

**COMHAIRLE CONTAE BAILE ÁTHA CLIATH THEAS**  
**South Dublin County Council**  
**Record of Executive Business and Chief Executive's Orders**

Planning and Development Act 2000 (as amended)  
Planning and Development Regulations, 2001 (as amended)

**DEVELOPMENT AT THE FORMER SOUTH DUBLIN COUNTY COUNCIL DEPOT, AT THE STABLES AND COURTYARDS OF RATHFARNHAM CASTLE AND THE ADJOINING SEAN KEATING GARDEN, GRANGE ROAD/RATHFARNHAM ROAD, DUBLIN14 (D14 FC62 & D14 XT02), RATHFARNHAM CASTLE (PROTECTED STRUCTURE RPS. 221) GRANGE ROAD, RATHFARNHAM, DUBLIN 14, ON A DEVELOPMENT SITE OF 1.1725 HECTARES.**

**Appropriate Assessment (AA) Screening Determination**

Pursuant to the requirements of the above, South Dublin County Council is proposing to carry out a development consisting of the refurbishment and change of use of the former stable buildings and former council depot yards, to provide mixed-use cultural/arts/cafe/ restaurant uses together with retail use, WC's, storage areas and a switch room. The former council depot yards and former stable buildings fall within the zone of notification for Rathfarnham Castle, a National Monument (RMP DU022-014, Nat.Mon. 628) and a Protected Structure (RPS. 221)

It is intended to place the plans and particulars for the proposed development on public display in accordance with the requirements of the Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

Having regard to Article 6 of the Habitats Directive 92/43/EEC and (inter alia) the Department of Housing Planning Community and Local Government's *Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities* (2010), screening of the development for Appropriate Assessment was carried out in April 2025 by Altemar Ltd of an address 50 Templecarrig Upper, Delgany, Co. Wicklow.

Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the project and its potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, the Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

  
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Senior Executive Planner

**Order:** That South Dublin County Council as the Competent Authority having considered the AA Screening Report prepared by Altemar Ltd makes a determination that, when considered either alone or in combination with other plans or projects, a Stage 2 Appropriate Assessment will not be required to accompany the proposal for development consisting of the refurbishment and change of use of the former stable buildings and former council depot yards, to provide mixed-use cultural/arts/cafe/restaurant uses together with retail use, WC's, storage areas and a switch room. The former council depot yards and former stable buildings fall within the zone of notification for Rathfarnham Castle, a National Monument (RMP DU022-014, Nat.Mon. 628) and a Protected Structure (RPS. 221)



**Senior Planner**



**Date**

**To whom the appropriate powers have been delegated by the order number DELG 3024 of the Chief Executive of South Dublin County Council**