

**Description of Proposed development at:  
FCC Coolmine Works Depot, Coolmine, Dublin 15.**

1. Site.  
The site is located within Fingal County Council's outdoor works Depot, off Porters Road in Coolmine, Dublin 15. The proposed development is located in the North west corner of the depot site.
2. Planning.  
The site is currently zoned GE: 'Provide opportunities for general enterprise and employment'. The development proposes new improved facilities for outdoor workers and the provision of new office accommodation. A safer pedestrian access and additional staff car parking spaces are also proposed.
3. Existing Infrastructure.  
Foul & surface water connections are available on site in addition to mains water supply.  
Gas, electricity and telecom infrastructure are also all available at the site.
4. Proposal.

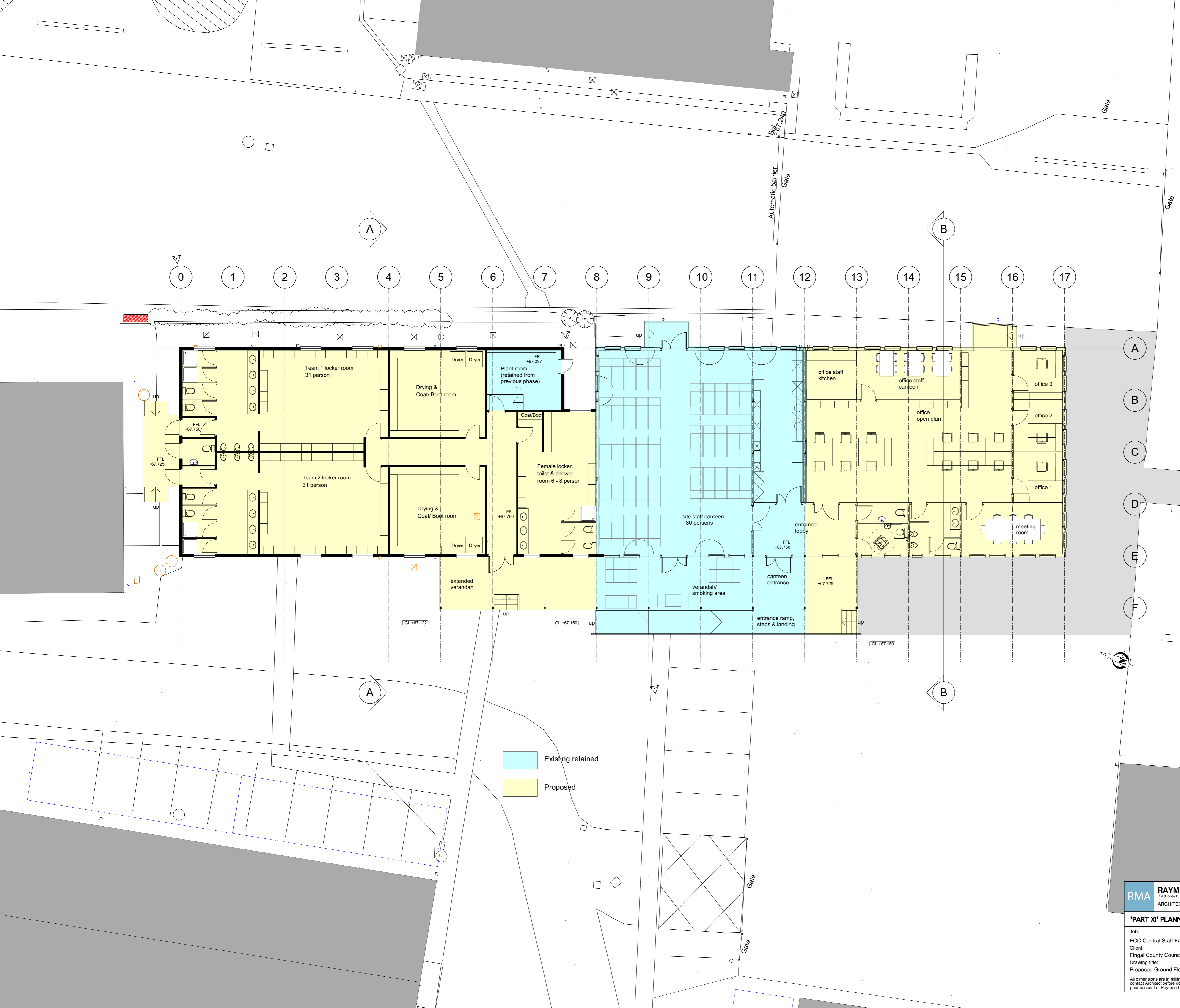
Currently the 'outdoor workers' facility building provides showers, toilets and clothes washing facilities. This building is of poor construction and does not comply with current building regulations. To the South of this building is the canteen building for outdoor workers, which is of modular construction and built in 2015.

It is proposed to retain the existing canteen facility and demolish the existing outdoor workers building and extend the canteen building North and South to provide new outdoor workers facilities and new office accommodation.

The new outdoor workers building will be capable of accommodating 70-80 persons, including the provision of female only shower areas. This is a significant increase from the present provision and provides for future expansion, in addition to ensuring the building complies with current building regulations.

The new office accommodation will provide for 12 persons in open plan configuration and a further 3no. cellular offices. A self contained kitchen and seated area for 12 persons will be provided within the office accommodation area. In addition, a new 8 person meeting room is provided and new toilet facilities, including a unisex accessible toilet.

A new pedestrian area will also be created to facilitate safer access to and from the new building. Below this pedestrian area, a new water storage tank will be located to facilitate water harvesting.



Existing retained  
Proposed



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**'PART XI' PLANNING APPLICATION DRAWING**

Scale: 1:100  
A1  
Job: FCC Central Staff Facility, Coolmine Depot, Porters Road, Coolmine, Dublin 15.  
Client: Fingal County Council.  
Drawing title: Proposed Ground Floor Plan.

Drawn by: CO / RM  
Date: April 2018  
Drawing No.: 1801.P.04  
Revision:

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