

County Architects Report

Proposed Development of a single-storey sports facility housing Whitechurch Boxing Club and Wanderers GAA Ballyboden, along with all associated works on undeveloped land north of the sports grounds connected with the school Scoil Mhuire, at Glenmore Court, Rathfarnham, Dublin 16.

Process under PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) PUBLIC CONSULTATION PROCEDURE UNDER PART 8 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001 (AS AMENDED).

Consultation Process stage.

This is an advisory report. The full report will be issued following the conclusion of the Consultation Process.



Issued September 2026

County Architects Report – Part 8 Display/Consultation	
Project Title:	Proposed Development of a single-storey sports facility housing Whitechurch Boxing Club and Wanderers GAA Ballyboden, along with all associated works on undeveloped land north of the sports grounds connected with the school Scoil Mhuire, at Glenmore Court, Rathfarnham, Dublin 16.
County Architect:	Cian Harte MRIAI
Purpose of Report	The purpose of this report is to set out the planning, development and statutory context underlying the proposed development which it is proposed to progress using the Part 8 process at the above site. This report provides additional information and a suitable description of the nature, extent and characteristics of the proposal to be read in conjunction with the associated plans and particulars on public display. Anyone may make a submission to comment, query or seek further clarification on any aspect of the Part 8 proposal through the public consultation process as outlined in detail below.
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	Part 8 (Public Consultation Schemes) Developments by a local authority are subject to a public consultation process as set out in the Planning & Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council. This report contains a list of the submissions received along with a summary of the points made by them and the Local Authority's response. Arising from consideration of the representations, the report sets out whether or not it is proposed to proceed as originally planned or to proceed with a modified proposal. <u>Development by a Local Authority: 'Part 8'</u> From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.

Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.

Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal.

Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates. The public notices should be referred to in this regard to ascertain the final date of receipt for observations.

Part 8 of the Planning and Development Regulations 2001 (as amended) refers to requirements in respect of specified development by, on behalf of, or in partnership with Local Authorities. Part 8 applications are generally lodged by the proposing department within the Council. Article 80 of the Planning and Development Regulations 2001 (as amended) sets out a list of the types of development prescribed for the purposes of the act.

The process is as follows:

Public Notices of the proposed development must be placed in an approved newspaper. A site notice (or notices) must be erected on the land on which the proposed development is situated – Article 81(1)(a)(b) of the Planning and Development Regulations 2001 (as amended) provides guidance on the requirements.

The application, which must be submitted on the same date as the newspaper notice, must include a copy of the newspaper notice and site notice and drawings for public display of the proposal accessible to the public during normal office hours and via the SDCC online consultation portal. Drawings can be made available to the public on request.

There is no fee payable on a Part 8 application.

	The application is referred to internal works Departments in the Council – (Inter Alia Roads, Water, and Drainage). In the case of protected structures, the application is referred to the Conservation Section, An Taisce, DHPLG and the Heritage Council. The timeframe for third party Observations/Submissions on the Part 8 application is six weeks from the date of lodgement. This date is specified in the public notices. (There are 5 weeks allowed for a normal planning application.) There is no fee for observations/submissions on a Part 8. At the end of the period for observations/submissions, the proposing Department completes a report on the public display for the attention of the Executive Manager of the Planning Department. The Executive Manager will make a recommendation to the proposing department on foot of this report. A report will then be compiled for a meeting of the Council. Following consideration of this report by the Council, the proposed development may be recommended, unless the local authority, by resolution, decides to vary or modify the development, otherwise than as recommended in the report, or decides not to proceed with the development’ – as per Section 4(b) of the Planning and Development Act 2000 (as amended). The making of a decision on a Part 8 application is a reserved function of Council, while for a normal planning application this is an executive function. The above is a summary of the Part 8 requirement for consultation. It is intended for guidance only. The Planning Acts and Regulations set out the requirements in full.
Public Notice:	Planning and Development Act 2000 (As Amended) Planning and Development Regulations, 2001 (As Amended) Notice of Proposed Development by a Local Authority <u>Part 8 Public Notice</u> Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council: Proposed Development of a single-storey sports facility housing Whitechurch Boxing Club and Wanderers GAA Ballyboden, along with all associated works on undeveloped land north of the sports grounds

connected with the school Scoil Mhuire, at Glenmore Court, Rathfarnham, Dublin 16.

The proposed development shall consist of:

- i. Construction of a new single-storey community sports facility building with a gross floor area (GFA) of ca. 396 sqm, which is proposed to be accessed off the existing laneway to the west of the site. The structure will accommodate a boxing ring, training spaces, storage rooms, changing facilities, staff offices, and all of the required supporting spaces and services.
- ii. All associated site and infrastructural development works, including provision for hard and soft landscape works, paths, lighting and varied site boundary treatment comprising walls and fencing.

The proposal has undergone Screening for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and Screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU.

In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

- (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.
- (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

Any person may, within 4 weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

The plans and particulars of the proposed development are available for inspection online on the Council's Public Consultation Portal <http://consult.sdublincoco.ie> during the period from **18th of September 2026 to 2nd of November 2026**.

Printed plans and particulars will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from

	18th of September 2026 to 19th of October 2026 only; at the Planning Department counter in the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 during the opening hours of the County Hall. Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be situated, may be made as follows : • Online on South Dublin County Council Public Consultation Portal at https://consult.sdublincoco.ie by midnight on 2nd of November 2026 • Written submissions no later than 5pm, on 2nd of November 2026 <u>Please address your submission to:</u> Senior Executive Officer Community Department South Dublin County Council, County Hall, Tallaght, Dublin 24 YNN5. NOTE: Please make your submission by one medium <u>only</u>. Only submissions received as set out above will be considered. All submissions should include your name and a contact address. Submissions cannot be accepted in any other format or to any other postal address. It should be noted that the Freedom of Information Act, 1997 (as amended) applies to all records held by South Dublin County Council. South Dublin County Council's Personal Data South Dublin County Council's Personal Data Privacy Statements can be viewed at www.sdcc.ie. and all personal data will be retained in line with statutory requirements. Signed: Director of Community Department, South Dublin County Council, County Hall, Tallaght, Dublin 24. Website: www.sdcc.ie
General	This Report contains a summary of relevant aspects of the proposed development. This report is to be read in conjunction with all other Part 8 drawings and reports which contain more detailed information and background to the proposed development
Context:	The overall development site comprises 0.17 hectare (ha) and is located in the townland of Edmonstown in South Dublin County. The proposed self-contained development is located on Church-owned land on disused sports courts (a basketball court to the west and a tennis court to the east), to the north of the existing GAA pitches currently used by Ballyboden Wanderers GAA Club. St Laurence O'Toole Diocesan Trust has given permission for SDCC to build on the land.

The area surrounding the site is urban/sub-urban in nature, consisting largely of housing estates, community infrastructure etc.

The site is of rectangular shape and is situated on the north side of existing pitches on disused sports courts (basketball court to the west and tennis court to the east). A primary school (Scoil Mhuire) is located to the west of the site. The site is bounded to the north by ESB grounds containing the Ballyboden 38 kV substation, and Glenmore Park housing estate to the east.

The wider road network surrounding the proposed development site includes the R113 (c. 230 m to the north), and the R115 (c.820 m to the west).

The site is relatively flat, with a gentle gradient falling from west to north-east. The site is primarily situated on disused, degraded and overgrown asphalted sports courts, with the remainder area primarily consisting of rank grassland and scrub, bordered by treelines and shrubs to north and west. The northern, west and east portion of the site is currently fenced-off, enclosed by palisade fence.

The site is well served by public transport and local facilities. The site is relatively free of onsite services, and it is undeveloped.

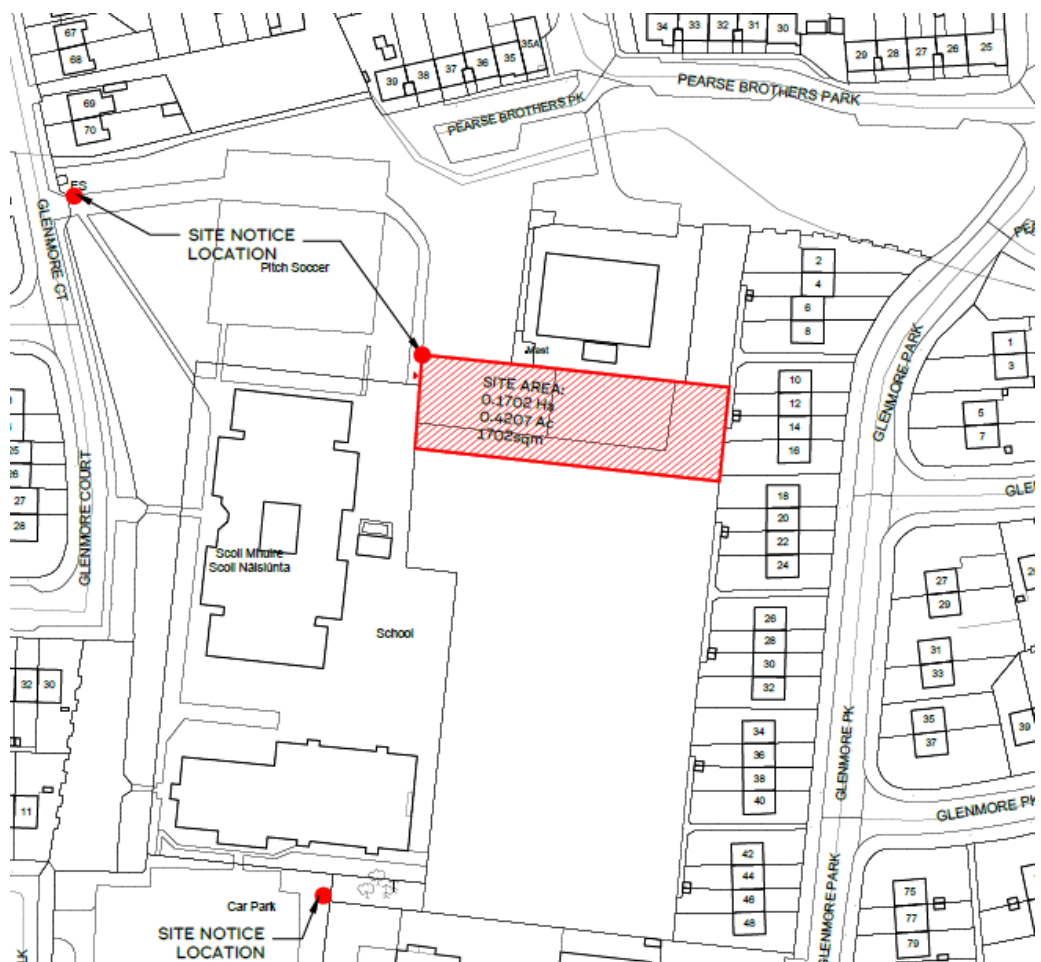


Figure 1.1 - Site Location - not to scale.

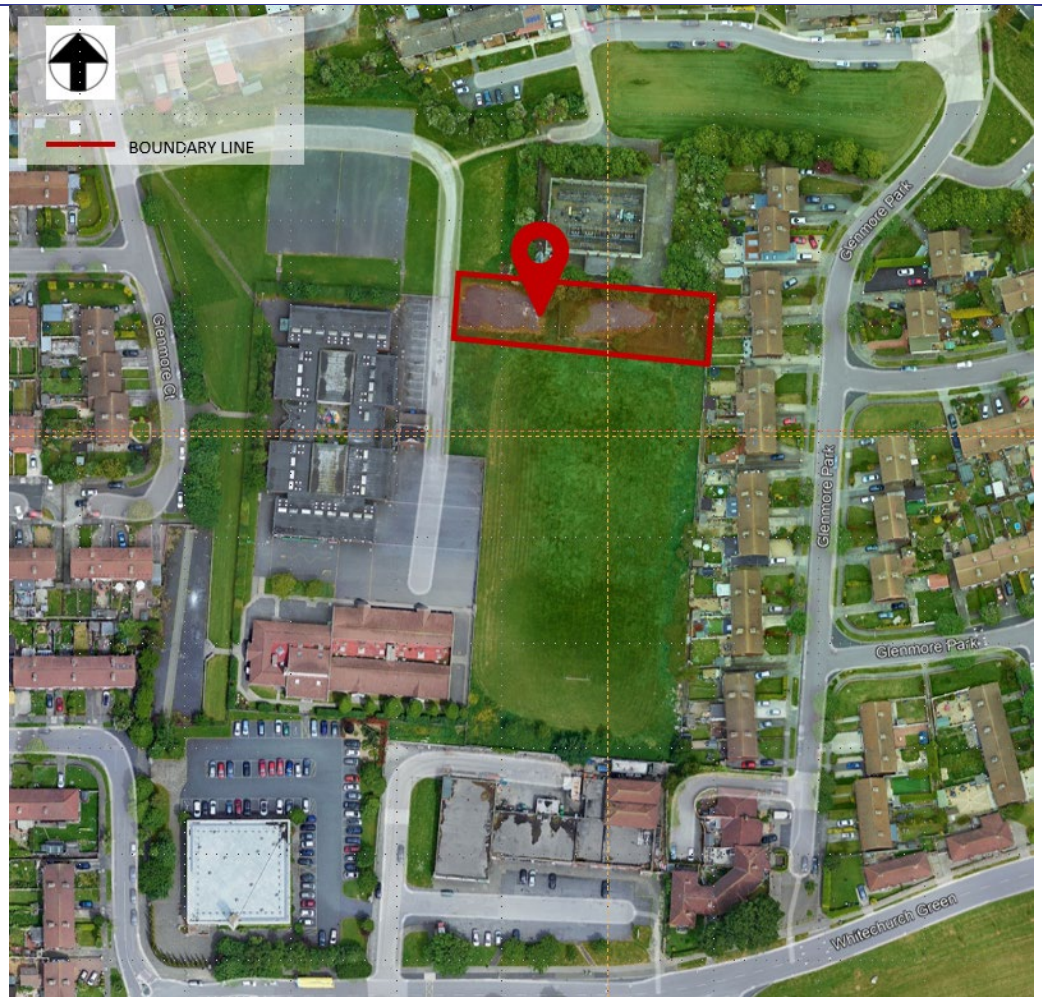


Figure 1.2 - Aerial view – not to scale (source Google maps)



Figure 1.3 - Aerial view of the site looking North. (source Google Maps)



Figure 1.4 – The view of site looking North.



Figure 1.5 – The view from the western portion of the site looking East.



Figure 1.6 – The view from the south – west corner of the site looking North-East.



Figure 1.7 – The view from the northern-west portion of the site looking South.

Site Constraints

Topographic and utilities surveys and site analysis has been carried out on the site. Records and the surveys indicate that all relevant services are available, and the proposed development has been considered as part of the overall planning/zoning for the area.

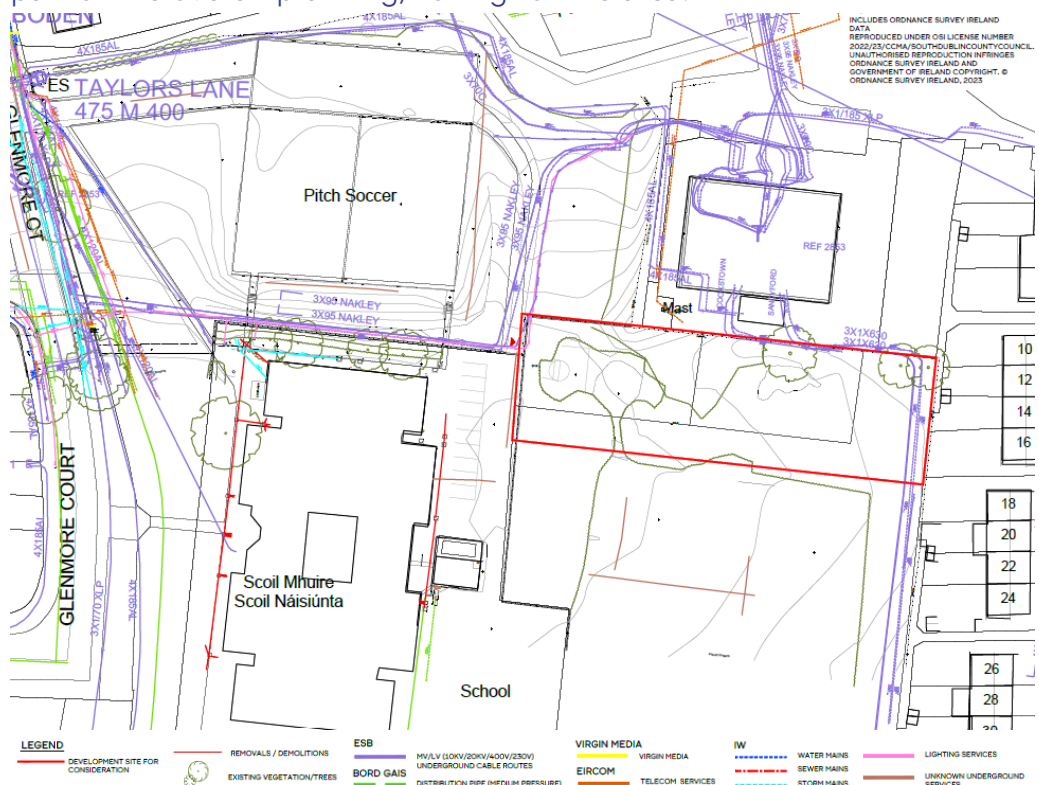


Figure 1.8 – Extract from Site Constraints Drawing – Not to Scale

The site is relatively flat, with a gentle gradient falling from west to north-east. Site levels decrease by approx. 1.13 m over a distance of approx. 73 m from the south-western corner to the north-eastern corner, as shown on the topographical survey (Figure 1.9).

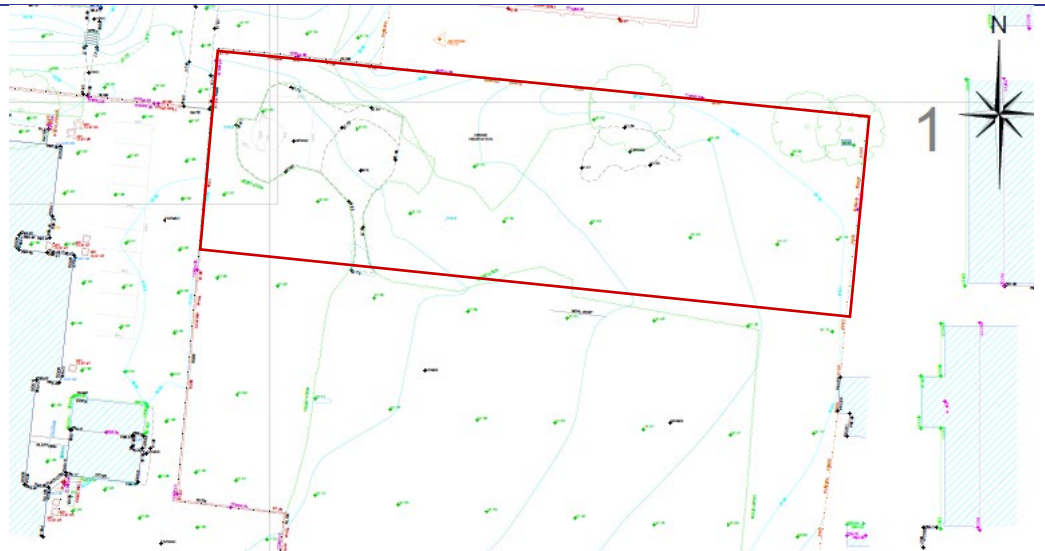


Figure 1.9 – Extract from Topographical Survey – Not to Scale

Further site investigations will be carried out post-planning stage to ensure all constraints have been identified and that any impacts on the design of the proposed development can be considered and taken into account prior to construction.

Land Zoning and Planning Context:

• **Land Use Zoning**



Use Zoning Objectives



Objective RES To protect and/or improve residential amenity

Figure 2.1 - Zoning Map extract from SDCC County Development Plan 2022-2028. Subject site outlined in red – Not to Scale.

The land subject of the current Part 8 process has a Zoning Objective in the South Dublin County Council County Development Plan 2022-2028 as follows:

Zoning Objective 'RES' - with an objective to 'protect and/or improve residential amenity.' The entirety of the site is covered by this designation.

The land use zoning table (Figure 2.2 - table 12.2) from the SDCC County Development Plan 2022-2028 indicates that the proposed land use as SportsClub/Facility is 'Open For Consideration' under Zoning Objective 'RES' and therefore acceptable subject to detailed assessment.

Table 12.2: Zoning Objective 'RES': 'To protect and / or improve residential amenity'

Use Classes Related to Zoning Objective	
Permitted in Principle	Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.
Open for Consideration	Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor / Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel / Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq m, Offices 100 sq m-1,000 sq m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant / Café, Service Garage, Shop-Neighbourhood, Sports Club / Facility , Stadium, Veterinary Surgery.

Figure 2.2 – Table 12.2 from Development Plan 2022-2028 – Written Statement, Section 12.2 Land-Use Zoning Objectives.

- **Planning Policy Context**

National and Local policies

UN Sustainable Development Goals: SDG 3 Good Health and Wellbeing, SDG 10 Reduce Inequalities. SDG 11 Sustainable Cities and Communities

- **National:**

National Policy Objective 28 of Project 2040 relates to planning 'for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services'

Healthy Ireland Framework (2019-2025) four key goals - to increase the proportion of people who are healthy at all stages of life; to reduce health inequalities; to protect the public from threats to health and wellbeing; and to create an environment where every individual and sector of society can play their part in achieving a healthy Ireland.

Action 36 of the National Physical Activity Plan aims is to: “Prioritise the planning and development of walking and cycling and general recreational / physical activity infrastructure”.

- **Regional:**

Regional Policy Objective 9.14 of the ASES states ‘Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve’.

- **Local:**

Active South Dublin Strategy Strategic Theme 2 ~ Active Spaces and Places: Enhancing facilities and creating welcoming spaces for physical activity. Ambition 6: Significantly enhance the availability of quality sport, recreation and physical activity facilities and spaces through the full delivery of our sports capital programme and other capital programmes.

South Dublin County Local Economic and Community Plan 2024-2030

Goal 2: To improve the physical and mental health of those living and working in South Dublin Objective 2.2: Develop opportunities to promote a healthy and active County. Action 2.2.1. Maximise the use and benefit of community, sports, recreation and leisure facilities in the County for participative, health and wellbeing, and community-led activities. Such use is to be inclusive of all needs and abilities. Action 2.2.3. Deliver capital works, including the development of additional parks, recreational facilities, teen spaces, play spaces and sporting facilities in line with relevant international, national and local policies and strategies. Ensure various facilities are maintained to a high standard and are easily accessible to target audiences. Universal design principals are to be followed in the design of the various capital projects.

SDCC Corporate Plan 2025-2029 Goal - Connected Communities:

support our communities to be integrated, inclusive and safe - Invest in community infrastructure, prioritising groups experiencing inequality, with a focus on place-making, reducing inequalities, fostering organisation, enabling voice and advocacy, and enhancing safety, health, and wellbeing outcomes for all and upholding the principles of universal design.

SDCC County Development Plan 2022-2028:

There are several policies and objectives within the current County Development Plan which support the continued development of sports

	facilities across the County and the proposed location. These include (not an exhaustive list): • Policy COS4: Sports Facilities and Centres <u>COS4 Objective 4:</u> To support and encourage the co-location and sharing of community and sporting facilities within the County where feasible. <u>COS4 Objective 8:</u> To support the provision of permanent space for well-established sports and recreational activities at appropriate locations within the County, aspiring to the standards and conditions met for such playing areas by National Governing Bodies, where feasible and in accordance with proper planning and sustainable development. <u>COS4 Objective 12:</u> To support the provision of a dedicated sporting centre in Whitechurch Estate which could be used by local sports clubs including Whitechurch Boxing Club, Wanderers GAA Club, Ballyboden and other local clubs. Ideally it would comprise a boxing ring, changing and shower facilities and storage facilities for local clubs. <u>COS4 Objective 17:</u> To ensure that any sports club established for over 5 years in the community be provided with proper facilities (changing rooms / toilets) to ensure they can continue to operate and grow within our community. • Specific Local Objectives <u>COS4 SLO 2:</u> To promote actively the provision of indoor sports facilities to meet the needs of the growing population of Knocklyon-Ballyboden. <u>Compliance with Planning Policy</u> The proposed design has been developed with regard to a comprehensive range of local and national planning policies and guidance and takes a context drive approach. An assessment of the proposed development is set out in section <i>‘Project Description and Design’</i> of this report below. It is considered that the proposed development is consistent with the planning policies and objectives pertaining to the site and is in line with the zoning provisions, policies and objectives of the South Dublin County Development Plan 2022-2028. See Fehily Timoney and Company Ltd. screening reports and McCloy Consulting drainage design statement for further information.
Land ownership	The facility is to be located on Church owned land beside GAA pitches currently used by Ballyboden Wanderers GAA club. St Laurence O’Toole Diocesan Trust has given permission for SDCC to build on the land. SDCC will seek transfer of land ownership or operate on lease from Diocese.

Sports Facility Needs in the Area / Rationale	The South Dublin CDP recognises the importance of sports facilities for health and wellbeing and is committed to ensuring that all communities have access to a range of such facilities to meet a diversity of needs. In line with County public health objectives, the Healthy Ireland Framework and the National Physical Activity Plan, the Council will seek to ensure that an appropriate range of sports and recreational facilities are provided, taking into account age profile, demographics and population growth targets. There is an identified need for a suitable sports facility in the area to accommodate Ballyboden Wanderers GAA and Whitechurch Boxing Club, both of which do not have dedicated facilities and currently operate out of the school. Whitechurch Boxing Club requires a dedicated space that does not need to be cleared at the end of each day, while Ballyboden Wanderers requires changing facilities and storage space. SDCC therefore proposes to develop a sports facility that is fit for purpose, accessible and adaptable. The proposed development responds to an identified need for additional sports facilities to support the growing participation levels of the two Clubs and to provide opportunities for increased involvement in sport and health-enhancing physical activity among young people and the wider community. The facility will serve as a hub for community engagement and social interaction and will continue to operate and grow as a valued community asset. The site exhibits many of the qualities recognised as desirable for a sports facility of this type and benefits from its location within an established urban/suburban area. The Clubs have established links with the adjacent Scoil Mhuire National School and currently make use of the neighbouring GAA pitches for training activities. The proposed development on this currently underutilised parcel of land therefore represents a logical and natural progression, building on these established relationships, supporting the continued development of the Clubs, and enhancing access to sporting facilities for their members. The Site is well served by public transport. The wider road network surrounding the proposed development site includes the R113 (c. 230 m to the north), and the R115 (c.820 m to the west). The M50 motorway is approximately 1.3 km to the south-west. Public transport options available to the proposed development site includes Bus Stops 2983 and 2950 (Pearse Brothers Park) on the R113, which serve Dublin Bus routes 15D (Merrion Square - Whitechurch) and 74 (Dundrum Luas - Eden Quay), and private bus operator Go Ahead Ireland routes 161
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	(Rockbrook - Dundrum) and S8 (Kingswood Avenue - Dun Laoghaire Station). The proposed development is consistent with national, regional and local planning objectives that seek to promote active lifestyles, increase participation in sport and recreation, and provide high-quality community facilities within established urban/suburban areas. The facility will strengthen the sporting infrastructure available within the area and help ensure that the Sports Clubs can continue to operate and develop in a sustainable manner.
Masterplanning Approach / Site Layout	The proposed development has been designed to respond to the specific characteristics of the site and its wider context. The design approach has considered requirements for pedestrian and vehicular movement, permeability, the provision of quality open space and landscaping, appropriate built form, the location of infrastructure, the retention of existing green space and green networks, and the height, massing and orientation of the building. Development options explored sought to deliver the objectives of the proposed sports facility through the efficient development of a zoned and serviced parcel of underutilised land, while avoiding any undue impact on the residential amenity of adjoining lands and properties. The proposed design responds to the particular conditions, constraints and opportunities presented by the site. The presence of ESB infrastructure along the eastern boundary limits the developable area and has influenced the siting of the building towards the western side of the site. This location also provides an appropriate separation distance from the adjoining the site residential dwellings of the Glenmore Park estate and facilitates integration with the school grounds, together with convenient pedestrian access from the existing laneway along the western boundary. Access to the Sports Facility will be provided from the western side of the site via Glenmore Court. The new facility will consolidate the existing sporting activities currently taking place in the adjacent area (e.g. GAA Club), without significantly increasing traffic demand, as these activities are already established within the locality and the facility will primarily serve local residents and children. No additional parking has therefore been proposed. Any occasional vehicular need will be met by parking within the school grounds, as pedestrian and local access will be prioritised and encouraged over vehicular travel.

The development has been designed to respond to the existing natural topography of the site, minimising the need for cut-and-fill operations and reducing the extent of site engineering works.

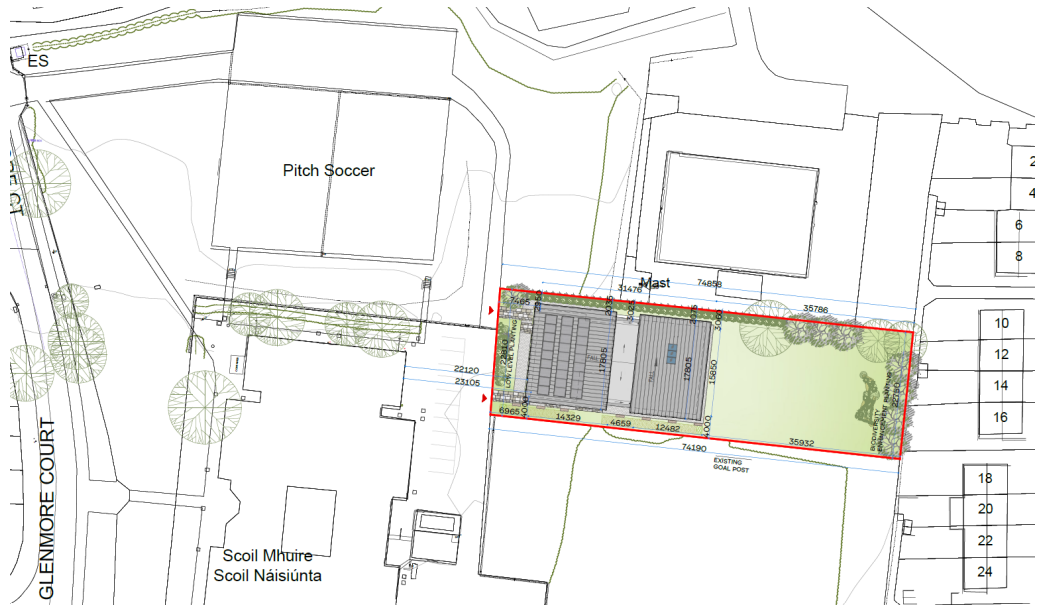


Figure 3.1 – Proposed Site Plan

Project Description and Design.

The principal elements of the proposed development comprise:

- A single-storey sports facility building with a gross floor area (GFA) of approximately 396 sq.m, providing dedicated accommodation for for Whitechurch Boxing Club and Ballyboden Wanderers GAA (detailed accommodation as shown below - Figure 4.1 Schedule of Accommodation).
- Associated hard and soft landscaping works, including permeable paving, footpaths, seating, biodiversity enhancement planting, low-level planting, grassed areas and boundary treatments.
- Site infrastructure works, including foul and surface water drainage connections, public lighting and all associated ancillary works.

The building has been designed to accommodate the operational requirements of both Clubs while maintaining a clear separation between their respective facilities.

Whitechurch Boxing Club facilities comprise a dedicated boxing hall containing a full-size boxing ring, training area, storage room, office with secure file storage, male and female changing facilities with associated showers and toilets, and ancillary circulation space.

Ballyboden Wanderers GAA facilities comprise two team changing rooms, staff changing facilities, a club office, storage areas and ancillary circulation space.

The principal entrances to both club facilities are provided from the covered external area on the southern elevation facing the existing playing pitches.

The Ballyboden Wanderers GAA changing rooms and storage areas will also benefit from direct external access.

A shared plant room will serve both clubs and will be independently accessed from the rear of the building.

Required facilities	Room Name	Room Size (m)		Area (sqm) Approx.
W.B.C.:				
A dedicated space / training space which does not need to be cleared at the end of the day, not a multi-function space. Space for training equipment to be left in-situ throughout the day and at all times.	TRAINING AREA	10	4.275	42.8
Full size raised ring – Not demountable. 18’ inside the ropes Championship Ring.	BOXING RING	10	10.675	106.8
Storage areas – segregated and racked.	STORAGE	5.625	2.2	12.4
Changing facilities, Toilets and Showers.	MALE CHANGING FACILITIES INCL. SHOWER & TOILETS	2.75	8.1	22.3
	FEMALE CHANGING FACILITIES INCL. SHOWER & TOILETS.	2.75	8.1	22.3
Office space with secure document storage.	OFFICE + SECURE FILES STORAGE	5.625	2.65	14.9
Circulation Area	LOBBY	1.57	1.5	2.355
	CORRIDOR	4.18	1.5	6.27
Access control and identified responsibility for area maintenance.				
Independent access at all times for higher performing athletes.				
Total WBC area:				230.0
Wanderers:				
Storage for mobile goalposts and associated cones markings etc.	STORAGE FOR MOBILE GOALPOSTS / CONES	7.45	3.6	26.8
Storage spaces segregated for age groups. Could be caged.	TRAINING STORAGE SPACES SEGREGATED FOR AGE GROUPS	7.45	3.6	26.8
Changing spaces, Staff area and storage. Typically, 18, 25 persons max + Showers: Individual Male and female (non-communal)	STAFF CHANGING ROOM	5.245	3.025	15.9
	STAFF WC & SHOWER	1.45	2.25	3.3
	TEAM CHANGING ROOM (MALE) INCL. WC'S & LOBBY	3.6	7.5	27.0
	TEAM CHANGING ROOM (MALE) INCL. WC'S & LOBBY	3.6	7.5	27.0
Office space with secure document storage.	GAA OFFICE	3.5	2.615	9.2
Circulation Area	LOBBY	1.6	2.615	4.2
Total Wanderers area:				140.2
Shared between clubs:				
Plant Room	PLANT	3.695	2.25	8.3
Total Shared area:				8.3
Overall Total Accommodation Area:				378.4

Figure 4.1 Schedule of Accommodation

The scale and massing of the proposed building have been carefully considered in response to its setting. The contemporary architectural structure is predominantly single storey in scale and is characterised by two articulated mono-pitch roof forms. The boxing hall element is expressed as the taller dominant component of the building, reaching

an overall height of approximately 6.32m to accommodate the spatial requirements of the boxing ring and training area, while the remaining sections of the building remain appropriately lower in height and scale.

The alignment of the proposed building has also been carefully considered to ensure that the front and rear building lines broadly reflect those established by existing development within the surrounding area. The separation distances provided are generous and sufficient to protect and maintain the residential amenity of neighbouring properties.

The external design adopts a contemporary architectural approach incorporating high-quality, low maintenance materials such as brickwork, render finishes, proprietary cladding systems, powder coated metal rainwater goods and high-performance glazed elements. The building will be finished with a standing-seam roof system, with provision for photovoltaic panels on the east-facing roof plane. Materials to boundary treatments, and any ancillary structures such as bin stores, bicycle storage areas, gates or screens will consist of brick and/or painted or powder coated metal railings. The palette of materials will be further developed at detail design and tender stage.

The proposed development has been designed to integrate with its surroundings through the retention of existing vegetation where practicable, the introduction of new planting and biodiversity enhancement measures, and the incorporation of Sustainable Urban Drainage Systems (SuDS). The site layout provides a connection with the adjoining school grounds. Linking the proposed building with its wider context will facilitate pedestrian access to the site, accommodate pedestrian and cycle movements and connect into existing circulation networks.

The site will also benefit from a network of nature-based SuDS features designed to treat surface water at source and attenuate surface water runoff from the development. These features, together with the proposed drainage infrastructure, rain garden, drainage elements and feature planting, will create a high-quality setting for the proposed development while enhancing, protecting and maintaining existing amenities.

The proposed pavilion will be connected to existing local drainage networks and utility services, including water supply, electricity and telecommunications infrastructure.

The site layout incorporates external lighting, CCTV security measures and all associated infrastructure necessary for the safe operation, management and maintenance of the development.

Following the end of the consultation process, and following the final presentation to the Council Chamber, the layout will be reviewed in the light of observations submitted during the public consultation period. The Overall Project Budget is subject to approval.

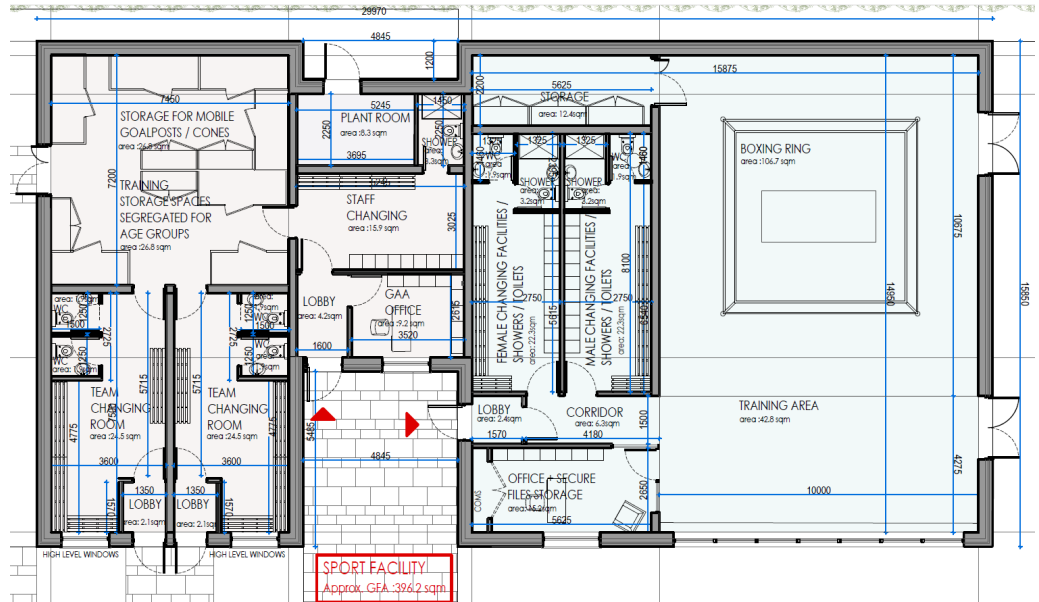


Figure 4.2 – GA Ground floor layout.

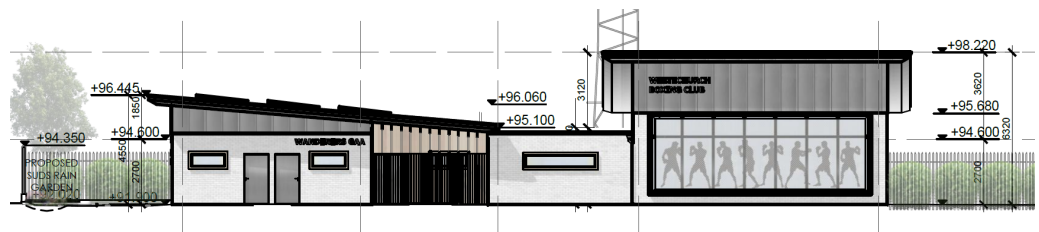


Figure 4.3 – GA Front Elevation



Figure 4.4 – Artist's impression aerial view.



Figure 4.5 – Artist's impression views / design intent reference.

Separation Distances	The location for development on this site is limited to its western side, which provides generous separation distances from the adjoining residential properties of the Glenmore Park estate. In addition, existing eastern boundary screening in the form of established vegetation will be retained, reinforced and enhanced through additional planting.
Availability of Services	All major existing services runs have been identified insofar as practicable during the Design Development process. Further investigations and surveys will be carried out as part of post-planning detailed design and prior to Tender stage to establish precise underground service locations. There are no known services located traversing the development footprint on the subject site. Foul drainage will be designed in compliance with Uisce Éireann standards and will be fully scoped to ensure capacity of the existing network. An Uisce Éireann full application will be submitted at the appropriate stage of the project development. There are currently no known diversions required.

	The proposed development incorporates a surface water drainage strategy that includes SUDS measures and adopts nature-based solutions in accordance with <i>SDCC Sustainable Drainage Explanatory Design & Evaluation Guide</i> (2022). All surface water drainage will be subject to SDCC review and detailed design and evaluation by a suitably qualified and competent engineer and based on appropriate site, ground and flood-risk investigations. See McCloy Consulting drainage design statement for further information.
Flood Risk	The proposed development site is not located within an area designated for fluvial flood risk. There is no pluvial flood risk available for the site. The proposed development location is not susceptible to any natural disasters or adverse climatic conditions. OPW flood mapping indicates that there have been no past flood events within or in proximity to the proposed site. A review of OPW Flood Mapping⁴ indicates that the site is clear of any fluvial or coastal flood risk within the low, medium and high probability categories.
Screening for Appropriate Assessment	The Screening for Appropriate Assessment report has been prepared by Fehily Timoney and Company (FT) on behalf of South Dublin County Council (the applicant), as part of a planning application for a proposed Sports Facility located at Glenmore Court, Rathfarnham, Dublin 16. In accordance with their obligations under the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477/2011), South Dublin County Council must assess whether the proposed development could have ‘likely significant effects’ on any Natura sites. This document provides supporting information to assist the local authority with an Appropriate Assessment screening exercise, including: a description of the proposed development, details of its environmental setting, a map and list of Natura 2000 sites within the potential zone of impact, and an assessment of potential impacts. A screening for Appropriate Assessment (AA) concludes that there is no real likelihood of significant effects on a European site or sites. A determination has been made that an AA is not required. <u>Screening Conclusion of AA Screening Report:</u> <i>‘The results of the S-P-R modelling process identified that - given the scale and nature of the potential sources identified in Section 3 - there are no likely significant effects identified to any European sites.</i> <i>The AA screening process has considered potential effects which may arise during all phases of the proposed project. Through an assessment</i>

	<i>of the pathways for effects and an evaluation of the sources for impacts, taking account of the processes involved and the distance of separation from European sites, it has been evaluated that there are no likely significant effects on the qualifying interests, special conservation interest or the conservation objectives of any designated European site.'</i>
Screening for Environmental Impact Assessment	The Screening for Environmental Impact Assessment (EIA) has been prepared by Fehily Timoney and Company (FT) on behalf of South Dublin County Council (the applicant), as part of a planning application for a proposed Sports Facility located at Glenmore Court, Rathfarnham, Dublin 16. The screening for Environmental Impact Assessment concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. A determination has been made that an EIA is not required. <u>Conclusion of EIA Screening Report:</u> <i>'Requirements for the carrying out of EIA of various types of development are transposed into Irish legislation under the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) (the 'Regulations').</i> <i>The proposed development does not fall into a class of development set out in Schedule 5, Part 1 and 2 of the Regulations and therefore, does not require a Mandatory EIA.</i> <i>It is clear the proposed development is significantly below the applicable thresholds for Mandatory EIA having regard to the above and the nature and scale of the development. The proposed development may however constitute a type of development prescribed for under Part 2 of Schedule 5, therefore Sub-threshold EIA Screening to determine whether the proposed development would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7 and 7A of the Regulations, was carried out.</i> <i>Having regard to available information, the characteristics of proposed development, the criteria in Schedule 7 of the Regulations, the information provided in accordance with Schedule 7A of the Regulations and the following:</i> <i>• The nature, scale and extent of the proposed development;</i> <i>• The design/embedded mitigation measures to avoid adverse environmental effects associated with the proposed development;</i> <i>• The additional environmental mitigation measures proposed to prevent and minimise adverse environmental effects associated with the proposed development; and</i> <i>• The characteristics of the receiving environment in the context of the development site.</i> <i>It can be concluded that the proposed development would not be likely to have significant effects on the environment and that an EIA is not required.'</i>

Universal Design Statement	Universal Design has informed the design of the site layout, building approach, access, circulation, and dwellings in this development. Universal Design principles have been incorporated into the proposed development to ensure that it is accessible, inclusive, and adaptable for people of all ages and abilities, in accordance with: • Building Regulations Part M – Access and Use • Centre for Excellence in Universal Design • South Dublin County Development Plan The development has been designed to: • Provide step-free access where practicable throughout the site • Ensure safe, legible and intuitive movement for pedestrians • Create inclusive public and communal spaces
Landscape	The subject site is located within the 'Urban' Landscape Character Area, as defined within the South Dublin County Development Plan (CDP) 2022-2028. The proposed development is limited in scale, relative to the scope of the surrounding landscape and is aligned with the character of the existing landscape and will not affect the scenic value of the location. The area is typical of an urban/sub-urban grounds, comprising grassland, tree lines and hedgerows. The majority of the site consists of an existing grassed area, much of which is of limited amenity value. The northern boundary of the site has a boarder of trees and bushes. Existing planting at the site is proposed to be retained wherever feasible. Since the proposed development site is primarily situated on asphalted sports courts, most of the landscaped area will remain as grass to serve the intended purposes of the open space. Provision is made for supplementary planting to the new boundaries and for hard landscaping within the project. For new landscaped areas, native species of local provenance will be planted to support biodiversity. The landscape design proposes the mixture of hard landscaping, including permeable paving, and low-maintenance planting, together with landscape features, seating and lighting. The comprehensive landscape design will be further developed during the detailed design and tender stages. SDCC Public Realm Department will be consulted as part of this process, and detailed landscape proposals will be incorporated into building contract.

Ecology and Biodiversity	The proposed development is not located within or close to any sites or features that are protected by international, EU, national or local legislation for their ecological, landscape, cultural or other values. A Preliminary Ecological Appraisal was carried out for the proposed development. This assessment concluded that there were no significant ecological constraints on-site and has defined mitigation measures to be implemented to ensure the appropriate protection of possible ecological receptors. There were no records of Flora Protection Order (FPO) species recorded within the proposed development boundaries during the ecological walkover. There are no important or sensitive species of fauna or flora situated at or around the proposed development, or in the wider area, which will be impacted by the development. The surrounding area is typical of urban/sub-urban grounds comprising of grassland, tree-lines and hedgerows. These habitats are common in the wider landscape and are not considered 'sensitive' in their ecological value. There are no important or sensitive species of fauna or flora situated at or around the proposed development, or in the wider area, which will be impacted by the development. The proposed development includes a nature-based SuDS proposal including the use of biodiversity planting and substantial boundary planting of mixed native species and pollinator friendly species to mitigate any potential impact on the environment and biodiversity during the operational phase of the project. These areas will represent a significant element of biodiversity enhancement on the site. During the construction phase further mitigation measures are proposed including: • Carrying out of site clearance to minimise any potential impacts on habitat • The appointment of a suitably qualified and experienced person where necessary to examine and supervise vegetation removal and to perform pre-works surveys for mammals and birds. Any lighting proposals will be designed to minimise potential impacts on any mammal or bird species. If identified as a requirement, bat boxes will be provided within areas of biodiversity enhancement with
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	locations to be selected by a suitably qualified and experienced ecologist. Any further surveys or investigations required at detailed design and construction stage will be carried out by a suitably qualified and experienced ecologist.
Invasive Non-native Species (INNS)	Fehily Timoney and Company (FT) have compiled an Appropriate Assessment report in respect of the proposed development. There were no records of regulated alien invasive species documented within the proposed development boundaries during the ecological field assessment. There were no NBDC records of alien invasive species documented within the proposed development site.
Ancillary Works to Project	Protection of existing underground and overground services where required. Re-routing of existing services as required. Removal of existing boundary treatments in line with recommendations of arboriculture report and provision of new boundary treatments to include both hard and soft landscaping elements. Provision of any ancillary structures such as storage or utilities enclosures as required. Connection to all necessary utilities and all works in connection with same on site and/ or adjacent lands.
Site / Services Constraints	All major existing services runs have been identified for the design in so far as practicable. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Surface Water & Attenuation	A nature-based SuDS strategy to comply with SDCC Sustainable Drainage Explanatory Design and Evaluation Guide 2022 has been development by McCloy Consulting as part of the design process. The strategy has been integrated into the proposed site layout and will be further developed at detailed design stage to be in compliance with the SDCC SuDS Design Guide and the Greater Dublin Regional Code of Practice for Drainage Works. See McCloy Consulting drainage design statement for further information.
Foul drainage	The proposed foul drainage network will be designed to comply with Uisce Eireann Code of Practice and UE standards. Will be fully scoped to ensure capacity of existing network. Wastewater generated from the proposed development will be discharged to the existing sewer network. Two options for connection points were identified for the proposed development: • Existing mains to the west of the site

	Existing connection to the north-west of the site, shared with Scoil Mhuire An Uisce Eireann pre-application and full application will be submitted at the appropriate stages of the project development.
Water Supply	Water supply for the proposed development is proposed to be connected to the the existing Uisce Eireann watermain network (existing mains) to the north of the proposed development. An Uisce Eireann pre-application and full application will be submitted at the appropriate stages of the project development.
Roads / Roads Access / Parking / Bicycle Parking	No new vehicular access arrangements are proposed as part of the development, which will utilise the existing road network and access arrangements serving the area / site. The sports facility will be accessed through the west of the site, via Glenmore Court. The location of the proposed entrance to the development has been considered as part of the masterplan development of the subject site. The facility will not generate significant additional vehicular traffic as its intended use will be for the local residents and sports clubs. Any additional vehicular needs are foreseen to be met by the neighbouring school parking facilities. Provision is made for bicycle parking in the form of bicycle stands located within the site, as illustrated on the Proposed Site Plan. The pedestrian, cycle and local access will be prioritised and encouraged over vehicular travel. Requirements for safe pedestrian and cycle access have been considered and will be improved where possible through the design of the public realm.
Overall Compliance with Planning Policy	This Report contains a summary of the nature and extent of the proposed development and the principal features thereof. This report must be the read in conjunction with all other Part 8 drawings and reports including but not limited to the site location map, site layout plan and all other plans and drawings issued for public consultation which illustrate the proposed development. The current proposal has been developed having regard to a comprehensive range of local and national planning policies and guidance and takes a context drive approach. The proposed development has been developed in consultation with relevant sections of SDCC and overall, the proposed development of

	sports facility and associated works on this site is considered acceptable when assessed against the principles of proper planning and sustainable development, and the relevant zoning provisions, policies, objectives and standards set out in the SDCC County Development Plan 2022- 2028. The proposed development does not represent a material contravention of the Development Plan
Timescale and Contract:	It is intended to proceed to tender in Q1 2027 and to commence works on site in Q4 2027 subject to obtaining necessary consents. The project will be carried out under The Capital Works Management Framework (CWMF) using the appropriate GCCC form of Public Works Contract. A performance bond will be retained to appropriate level as required under the contract.
Other Consultations	The proposed development has been circulated and reviewed internally by relevant sections of SDCC to include Roads, Heritage, Parks, Planning, Drainage and Housing and any recommendations have been incorporated into the proposed design.
Notification to Prescribed Bodies	SDCC will send notice of the development to any relevant body or bodies in accordance with Article 82 of the Planning & Development Regulations 2001 (as amended).
Other	Any alterations as required to meet medical conditions, to address specific issues raised or to address site conditions, Building Regulation and other statutory or technical requirements are deemed to be approved.
Project Partners	SDCC Architects Department SDCC Community Development Directorate
September 2026	Cian Harte MRIA County Architect SDCC