

Depot Consolidation Project

North City Operations Depot



North West Area Committee January 2021



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Overview of Project Context & Strategy

- This project is part of a major re-organisation of the Council's depot network
- 2 large scale centres of operations :
 - North City - Ballymun
 - South City - Marrowbone Lane (proposed)
- Maintain small waste management depots in the City centre, i.e. Bow Lane & O'Rahilly Parade (alternative location to be identified)
- Joinery workshop to stay in Ballyfermot.



Key Drivers

The key drivers include:

- Critical role played by Direct Labour in delivering Council services
- Improvement of facilities for Direct Labour staff
- Reduction in operating costs and realise efficiencies e.g. duplication of stores etc
- Release of lands housing current depots, many of which conflict with current land use zonings, for more appropriate uses in line with City Development Plan



Depots relocating to NCOD

Operations	Existing Depot Location
Waste Management	Collins Avenue Cromcastle Court (already closed) Slaney Road Aldborough Parade
Housing	Portland Row Unit 5 /E 1 Ballymun Industrial Estate Unit M5, North Ring Business Park Santry Unit M4, North Ring Business Park Santry Unit N4, North Ring Business Park Santry Unit F2 Newtown Industrial Estate, Coolock Broombridge Road, Cabra Coleraine Street
Surface Water & Flood Management Services	Bannow Road (includes the signage unit)
Road Maintenance	Orchard Road Collins Avenue
Traffic	Unit 29, Cherry Orchard Industrial Estate
Public Lighting & Electrical Services	Marrowbone Lane



NCOD Operations

- 625 staff associated with the depot
- 155 staff in the office building
- 396 direct labour staff reporting to NCOD & remaining 74 reporting direct to sites
- 333 fleet :
 - 133 in multi storey car park
 - 10 in ventilated garage
 - 190 in the yard areas



NCOD Project Vision

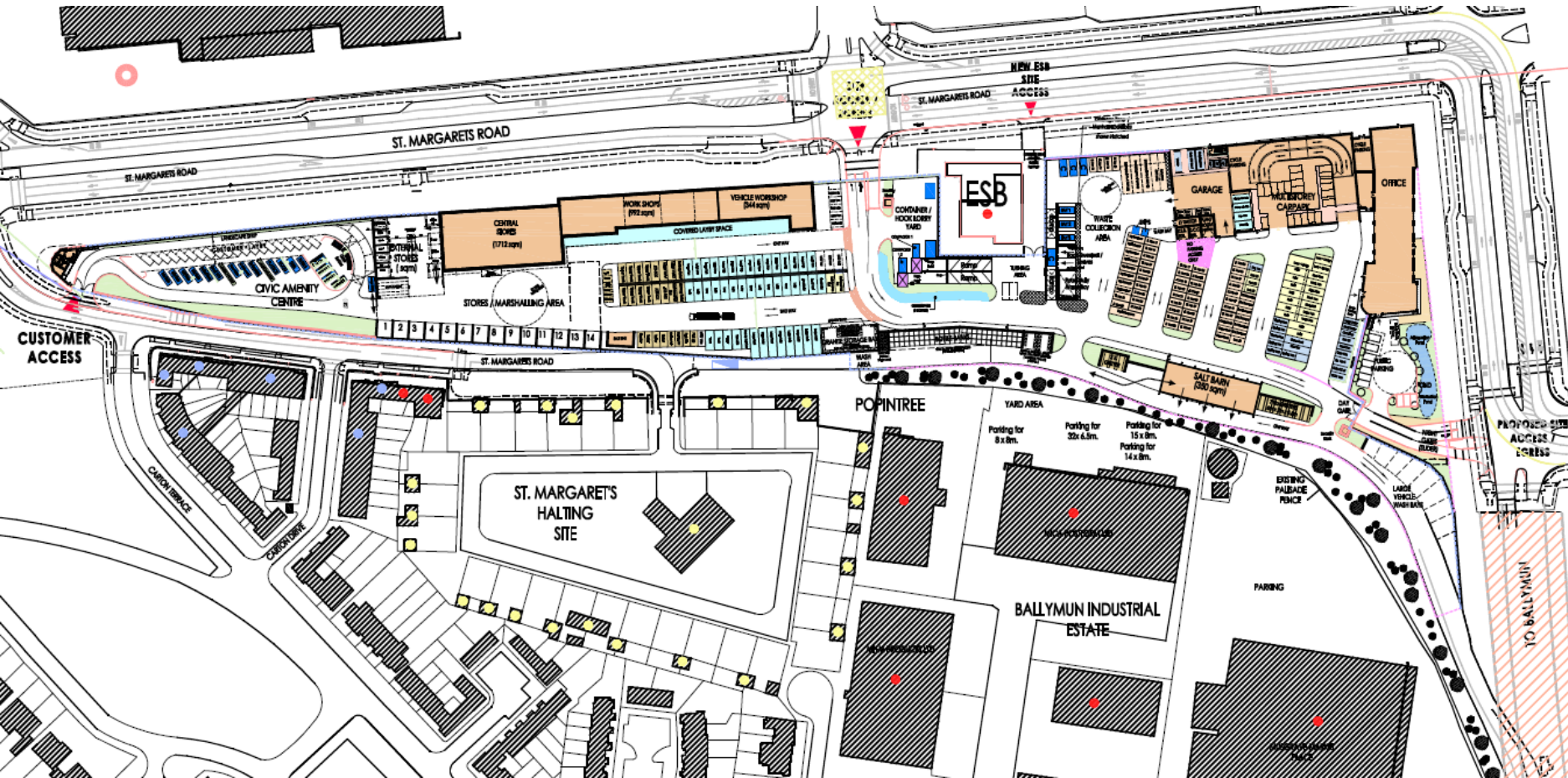
- The vision of this project is to create a high quality, more integrated operational environment for servicing the operational needs for Dublin City.
- In delivering this project, the Council sought to commission a building complex which is of a high design quality, making a positive contribution to its context and commensurate with the value of these operations to the servicing of the city.
- In developing the design, 234 consultation meetings (154 with operational staff) – operational ideas incorporated into the final design



Site Location

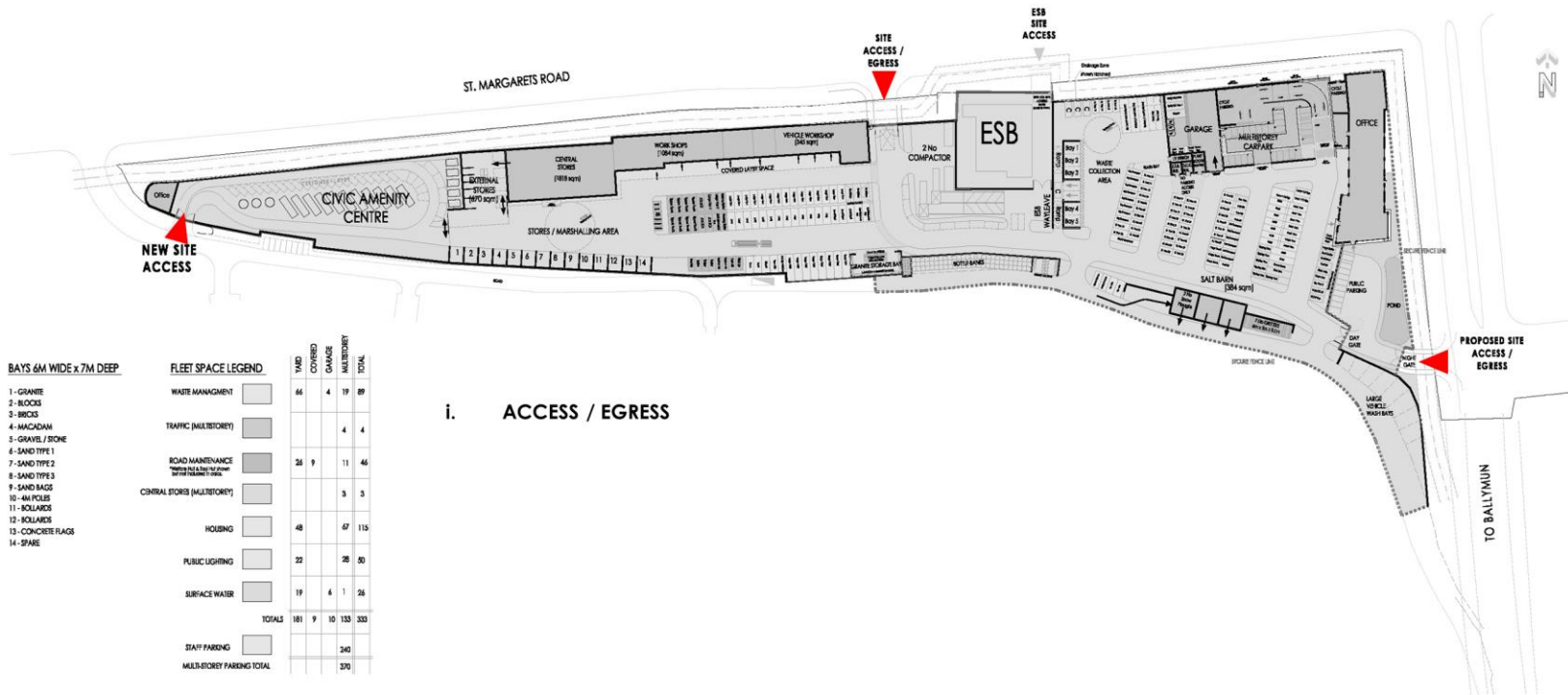


Site Layout



Site Overview & Zones

NORTH CITY OPERATIONS DEPOT, BALLYMUN



i. ACCESS / EGRESS

BAYS 6M WIDE x 7M DEEP

- 1 - GRANITE
- 2 - BLOCKS
- 3 - BRICKS
- 4 - HATCH/DAM
- 5 - GRAVEL / STONE
- 6 - SAND TYPE 1
- 7 - SAND TYPE 2
- 8 - SAND TYPE 3
- 9 - SAND WASH
- 10 - AN PILES
- 11 - BOLLARDS
- 12 - BOLLARDS
- 13 - CONCRETE FLAGS
- 14 - SPARE

FLEET SPACE LEGEND

- WASTE MANAGEMENT
- TRAFFIC (MULTISTORY)
- ROAD MAINTENANCE
- CENTRAL STORES (MULTISTORY)
- HOUSING
- PUBLIC LIGHTING
- SURFACE WATER
- STAFF PARKING
- MULTISTORY PARKING TOTAL

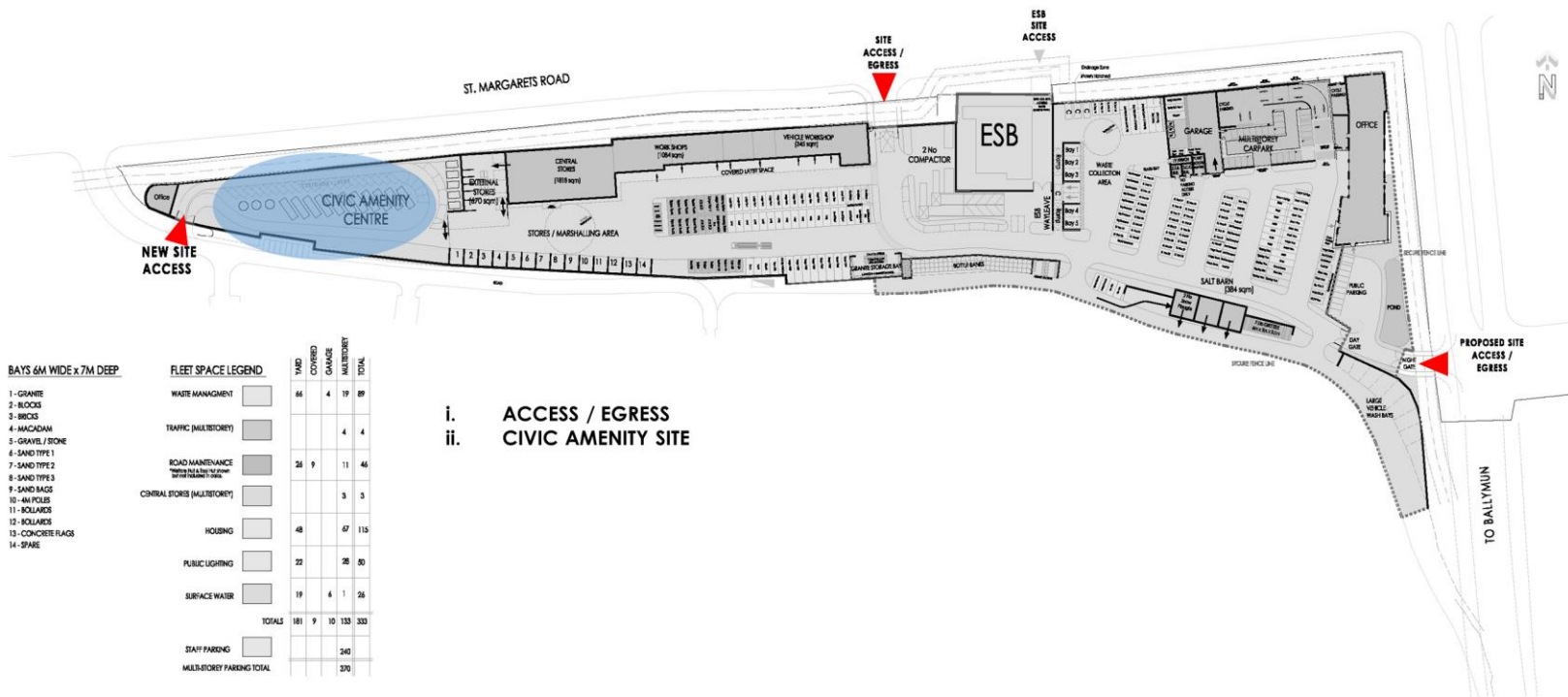
	TAND	COVERED	GARAGE	MULTISTORY	TOTAL
WASTE MANAGEMENT	66	4	19	89	
TRAFFIC (MULTISTORY)			4	4	
ROAD MAINTENANCE	26	9	11	46	
CENTRAL STORES (MULTISTORY)			3	3	
HOUSING	48		67	115	
PUBLIC LIGHTING	22		28	50	
SURFACE WATER	19	4	1	24	
TOTALS	181	9	10	133	333
STAFF PARKING				240	
MULTISTORY PARKING TOTAL				270	



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- 14- SPARE

FLEET SPACE LEGEND

	TAND	COVERED	GARAGE	MULTISTORY	TOTAL
WASTE MANAGEMENT	66	4	19	89	
TRAFFIC (MULTISTORY)				4	4
ROAD MAINTENANCE <small>Washed and sealed 100% of area</small>	26	9	11	46	
CENTRAL STORES (MULTISTORY)				3	3
HOUSING	48			67	115
PUBLIC LIGHTING	22			28	50
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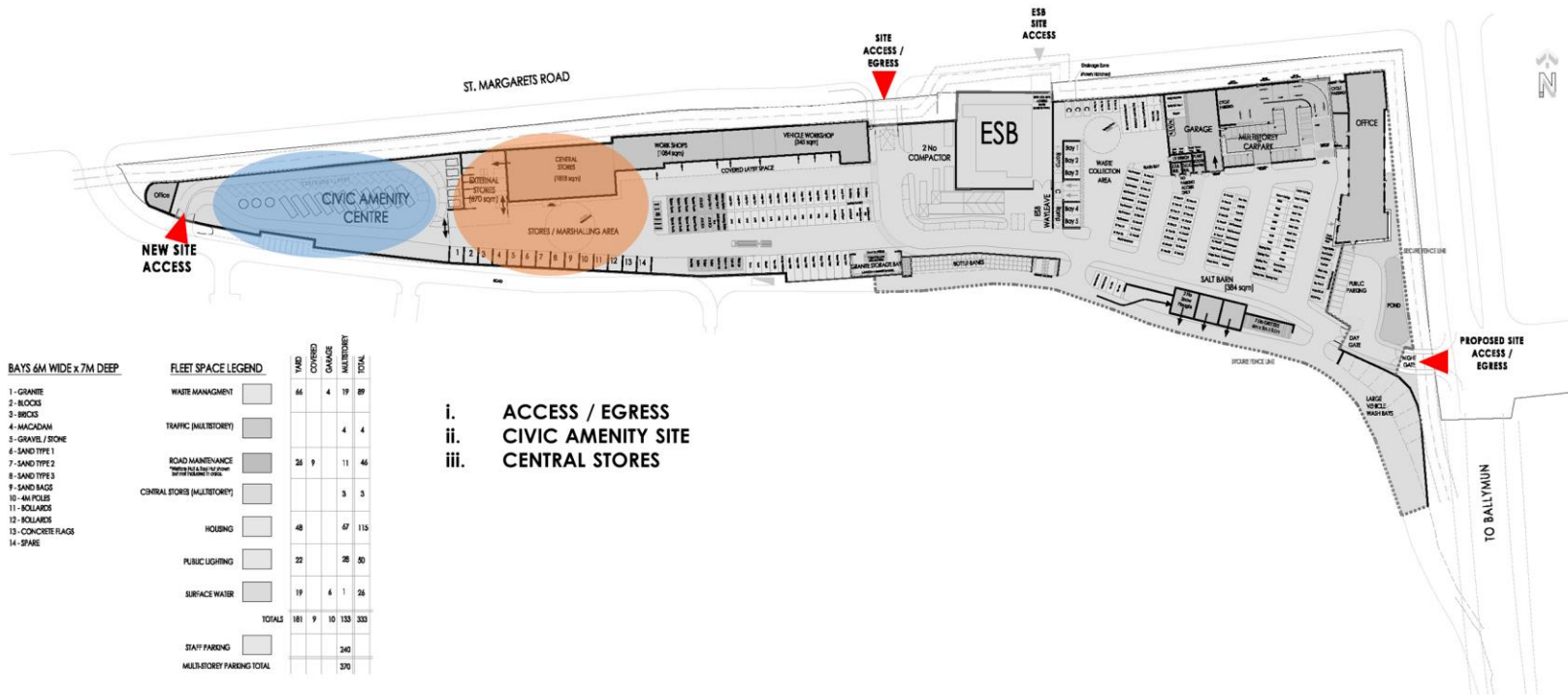
- i. ACCESS / EGRESS
- ii. CIVIC AMENITY SITE



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FLEET SPACE LEGEND

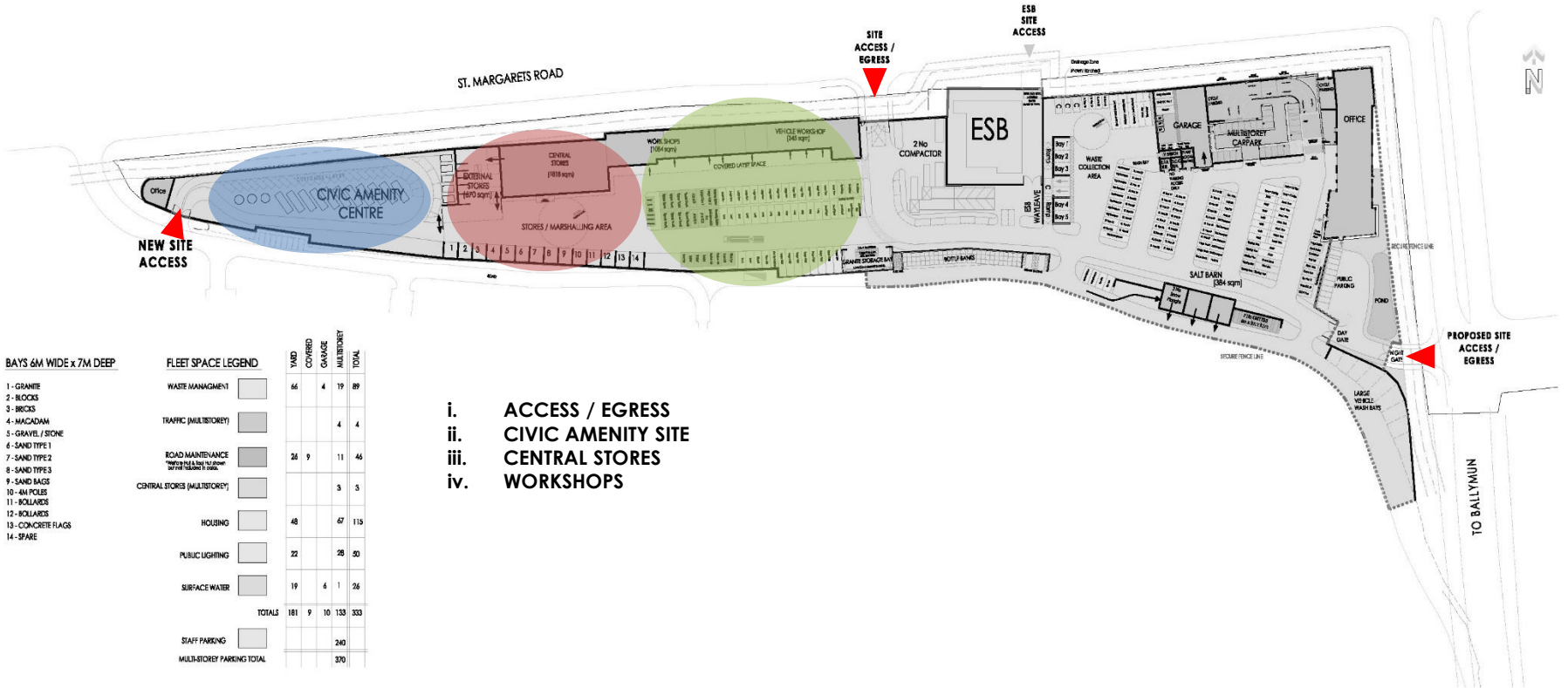
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- iii. CENTRAL STORES



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BAYS 6M WIDE x 7M DEEP

FLEET SPACE LEGEND

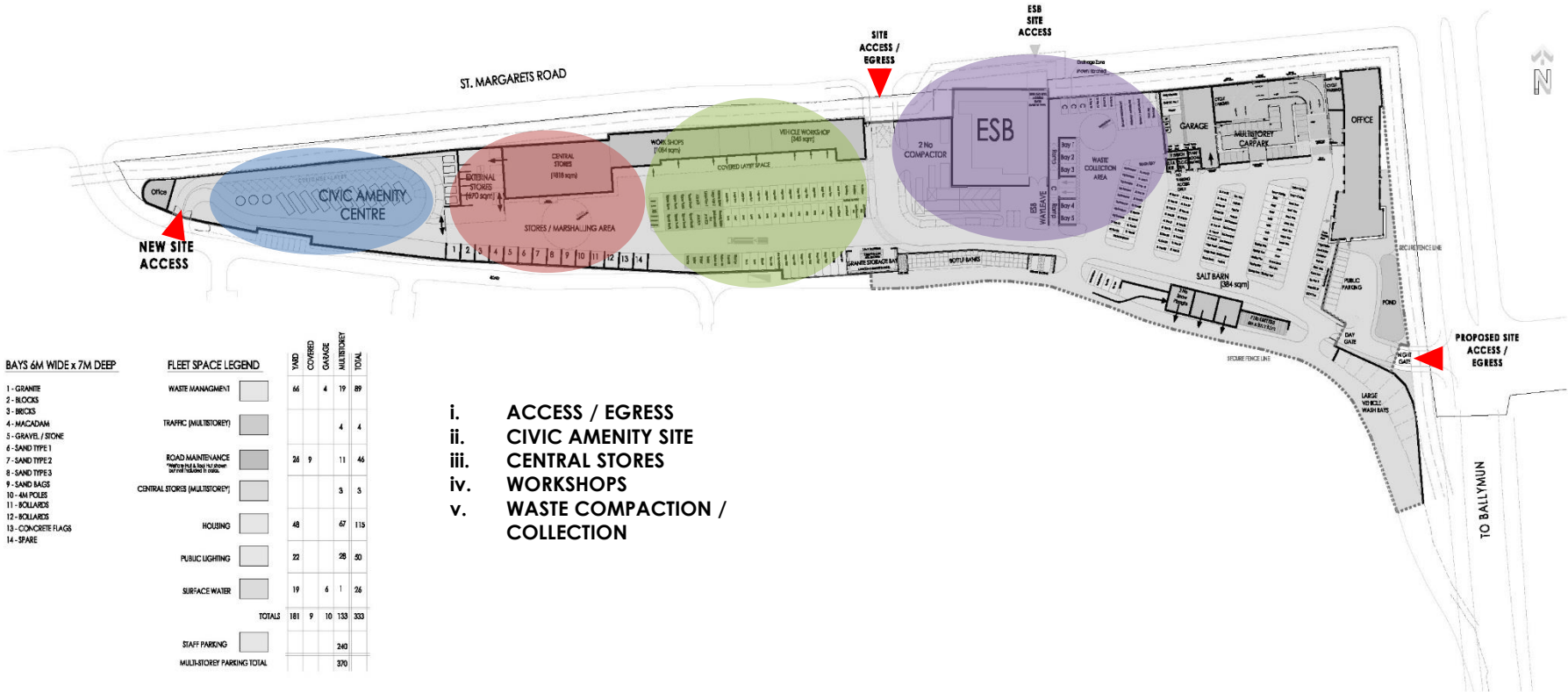
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STAFF PARKING				240	
MULTI-STOREY PARKING TOTAL				370	

- i. ACCESS / EGRESS
- ii. CIVIC AMENITY SITE
- iii. CENTRAL STORES
- iv. WORKSHOPS



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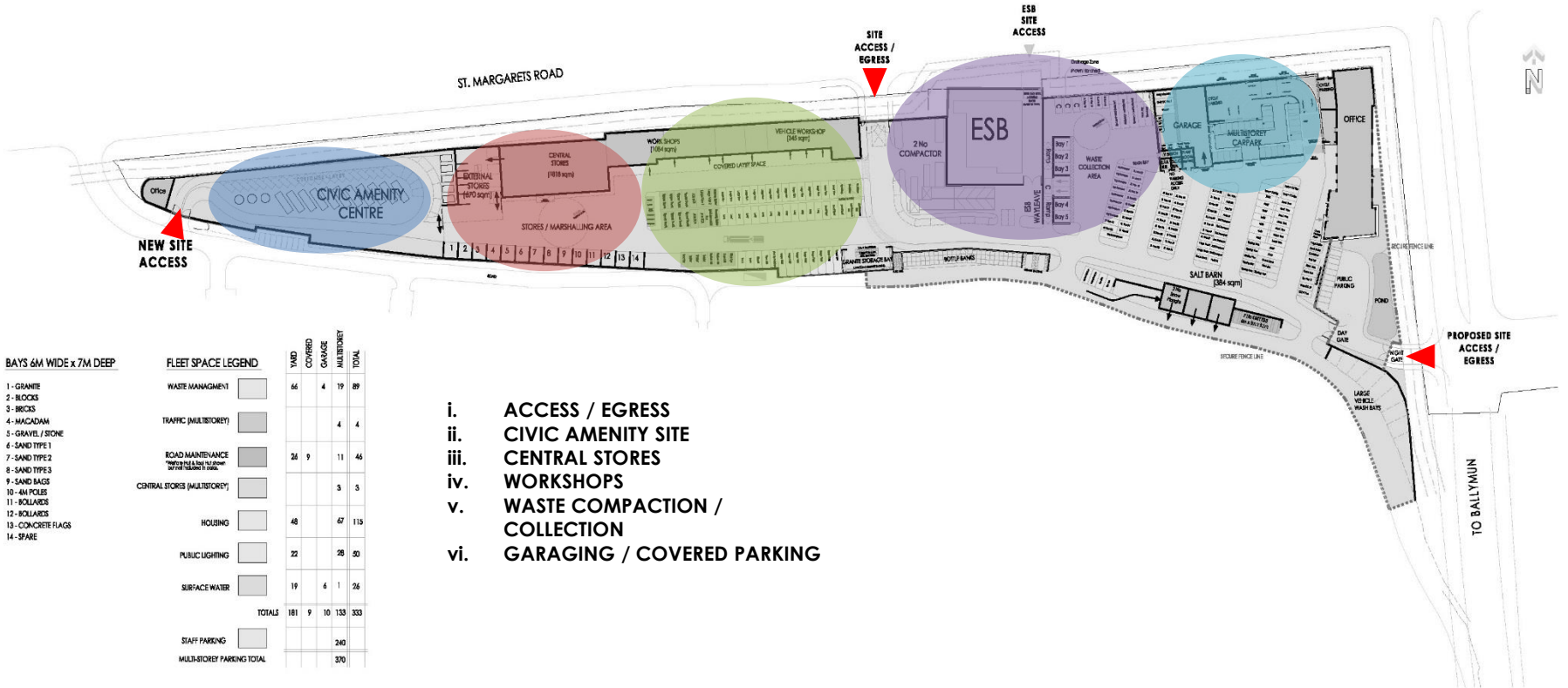
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- iii. CENTRAL STORES
- iv. WORKSHOPS
- v. WASTE COMPACTION / COLLECTION

NORTH CITY OPERATIONS DEPOT, BALLYMUN



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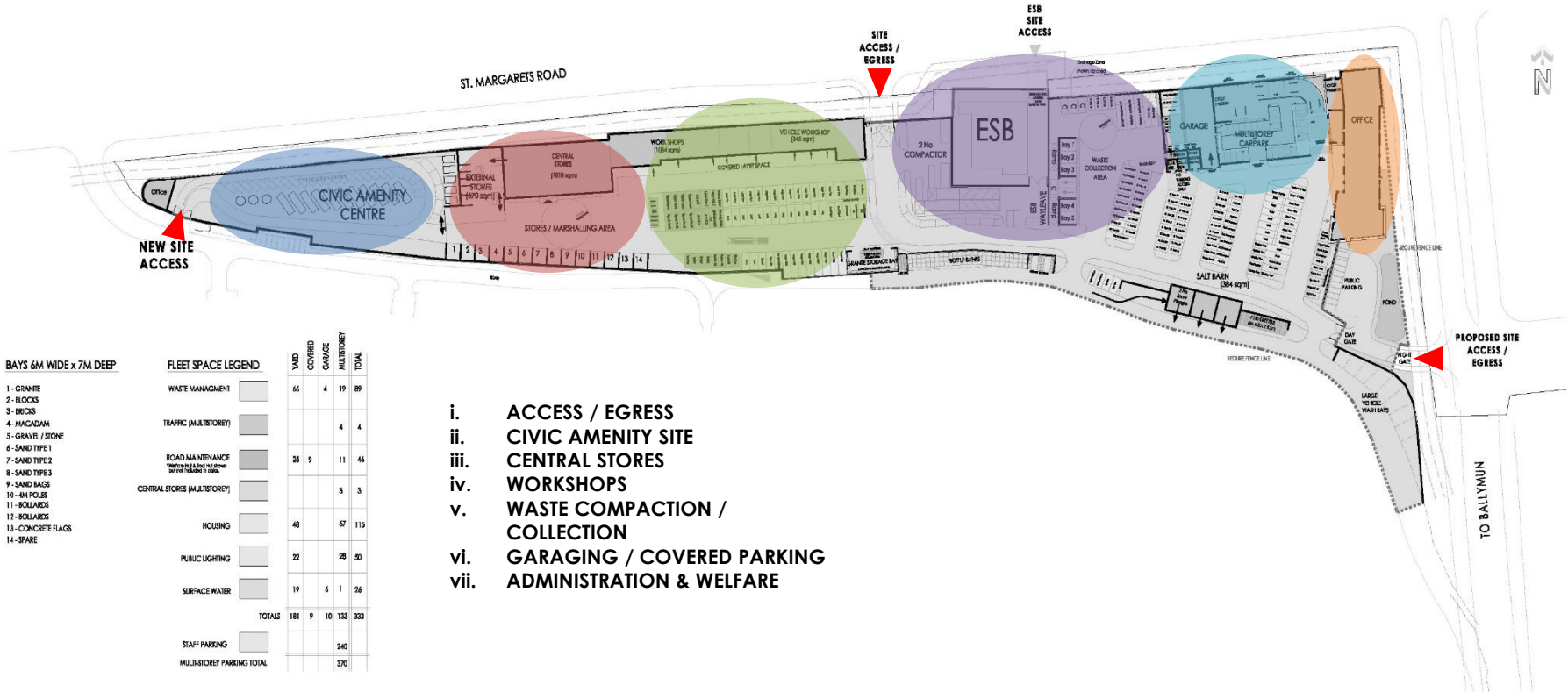
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- vi. GARAGING / COVERED PARKING

NORTH CITY OPERATIONS DEPOT, BALLYMUN



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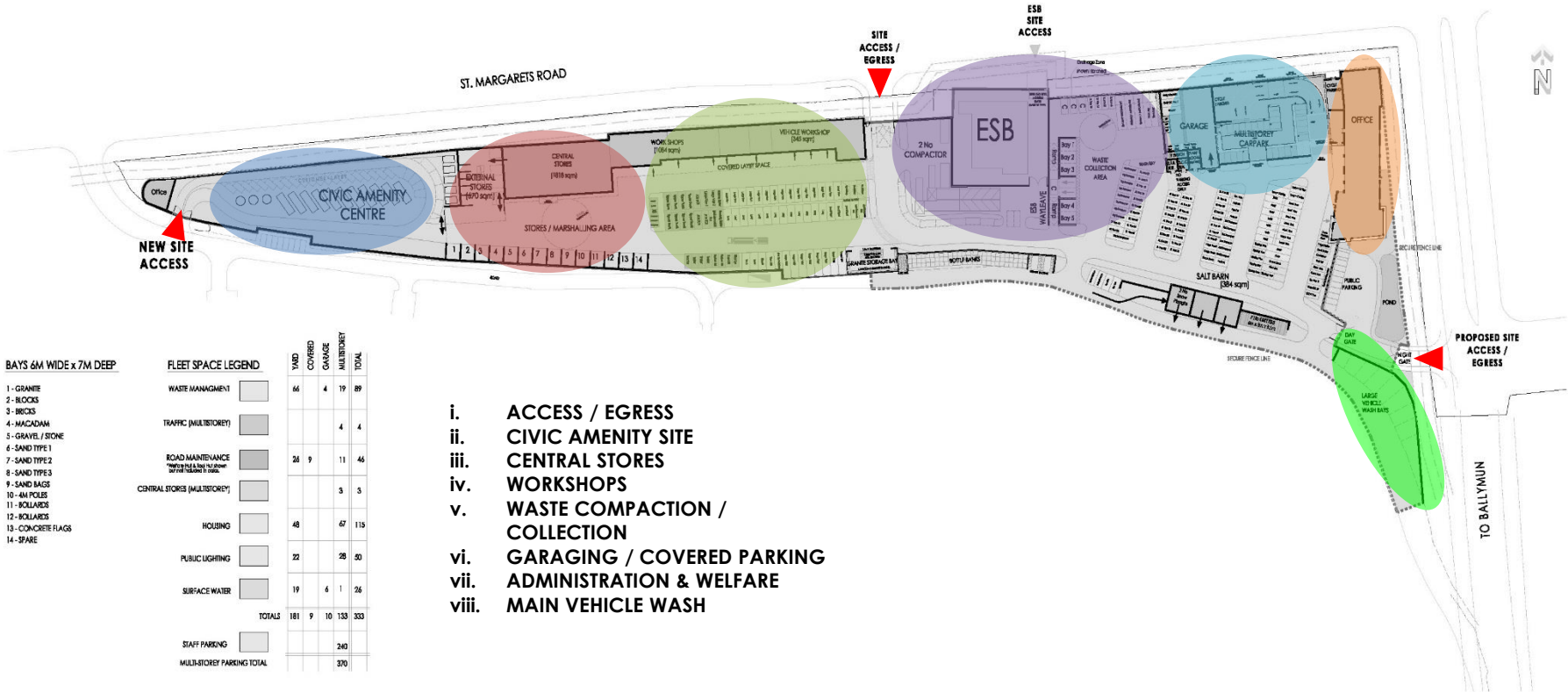
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- iii. CENTRAL STORES
- iv. WORKSHOPS
- v. WASTE COMPACTION / COLLECTION
- vi. GARAGING / COVERED PARKING
- vii. ADMINISTRATION & WELFARE

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- iii. CENTRAL STORES
- iv. WORKSHOPS
- v. WASTE COMPACTION / COLLECTION
- vi. GARAGING / COVERED PARKING
- vii. ADMINISTRATION & WELFARE
- viii. MAIN VEHICLE WASH



3D PERSPECTIVE - CAMERA 4



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Benefits to DCC

- Purpose built facility with improved welfare, office and canteen facilities for staff
- Improved health & safety compliance
- Efficiencies associated with sharing stores, administration and resources / fleet
- Reduction in operational costs
- Improved interdepartmental co-operation
- Better co-ordination & access to staff in emergency situations
- Freeing up sites for more appropriate uses & economic development
- Community benefits by locating facilities in more appropriate sites
- Developing a vacant site in Ballymun which is an integral part of the Ballymun Masterplan
- New Civic Amenity Site – recycling facilities within the area



Programme

- **STAGE 1** **Preliminary Designs: July 2017** ✓
- **STAGE 2** **Planning Application: end of October 2017** ✓
Final Grant from Fingal County Council in February 2018 ✓
Detailed Design: March - November 2018 ✓
- **STAGE 3** **Tender Process for the Procurement of a Works Contractor and PSCS: commenced November 2018** ✓
Contract awarded to Purcell Construction Ltd - December 2020 ✓
- **STAGE 4** **Construction:**
The expected construction duration is 19 months after which office fit-out will be required before the Depot can become operational.
- **STAGE 5** **Handover and Operational early 2023**

