

2nd December 2022

**To the Chairperson and Members
Of the Central Area Committee**

**Sean McDermott Street Swimming Pool
Update Report to the Central Area Committee December 2022**

DCC have been advancing the design & tender process for improvement works to Sean McDermott Street Pool. Tender submissions have been received and at the time of writing it is intended to appoint a contractor in the coming weeks to allow works to begin in January.

The scope of works include:

- Re-tile damaged areas of pool hall, deck and basin
- Recover the existing roof
- Repair the roof structural deck at the point of a leak, and repaint the roof trusses
- Some electrical and ventilation works are also included.
- Some reconfiguration of the reception area including providing more public space
- Recladding and decoration of the building façade to provide a more modern welcoming centre.

It is estimated that the works will take between 4 & 6 months to complete (this is dependent on the extent of roof repair) which can only be fully programmed once the works are underway. The intention is to reopen Sean McDermott Street pool in the spring or early summer of 2023.

Dublin City Council have always recognised the importance of Seam McDermott Street Swimming Pool as an essential community resource these works will provide the community with access to this essential service for the coming years.

Future Plans for Sean McDermott Street

Sean McDermott Street swimming pool was built in the 1970's. The building is a concrete construction with flat roofs. The pool hall is constructed from a concrete frame with a steel trussed roof (a replacement roof, following a fire in the 1980's). Works were carried out to improve disabled access and replace some swimming pool plant in 2014; some basic roof repairs were also completed at that time. Changing rooms, showers, toilets etc. were extensively refurbished in more recent years.

The building by its confined nature and its age, while providing an important swimming service, is limited to this alone and cannot develop to cater for the expanding needs and

demands around sports and wellbeing. Stand-alone pools were of their time, they are extremely expensive to run, and in particular energy costs are prohibitive and unsustainable. A more comprehensive offering and range of activities would be of great benefit to this area of the city in the future.

To this end DCC have commissioned a feasibility study to examine options in relation to a more comprehensive leisure centre provision on the existing site at Sean McDermott Street Pool. The draft study has examined a range of issues, including site analysis, transport, building heights and uses, economic and environmental sustainability, emerging demands, existing community sports requirements etc.

A draft has now been completed and has examined a number of options both in terms of layout and design. In all instances the plans allow for the construction of a three story building, containing a 25m 6 lane pool, a changing village, a changing places room, fitness studios, activity suites, a generous reception area with café, a community room, and the possibility of roof top activities for structured or unstructured sports.

The approach is to design a welcoming front facing building with at an environmentally sustainable philosophy at its core. High level cost estimates were also included in the feasibility study and these range from €19m to €27m depending on the complexity of the design and the design options pursued.

DCC would propose to develop further these initial ideas through the appointment of design specialists to develop and agree preliminary design proposals to be presented to the Area committee for consideration and if funding is secured a planning application may be possible in 2024. DCC is examining possible funding options to develop a long- term sports & leisure facility at this location. A blend of funding including grants from various state supports for example Large Scale Sports Facilities Fund & DCC capital funding are possible options.

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