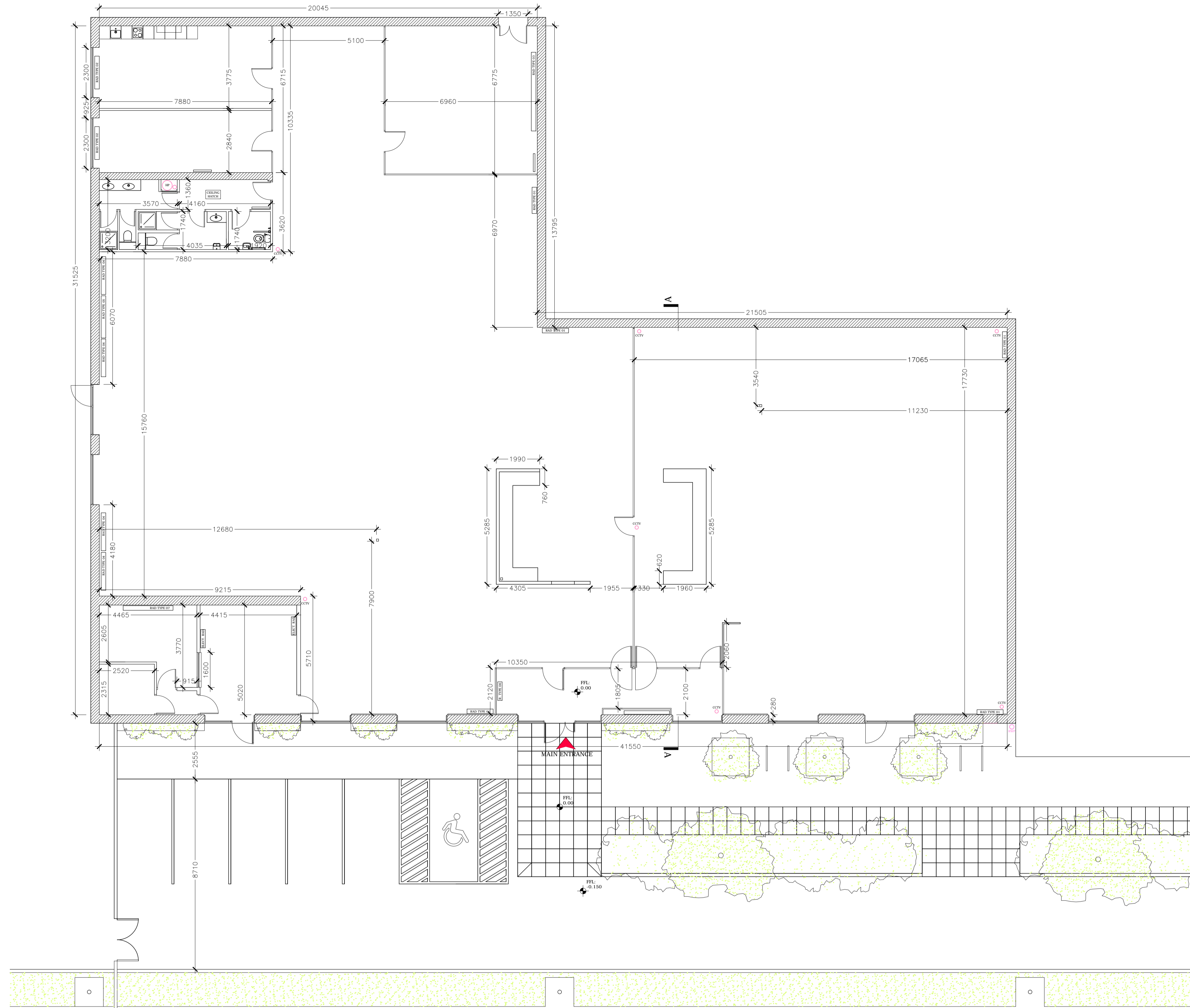
THIS DRAWING IS COPYRIGHT © Mahoney Architecture

This drawing, the design and contents contained herein are copyright, all rights reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owners

2. The Client is granted a copyright license to use this drawing and its contents for the purpose of which the drawing has been prepared. If this drawing has been produced for construction purposes the licence will only be valid for a single three dimensional reproduction and shall expire once a single reproduction has occurred. Such a licence cannot be assigned without prior written consent

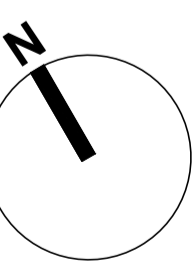
REVISION	DATE	DESCRIPTION	INITIAL	CHECKED

<p>42 ARRAN STREET EAST, DUBLIN 7, D07RP3K, IRELAND - Telephone: +353 1 6725766 - email: info@mahoneyarchitecture.com - www.mahoneyarchitecture.com</p>				
<p>PROJECT: Coolock Library</p>	<p>DATE: Jan 2018</p>	<p>STAGE: <b>PLANNING</b></p>		
<p>DRAWING: SITE LOCATION MAP</p>	<p>SCALE: 1:500 @A2</p>	<p>DRAWING No.: <b>DAC-100B</b></p>		



EXISTING GROUND FLOOR PLAN

scale 1:100



**NOTES:**

Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site. Architect to be notified of any discrepancies. This drawing is NOT for construction unless stamped "FOR CONSTRUCTION"

THIS DRAWING IS COPYRIGHT © Mahoney Architecture

This drawing, the design and contents contained herein are copyright, all rights reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owners

2. The Client is granted a copyright license to use this drawing and its contents for the purpose of which the drawing has been prepared. If this drawing has been produced for construction purposes the licence will only be valid for a single three dimensional reproduction and shall expire once a single reproduction has occurred. Such a licence cannot be assigned without prior written consent

REVISION	DATE	DESCRIPTION	INITIAL	CHECKED

**Mahoney** ARCHITECTURE

42 ARRAN STREET EAST, DUBLIN 7, D07R3K, IRELAND - Telephone: +353 1 6725766 - email: info@mahoneyarchitecture.com - www.mahoneyarchitecture.com

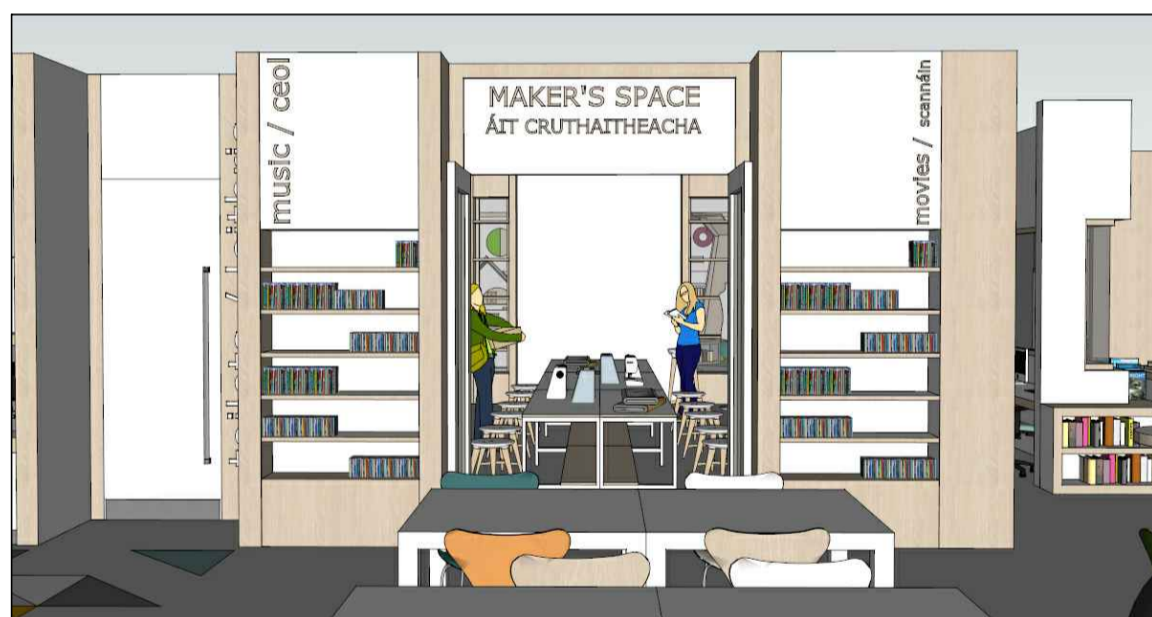
CLIENT: Dublin City Council	DRAWN: NG	CHECKED:	PROJECT No.: 1702
PROJECT: Coolock Library	DATE: Jan 2018	STAGE: PLANNING	
DRAWING: Existing Ground Floor Plan	SCALE: 1:100 @A1	DRAWING No.:	REV: 101



View of Adult's Library from Young Adult/Area



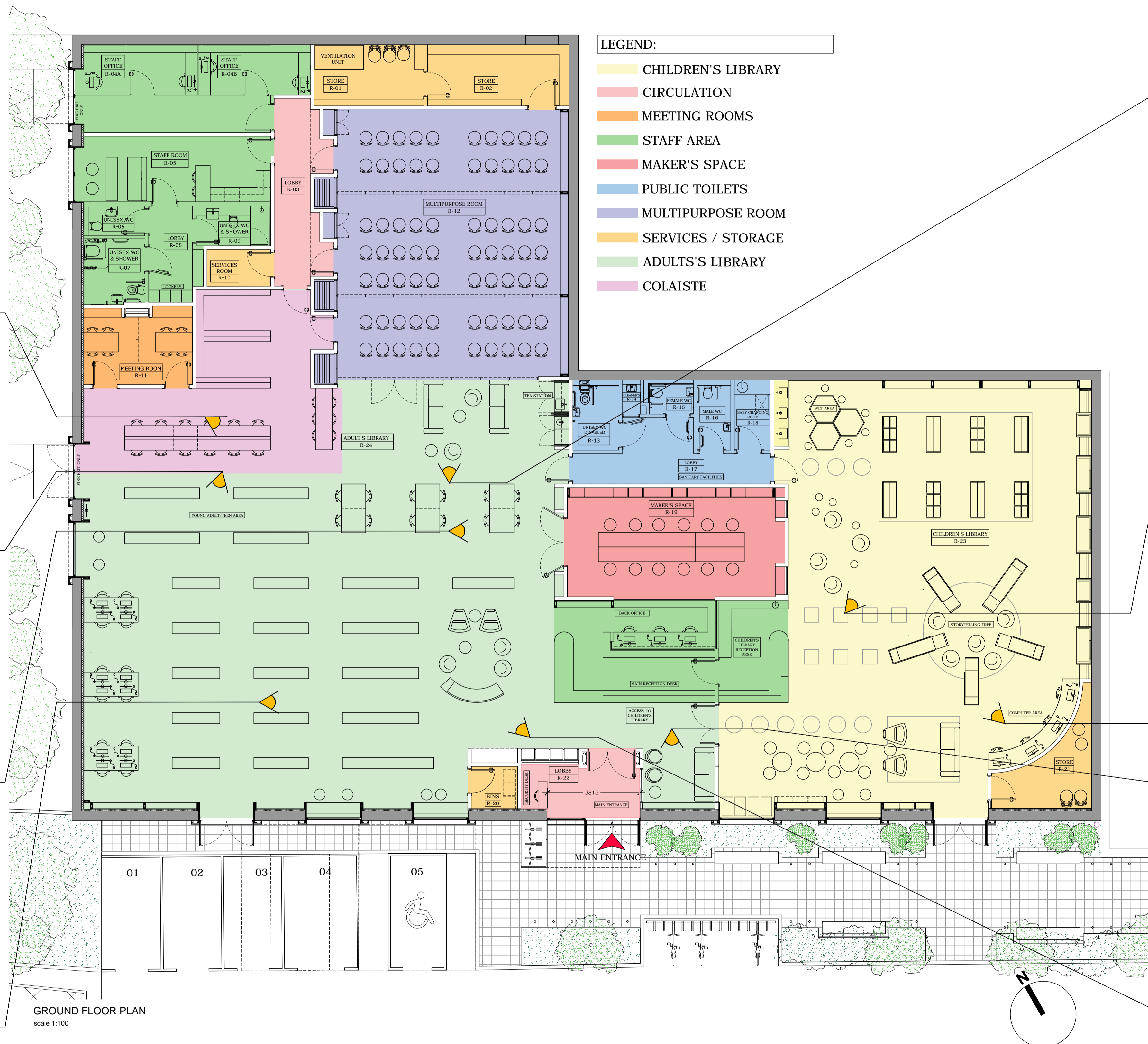
View of Adult's Library Computers from Young Adult/Area



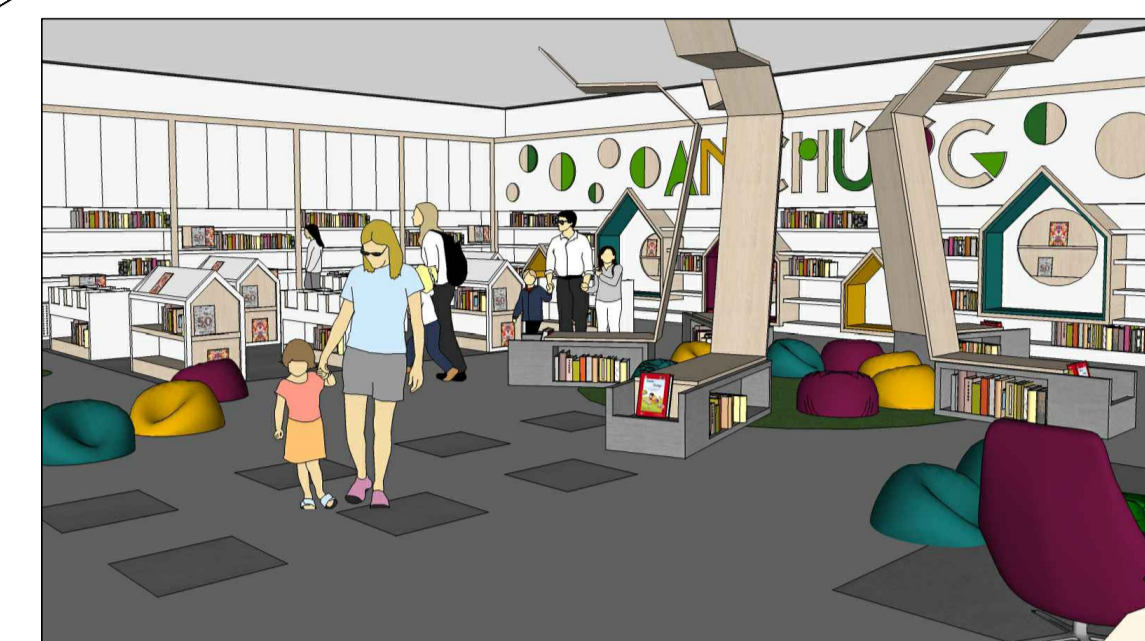
View of Maker's Space entrance from Adult's Library



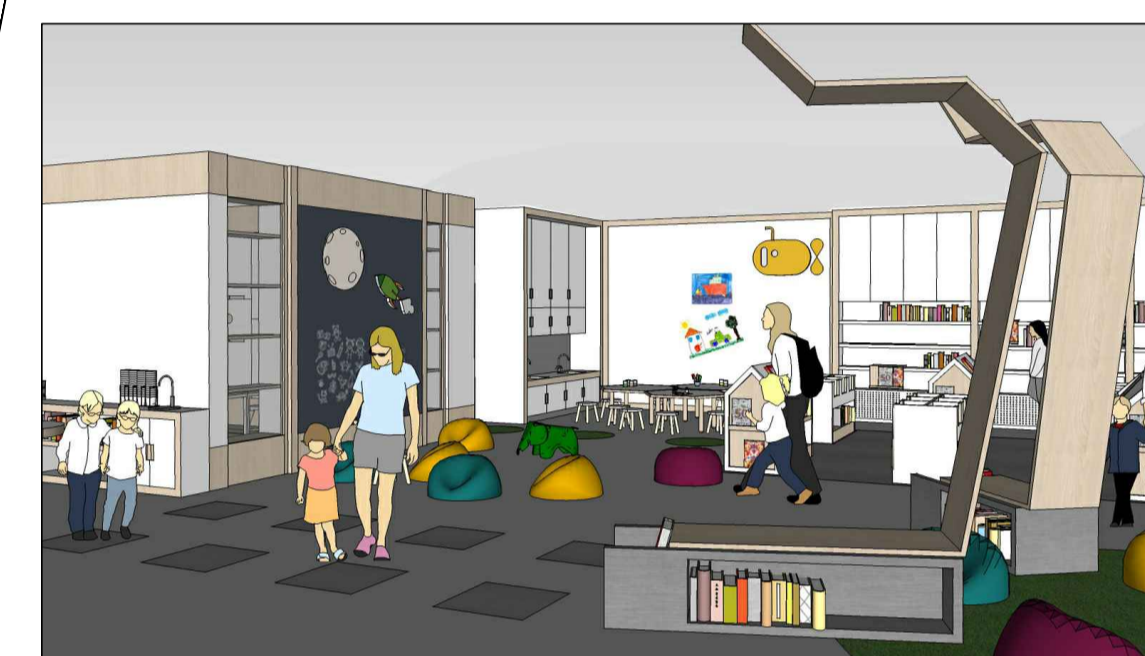
View of Adult's Library towards Reception Desk



View of Multipurpose Room from Adult's Library



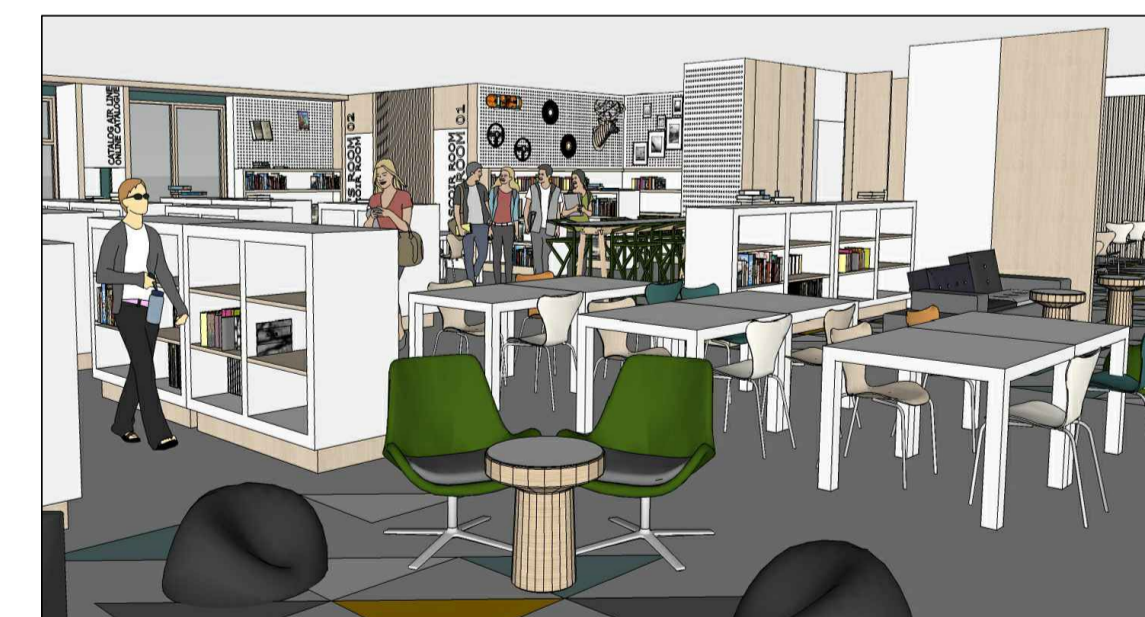
View of Children's Library from Children's Library Reception Desk



View of Children's Library from Computer Area



View of Press/Local Information Area from Reception Area



View of Adult's Library from Main Entrance

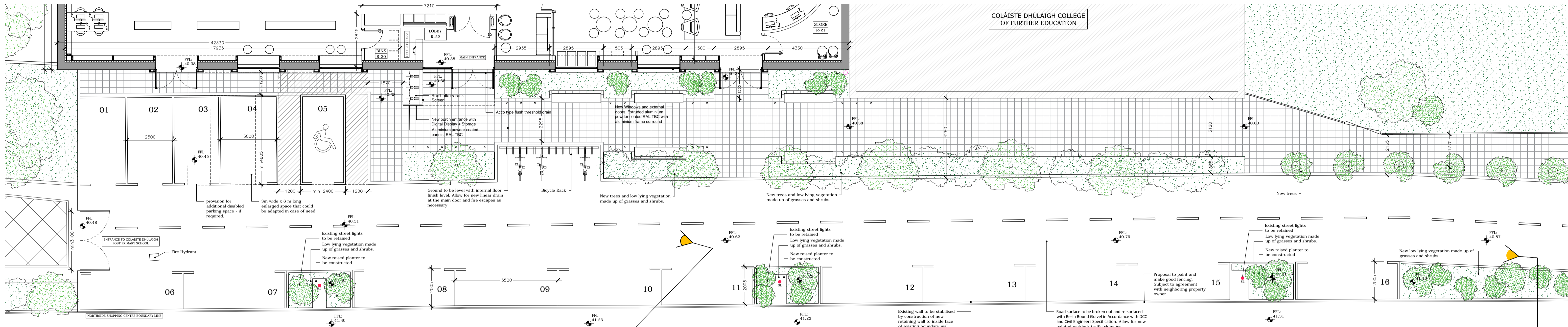
**NOTES:**  
Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site. Architect to be notified of any discrepancies. This drawing is NOT for construction unless stamped "FOR CONSTRUCTION".  
THIS DRAWING IS COPYRIGHT © Mahoney Architecture  
This drawing, the design and contents contained herein are copyright, all rights reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owners.  
2. The Client is granted a copyright license to use this drawing and its contents for the purpose of which the drawing has been prepared. If this drawing has been produced for construction purposes the licence will only be valid for a single three dimensional reproduction and shall expire once a single reproduction has occurred. Such a licence cannot be assigned without prior written consent.

REVISION	DATE	DESCRIPTION	INITIAL	CHECKED

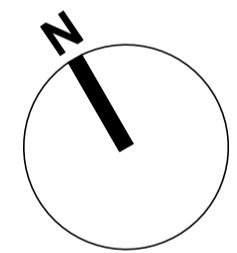
**Mahoney ARCHITECTURE**  
42 ARRAN STREET EAST, DUBLIN 7, D07RP3K, IRELAND • Telephone: +353 1 6725766 • email: info@mahoneyarchitecture.com • www.mahoneyarchitecture.com

CLIENT: Dublin City Council DRAWN: NG CHECKED: PROJECT No.: 1702  
PROJECT: Coolock Library DATE: Jan 2018 STAGE: PLANNING  
DRAWING: Proposed Ground Floor Layout + Images SCALE: 1:100 @ A1 DRAWING No.: 105 REV.:  

PRACTICE MEMBER 2017  
G2 CONSERVATION PRACTICE  
PSDP ACCREDITATION  
RIAI  
RIAI  
RIAI



LANDSCAPE PLAN  
scale 1:100



View of Main Entrance from Road



View of Library Entrance from Northside Shopping Centre



View of Landscaping from Main Entrance



**NOTES:**

Do not scale from this drawing. Work to figured dimensions only. All dimensions to be checked on site. Architect to be notified of any discrepancies. This drawing is NOT for construction unless stamped 'FOR CONSTRUCTION'

THIS DRAWING IS COPYRIGHT © Mahoney Architecture

This drawing, the design and contents contained herein are copyright, all rights reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of the copyright owners

2. The Client is granted a copyright license to use this drawing and its contents for the purpose of which the drawing has been prepared. If this drawing has been produced for construction purposes the licence will only be valid for a single three dimensional reproduction and shall expire once a single reproduction has occurred. Such a licence cannot be assigned without prior written consent

REVISION	DATE	DESCRIPTION	INITIAL	CHECKED

42 ARRAN STREET EAST, DUBLIN 7, D07RP3K, IRELAND - Telephone: +353 1 6725766 - email: info@mahoneyarchitecture.com - www.mahoneyarchitecture.com

PRACTICE MEMBER  
2017  
RIAI

G2  
CONSERVATION PRACTICE  
RIAI

P  
PSDP ACCREDITATION  
RIAI

INSTITUTE OF THE ARCHITECTS OF IRELAND

---

CLIENT: Dublin City Council      DRAWN: NG      CHECKED:      PROJECT No.: 1702

PROJECT: Coolock Library      DATE: Jan 2018      STAGE: PLANNING

DRAWING: Proposed Landscape Layout + Images      SCALE: 1:100 @A1      DRAWING No.: 106      REV.:



Surveyed 1981  
Revised 2016  
Levelled 1979

# Urban PLACE Map



71894  
740101  
739855  
71894

### ITM CENTRE PT. COORDS.

718828,739978

### DESCRIPTION

### MAP SHEETS

1:1000  
3132-09



Arna thionsú agus arna fhóilsiú ag Suirbhéireacht Ordanáis Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire.  
Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

Sáraíonn atáirgeadh neamhúdaraithe cóipcheart Suirbhéireacht Ordanáis Éireann agus Rialtas na hÉireann.  
Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

Gach cead ar cosnamh. Ní ceadmhach aon chuid den fhóilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt.  
All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

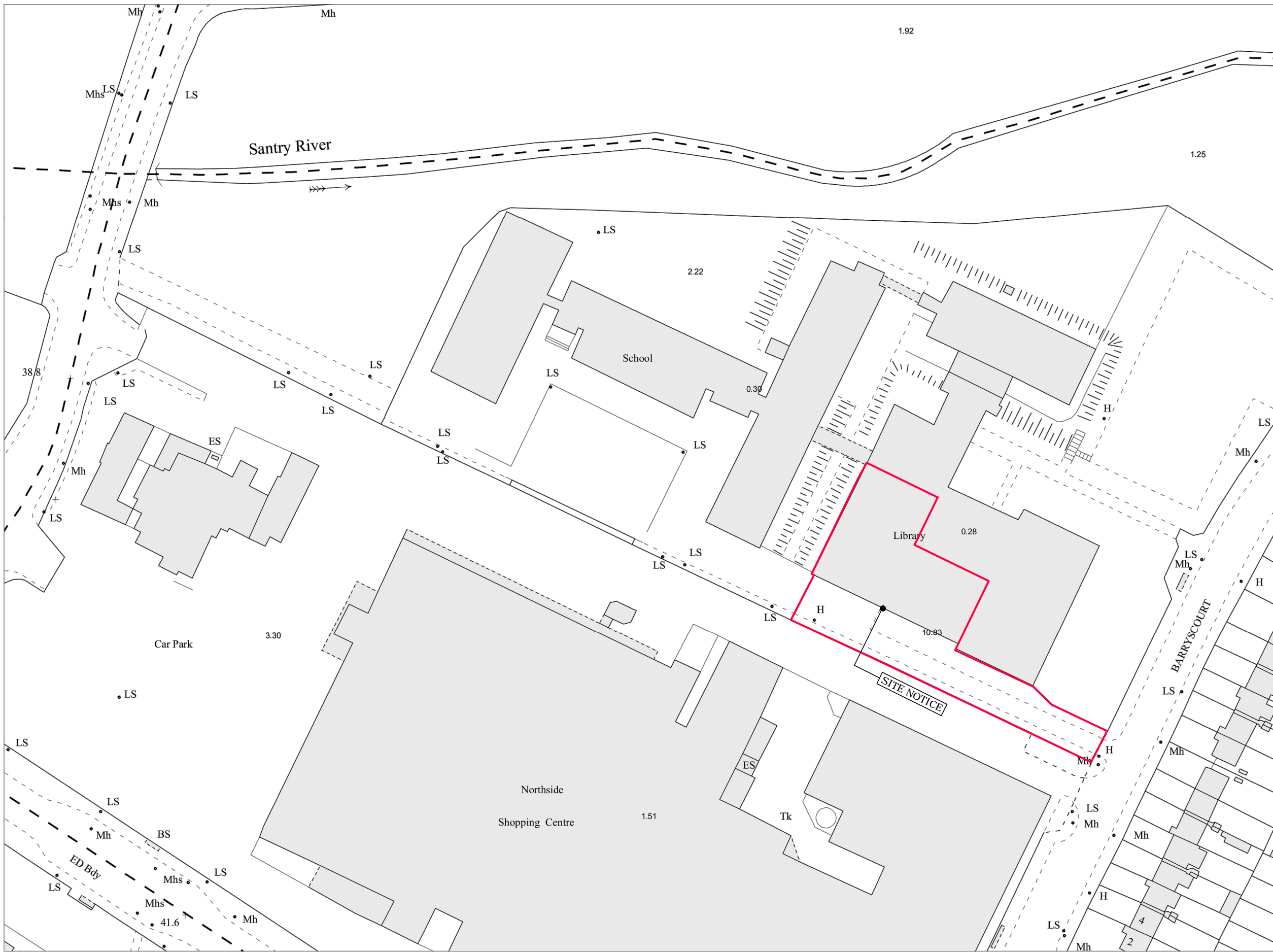
Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead slí. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ní thaispeánann léarscáil de chuid Ordanáis Shuirbhéireacht na hÉireann teorann phointí dleathúil de mhaoin riamh, ná úinéireacht de ghnéithe fhisiciúla.  
Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordanáis Éireann, 2018  
© Ordnance Survey Ireland, 2018



71894  
740101  
739855  
71894



Scale:- 1:1,000  
Scála:- 1:1,000



Plot Ref. No. 19769146\_1\_1  
Plot Date 15-JAN-2018