

South Dublin County Council

Mixed used Development at Grange Cottage, Grand Canal

Part 8 Public Consultation Report

Contents

- 1.0 Introduction - Description of Nature /Extent of the Proposal
- 2.0 Outline of the Public Consultation Programme
- 3.0 Environmental Impact Assessment and Appropriate Assessment
- 4.0 Outcome of the Public Consultation Programme
- 5.0 Summary and Categorisation of Issues /Chief Executive's Responses
- 6.0 Chief Executive's summary of Recommended Amendments
- 7.0 Conclusion and Recommendation.
- 8.0 Appendix 1. Newspaper Notice
- 9.0 Appendix 2. Drawings

1.0 Introduction /Project Overview

The purpose of this Chief Executive's Report is to present the outcome of the public consultation process carried out for the proposed Development at Grange Cottage, 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 site is located off the Southern Tow Path of the Grand Canal Lucan, in South Dublin County. The proposed development involves the redevelopment of Grange Cottage and the associated farm outbuildings which enclose two courtyards to the north and the east of the house. The described development comprises an area of 0.65ha.

The site is currently derelict with the structures in various levels of deterioration. The proposal is for the adaptive reuse and repair of the existing buildings introducing a mixed development of compatible uses and facilities based on local need and comprising the following, Creche, Café, local shop, Artist studio space, event and community space outdoor and indoor, water sports facilities.

2.0 Outline of the Public Consultation Programme

On the 4th of April 2024, South Dublin County Council gave notice that it had prepared a Part 8 Development at Grange Cottage (also known as Beattie's cottage), Grand Canal Lucan. The proposed development would consist of the following:

- A change of use and modifications to Grange Cottage which is a protected structure RPS Ref: 120 from residential to a mixed-use development which includes a childcare facility, café, events space, artist's studio, shop, and water sports facilities.
- The development also includes a small footbridge connecting the development to the existing car parking area in Grange Castle Business Park
- An Architectural Heritage Impact Assessment is included as part of this application.

The Public consultation period took place from the 4th of April 2024 to 16th 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 4th of April 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-grange-cottage-grand-canal-lucan-co-dublin>
- A presentation of the Part 8 proposals was provided to Local Councillors on the 26th of March 2024 in advance of the Part 8 submission.

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 (EclA) 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 4. 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

| Person | Reference | Type |
|--------------------|------------------|-------------|
| Micheal Halton | SD-C323-1 | Individual |
| Rachael Ogunbowale | SD-C323-2 | Individual |
| Shane Moynihan | SD-C323-3 | Individual |
| Cllr Liona O'Toole | SD-C323-4 | Individual |

Two of the submissions simply welcomed the development. One of the submissions was directed at the concurrent 12th Lock Studios Part 8 proposal, not the Grange Cottage development, and was therefore addressed in the Part 8 Report for that project. The number of times issues were raised are listed in Table 2 below.

Table 2: Categories of issues raised.

| Topic | Number of Times Raised |
|--|-------------------------------|
| General | 2 |
| Lighting and CCTV | 1 |
| Potential for Drama and Public Performance | 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 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.

5.2 Potential for Drama and Public Performance

- Dedicated arts and theatre space desirable
- Multi-use facility, including mini conference centre for local businesses desirable.

Chief Executive's Response

This submission seems to be largely directed at the 12th lock Studio proposal. Studio recordings involving Live Studio audiences are anticipated within the design of that project. 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.

At Grange Cottage, provision for artists' studios and an events space has been included. 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 12th 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.

5.3 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.

6.0 Chief Executive's Summary of Recommended Amendments

No changes to the proposed scheme are proposed

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 Drawings