



RAHENY SHAMROCK ATHLETIC CLUB

www.rahenyshamrock.ie

3rd February 2021

Proposal for the construction of a club house at All Saints Drive, Raheny on the open space behind Cara Hall for Raheny Shamrock Athletic Club

Introduction

This report has been prepared for the Dublin City Council - North Central Area committee meeting of 15th February 2021. We will also make a presentation at the meeting.

Raheny Shamrock Athletic Club has had discussions with management of the North Central Area office and the Development Department of Dublin City Council, on the potential construction of a new clubhouse for our 600+ members on the grassed open space area adjacent to the Cara Hall, on All Saints Drive, Raheny. For some time, the club has been disadvantaged by the absence of a fit for purpose modern club house.

The purpose of the agenda item is to explain our position and seek the support of the councillors.

Current position

The club has been located in the old village schoolhouse behind the scout's den in Raheny since the early 1960s. This building is entirely unsuitable for our needs. There have been discussions with DCC North Central Area and the Development department regarding a suitable site for a new purpose-built building, close to where both GAA and Soccer clubs are located. The area is close to the village and could be described as the community and sports hub of Raheny. Land is at a premium in Raheny, which for decades has limited the options for a premises for the club.

Proposal

The club wish to acquire from DCC, with your approval, some land to construct a club house.

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- It is our intention that our new building will be consistent with the physical vista of all other buildings in the vicinity and we will continue to be good neighbours.
- Usage of the club would be mostly afternoons and evening on weekdays and morning/afternoons at weekends.
- We will work with other clubs, organisations and the community should they need access our new clubhouse.
- Most of the access to/from the Clubhouse is pedestrian, with minimal vehicular traffic.
- The location is both close to Raheny Village and St Anne's park where we train and sometimes organise races.

An outline brief of our proposed clubhouse is set out below.

We know that there are significant Council procedures to be completed before we could be in a position to commence construction. The Club are happy to engage with the Council and its Councillors, together with all stakeholders. This process of engaging with stakeholders has commenced.

Should you have any questions please contact us.

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Outline Brief -Proposed Clubhouse



Site Plan – Proposed RSAC Clubhouse,

All Saints Park, Raheny, Dublin 5.

Raheny Shamrock Athletic Club:

Raheny Shamrock Athletic Club is one of Ireland's top athletic clubs. Currently it has over 600 athletes registered with Athletics Ireland. The club was founded in 1958 and is an integral part of the Raheny community and surrounding areas. The club has been in the old village schoolhouse behind the scout's den in Raheny since the early 1960s.

The Club celebrated its 60th Anniversary in 2018. Since its foundation it has been serving the community in developing and promoting athletics as a sport for all. The club continues to work closely with local schools and residents in an inclusive way to provide access to a sport that is widely acknowledged as a contributor to health and wellbeing across all ages. We also

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promote a wide range of races that add value to our community and the Raheny neighbourhood.

Proposed Site for new Clubhouse

A piece of land adjacent to the Cara Hall has been discussed in terms of suitability by Dublin City Council North Central Area and the Development Department as a possible location for the development of a new purpose-built clubhouse (refer to site plan above). The proposed site is located close to Raheny GAA and Raheny Celtic Football Club. This area could be described as the community and sports hub of Raheny.

The site area is circa ½ acre including the trees. The area required to facilitate the clubhouse is located immediately adjacent to the Cara Hall and within the area shown with a broken red line on the site plan.

The site is level and bounded on the east, west, and south boundaries by two rows of trees. Approximately 4/6 trees will need to be removed to form an entrance off All saints Park. All other trees will not be disturbed and would be protected during construction.

To meet the needs of the Raheny Shamrock AC members the new clubhouse will be approximately 6,000 ft sq. The building will be designed in scale to complement the existing Cara Hall.

The building will comprise:

- Sports hall.
- Gym room.
- Female toilets/changing/showers.
- Male toilets/changing/showers.
- Office plus Committee room.
- Kitchen.
- Storage for equipment.

Note: The proposed location of the new clubhouse is indicative only to give interested parties an understanding of Raheny Shamrock Athletic Club requirements.

Final location of clubhouse and design will be subject to a more detailed feasibility and pre-planning consultation with the Planning Department of DCC.

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