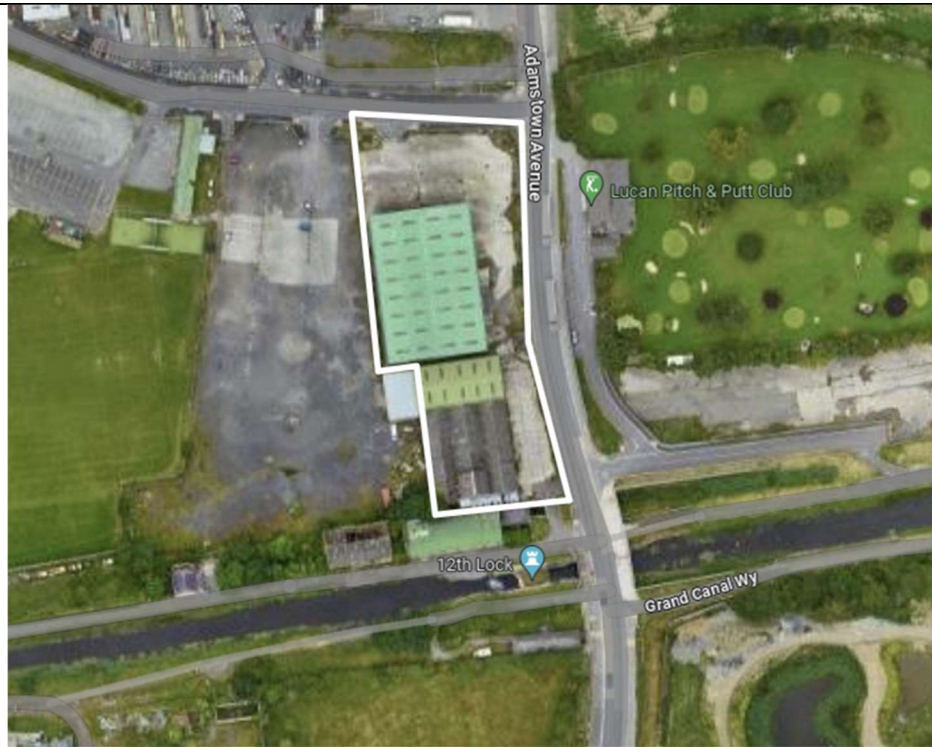


	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
<b>Project Title:</b>	12 <sup>th</sup> Lock Studios at 12 <sup>th</sup> Lock Grand Canal Lucan.
<b>Lead Department: Architects:</b>	Economic, Enterprise and Tourism Development Department Stephen Foley Architects Ltd
<b>Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)</b>	<p>Part 8 Process</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning &amp; Development Regulations, 2001 (as amended). This procedure requires that notice of the proposed development be given in the public press and that a site notice be erected. If any submissions or observations are received, a report is presented to the members of the Council.</p> <p><u>Development by a Local Authority: 'Part 8'</u></p> <p>From time to time the Local Authority may carry out development within its administrative area, such as the construction of houses, roads, swimming pools, public toilets etc.</p> <p>Development carried out by a Local Authority is often referred to as a 'Part 8': - this is reference to Part 8 of the Planning and Development Regulations 2001 (as amended) which sets out the procedure for carrying out such developments.</p> <p>Public consultation is an intrinsic part of the 'Part 8' process. This is achieved by public notices, public display of the proposal, observations by members of the public, reportage on observations received and a recommendation that considers all internal and public observations. The consultation may extend to advisory consultation meetings with local community and interest groups dependant on the particular circumstances and impact of the proposal, though such meetings are not proscribed under the legislation. The primary purpose of the process is to notify the public of the proposal and incorporate any observations validly submitted into a report to inform the Council on its decision to recommend the proposal. Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates.</p>
<b>Public Notice:</b>	<p>South Dublin County Council - Proposed Development</p> <p>Planning and Development Act, 2000 (as Amended) Public Consultation Procedure under Part 8 of the Local Government Planning and Development Regulations 2001 (as Amended).</p> <p>Pursuant to the requirements of the above, notice is hereby given of the proposal to construct the following scheme by South Dublin County Council: The proposed development consists of 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) and the change of use of a large industrial storage building into a film production studio with associated facilities. The proposed works includes 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 which consist of the removal of the existing security fencing and the separation of the existing pedestrian pathway and cycling lane. A method statement for the demolition of the two sheds and an Architectural Heritage Impact Assessment are included as part of this application.</p>

<p><b>Public Notice:</b> <b>(cont.)..</b></p>	<p>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). Any person may, within 4 weeks from the date 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.</p> <p><b>Submissions:</b></p> <p>Submissions or observations in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made as follows:</p> <p>Online at <a href="https://consult.sdublincoco.ie">https://consult.sdublincoco.ie</a> up to <b>11.59pm</b> on <b>Thursday 18th April 2024</b></p> <p>Or</p> <p>Written submissions not later than <b>5.00pm, on Thursday 18th April 2024</b> to: Senior Executive Officer, Economic, Enterprise and Tourism Development, South Dublin County Council, County Hall, Tallaght, Dublin 24. Submissions should be labelled “12<sup>th</sup> Lock Studios”.</p> <p>NOTE: Please make your submission by one medium <b>only</b>. Only submissions received by <b>Thursday 18th April 2024</b> 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 organisation, community group or company etc. which you represent.</p>
<p><b>Context:</b></p>	<p>The proposed site is located on the North Bank of the Grand Canal Lucan, South County Dublin. The proposed development involves the redevelopment of a larger industrial unit and the removal of two derelict industrial units to the rear of the protected Stone Mill Building (RPS 118) at 12<sup>th</sup> Lock. The described development comprises an area of 0.62ha.</p> <p>The site is served by public transport with the number 13 bus stopping at Grange Business Park (400m away); the numbers C1 L53 and P29 to Adamstown stopping 10mins walk away and is close to the Adamstown train station approximately 20mins walk. It is accessible to pedestrians and cars from the North and South along the R120, shown as Adamstown Avenue in the map below:</p>

**Context:  
(cont.)..**



Need for facilities in the Area

SDCC Economic, Enterprise and Tourism Development Department identified a need for a production studio which will provide facilities for smaller film production companies and start-ups within the burgeoning Irish film industry. The buildings program is based on research and meetings with local and international businesses from the film and lighting industries to develop the brief.

Site Constraints

Development is constrained mostly by the existing footprint of the industrial unit which is being retained and the site boundary. Existing vehicular access is retained and located to the north boundary of the site. The change in level between the site and the road along the eastern boundary which increases as the R120 approaches the bridge over the canal means that level access to the site is located on the northeast and south east corners of the site.

**Planning / Zoning  
for the site**

The zoning objective on this site is 'RU': 'To protect and improve rural amenity and to provide for the development of agriculture'. The proposal is for change of use to a Film Production Studio. Film Production Studio is not specifically listed under the land use zoning tables.

The County Development Plan 2022-2028 for South Dublin County states the following with regard to 'Other Uses':

*(v) Other Uses*

*Uses that have not been listed under the land use zoning tables will be considered on a case-by-case basis in relation to conformity with the relevant policies, objectives and standards contained within the Plan, particularly in relation to the zoning objective of the subject site and its impact on the development of the County at a strategic and local level.*

**Planning / Zoning  
for the site  
(cont.)..**

Notwithstanding this, it should be noted that the land use definition in the Development Plan for 'Office-Based Industry' refers to 'media recording and general media associated uses' as follows:

*Office-based activities that are concerned with the output of a specified product or service, including: data processing, software development, information technology, technical and consulting, commercial laboratories/healthcare, research and development, media recording and general media associated uses, publishing, telemarketing*

However, 'media recording and general media associated uses' potentially includes any audio or visual form of mass communication. This does not align with the proposal in this case, which is as a Film Production Studio.

Film production, as a creative industry, is more akin to cultural, creative and artistic land uses than to office-based industry. 'Cultural Use' is open for consideration in 'RU' zoned under the Development Plan, and is defined as follows:

*'Use of a building or part thereof or land for cultural purposes (such as educational lectures, the communication of heritage information, concerts, music recital, performance and the display or exhibition of items of interest) to which the public may be admitted on payment of a charge or free of charge.*

The lands immediately to the north and northwest are also zoned 'RU' and the predominant land use is large scale retail warehousing and a petrol filling station. Directly opposite the subject site, on the eastern side of the R120, is Clonburris Strategic Development Zone (SDZ) which is to deliver between 7,700-11,100 dwelling units along with supporting infrastructure and facilities. To the southeast of the subject site, on the southern side of the 12<sup>th</sup> Lock bridge, is Grange Castle Business Park which is zoned 'EE' with the objective 'to provide for enterprise and employment related uses' and is a strategic employment area for South Dublin County. Grange Castle West, which is also zoned 'EE', lies south and southwest of the 'RU' zoned lands at the 12<sup>th</sup> Lock.

Therefore, the nature of the surrounding area is considered to be transitional. The Development Plan states the following with regard to Transitional Areas:

*(iv) Transitional Areas*

*Abrupt transitions in scale and use should be avoided adjacent to the boundary of land use zones. Development proposals in transition areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.*

The proposal is for change of use of a large industrial storage building into a film production studio with associated facilities. The proposed works includes changes to the existing façade and the relocation of the existing ESB

<p><b>Planning / Zoning for the site (cont.)..</b></p>	<p>substation. The proposal also includes improvements to the public realm along the R120 which consist of the removal of the existing security fencing and the separation of the existing pedestrian pathway and cycling lane. Having regard to the transitional nature of the surrounding area, namely the close proximity of Clonburris SDZ to the east and Grange Castle Business Park to the south, southeast and southwest, and to the existing land uses within the 'RU' zone to the north and northwest of the site, including large scale retail warehousing and a petrol filling station, it is considered that the principle of the proposed Film Production Studio land use, which is to be accommodated within an existing large storage building, would not, in this case, result in an abrupt transition in terms of its use or scale, or be detrimental to the amenities of the contiguous zone, or negatively impact on the development of the County at a strategic and local level. Given the above, it is considered that the proposal aligns with the zoning and provisions of the South Dublin County Development Plan 2022-2028.</p>
<p><b>Project Summary in 10 points</b></p>	<ol style="list-style-type: none"> <li>1) The project makes use of an existing building; the structure is to be retained and the facade reworked to activate the street front and be more appropriate to a semi-public building as well as improving U values and sound insulation</li> <li>2) The studios will cater to smaller and independent production companies who might use the spaces for short term projects such as live shows, advertising, fashion and so forth.</li> <li>3) The internal space allows for two studios, one larger studio which is envisaged to house a digital screen and one white wall/rollup production/rehearsal studio. They can be used together or separately.</li> <li>4) The proposal contains all the facilities required for a film production studio of this size such as makeup and changing rooms, green rooms, costume, area for spectators and a canteen.</li> <li>5) There is also a provision for an enterprise hub at first floor level for small businesses related to the industry office space which also can be used by film production companies for postproduction or animation.</li> <li>6) The proposal allows for educational use with classrooms for presentations and lectures at first floor level with separate back of house - front of house circulation routes. Open office space can be used as labs for third level courses related to the film production industry.</li> <li>7) The landscape concept is to remove all barriers to the street, addressing the level change with soft landscaping. It also uses rainwater and sustainable drainage to create a wetland feature in front of the facade strengthening the relationship with the canal.</li> <li>8) It also separates cycling and pedestrian traffic along the R120 connecting the new and future residential areas with the 12th Lock.</li> <li>9) The enabling works will be the first phase of the construction, clearing the site to the south of studio buildings and relocating the ESB substation away from public road.</li> </ol>

10) Together the landscape and studio concept aim to be a platform for the local community and the burgeoning film industry within the county.

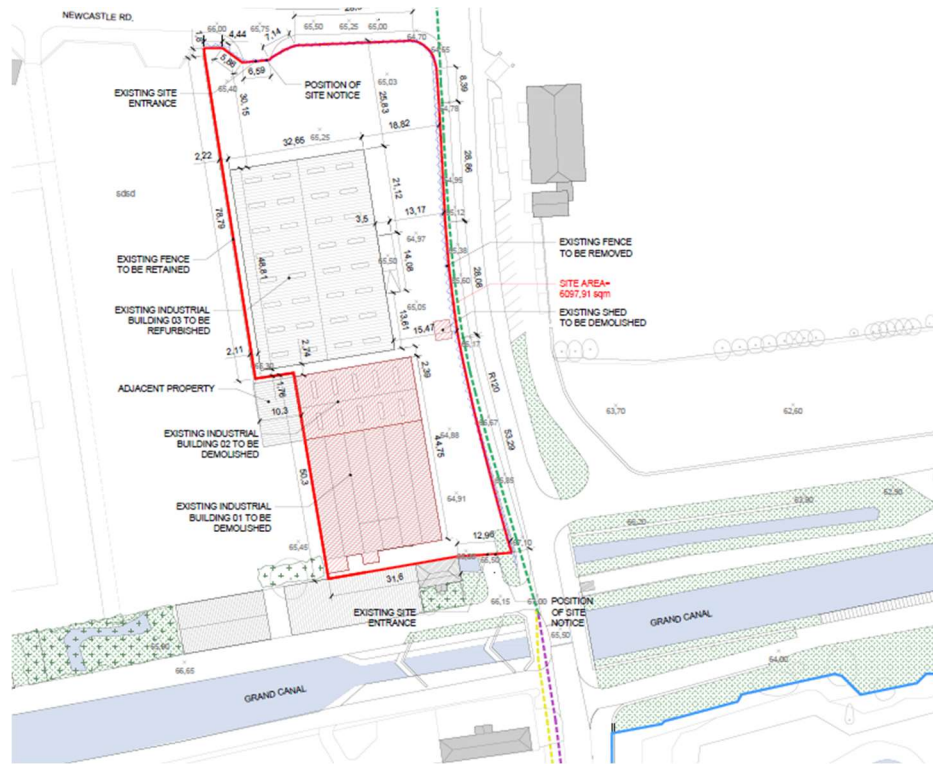
**Project Description and Design**

The proposed development consists of 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 12<sup>th</sup> Lock, Grand Canal Lucan) and the change of use of a large industrial storage building into a film production studio with associated facilities.

The proposed works includes 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 which consist of the removal of the existing security fencing and the separation of the existing pedestrian pathway and cycling lane.

The site is currently vacant with three industrial units in various levels of deterioration. The proposal is for the adaptive reuse of the largest unit (marked industrial unit 03 in the map below) and removal of the two others (marked industrial units 01 & 02).

The site perimeter is currently secured by a wall and tall metal security fence, which is proposed to be removed and replaced by soft landscaping.



Existing Site Plan – Structures to be removed in Red

**Project Description  
and Design  
(cont)...**



Existing Industrial Unit 03 to be retained and modified



Existing Industrial Unit 03 and vehicular access to be retained and modified.



Interior of Existing Industrial Unit 03 to be retained and modified.

**Project Description  
and Design  
(cont)...**



Existing Industrial Building (01) to be removed.



Interior of existing Industrial Building (01) to be removed.



Existing Industrial Building (02) to be removed.



**Project Description  
and Design  
(cont)...**



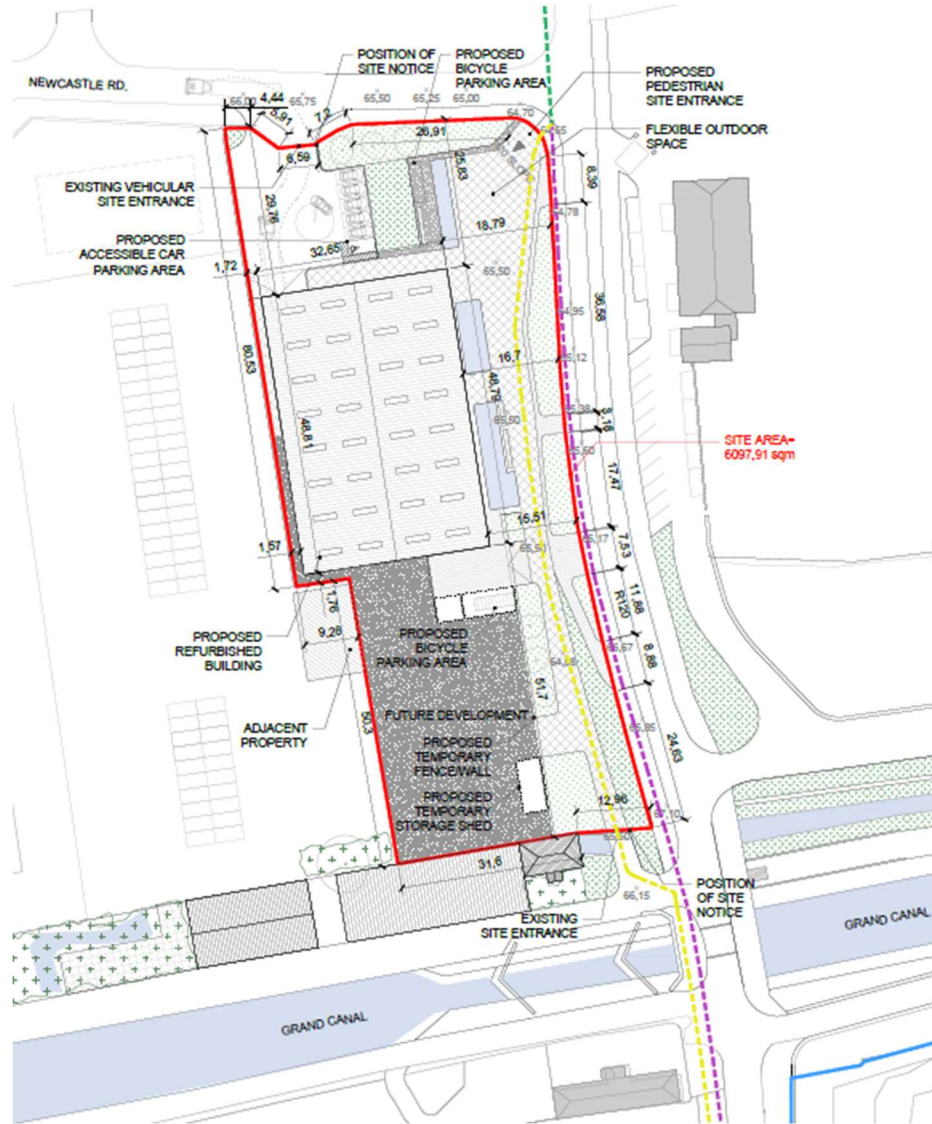
Existing ESB Substation to be relocated.



Existing Mill run abutting the south boundary of site.

**Project Description  
and Design  
(cont)...**

**Proposed Site Layout Key: (Site boundary in red)**



The fundamental objective of the project is to reactivate the 12th lock area through the adaptive reuse of existing vacant structures. Creating a positive public realm to connect public and semi-public buildings in the area is key. The removal of the industrial buildings to the south will provide an opportunity to rethink and address the relationship the site has with the protected structures of 12th Lock and the canal in accordance with the 12<sup>th</sup> Lock Masterplan. The site is currently protected by a high security fence which is proposed to be removed. This allows the public realm to expand into the site and allows for the separation of pedestrian traffic and cycle lanes along this edge of the R120.

The pedestrian entrance to the studios is located at the corner of the building closest to Adamstown with an additional entrance for artists located at the centre of the long façade. This works with the organizational diagram for the studios where artists are admitted via reception to the changing rooms and studios. The vehicular entrance remains where it is currently located at the northern corner of the site. The car park is configured to provide for disabled parking/drop off and space for a truck to manoeuvre when entering/exiting the loading bay.

**Project Description  
and Design  
(cont)...**



Proposed view of the Refurbished Industrial Building



Existing view of Industrial Building to be refurbished.

**FAÇADE MODIFICATIONS**

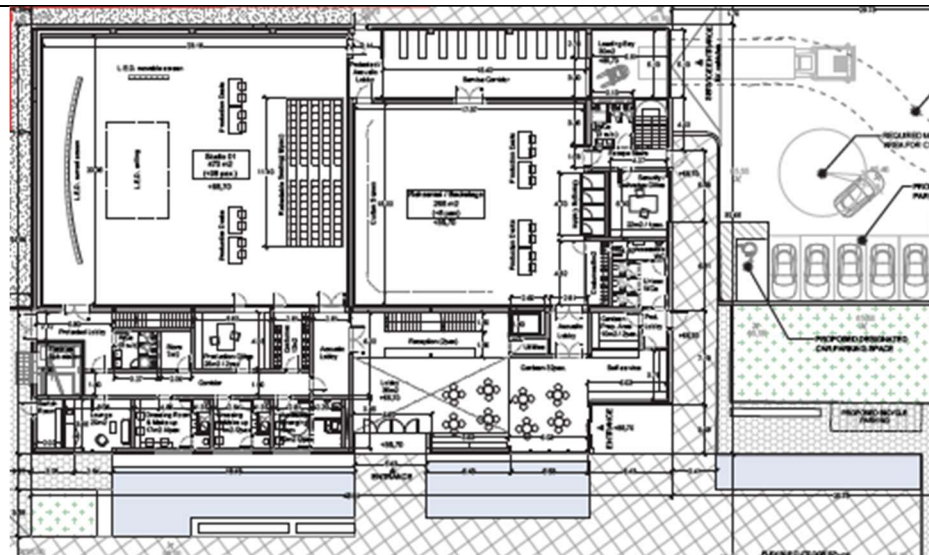
The modifications to the façade respond to the new public realm by making openings in the existing metal cladding, views out of the building to give passive surveillance to the areas around the project. To the east of site, the building adjoins lands in the ownership of Lucan Sarsfields GAA Club. The improvements to this façade are limited to repainting, repairing or recladding as required with no new openings or overlooking proposed.

The existing industrial unit façade is made of corrugated green coloured aluminium façade and roof sheeting which has an approximate Value of .5 W/m<sup>2</sup>K and negligible acoustic properties. Thermal and Acoustic Insulation is increased to .16W/m<sup>2</sup>K and .44dB max respectively by insulating the existing structure and creating voids around the studio space.

**GROUND FLOOR**

Internally the changing rooms and service areas such as makeup rooms, artist rooms, WCS and showers as well as switch rooms are all located on the southern corner of the ground floor. The canteen/cafe is located at the public entrance in the extension of the reception lobby space activating the corner elevation.

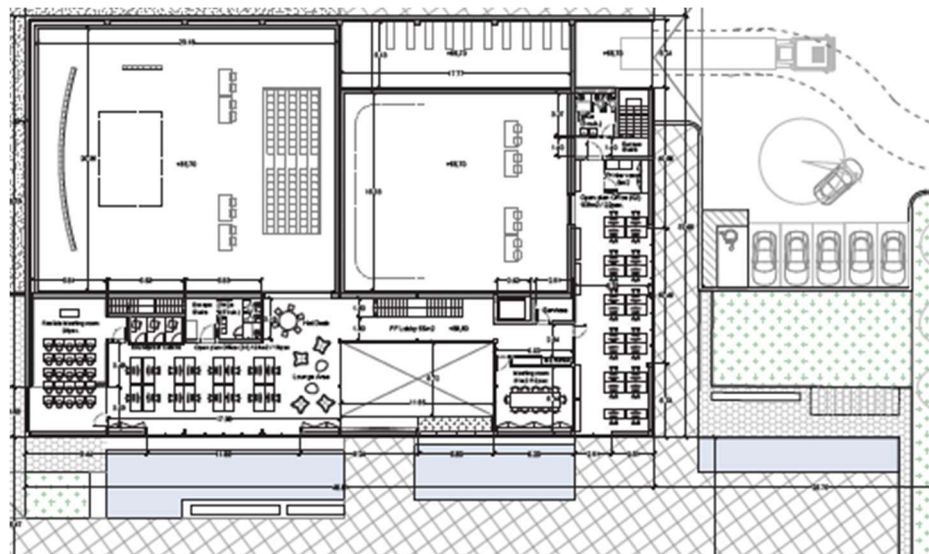
**Project Description  
and Design  
(cont)...**



Proposed Ground Floor Plan

**FIRST FLOOR**

An open plan office/laboratory space, bathrooms, classrooms, meeting rooms and private offices make up the enterprise centre which is located on the first floor. It is envisaged that the enterprise centre will be primarily used by small production companies or enterprises with activities related to the film production industry. Additional glazing is added to the façade to provide light to the office space and views out of the building to the canal.

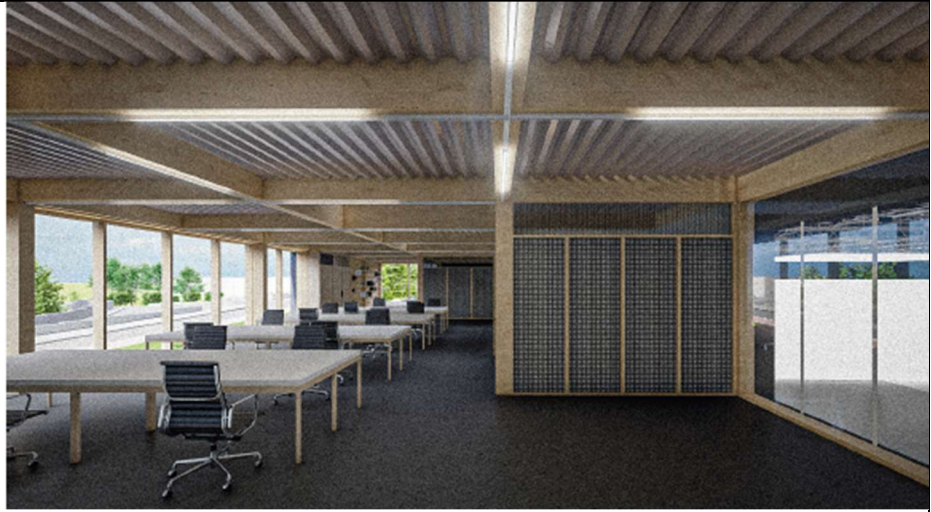


Proposed First Floor Plan

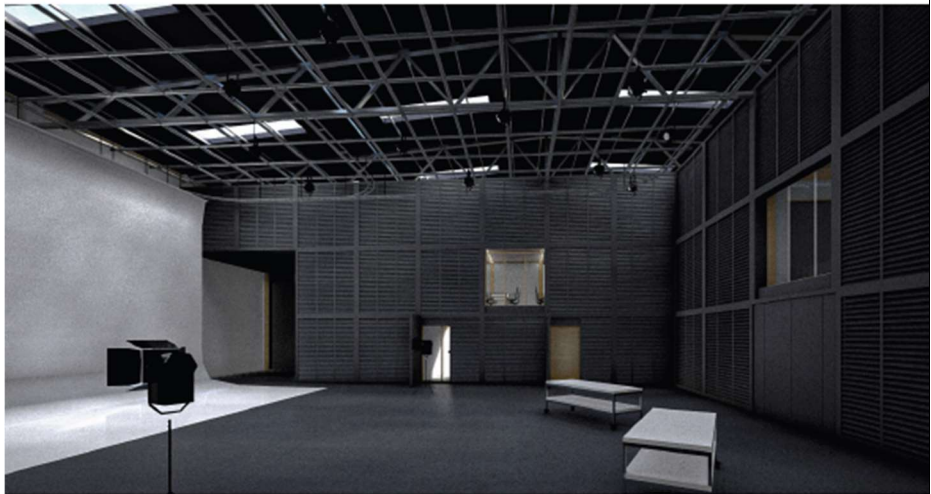
**SECOND FLOOR**

Occupiable space is located on the ground and first floor only. Services and plant are located on the second floor accessible from the stairwell on the north façade which also gives access to the mechanical and electrical systems at high level in the studios and above ceiling level on incubators, laboratory spaces and meeting rooms on the first floor eliminating the need for access hatches in these areas.

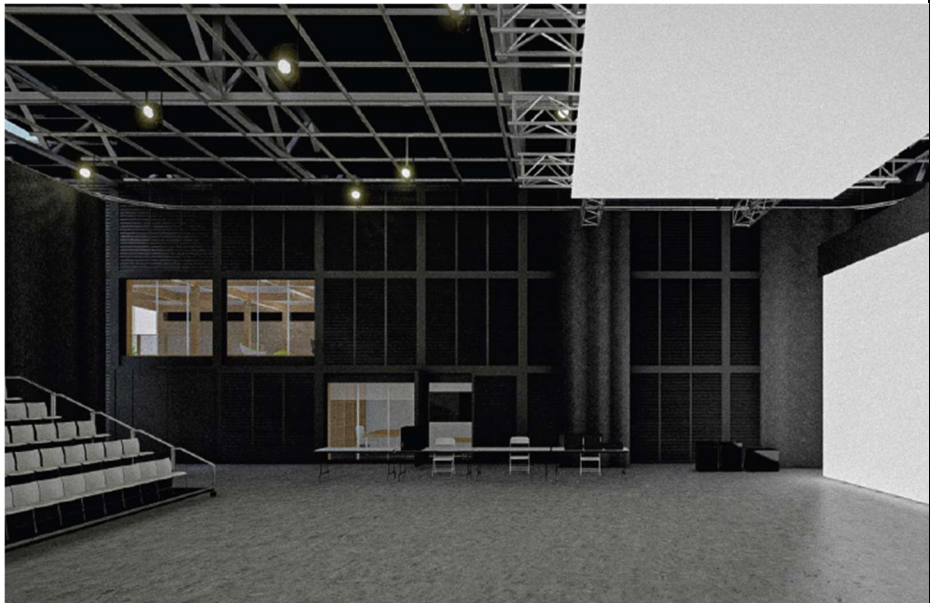
**Project Description  
and Design  
(cont)...**



3D view of Proposed Enterprise Centre



3D view of Proposed Rehearsal Studio



3D view of Proposed Production Studio

**Screening for Appropriate Assessment**

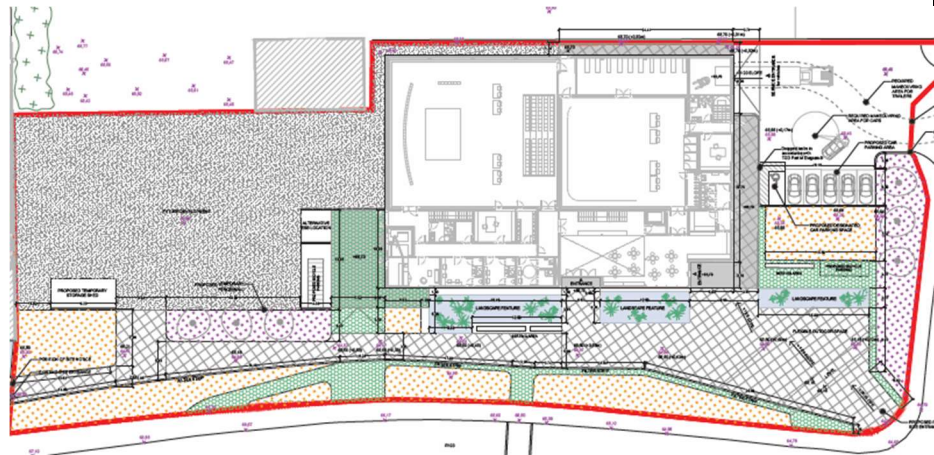
*The Screening for Appropriate Assessment report has been prepared by AECOM on behalf of South Dublin County Council (the applicant), as part of a planning application for the development at 12<sup>th</sup> Lock.*

**Conclusion of AA Screening Report: Concluding Statement**

In view of best available scientific knowledge and on the basis of objective information, likely significant effects from the Proposed Development on European sites, either alone or in-combination with other plans or projects, can be excluded.

Based on the information provided in this Report, there is no requirement to proceed to the next stage of AA or for a Natura Impact Statement (NIS) to be produced.

**Landscape / Site**




Proposed Landscape Plan

The main driver for the landscape is the level change between the site and the main road which is dealt with by creating a planted berm (slope) separating the cycle lane from area around the building. Another feature is the introduction of a bio retention swale as part of the Sustainable Urban Drainage Strategy. This area of water and plants next to the façade helps relate the project to the adjacent Mill run and Grand Canal.



3D View of Proposed Landscape showing level change & bioretention swale.

	
	3D View of existing hardscape showing security fence to be removed.
<b>Ancillary Works to Project:</b>	See Drainage & Foul Drawings by CORA Consulting Engineers
<b>Project Partners</b>	SDCC & Enterprise Ireland have consulted various businesses with the county during the development of the project brief.
<b>Site / Services Constraints :</b>	Existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
<b>Flood</b>	The site is not within a Flood risk area. See Strategic Flood Risk Assessment prepared by CORA Consulting Engineers.
<b>Surface Water &amp; Attenuation</b>	See Drainage design by CORA Consulting Engineers. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works.
<b>Foul drainage</b>	Foul drainage will be designed in compliance with the IW standards. Will be fully scoped to ensure capacity of existing network. An Irish Water pre-application will be submitted at the appropriate stage of the project development.
<b>Roads Roads Access and Car Parking</b>	Existing roads access and capacity are within acceptable and safe limits. Roads will be subject to taking in charge standards [TIC] and DMURS criteria. Parking provision of 6 No. spaces is considered adequate due to public transport links and close proximity of Grange Business Park Carpark which has 100 spaces which will be made available for visitors to the 12 <sup>th</sup> Lock Studios. See proposed site location plan.
<b>Irish Water</b>	Application for Foul and Water services to be completed. No known diversions.
<b>Invasive Nonnative Species (INNS)</b>	No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded.
<b>County Heritage Officer</b>	The finished development will incorporate nesting sites where practicable. The EIA screening indicates that the walkover survey of the site by AECOM ecologists found no evidence of the breeding places of species protected under the Wildlife Act.
<b>Contract:</b>	The project will be carried out under The Capital Works Management Framework (CWMF) Public Works Contract. Performance Bond will be retained to appropriate level as required under the contract.
<b>Date:</b>	6 <sup>th</sup> March 2024
<b>Signed:</b>	Stephen Foley MRIAI