

**South Dublin County Council**

# **12<sup>th</sup> Lock Studios, 12<sup>th</sup> Lock Grand Canal**

## **Part 8 Public Consultation Report**

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## **1.0 Introduction /Project Overview**

The purpose of this Chief Executive's Report is to present the outcome of the consultation programme carried out for the proposed 12<sup>th</sup> Lock Studios at 12<sup>th</sup> Lock Grand Canal Lucan to respond to the submissions made during the consultation period and to make recommendations in relation to the proposed development where appropriate.

The proposed project consists of the demolition and removal of 2 No. vacant and derelict industrial sheds to the rear of the protected structure (RPS Ref: 118 Two-Storey Industrial Building at 12th Lock, Grand Canal Lucan) and the change of use of a large industrial storage building into a multi production film/production studio with associated facilities. The proposed works include changes to the existing façade and the relocation of the existing ESB substation. The proposal also includes improvements to the public realm along the R120 comprising the removal of the existing security fencing and the separation of the existing pedestrian pathway and cycling lane

## **2.0 Outline of the Public Consultation Programme**

On the 7<sup>th</sup> of March 2024, South Dublin County Council gave notice that it had prepared a Part 8 Development at 12<sup>th</sup> Lock Grand Canal Lucan. The proposed development would consist of the following:

- The demolition and removal of two vacant and derelict industrial sheds to the rear of the protected structure (RPS Ref: 118 Two-Storey Industrial Building at 12th Lock, Grand Canal Lucan)
- The change of use of a large industrial storage building into a multi production film/ production studio with associated facilities.
- Changes to the existing façade.
- Relocation of the existing ESB substation.
- Improvements to the public realm along the R120 comprising the removal of the existing security fencing and the separation of the existing pedestrian pathway and cycling lane.

The Public consultation period took place from the 7th of March 2024 to 2<sup>nd</sup> May 2024 inclusive (a period of 8 weeks) during which time information on the Proposed Part 8 Development and environmental reports were disseminated to the public and submissions were invited as follows: -

- Notification of the preparation and display on the Public Consultation Portal of the Proposed Part 8 Development including Planning reports and Environmental Reports for the purpose of public consultation were placed in The Echo on the 7<sup>th</sup> of March 2024 together with information on the public consultation programme and an invitation for submissions.
- All Planning Reports, Drawings and 3D images of the existing and proposed development were displayed on the South Dublin County Council Public Consultation Portal and on: <https://consult.sdublincoco.ie/en/consultation/part-8-site-12th-lock-grand-canal-lucan-co-dublin>
- A presentation of the Part 8 proposals was provided to Local Councillors on 26th of March 2024, the consultation period was extended from 6 to 8 weeks to allow more time for submissions.

### **3.0 Environmental Impact Assessment and Appropriate Assessment**

The proposed Part 8 development has undergone Appropriate Assessment (AA) Screening under the Habitats Directive (92/43/EEC) and an Environmental Impact Assessment (EIA) Screening under Planning and Development Regulations 2001 (as amended). No likely significant effects were identified during the AA and EIA Screening processes, or during an Ecological Impact Assessment (EcIA) prepared for the proposed development. Therefore, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced. In addition, the proposed development is not a type of development that triggers the requirement for an EIA and subsequent preparation of an EIA Report as per the prescribed classes of development and thresholds set out in Schedule 5 of the Planning and Development Regulations 2001 (as amended).

### **4.0 Outcome of the Public Consultation Programme**

The number of submissions that were received during the public consultation period came to 12. All submissions were read, analysed and summarised. A list of all the persons/bodies that made submissions within the public consultation period is provided in Table 1 below.

**Table 1: List of Persons/Bodies that made Submissions**

<b>Person</b>	<b>Reference</b>	<b>Type</b>
Rosemary Muir	SD-C317-2	Individual
Goodwins Build & DIY Products	SD-C317-3	Organisation
Liffey Sound Communications Co-operative Society Ltd	SD-C317-4	Organisation
Tom Philips + Associates on behalf of Maxol Ireland	SD-C317-5	Organisation
Rachael Ogunbowale	SD-C317-6	Individual
Cllr. Shane Moynihan	SD-C317-7	Individual
Mark Birnie	SD-C317-8	Individual
Lucan Pitch and Putt Club	SD-C317-9	Organisation
Cllr Paul Gogarty	SD-C317-10	Individual
Vice Chairperson Lucan Sarsfields GAA Club	SD-C317-11	Organisation
Cllr Liona O'Toole	SD-C317-12	Individual

In general, the submissions welcomed the proposal as a positive development for the local community. Some of the submissions raised more than one issue. Many of the issues raised were interrelated and therefore have been categorised under 8 separate category headings for the purpose of identifying the issues that were raised more frequently. Each of the category headings, together with the number of times that issues were raised in relation to each heading are detailed in Table 2 below.

**Table 2: Categories of issues raised.**

<b>Topic</b>	<b>Number of Times Raised</b>
Traffic Management and parking	4
Connection to Sewerage	6
Lighting and CCTV	3
Potential for Drama and Public Performance	3
Need for Microenterprise Hub	1
General	3
Boundary Fencing	1
Conference Centre, Creche and community facilities	2
Location of Film Studio	1

## **5.0 Summary and Categorisation of Issues Raised and Chief Executive's Responses**

This section presents an analysis of the submissions and includes a summary of each of the issues raised and the responses and recommendations of the Chief Executive. The responses of the Chief Executive have been framed taking account of the statutory obligations of the local authority, relevant Government and Ministerial guidelines and the proper planning and sustainable development of the area.

### **5.1 Traffic management and parking concerns**

- Lack of public transport stopping at the site
- Public Transport /bus alternatives should be available.
- Insufficient traffic management plans
- Consideration for safe crossing areas for a significant number of pedestrians
- Reduced speed limits for the many HGVs
- Inadequate parking

### *Chief Executive's Response*

The comments are noted. Regarding public transport links, the NTA are progressing a review of the bus network in the area in the context of emerging plans for development and of the imminent build-out of the adjacent Clonburris SDZ, with a view to the provision of additional public bus services. Currently the closest bus links are to Adamstown Avenue or in the proximate Grange Castle Business Park. Bus services in the area have been greatly improved with the provision of the W4 bus route, which operates from 5.30am – 11.30pm Monday to Saturday and 7.30am – 11.30pm on Sunday's and links Grange Castle with a direct route from Tallaght to Blanchardstown as part of the BusConnects project. Allied to this, the new train station at Kistoge is due to open in the very near future and this coupled with the proposed future delivery of the Dart+ South West project, which proposes to provide an electrified DART network from Hazelhatch and Celbridge to Heuston Station will provide enhanced public transport options to the area thereby reducing the need for car based movement.

Given the site's central location directly adjacent to Adamstown SDZ, which will provide for a new town of 25,000 inhabitants and Clonburris SDZ, which will be home to 23,000 inhabitants when fully built out, as well as Grange Castle Business Park, which when fully complete will employ up to 20,000 people, the Council are supporting cycling, walking and use of public transport as the primary means of transport in the 12<sup>th</sup> Lock masterplan area, lessening the reliance on private car usage and supporting climate-friendly transport options.

A total of 6 car parking spaces are provided for as part of the development, which will be supplemented by bicycle parking, whilst temporary parking to the south of the Studio building on the site of the demolished derelict sheds can also be provided should the need arise for any overflow parking requirements. It should be noted that as part of the Grange Cottage Part 8, provision has been made for 100 car spaces to support the overall 12<sup>th</sup> Lock Masterplan area. Notwithstanding this, car parking in the area will be continuously monitored but there will be a focused approach on the successful use of sustainable transport modes as part of the building's operation.

No new vehicular access is being proposed to the site that will affect the safety of the relevant junctions but traffic calming measures along the R120 between



the north corner of the site opposite the Maxol Garage and the 12<sup>th</sup> Lock bridge are recommended to ensure safe crossing as development occurs around the 12<sup>th</sup> Lock area.

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed. A traffic management plan is to be included in tender proposals for the Building Operator of the 12th Lock Studios.

## **5.2 Connection to Sewerage**

- Wastewater sewer at the location is not connected to the wider system
- Businesses in the area would benefit from connection to the mains wastewater network

### *Chief Executive's Response*

The comments are noted. Uisce Éireann has confirmed the feasibility of connecting to the mains system for the proposed development subject to upgrades which may include extension of wastewater infrastructure and a pumping station. As part of the detailed design process, these requirements will be fully examined, and appropriate engagement commenced with Uisce Éireann with a view to achieving connectivity and ensuring all drainage requirements are satisfied.

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.



### **5.3 Lighting and CCTV**

- Inadequate provision for public lighting/ extension of CCTV coverage
- Greenway susceptible to criminality.
- Area should be surveyed by AGS and the Council should address advice during detailed design phase.

#### *Chief Executive's Response*

The comments are noted. Detailed design stage will address adequate provision of lighting and CCTV coverage in accordance with GDPR requirements. Engagement with AGS to be undertaken during this stage.

#### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

### **5.4 Potential for Drama and Public Performance**

- The proposed studio should have the facilities/potential to host amateur drama performances.
- Capability for seating an audience
- Dedicated arts and theatre space desirable
- Multi-use facility, including mini conference centre for local businesses desirable.

#### *Chief Executive's Response*

Studio recordings involving Live Studio audiences are anticipated within the design. The operator for the studio will be requested to consider usage of the facilities for arts, performance and theatre space. The future operator(s) will be involved in the detailed design stage of the project and will be asked to consider

making performance space available to local groups as part of the academy space objectives of the proposal.

It should be noted that as part of the adjacent Grange Cottage Part 8, provision for artists studios and an events space has been included, which will complement the studio use proposed in this Part 8. It should also be noted that within the nearby Clonburris SDZ, provision has been made for the delivery of arts and cultural facilities as part of its implementation. Collectively, the 12<sup>th</sup> Lock masterplan and Clonburris SDZ will more than meet the requirements for cultural facilities in the area and provide for an enhanced level of public amenity to serve both current and future local communities

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

## **5.5 Need for Micro enterprise hub/ sharing of access & facilities**

- A micro-enterprise hub should be accommodated in the overall development.
- The scheme should be flexible in terms of sharing access and facilities with the neighbouring sports clubs.
- Shared usage of multi-use rooms in building should be facilitated.

### *Chief Executives Response*

Office space for small enterprise is incorporated into the design at first floor level in the current proposal with meeting rooms and classrooms indicated for groups of 8 to 24 people. The detailed design of the proposal to be confirmed and agreed with the future building operator. It is envisaged that the new studio will support small enterprises in the media sector, as well as providing educational opportunities within the facility when fully operational.

The masterplan also envisages a new mixed-use building adjacent to the 12<sup>th</sup> Lock Studio site in the longer term, which could accommodate a dedicated enterprise hub or multi-purpose rooms. The Council is open to discussion with neighbouring clubs on shared access.

Provision has also been made in nearby Adamstown SDZ for an Enterprise Centre, which will support microenterprise and start-up businesses. This will complement the delivery of the Studio at this location and the Council's ambitions of establishing an identifiable cluster of media-related uses in this part of the County in a sector where there is increasing demand for space for these services.

#### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

### **5.6 General**

- The development will be an asset to the local community
- The development is welcomed
- It will provide a social benefit

#### *Chief Executive's Response*

The comments are noted and welcomed.

#### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

### **5.7 Building size / potential land swap of parking for community rooms**

- Expand the size of the building to provide additional business capacity & community rooms in exchange for land for parking [with Lucan Sarsfields]

- As development progresses parking will be at a premium

### *Chief Executive's Response*

The Part 8 proposal for this site is very clear and provides for a Studio based use, which will support enterprise activity in the media sector. Community related uses are provided for in the Grange Cottage Part 8 proposal, which includes an events space that will support local community groups in the future.

In the event of this Part 8 being approved, the Council will procure a third party operator for the new Studio, who has experience in running such a facility. This will be subject to a public procurement process. As the detailed design and operation of the 12<sup>th</sup> Lock Studios will be in collaboration with a procured third party, SDCC cannot guarantee exclusive community use of facilities within the building. SDCC will take account of this request while in discussions with potential operators.

Car parking spaces adjacent to the proposed Grange Cottage Development in Grange Castle will cater for the needs of the proposed development and masterplan area as described in the Part 8 report and proposed site plan. Temporary additional car parking adjacent to the 12<sup>th</sup> Lock Studio development will also be examined should the need arise.

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

## **5.8 Boundary Fencing**

- Impact of demolition on existing boundary line.
- Adequate secure boundary treatment should be included on the west side of the proposed re-development along the entire boundary with Lucan Sarsfields.

### *Chief Executive's Response*

This issue is noted and agreed.

### *Chief Executive's Recommendation*

Incorporate appropriate secure boundary treatment at design and through to construction stage to define boundary with Lucan Sarsfields.

## **5.9 Conference Centre and Creche facilities**

- Incorporate community rooms, conference rooms and creche facilities into the scheme.

### *Chief Executives Response*

The comments are noted. In parallel with the Part 8 proposal for 12<sup>th</sup> Lock Studios, a Part 8 proposal for the redevelopment of Grange Cottage has been advanced. The Grange Cottage Part 8 proposes a range of community-related uses, which will meet local needs and enhance public services in the area. This proposal seeks to provide creche and carparking facilities, artist studio spaces, a multi-purpose community and event space, a retail facility, water sports facilities and a café. This development is 400m away from the proposed 12<sup>th</sup> Lock Studios.

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

### **5.10 Location of Film Studio**

- The 12<sup>th</sup> Lock Studios should be built on Grange Castle Lands to add to media park /studios proposed there.

#### *Chief Executive's Response*

The comments are noted. The objective of the 12<sup>th</sup> Lock Area Masterplan is for the adaptive reuse of the derelict buildings around the 12<sup>th</sup> Lock and Grand Canal. SDCC have lodged two Part 8 applications for lands within the masterplan in their ownership to begin this process. Adapting the existing unused industrial unit is sustainable and cost effective. The planning application for a substantial media park development is a private venture. The proposed location of the 12<sup>th</sup> Lock Studios is closer to the local community, transport links and future residential areas so that the surrounding areas can benefit from this facility in the decades to come. The use of a film studio in this location is compatible with the current County Development Plan and the need for this type of facility has been informed by engagement with the sector and the industry.

The 12<sup>th</sup> Lock Studio space will support small businesses in this sector, complementing the larger private sector studio proposal and creating an identifiable cluster for media related enterprise activities in the Dublin region.

#### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

### **5.10 Future Development Clarification**

- No plans are outlined for the future development of the south side of the site post the demolition of the existing buildings 01 & 02.
- Community based usage should be considered enabling collaboration and usage with local sporting organisations, schools and charities.

### *Chief Executive's Response*

The 12<sup>th</sup> lock masterplan indicates a new mixed-use building adjacent to the 12<sup>th</sup> Lock Studio site, which could accommodate future community-based usage. The 12<sup>th</sup> Lock Studio proposal facilitates future development on the adjacent site but as plans for this new building will require a separate Part 8 application, no designs for this site are available at this stage but will be developed in a later phase. The Council will engage with Lucan Sarsfields and other stakeholders on future planning applications for upcoming developments on the adjacent site.

### *Chief Executive's Recommendation*

No changes to the proposed scheme are proposed.

## **6.0 Chief Executive's Summary of Recommended Amendments**

The table below provides a summary of the recommended amendments to the Proposed Part 8 Development, as detailed in this report above.

1	Incorporate appropriate secure boundary treatment at design and through to construction stage to define boundary with Lucan's Sarsfields.
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## **7.0 Conclusion and Recommendation**

Having regard to the nature and extent of the proposed project, it is considered that the proposed development is in accordance with the South Dublin County Development Plan 2022-2028 and the proper planning and sustainable development of the area.

Following consideration of the submissions, the Chief Executive is of the view that the issues raised by way of the submissions can be satisfactorily addressed at the detailed design stage, operational stages and as outlined in the foregoing report.



Taking account of the proper planning and sustainable development of the County, it is recommended that the proposed development proceed in accordance with the recommendations of this report.

Appendix 1: Newspaper Notice  
Appendix 2: Copy of all Drawing