

COUNTY ARCHITECT'S REPORT

Proposed Development at the Existing Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14 in the Curtilage of The Church of the Holy Spirit [Protected Structure, RPS 264] and Minor Alterations to Existing Storage Unit at Ballyroan Public Library, Orchardstown Villas, Rathfarnham, Dublin 14.

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



Issued June 2025

COUNTY ARCHITECTS REPORT – Part 8 – Display / Consultation

- County Architect's Report | Part 8
- Part 8 Process, carried out under the Planning and 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.

Project Title:	Ballyroan Community & Youth Centre: Proposed development at the existing Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14 in the curtilage of The Church of the Holy Spirit [Protected Structure, RPS 264] and minor alterations to existing storage unit at Ballyroan Public Library, Orchardstown Villas, Rathfarnham, Dublin 14.
County Architect: Senior Exec Arch: Architects:	Cian Harte MRAI Eoghan Broderick MRAI Architects Department, South Dublin County Council
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p>Part 8 (Public Consultation Schemes)</p> <p>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 objector's names along with a summary of the points made by them and the Local Authority's response.</p> <p>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.</p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p>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.</p> <p>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.</p> <p>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</p>

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 – via the Planning 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 – (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 179(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 the 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 set out the requirements in full.

Public Notice:

South Dublin County Council

Proposed Development

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)
PLANNING AND DEVELOPMENT REGULATIONS, 2001 (AS AMENDED)
NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY**

Part 8 PUBLIC NOTICE

Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following development by South Dublin County Council:

PROPOSED DEVELOPMENT AT THE EXISTING BALLYROAN COMMUNITY & YOUTH CENTRE, MARIAN ROAD, RATHFARNHAM, DUBLIN 14 IN THE CURTILAGE OF THE CHURCH OF THE HOLY SPIRIT [PROTECTED STRUCTURE, RPS 264] AND MINOR ALTERATIONS TO EXISTING STORAGE UNIT AT BALLYROAN PUBLIC LIBRARY, ORCHARDSTOWN VILLAS, RATHFARNHAM, DUBLIN 14.

Works to comprise of:

- i. Rearrangement /upgrade of the community centre interior.
- ii. New single-storey flat roof extension.
- iii. Accessibility enhancement works to the existing community centre entrance, and new accessible entrance to the rear of the centre (subject to landowner consent).
- iv. Minor alterations to existing parish boiler house.
- v. New external screened community centre bin store.
- vi. New solar panels to south facing pitched roof.
- vii. Refurbishment /upgrade of the existing concrete pavers to the south and west of the community centre building (subject to landowner consent and final details to be agreed with the relevant SDCC internal departments).
- viii. All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies.

The proposal has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC) and an Environmental Impact Assessment (EIA) Screening under the EIA Directive 2014/52/EU. The Planning Authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an EIA is not required. Any person may, within 4 weeks from the date of publication of this notice, apply to An Bord Pleanála for a

screening determination as to whether the proposed development would be likely to have significant effects on the environment.

Persons wishing to inspect drawings and particulars of the proposed development in person can do so as follows:

Plans and particulars of the proposed development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy for a period of four weeks from **Thursday 26th June 2025 to Friday 25th July 2025** only; at the Planning Department counter in the offices of South Dublin County Council, County Hall, Tallaght, Dublin 24 between the hours 10.00am to 12.00 noon & 2.00pm to 4.00pm Monday to Friday, and at Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14 between the hours of 9.00am to 10.00pm Monday to Friday and 9.00am to 5.00pm on Saturday. Hours may differ on public and bank holidays. The plans and particulars of the proposed development are also available for inspection online on the Council's Public Consultation Portal website <https://consult.sdblincoco.ie>

Submissions:

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the proposed development would be situated, may be made as follows: Online at <https://consult.sdblincoco.ie> up to **11.59pm on Monday 11th of August 2025**.

Or

Written submissions not later than **5.00pm on Monday 11th of August 2025** to: Senior Executive Officer, Community Department, South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 A3XC.

Submissions should be labelled 'Ballyroan Community and Youth Centre'.

NOTE: Please make your submission by one medium **only**. Only submissions received by **5.00pm on Monday 11th of August 2025** and addressed as set out above, will be considered. Submissions cannot be accepted in any other format or to any other postal address. Submissions and observations should state the name, address, and, where relevant, details of any organization, community group or company etc. which you represent.

Signed: Director of Community, South Dublin County Council.

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:	<p>The subject site is located on existing Ballyroan Parish lands and SDCC lands in Dublin 14.</p> <p>The existing Ballyroan Community & Youth Centre provides essential community services for the Ballyroan community and includes a community hall; community café; meeting rooms; childcare facilities including external play area; staff office; sanitary facilities and a meals-on-wheels kitchen.</p> <p>Due to a growing demand for these community services, the existing building requires upgrade works, with additional space needed for additional staff offices, meeting rooms and childcare accommodation.</p>

The objective of the proposed works is to improve universal access to the community centre and to maximise the potential of the centre for staff and the public through internal reordering and extension works, allowing the centre to meet the growing need for community services in the area and to continue to serve the widest possible number of users.

The community centre site is located within Ballyroan parish lands. The parish lands has a total site area of approximately 0.77 hectares and is bounded to the east by the Rosemount District Centre Plaza; to the south by the Anne Devlin Park Road; to the north by the commercial units of the Rosemount District Centre and the Ballyroan Library (including public car park); and to the west by Orchardstown Villas road. The parish land site is occupied by the Ballyroan Church of the Holy Spirit [Protected Structure, RPS 264] located centrally on the site; the Ruah Pastoral Centre to the north-west corner of the site and the Ballyroan Community & Youth Centre and subject of this Part 8 application on the north-east corner. The southern section of the parish site is landscaped with mature trees, mown lawns, asphalt pathways and carparking bays serving the Church, while the northern section includes a paved pedestrian pathway linking the Rosemount District Centre Plaza and Orchardstown Villas to the west, with a branch to the north, which extends into the Ballyroan Library site. The site is level.

The Ballyroan Community & Youth Centre is a self-contained development within the Ballyroan parish lands and occupies a site area of approximately 0.08 hectares, which includes a screened external play area to the west of the centre, which is used by the childcare accommodation within the centre.



Above: Aerial view of site boundary (taken from Google maps), with Ballyroan parish lands outlined in red.



Above: Existing Site Layout Plan (not to scale), with Ballyroan parish lands outlined in red.



Above: Site context photographs taken from points indicated on Site Layout Plan above.

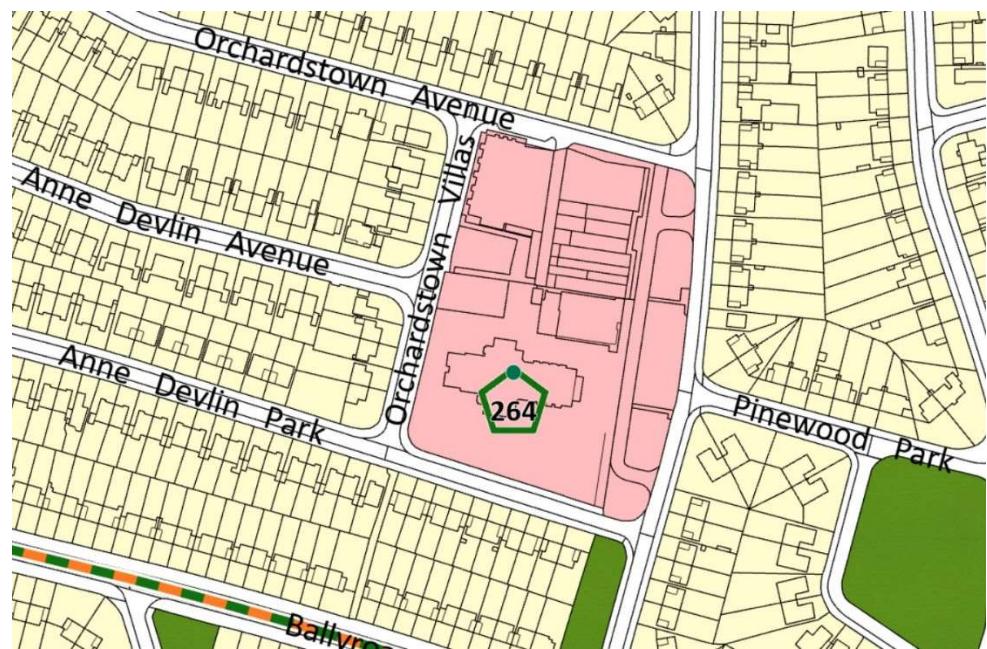
Site Constraints

The proposed development concerns upgrade and extension to an existing community centre building. The existing site is level. Records indicate that all relevant services are available, and the proposed development has been considered as part of the overall planning/zoning for the area. The proposed development will avail of the existing service connections on site, currently serving the existing centre.

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.

Planning Context

Planning / Zoning for the site



Above: Extract from South Dublin County Development Plan 2022-2028, indicating use zoning.

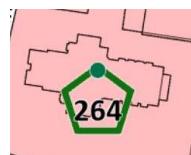
Use Zoning Objective

Objective LC

To protect, improve and provide for the future development of Local Centres

LEGEND:

Protected Structure



Policy Context

The Ballyroan Community & Youth Centre site is located within the curtilage of The Church of The Holy Spirit, which is included on the Council's Record of Protected Structures with reference number 264, and is afforded protection under the Planning and Development Act (2000), as amended. The church is also mentioned in the National

Inventory of Architectural Heritage (NIAH) survey of South Dublin County Area, under Registry Number 11216039.

Zoning

The Ballyroan Community & Youth Centre site is located in the Rosemount District Centre. Under the "South Dublin County Council Development Plan 2022 – 2028", these lands are zoned 'To protect, improve and provide for the future development of Local Centres' (Objective LC). Lands uses that are listed as 'permitted in principle' are as follows:

Advertisements and Advertising Structures, Bed & Breakfast, Betting Office, Car Park, Childcare Facilities, **Community Centre**, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Home Based Economic Activities, Housing for Older People, Live-Work Units, Nursing Home, Offices less than 100 sq.m, Off-Licence, Open Space, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Residential Institution, Restaurant/Café, Retirement Home, Shop-Local, Shop-Neighbourhood, Social Club, Veterinary Surgery, Work-Live Units.

The development plan policies which are relevant to the site, are as follows (not an exhaustive list):

Policy NCBH19: Protected Structures

Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

NCBH19 Objective 1:

To ensure the protection of all structures (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures identified in the Record of Protected Structures.

NCBH19 Objective 2:

To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

Policy COS1: Social Inclusion and Community Development

Promote social inclusion and community development and encourage active participation and social integration of minority and marginalized groups, consistent with RPO 9.1 and RPO 9.2 of the RSES

COS1 Objective 1:

To provide appropriate and accessible community facilities to meet the needs of all citizens of the County, comprising of a fast-growing

young population and including an ageing population, consistent with NPOs 28 and 30 of the NPF.

COS1 Objective 4:

To support the improvement, maintenance, upgrade and refurbishment of existing community based facilities and changing rooms within the County to meet current and future needs.

Policy COS2: Social /Community Infrastructure

Support the planned provision of a range of universally accessible and well-connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: *Quality Design and Healthy Placemaking*)

COS2 Objective 3:

To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

COS2 Objective 5:

To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives, consistent with RPO 9.12 and RPO 9.13 of the RSES and having regard to *Building for Everyone: A Universal Design Approach – Planning and Policy' (2012)*.

COS2 Objective 6:

To ensure that social, community, cultural and recreational facilities are provided in a manner which reduces climate impact by supporting and promoting the following measures:

- Provision of facilities within walkable distances of communities and on public transport routes;
- Promotion of walking and cycling and use of public transport via permeability and mobility management measures;
- Co-location, clustering and sharing of community facilities to increase efficient use and reduce trips;
- Location, siting and design to promote climate mitigation and adaptation for example, taking advantage of solar gain;
- Sourcing power from renewables such as wind and solar energy;
- Use of alternative energy technologies such as heat pumps;
- Energy-proofing of community buildings;
- Additional tree planting and adapting management regimes in parks and public open spaces to allow more wild areas in order to increase opportunities for carbon sequestration.

Policy COS3: Community Centres

Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.

	<p>COS3 Objective 1: To investigate, where new provision is required to meet the needs of the population, the feasibility of extending existing community centres on suitable sites, where siting, layout, design, access and other planning considerations allow.</p> <p>COS3 Objective 4: To ensure that community buildings are multi-functional and adaptable, can be used by all age cohorts (intergenerational), providing for indoor and supporting outdoor use, for example, café seating areas, and are accessible to as many different users as possible including our teens and young people.</p> <p>See SDCC Architectural Services Department's Architectural Impact Assessment Report for further information</p> <p>See Fehily Timoney and Company Ltd. screening reports and McCloy Consulting drainage design statement for further information.</p>
<p>Project Description and Design</p>	<p>Works to comprise of:</p> <ul style="list-style-type: none"> i. Rearrangement /upgrade of the community centre interior. ii. New single-storey flat roof extension. iii. Accessibility enhancement works to the existing community centre entrance, and new accessible entrance to the rear of the centre (subject to landowner consent). iv. Minor alterations to existing parish boiler house. v. New external screened community centre bin store. vi. New solar panels to south facing pitched roof. vii. Refurbishment /upgrade of the existing concrete pavers to the south and west of the community centre building (subject to landowner consent and final details to be agreed with the relevant SDCC internal departments). viii. All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies. <p>The Architectural Impact Assessment prepared by SDCC Architects' Department, the AA and EIA Screening reports prepared by Fehily Timoney & Company Ltd., and Drainage Design reports prepared by McCloy Consultants provide a comprehensive description of the proposed development, its design intent and influences and a description of how the proposed development has been considered within its context, in the curtilage of The Church Of the Holy Spirit [Protected Structure, RPS 264]. SDCC intends to carry out accessibility enhancement works at the centre and to increase the existing childcare, community and staff services for the benefit of the local area.</p>
<p>Screening for Appropriate Assessment</p>	<p>The Screening for Appropriate Assessment report has been prepared by Fehily Timoney & Company Ltd. consultants on behalf of South Dublin County Council (the applicant), as part of a planning application.</p>

	<p>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. It is concluded that the proposed development will not cause direct or indirect impacts on any Natura 2000 sites, and that Appropriate Assessment is not required.</p> <p>Conclusion of AA Screening Report: Concluding Statement: No Likely Significant Effects</p> <p>The results of the S-P-R assessment identified that - given the scale and nature of the potential sources identified in Table 2.1 - there are no likely significant effects identified to any European sites.</p> <p>The AA screening process has considered potential effects which may arise during all phases of the proposed project. Through an assessment 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.</p>
<p>Screening for Environmental Impact Assessment</p>	<p>Conclusion of EIA Screening Report: Concluding Statement:</p> <p>The Requirement for the EIA of various types of developments are transposed into Irish legislation under the Planning and Development Act and the Planning and Development (Amendment) Regulations 2001-2023. Schedule 5 lists the different project types, and this is not a project type that mandatorily requires an EIA.</p> <p>The proposed development does not individually or cumulatively fall into a class of development set out in Schedule 5, Part 1 and 2 of the Planning and Development Regulations 2001 - 2024 (as amended) and therefore, the requirements for a mandatory EIA can be screened out.</p> <p>However, sub-threshold EIA may be required where the project would be likely to have significant effects on the environment. Criteria for the consideration of sub-threshold EIA is set out in Schedule 7 and Schedule 7A of the Planning and Development Regulations 2001 - 2024 (as amended). These criteria have been set out within this document with respect to the subject development.</p> <p>It is concluded however that sub-threshold EIA is not required for the proposed development, due to its minimal and limited impact on the receiving environment with respect to Schedule 7 and 7A of the Planning and Development Regulations 2001-2024 (as amended), Annex II of the EIA Directive and the screening checklist provided in the EC guidance document for EIA Screening, as set out in this document.</p>

Refuse Storage	Development includes proposal for new external screened bin store with access control for staff and authorized personnel only. Refer to Part 8 drawings for further details.
Flood Risk	See Drainage Design Statement report by McCloy Consulting.
Ancillary Works to Project:	<p>Works to include:</p> <ul style="list-style-type: none"> • Refurbishment /upgrade of the existing concrete pavers to the south and west of the community centre building (subject to landowner consent and final details to be agreed with the relevant SDCC internal departments). • All associated ancillary site works as may be required in adjacent lands but not limited to foul and surface water drainage and utility supplies. <p>See Drainage Design Statement report by McCloy Consulting.</p>
Landscape & Public Realm	<p>Works to include the following:</p> <ul style="list-style-type: none"> • Refurbishment /upgrade of the existing concrete pavers to the south and west of the community centre building on parish lands with like-for-like replacement or better, subject to landowner consent and final details to be agreed with the relevant SDCC internal departments. • Works within the community centre external screened play area, to include permeable paving and rain planter. Plant species to rain planter will be selected to suit the existing landscape and the site's visual and design intent, as per the recommendations of The SuDS Manual (CIRIA C753). Refer to Drainage Design Statement report by McCloy Consulting. • Works to include accessibility enhancement works to the existing building entrance, with integrated street bench /seating, subject to agreement with SDCC Roads Maintenance Section. Refer to Part 8 drawings for details.
Project Partners	Community Department of South Dublin County Council Libraries Department of South Dublin County Council Ballyroan Community & Youth Centre, Board of Management Ballyroan Parish
Site / Services Constraints :	All major existing services runs have been identified insofar as practicable for the Part 8 design stage. Site investigations will be carried out post Part 8, to establish the precise locations of underground services. Local alterations to layout may be required.
Internal Comments	Will be reported at final stage of Part 8.
Surface Water And SuDS Strategy	Refer to Drainage Design Statement report by McCloy Consulting engineers for details on the SuDS design associated with the proposed extension and upgrade works. The proposals are adaptation to an existing developed site but the drainage design where possible adopts a SuDS approach for the proposed alterations. The drainage from the area to undergo alteration /development shall comprise of drainage from proposed roofing and paved areas. Roof drainage is expected to

	be collected within a raingarden planter via rainwater downpipe; and paved areas shall be collected via permeable paving. The planter outlet will flow onto the permeable paving. The site has existing storm drainage in place. It is intended to connect outflows from the development into the existing site storm network.
Foul drainage	Foul drainage – available to the existing building.
Roads Roads Access	Road's access and capacity are within acceptable and safe limits. The existing building fronts onto the Rosemount District Centre Plaza, which was recently upgraded by SDCC as part of the Rosemount District Centre Enhancement scheme, with car parking available for staff and visitors to the centre. Site access during the construction phase to be agreed prior to commencement on site, with all relevant stakeholders, including Ballyroan Parish as landowner and all relevant SDCC internal departments.
Irish Water	Existing mains water connection available to the existing building.
Parks	N/A
Circulation to prescribed bodies	In the case of proposed works in the curtilage of a Protected Structure. The application is referred to SDCC Architectural Conservation Officer, and to the 'Prescribed Bodies' under the Planning and Development Regulations 2001: <ul style="list-style-type: none"> • Minister of Housing, Local Government and Heritage, • the Heritage Council • the Arts Council • Fáilte Ireland, and • An Taisce
Contract:	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract.
June 2025	Cian Harte MRIAI County Architect