

SITE NOTICE



South Dublin County Council, Civic Offices,
Town Centre, Tallaght, Dublin 24
Telephone: (01) 4149000, Facsimile: (01) 4149209

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.

Planning and Development Act 2000 (as Amended), Planning and Development Regulations 2001 (as Amended).
Notice of Proposed Development by a Local Authority

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

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.

Date Site Notice Erected: 26th of June 2025