

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.

Environmental Impact Assessment (EIA) 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 EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (the EIA Directive), and (inter alia) the European Commission's *Environmental Impact Assessment of Projects, Guidance on Screening (Directive 2011/92/EU as amended by 2014/52/EU)*, screening of the development for EIA was carried out in April 2025 by Doyle Kent Planning Partnership Ltd of an address 71 Carysfort Avenue, Blackrock, Co. Dublin.

The Screening has been carried out to determine whether the Project is a class set out in Annex I or II of the EIA Directive (transposed into Schedule 5 (Part 1 and 2) of the Planning and Development Regulations 2001, as amended) and, if the project is not subject to a mandatory EIA, the likelihood of having significant effects on the environment under the criteria included in Annex III of the EIA Directive (transposed into Irish Law in Schedule 7 of the Planning and Development Regulations 2001, as amended) in order determine whether a sub-threshold development should be subject to EIA.

The EIA Screening Report has identified that EIA is not mandatory, and the proposal has been assessed in accordance with the criteria for sub-threshold development. The EIA Screening concludes that the nature of the proposed development is not considered likely to result in a significant impact on the environment (direct or indirect) by virtue of its size, nature or operational activities and there is no requirement for an EIA.

Based on the information contained in the EIA screening report, which has been reviewed by the competent authority, and having regard to the site characteristics and location of proposed development and characteristics of potential impacts, and having regard to Annex III criteria of the EIA Directive it is determined that an EIAR is not required for the proposed development at site of 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.


 Senior Executive Planner

Order: That South Dublin County Council as the Competent Authority having considered the EIA Screening Report prepared by Doyle Kent Planning Partnership Ltd, makes a determination that, when viewed individually and cumulatively, an Environmental Impact 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 23 Nov 2025

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