

Ballyroan Community & Youth Centre – Dublin 14

Proposed Development:

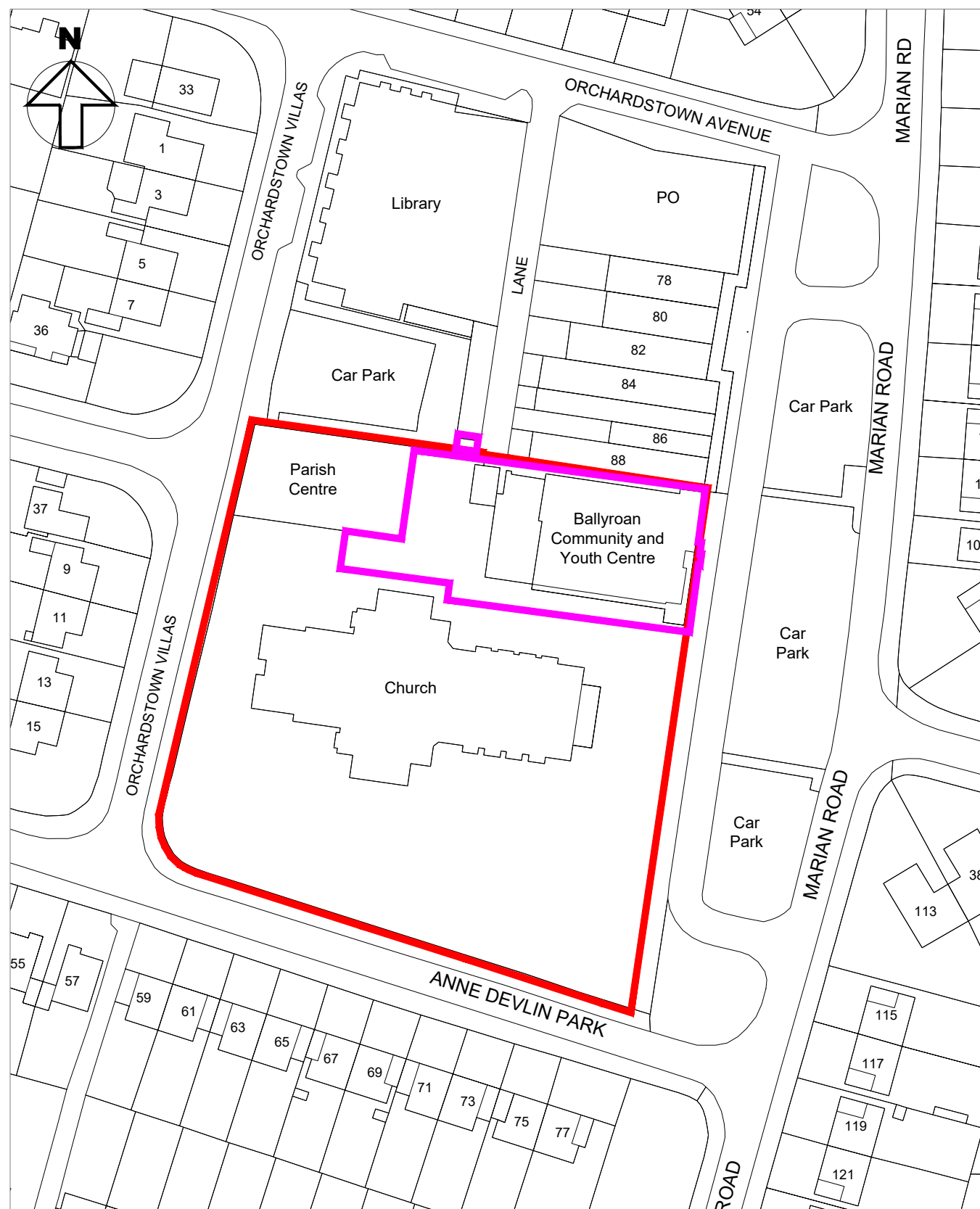
‘Proposed development at the existing Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14 in the curtilage of The Church of The Holy Spirit [PROTECTED STRUCTURE] and minor alterations to existing storage unit at Ballyroan Public Library, Orchardstown Villas, Rathfarnham, Dublin 14.’

Proposed Scope of Works:

- A. Rearrangement /upgrade of the community centre interior.
- B. New single storey flat roof extension (75sqm).
- C. Accessibility enhancement works to the existing community centre building entrance, and new accessible entrance to the rear of the centre (subject to landowner consent).
- D. New external escape door to north facing elevation of the existing parish boiler house.
- E. New external screened community centre bin store.
- F. New solar panels to south facing pitched roof.
- G. 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).

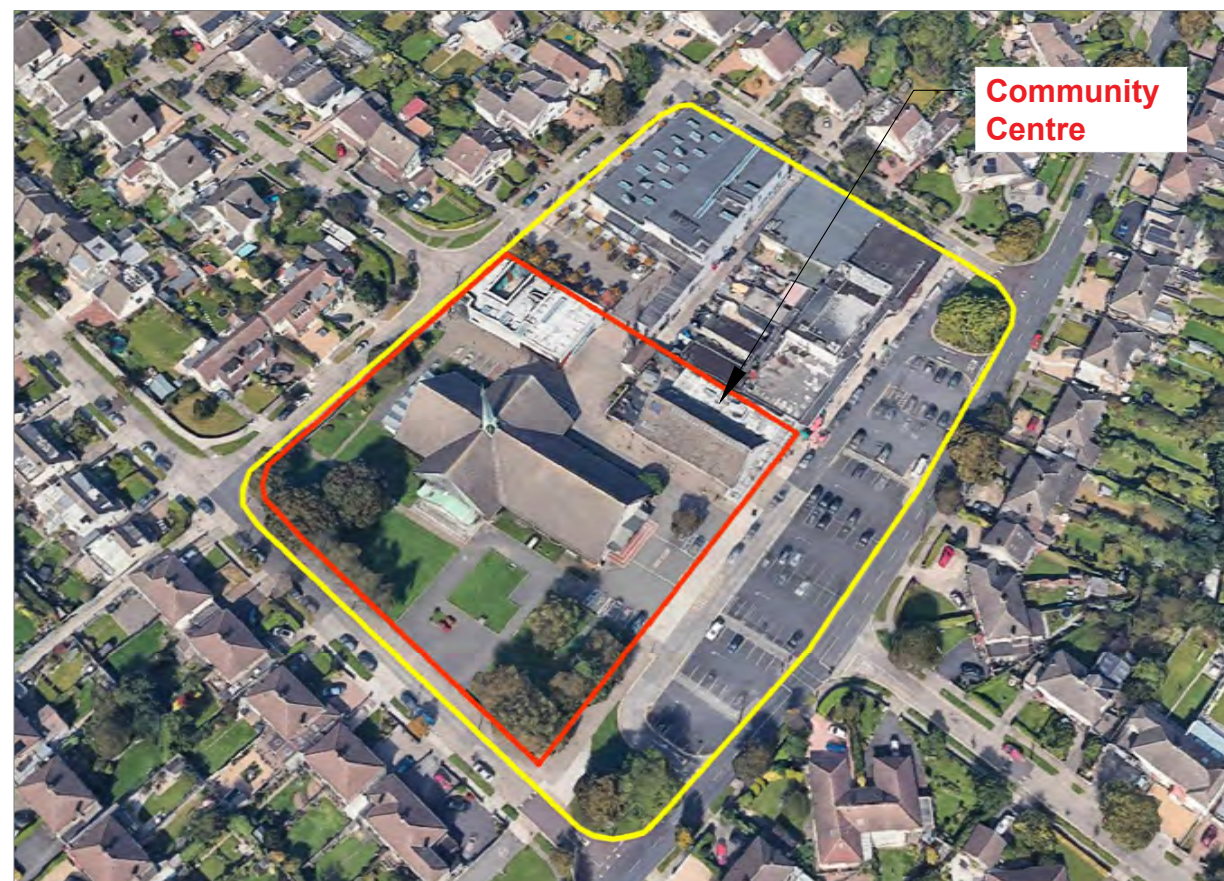
Note: Proposed works to include all associated site works as may be necessary.





Site Location Map
Scale: NTS

- OWNERSHIP /SITE BOUNDARY
- DEVELOPMENT AREA /SITE BOUNDARY (PART 8)

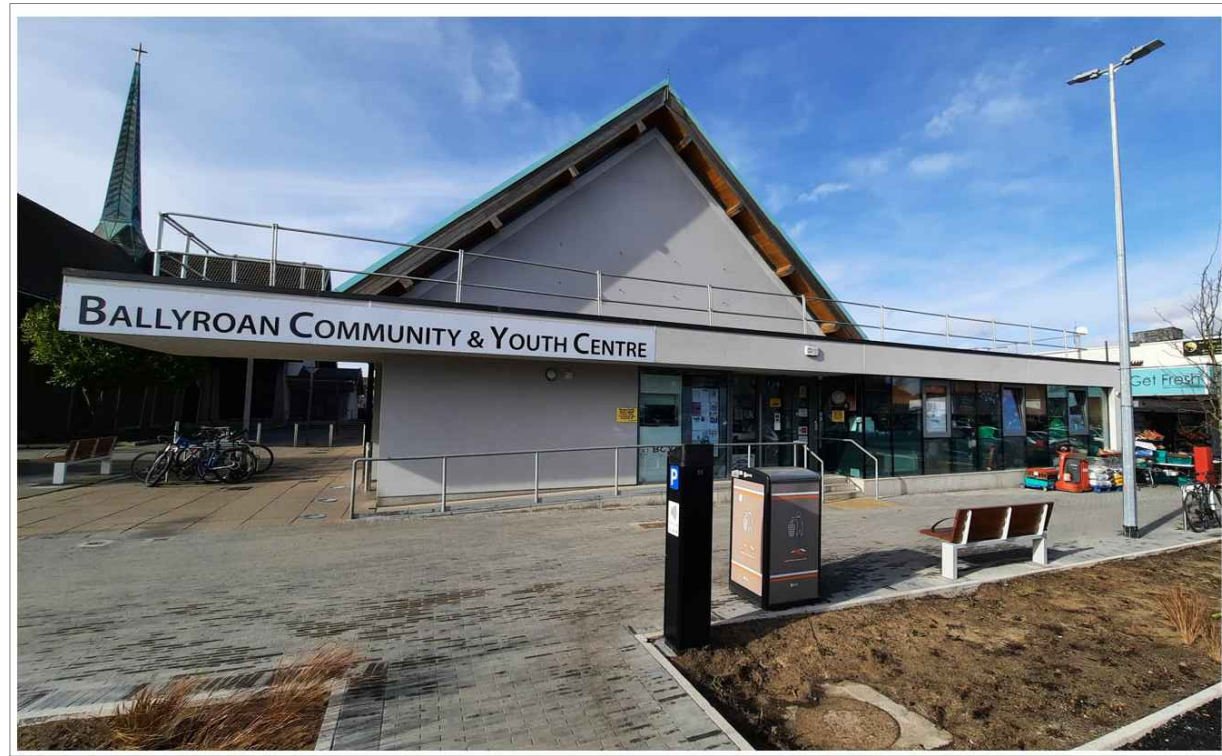


Aerial photograph of the Rosemount District Centre (Google Maps)



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

Extract from South Dublin County Council Development Plan 2022-2028 Zoning Map



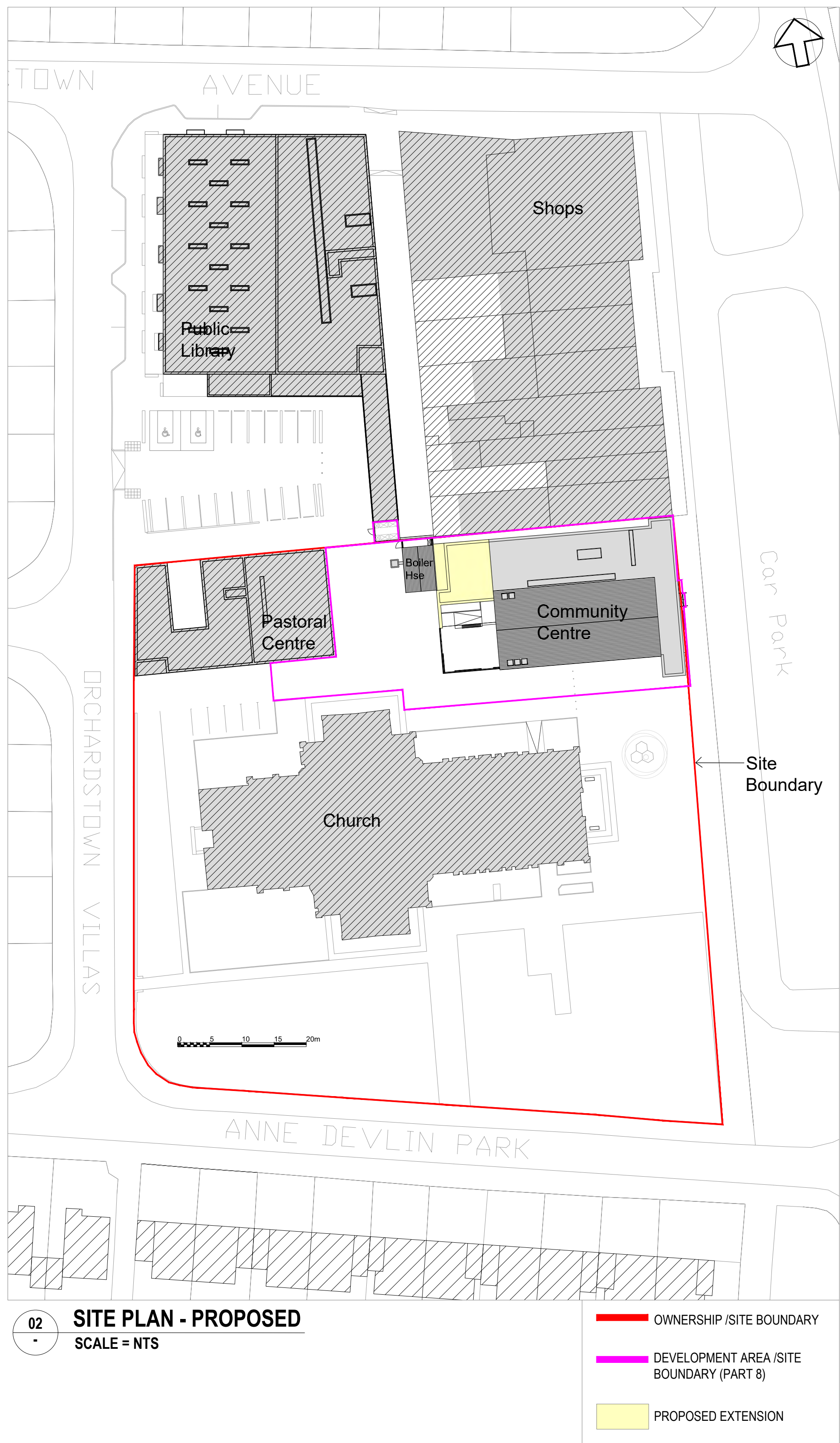
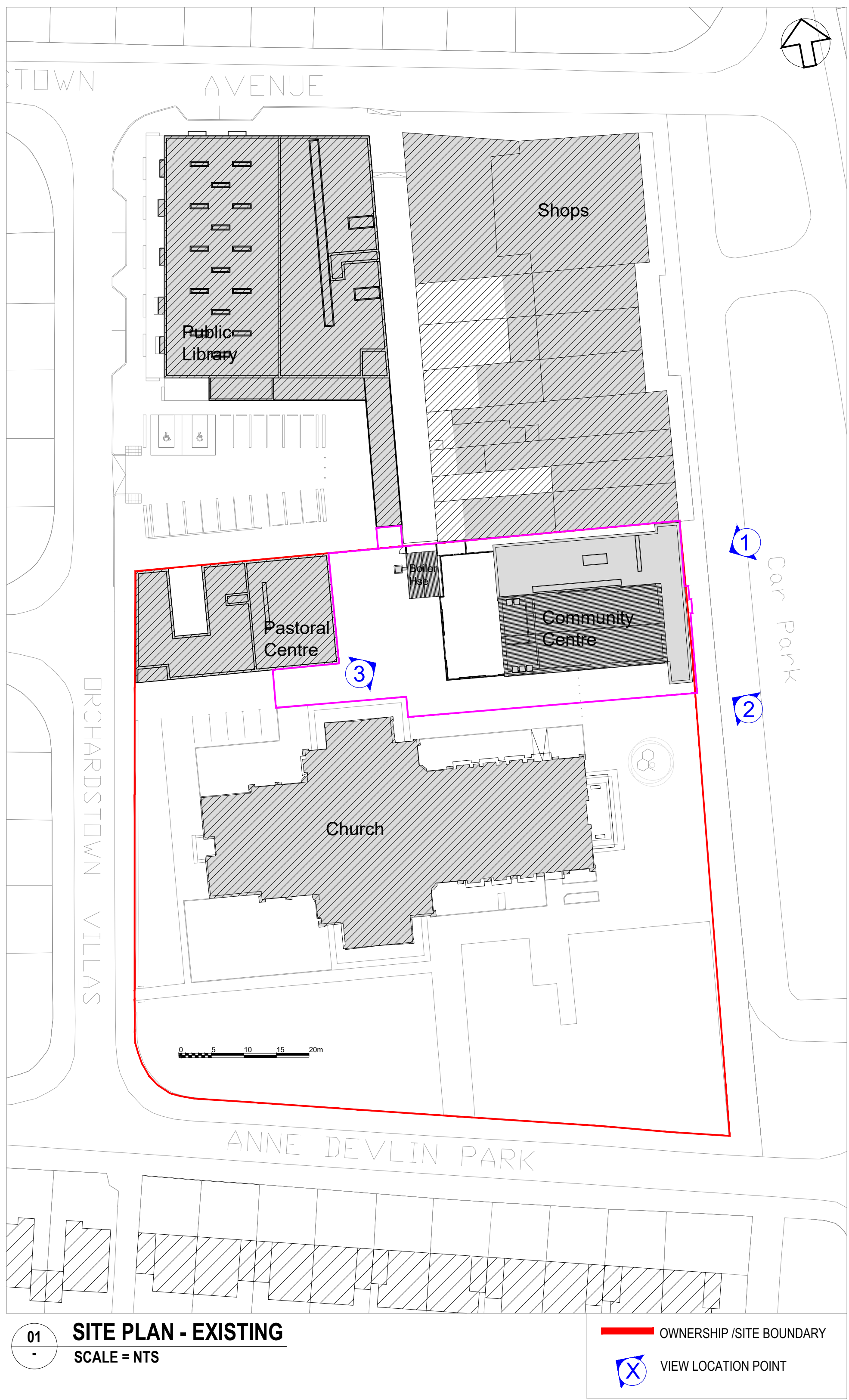
View 01: Community Centre building entrance

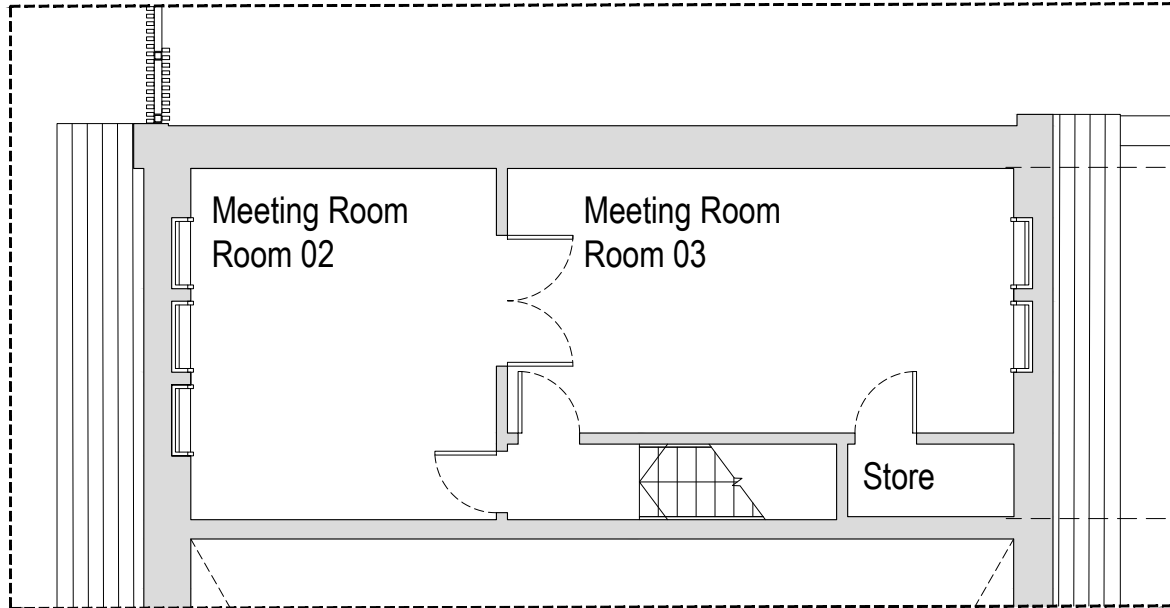


View 02: Community Centre south facing elevation

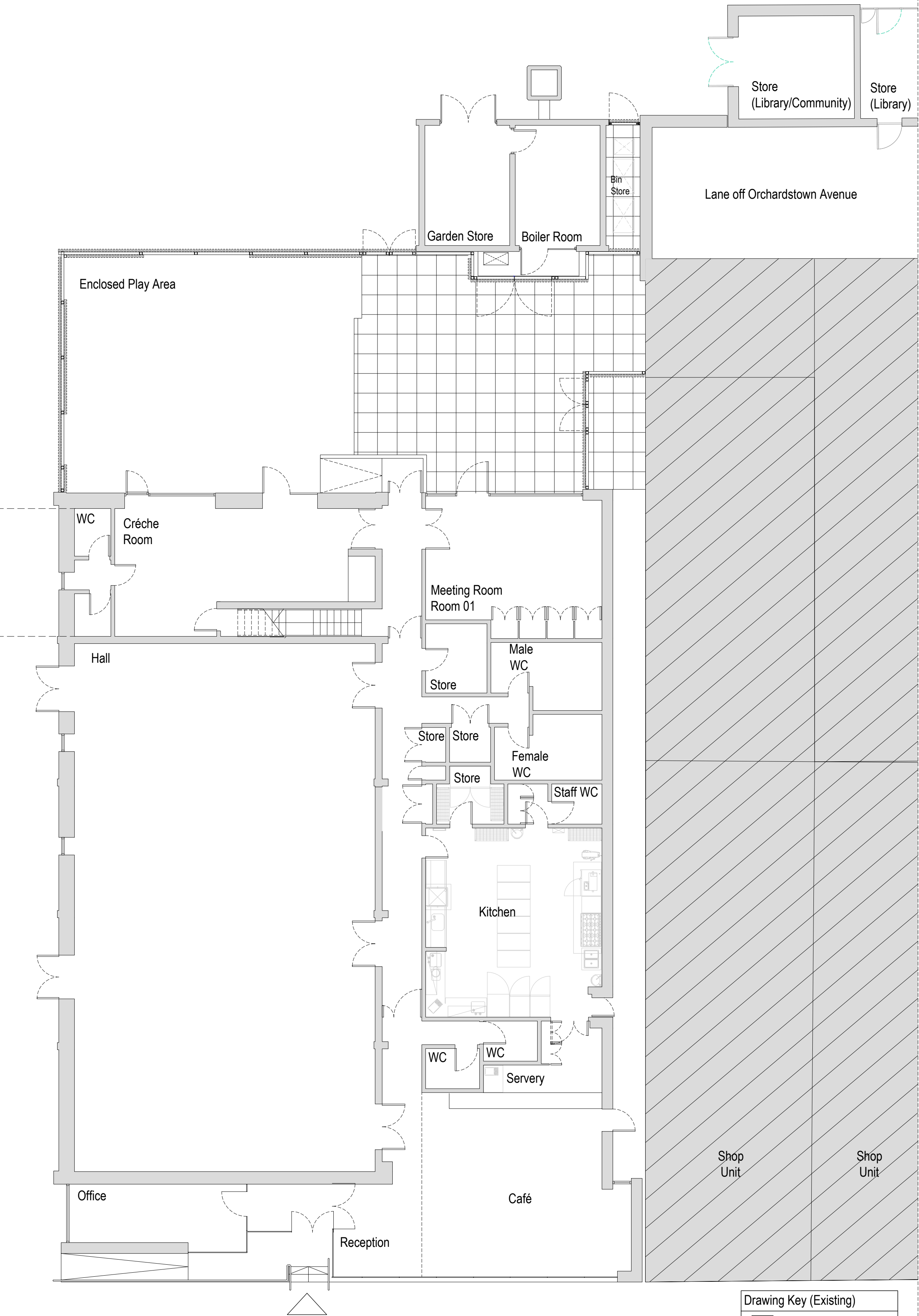


View 03: Parish boiler house and screened play area



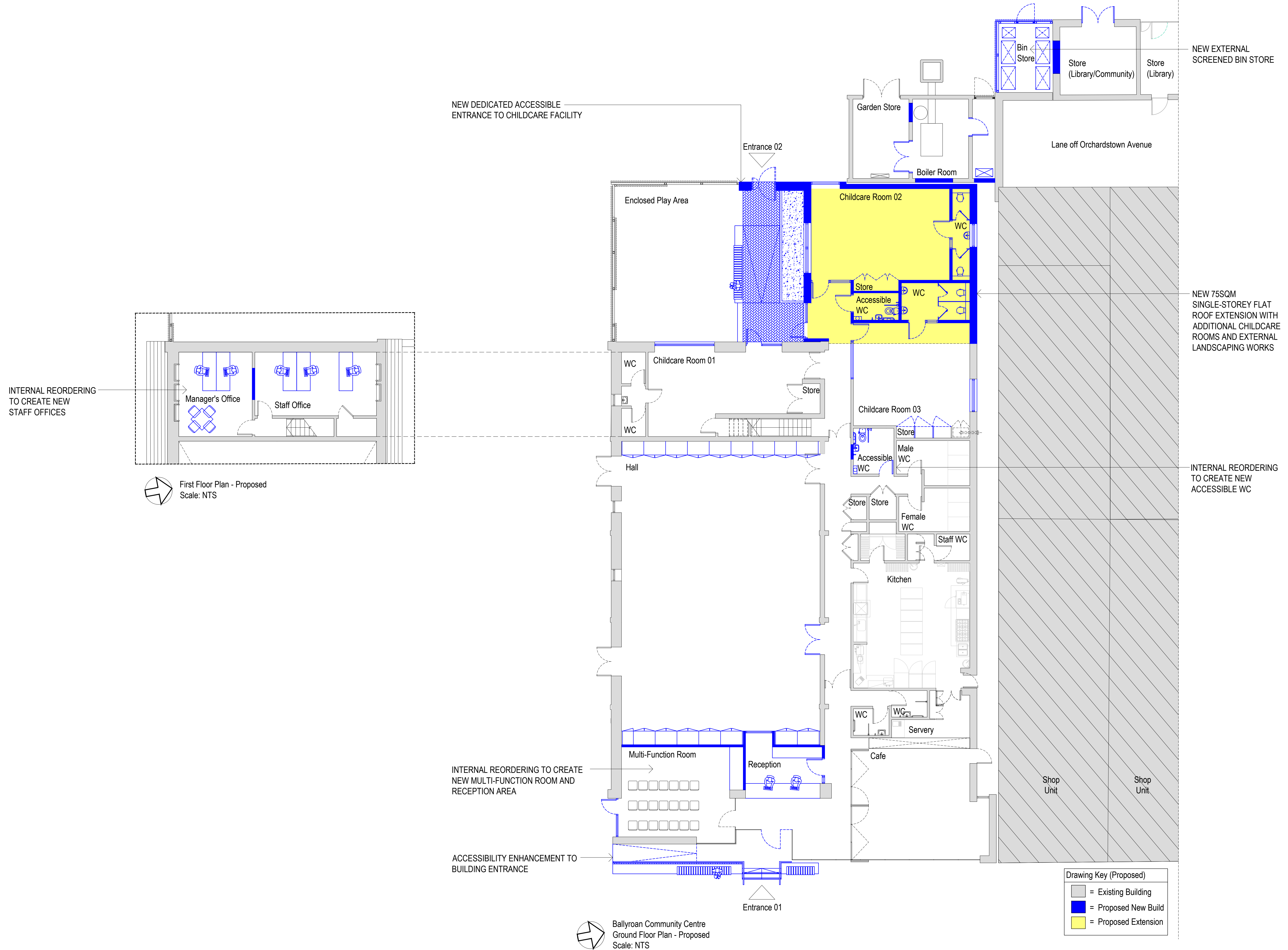


First Floor Plan - Existing
Scale: NTS

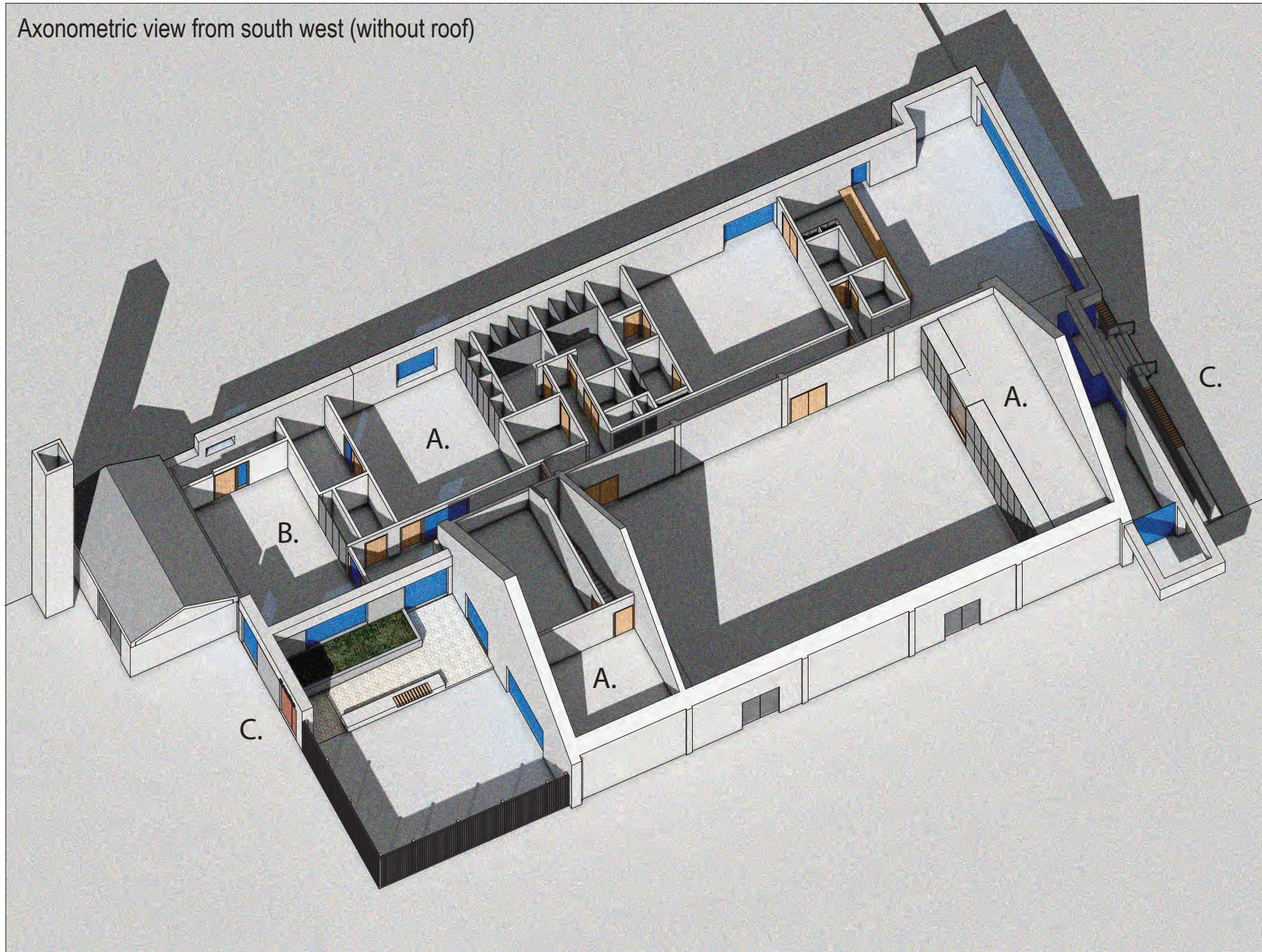


Ballyroan Community Centre
Ground Floor Plan - Existing
Scale: NTS

Drawing Key (Existing)
= Existing Building

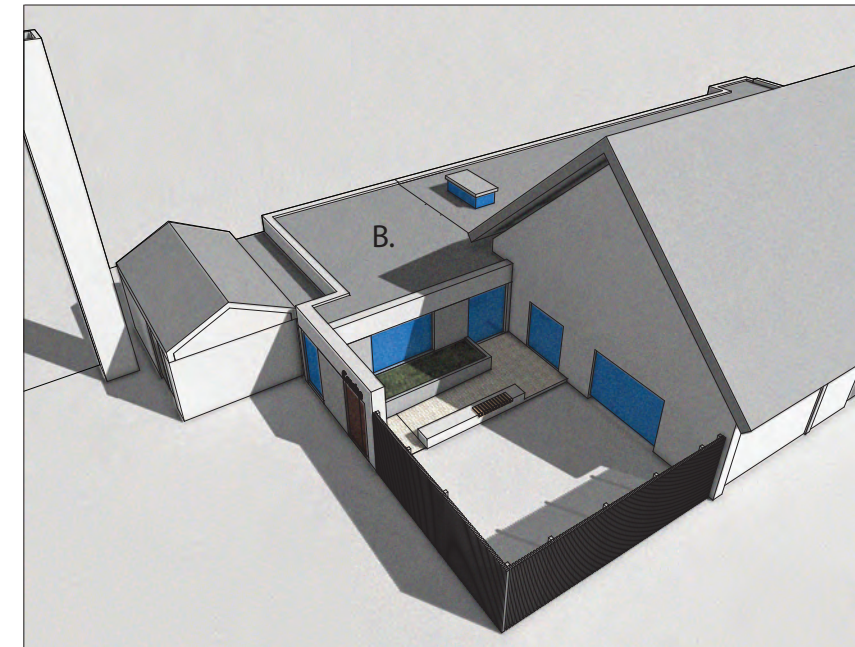


Axonometric view from south west (without roof)

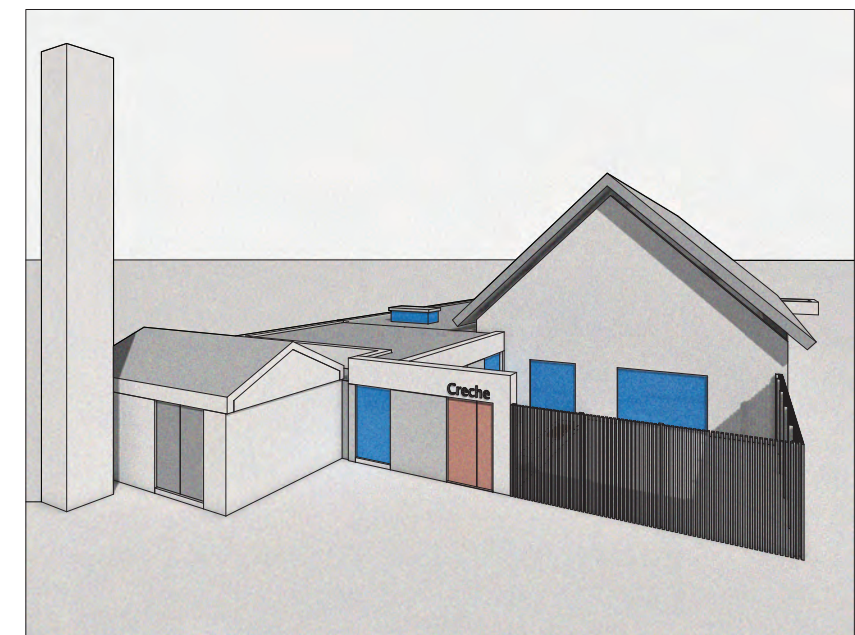


PROPOSED SCOPE OF WORKS:

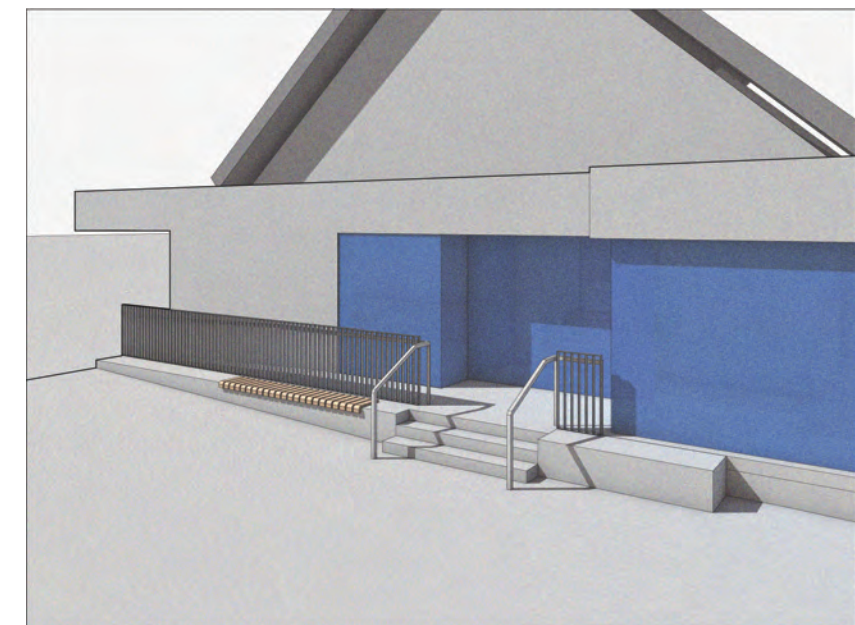
- A. Rearrangement /upgrade of community centre building interior.
- B. New single storey flat roof extension (75 sq m).
- C. Accessibility enhancement works to the existing building entrance, and new dedicated 'creche' entrance to the rear of the centre (subject to landowner consent).
- D. New external escape door to north facing elevation of the existing parish boiler house.
- E. New external screened community centre bin store.
- F. New solar panels to south facing pitched roof.
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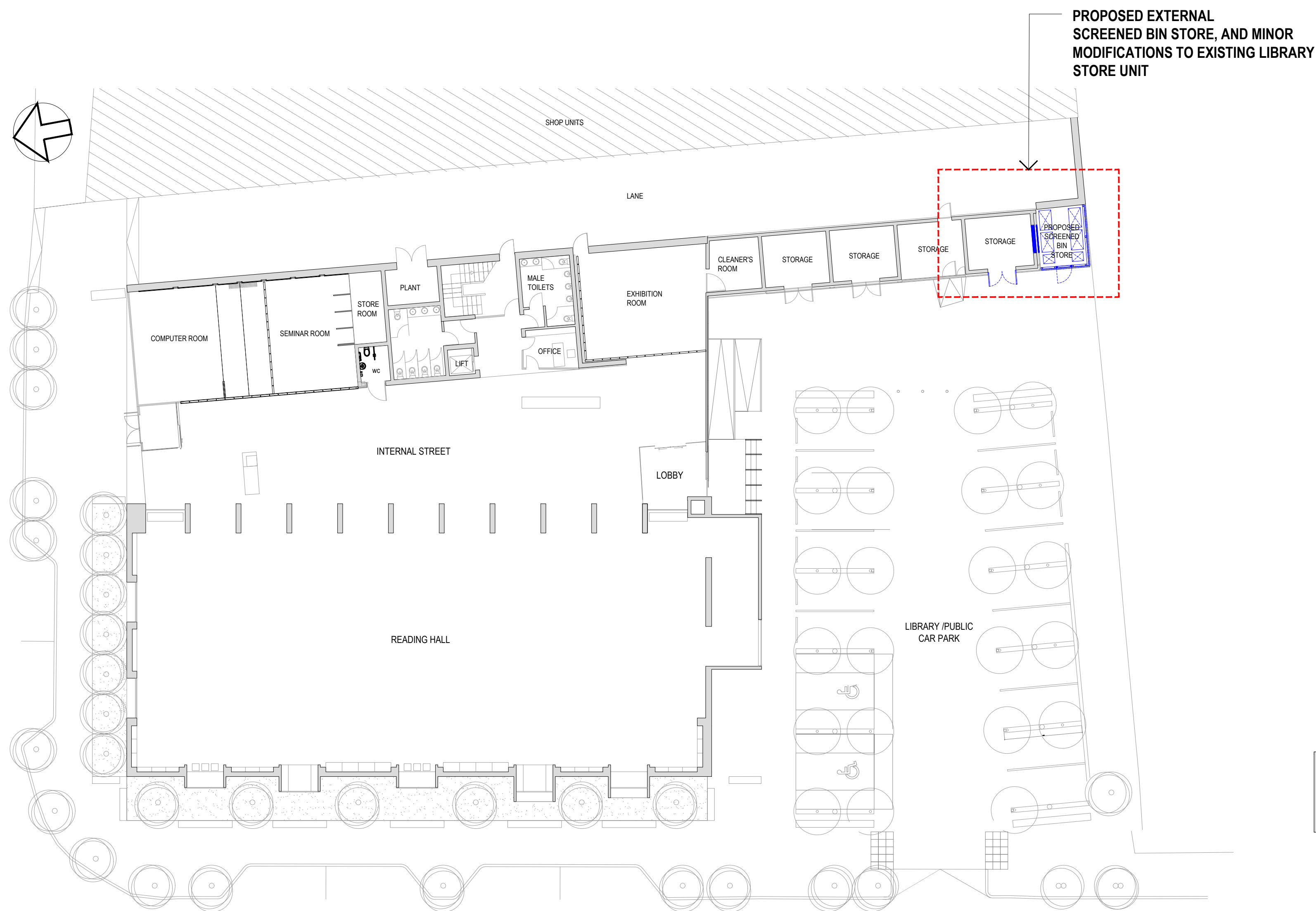
Aerial view of proposed extension from the south west



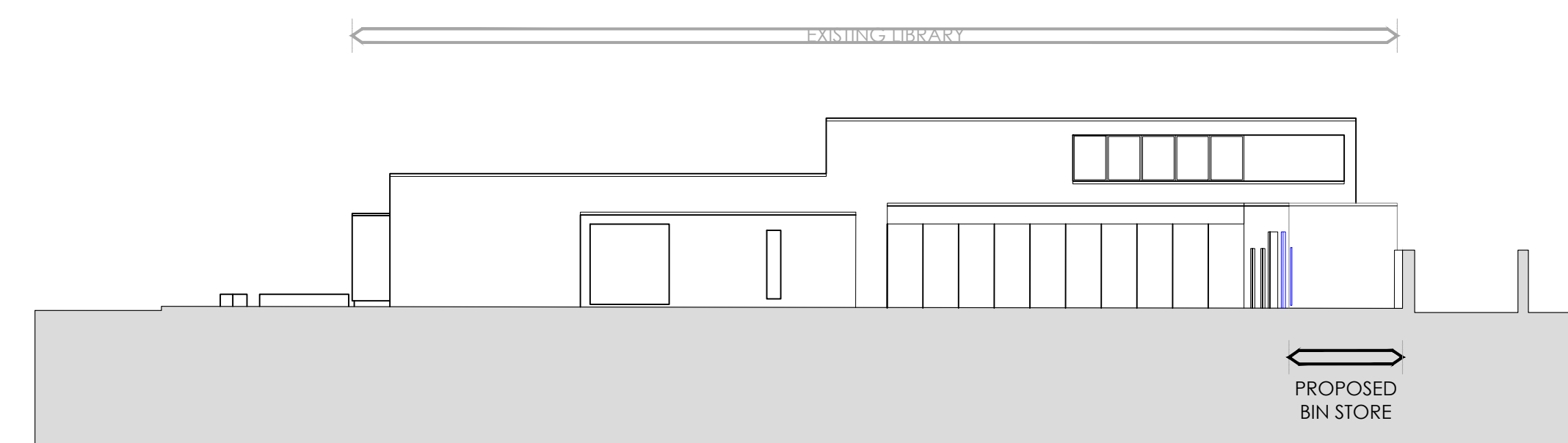
View of proposed extension and new dedicated 'creche' entrance



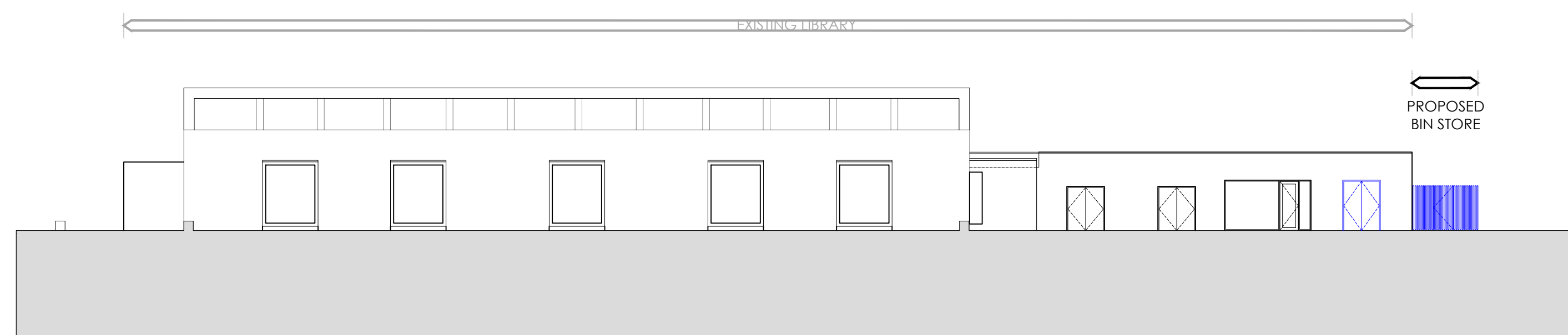
View of proposed building entrance accessibility upgrade



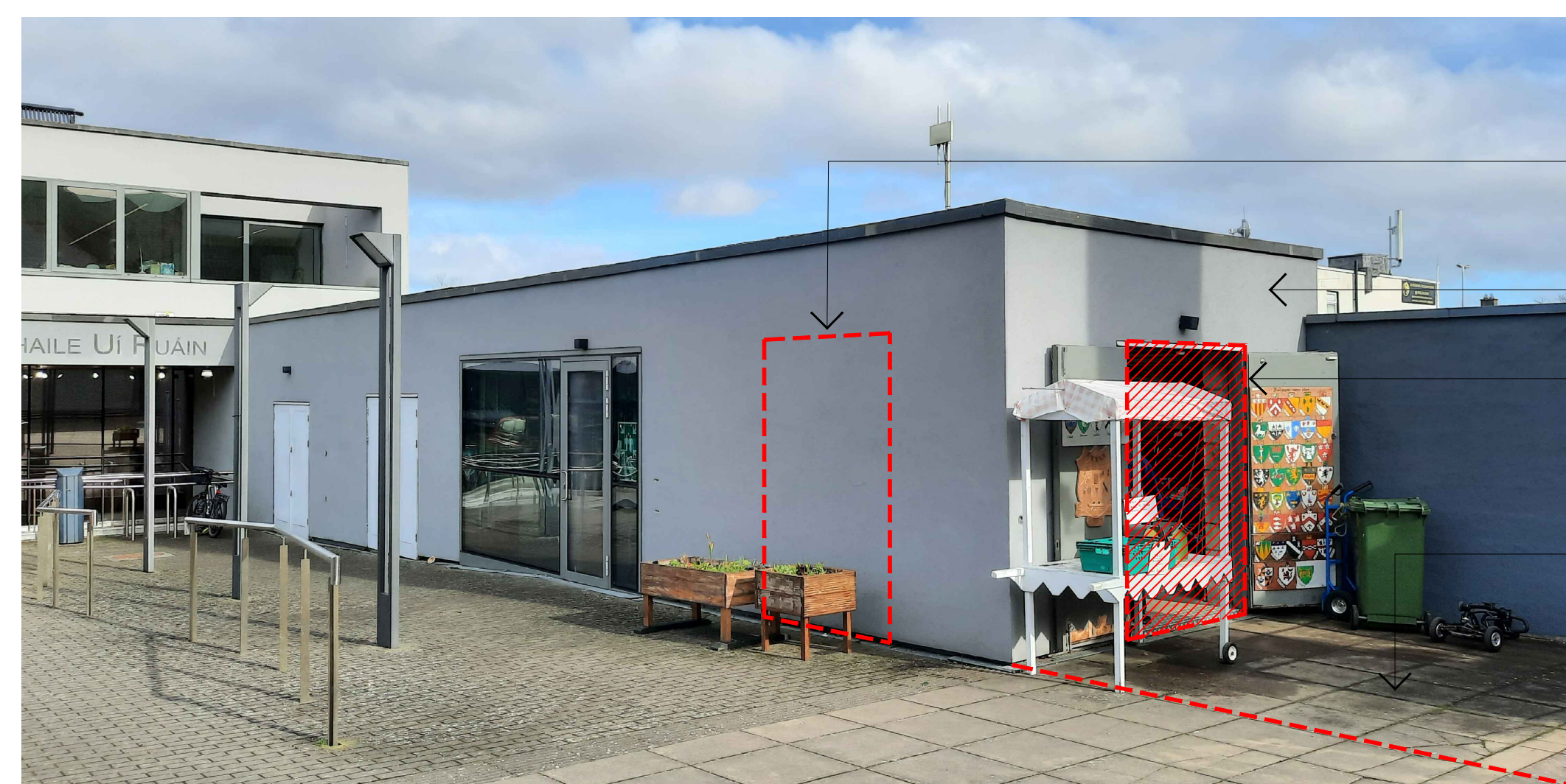
01
LIBRARY GROUND FLOOR PLAN - PROPOSED
SCALE: NTS



02
SOUTH FACING ELEVATION - PROPOSED
SCALE: NTS



03
WEST FACING ELEVATION - PROPOSED
SCALE: NTS



PHOTOGRAPH OF EXISTING LIBRARY STORE UNITS

- PROPOSED NEW DOOR TO STORE UNIT
- EXISTING LIBRARY STORE UNIT
- EXISTING DOOR OF STORE UNIT TO BE BLOCKED UP TO ACCOMMODATE NEW EXTERNAL SCREENED BIN STORE
- LOCATION OF PROPOSED EXTERNAL SCREENED BIN STORE