

SDCC

Comhairle Contae
Átha Cliath Theas

South Dublin
County Council

Clondalkin Library Access and Improvement Works Update

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Clondalkin Library Access and Improvement Works – Approved Part 8 Scheme

Primary objective:

- to improve universal access to the first floor

Key elements of works:

- New two-storey extension with lift and accessible stairs
- Demolition of existing boiler house and bin store
- New openings for access
- Necessary associated repairs to the building fabric, **M&E works**, landscaping, lighting and signage

Summary of scope:

- Accessibility-led with associated necessary upgrades

[Clondalkin Library Part 8](#)



Updated Position: Scoping Report March 2026

- Critical issue identified - existing mechanical & electrical systems are at (or beyond) end-of-life. This includes heating systems and pipework, electrical infrastructure, and ventilation and environmental systems.
- The insertion of the lift and stairs requires reconfiguration of the plant room, including removal of the boiler. This triggers significant knock-on impacts on all building services.
- The accessibility upgrade cannot be delivered as a standalone project. It forces broader intervention: the complete replacement of mechanical and electrical systems.

Options Considered

Option A: Reduced Scope	Option B: Phased Approach	Option C: Full Access works and refurbishment
○ Lift, stairs, boiler replacement only ○ Lower initial cost Issues: • High technical risk (new systems linked to failing infrastructure) • Likelihood of system failure and service disruption • Does not resolve underlying deficiencies • Results in a fragmented and inefficient building	○ Split works into 2 stages Issues: • Higher total project cost due to duplication, inflation and complexity • Longer programme and uncertainty • Probability of systems failures • Multiple disruptions and closures	Extension with lift, stairs, plus full M&E replacement Delivers: • Fully integrated, modern building systems • Improved reliability and energy efficiency • Enhanced user experience • Reduced long-term maintenance costs • A future-proofed facility

Cost implications

Initial Cost Estimate		Revised Cost Estimate – New Scope	
OMC	756,720	OMC	1,915,296.16
Design Team cost	224,962	Design Team cost	245,838.87
TOTAL	€981,682	TOTAL	€2,161,135.03

Confirmed Approach

The project will now proceed as a full refurbishment in a single phase, incorporating:

- Delivery of the accessibility works (lift and stairs)
- Full replacement of mechanical and electrical systems
- Integration of modern, efficient and compliant building services

This approach will deliver a safe, compliant, accessible, reliable and sustainable public library, and will avoid false economy, repeat disruption and escalating long-term costs.



Clondalkin Library Access and Improvement Works – Timeline

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July – October
2026
Detailed Design

October 2026
Tender Issue

April 2027
Construction
Commencement

October 2027
Substantial
Completion, to be
followed by fitout.







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Thank you