

	COUNTY ARCHITECTS REPORT – Part 8 – display / consultation
Project Title:	Mixed use development at Grange Cottage (also known as Beatties cottage), Grand Canal Lucan.
Lead Department: Architects:	Economic, Enterprise and Tourism Development Department Stephen Foley Architects Ltd
Brief explanation of Part 8 Process carried out under Part 8 of the Planning and Development Regulations 2001 (as amended)	<p>Part 8 (Public Consultation Schemes)</p> <p>Developments by a local authority are subject to a public consultation process as set out in the Planning & 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 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.</p> <p>Comments and observations on Proposed Developments by a Local Authority can only be received in writing between certain dates.</p>
Public Notice:	<p>Planning and Development Act 2000 (as amended)</p> <p>Planning and Development Regulations, 2001 (as amended)</p> <p>Notice of Proposed Development By A Local Authority</p> <p><u>Location:</u> Site at Grange Cottage, Grand Canal Lucan, Co. Dublin</p> <p><u>Nature & Extent of the Proposed Development:</u></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 a change of use and modifications to Grange Cottage (also known as Beattie's 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 clubhouse. 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.</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</p>
Public Notice: (cont.)..	

	<p>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>The plans and particulars of the proposed development are available for inspection online on the Councils Public Consultation Portal website (http://consult.sdublincoco.ie) during the period: 28th of March 2024 to 9th May 2024.</p> <p><u>Submissions:</u> 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: Online at https://consult.sdublincoco.ie up to 11.59pm on Thursday 9th May 2024 Or Written submissions not later than 5.00pm, on Thursday 9th May 2024 to: Head of County Promotions, Economic, Enterprise and Tourism Development, South Dublin County Council, County Hall, Tallaght, Dublin 24. Submissions should be labelled "Grange Cottage".</p> <p>NOTE: Please make your submission by one medium only. Only submissions received by Thursday 9th May 2024 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>Signed: Director of Economic, Enterprise and Tourism Development South Dublin County Council Website: www.sdcc.ie</p>
<p>Context:</p>	<p>The proposed site is located in the on the South Bank of the Grand Canal Lucan, 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.</p> <p>The site is in located on the Northern edge of Grange Castle Business Park facing onto the south bank of the Grand Canal. It is well served by public transport with the number 13 bus stopping at the southern entrance to the site and is currently accessible to pedestrians and cars from the west from the Grange Castle Business park, from the north from the Grand Canal Greenway. It is also proposed that another entrance connecting the site to the large surface carpark to the southwest be introduced.</p>



Existing Aerial Photo

Need for facilities in the Area

There is an identifiable need for a local shop, childcare facilities and café to serve the 12th lock area and Grange Castle Business Park. SDCC currently have a shortage of working spaces for local artists, and it is proposed that the development at Grange Cottage will also provide for 3 artist studios and a community workshop room. There is also an identifiable need for a clubhouse for water based activities on the Grand Canal which has synergies with SDCC's active travel objectives and policies.

Site Constraints

Development is constrained mostly by the existing layout of the protected structure and internal walls as well as the natural boundaries to the north, west and south. A small link extension is proposed in the main courtyard to orientate the development towards the entrance and create a reception area for the childcare facility.

Planning / Zoning for the site

The existing structures at Grange Cottage are located within the 'EE' zone with the objective 'to provide for enterprise and employment related uses'. The proposal is for change of use of the existing cottage and outbuildings to a childcare facility, shop, café, event space, artist's studio and clubhouse facility.

With regard to Table 12.10 of the South Dublin County Development Plan 2022-2028, it is noted that 'Shop-Local' uses are permitted in principle within Zoning Objective 'EE'. Additionally, 'Childcare Facilities', 'Restaurants / Café' and 'Sports Club / Facility' are all Open for Consideration.

Artist's Studio or multipurpose Event Space uses are not specifically listed under the land use zoning tables or defined in Appendix 6 Definition of Use-Classes. Notwithstanding this, consideration is given to the definition for 'Cultural Use' as set out in the Development Plan as follows:

	<p>‘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.’</p> <p>The use of the proposed Event Space is to be multipurpose. For example, it could be used as a studio for yoga classes, as a function room for the café, as an event space by the childcare facility or other community groups, or as an exhibition space for local artists. Therefore, ‘Cultural Use’ as defined in the Development Plan, would not be the primary use of this space.</p> <p>Similarly, while it is acknowledged that the Artist’s Studio is an artistic, creative and cultural type of land use, it does not, in this case, align with ‘Cultural Use’ as defined in the Development Plan.</p> <p>Therefore, the proposed Artist’s Studio and multipurpose Event Space are considered under ‘Other Uses’ as per the provisions of the Development Plan. In this regard, the Plan states:</p> <p>‘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.’</p> <p>It is considered that the Artist’s Studio and multipurpose Event Space, are important complementary and supportive land uses to the other land uses proposed at Grange Cottage, and the wider 12th Lock Masterplan area, and that the proposal would be consistent with objective EDE5 SLO2 of the County Development Plan to provide for an attractive campus style setting at Grange Castle Business Park.</p> <p>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>Project Description and Design</p>	<p>The development consists of Grange Cottage and the associated farm outbuildings which enclose two courtyards to the north and the east of the house. Grange cottage is recorded as a protected structure.</p> <p>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.</p> <p>Each of the buildings will be referred to by the respective numbers that are shown in the site plan below. Adhoc additions and porches shown in red are to be removed. The proposals are described in more detail in the Architectural Design Statement.</p>

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



Existing Outbuilding (C2)



Existing Outbuildings (C4&C7)

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



Existing Agricultural Building (C5)

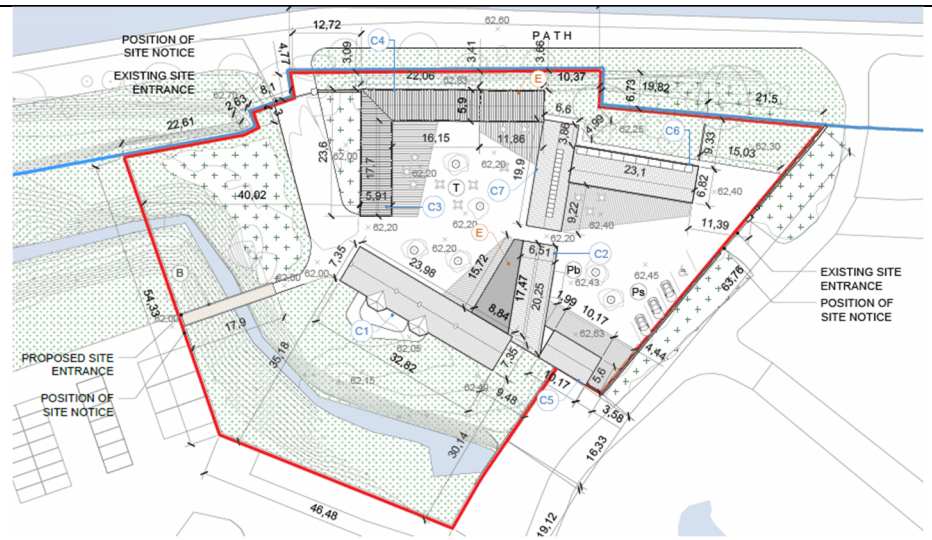


Existing Agricultural Building (C6)



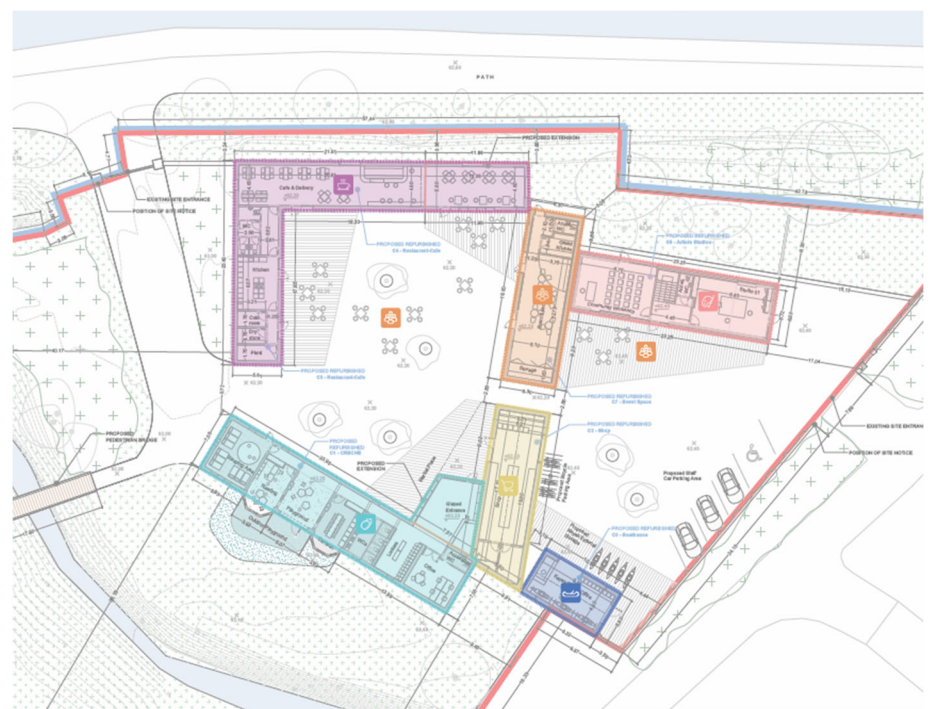
Existing View of Main Courtyard

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



Proposed Site Layout Key: (Site boundary in red)

- C1** Grange Cottage – *Childcare Facility Proposed*
- C2** Grange Cottage Courtyard Outbuilding – East Range (south) – *Local Shop Proposed*
- C3** Grange Cottage Courtyard Outbuilding – West Range – *Café Public Area Proposed*
- C4** Grange Cottage Courtyard Outbuilding – North Range – *Café Kitchen and Toilets*
- C5** East Courtyard – South Agricultural Building – *Boat Storage Clubhouse Proposed*
- C6** East Courtyard – North Agricultural Building – *Artist Studios Proposed*
- C7** Grange Cottage Courtyard Outbuilding – East Range (north) – *Events/Multipurpose*

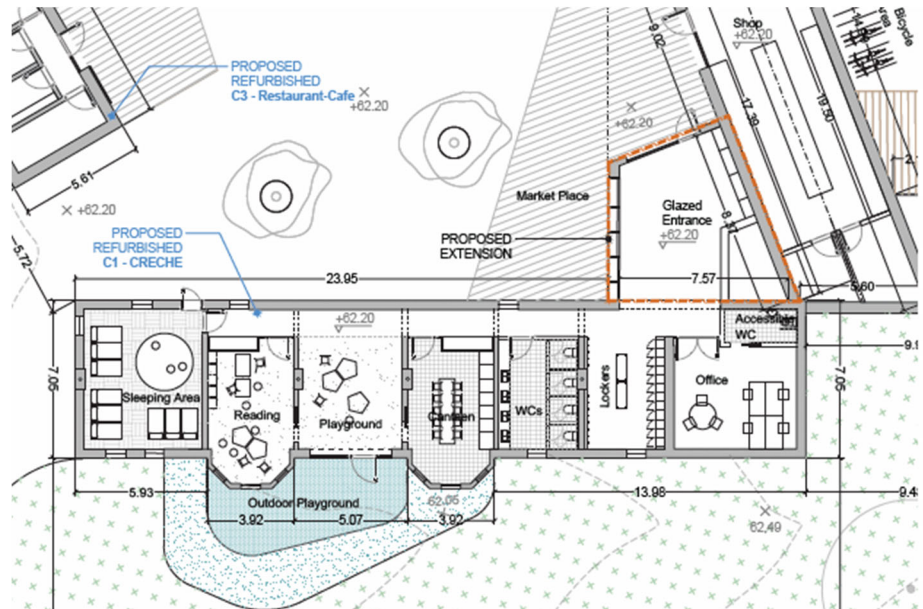


Ground Floor Plan showing different uses

Project Description and Design (cont)...

C1 – Proposed Childcare Facility

Grange cottage, a protected structure is proposed to be fitted out as a daycare centre for people and living in working in the vicinity. The original plan layout is adapted to functional requirements. The cross walls and chimney stacks are retained and used to separate the activity spaces. The south facing garden is utilized as an outdoor activity space and is connected via an existing arch on the rear façade as depicted in 3D image below.



Ground Floor Plan of Childcare facility

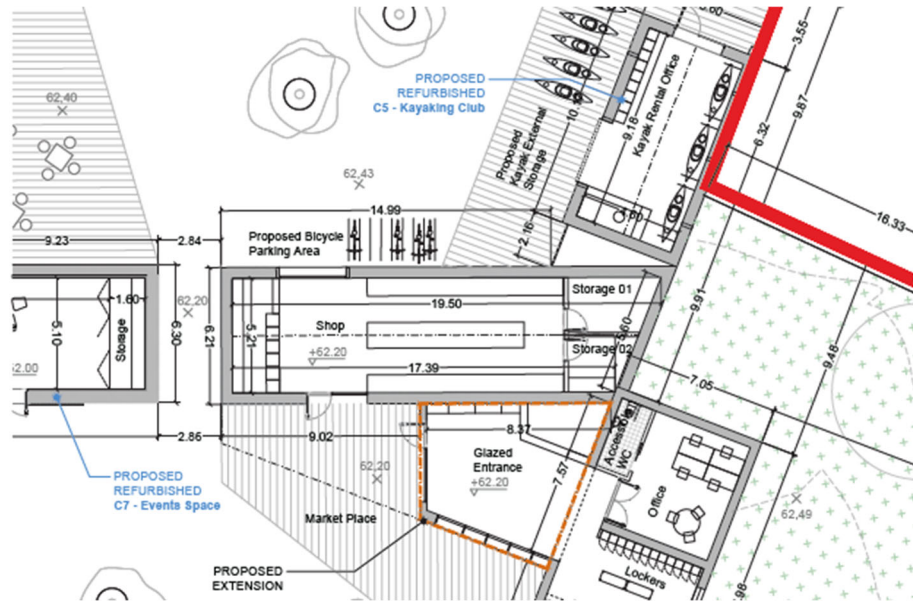


Proposed 3D view of play space and connection to Garden

Project Description and Design (cont)...

C2 – Proposed Shop

A local shop is proposed on the adjacent wing of the cottage on the East side of the Main Courtyard occupying one of the existing outbuildings in its entirety. The shop is entered via the main square, beneath the porch canopy shared with the daycare and the existing wall is given an opening opposite the entrance door to provide a view through to the west courtyard contributing to passive security. The existing structure is left mainly open plan to allow flexibility for the shop fit out. Image below is indicative of the space usage only. It is envisaged that the till and smaller items will be located to the left of the entrance door facing two aisles of open display shelving. The gable end contains a small storeroom and plantroom.



Proposed Plan of Shop area



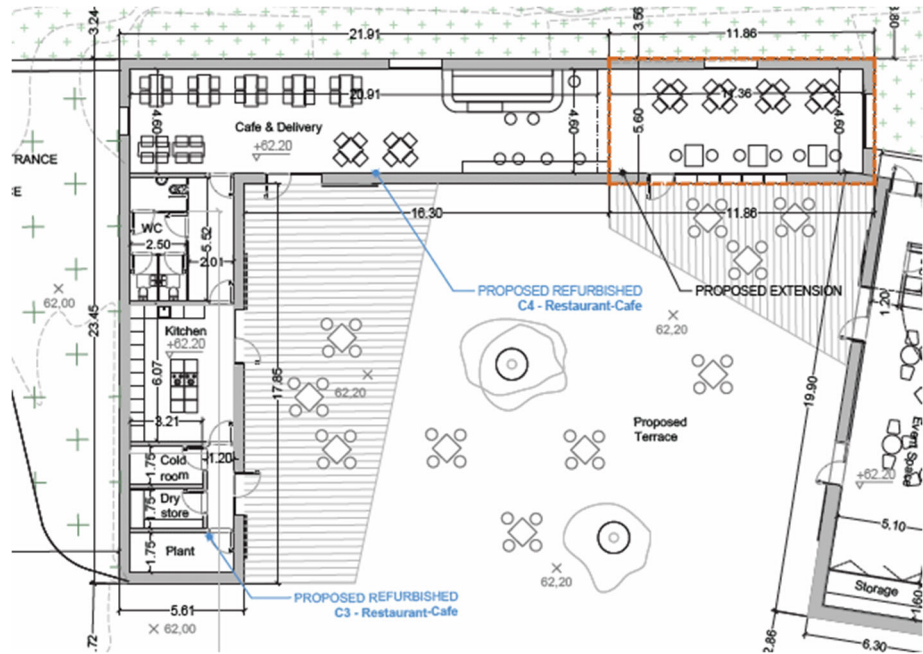
Proposed 3D view of shop

Project Description and Design (cont)...

C3 & C4 – Proposed Café

A café/small restaurant with capacity for 16/20 tables is proposed for the canal side outbuildings. Stone walls are to be repaired and insulated as per the conservation architect’s details. Original Roof joists are to be restored or replaced and exposed. The original cobble floor is to be removed and integrated into the floor build up. Window openings are cut into the north elevation and gable ends to provide views and passive security. The existing openings to the courtyard are to be glazed and the roof is to be repaired and insulated.

The table layout shown in the plan below is to indicate capacity, but counter design and internal seating layout may change. Outbuilding C3 is to be used as service areas for wcs and food preparation.



Proposed Plan of Cafe area

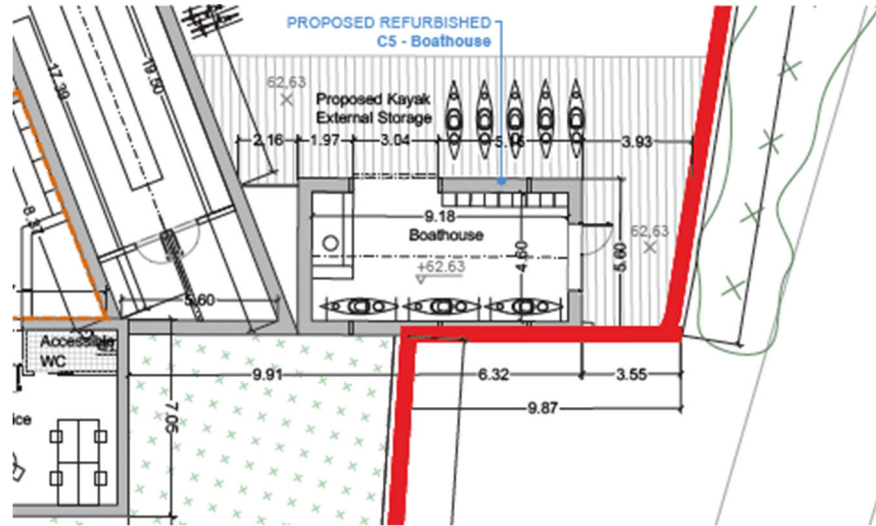


Proposed 3D view of café

Project Description and Design (cont)...

C5 – Clubhouse

The agriculture building to the east of Grange cottage is proposed to be retained, repaired, and used as a clubhouse facilitating the use of the canal for active travel. It is envisaged that the interior will be used for basic training and equipment storage and users will also have access to some of the other facilities of the complex (café, events space, shop).



Proposed Plan of Cafe area

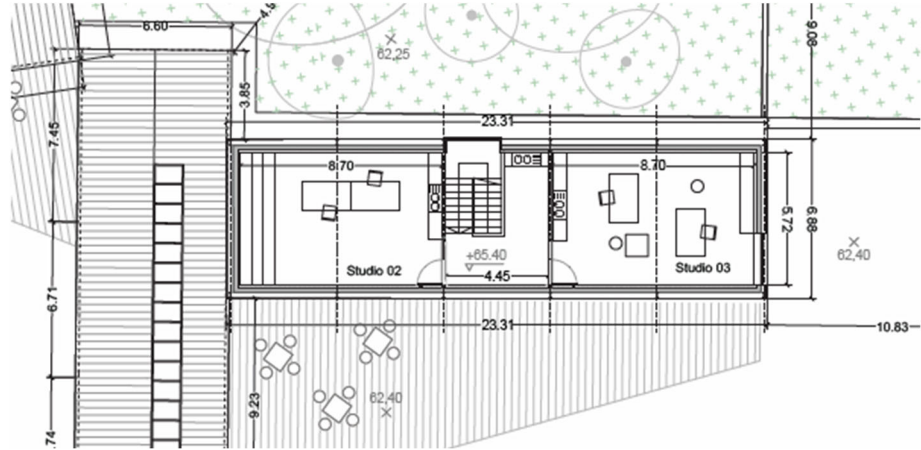


Proposed 3D View of Boathouse

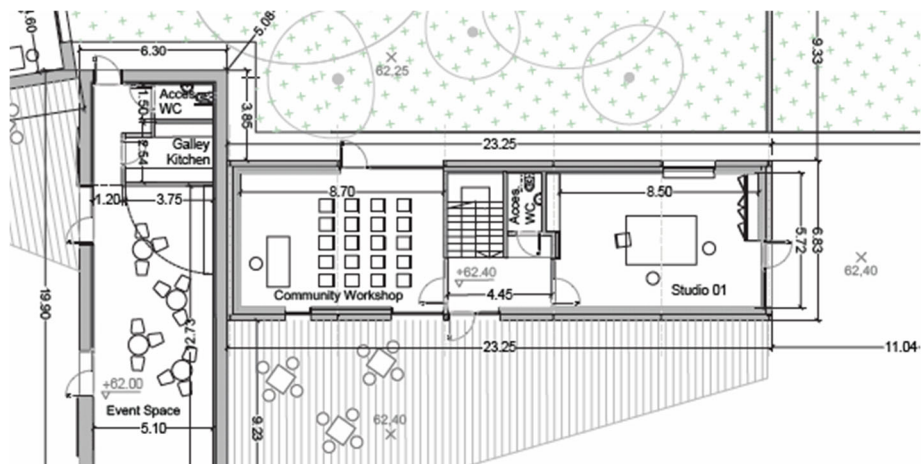
Project Description and Design (cont)...

C6 - Proposed Artist Studios

The proposal inserts a first floor level into an existing agricultural building with a centrally located stairs providing two first floor studios and two ground floor studios, one of which is envisaged as a community workshop. South facing openings on the façade at ground level provide passive security to the east courtyard and roof lights bring in precious northlight into the studios while maximising wall space for the artists.



Proposed First Floor Plan of Artist's Studios



Proposed First Floor Plan of Artist's Studios

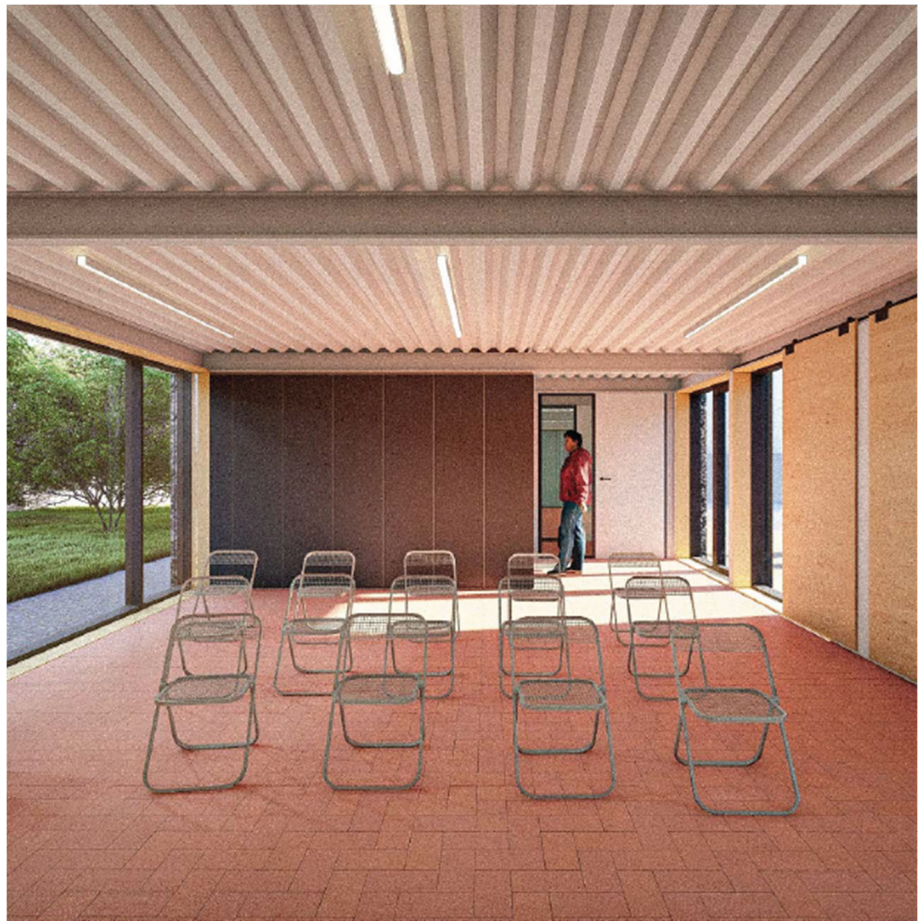


South Façade with openings to the entrance and community workshop room


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



3D view of Artist studios at first floor with gable end view to 12th lock



3D view of Community Room on ground floor of Artist studios

<p>Project Description and Design (cont)...</p>	<p>C7 - Proposed Multipurpose Events Space</p> <p>This multipurpose space due to its central location within the courtyard will function as a stand-alone studio for yoga classes, as a function room for larger groups from the café but could also be used by the artist studio and even the daycare centre for events. The existing roof structure is to be repaired and insulated; internal shutters are to be provided for privacy if required while retaining natural light through the rooflights. The room is left open plan except for a toilet and galley (servery) kitchen at the north end of the space.</p>  <p>3D View showing Open-plan events space with internal privacy screens.</p>
<p>Screening for Appropriate Assessment And Ecological Impact</p>	<p><i>The Screening for Appropriate Assessment report and an Ecological Impact Assessment have been prepared by AECOM on behalf of South Dublin County Council (the applicant), as part of a planning application for the development at Grange Cottage.</i></p> <p>Conclusion of AA Screening Report: Concluding Statement</p> <p>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.</p> <p>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.</p> <p>Conclusion of EclA Screening Report: Concluding Statement</p> <p>For the purposes of this EclA, only effects which are judged to be of Local significance or higher are considered to be significant. On this basis, even in the absence of mitigation, there are not expected to be any significant effects on important ecological features from the construction and operation of the Proposed Development.</p> <p>With the inclusion of embedded and specific mitigation measures, there are no residual adverse ecological effects on designated sites, habitats or protected or important species predicted. In all cases there is no effect or a Negligible effect.</p>

Landscape / Site



Proposed 3D view of Courtyard looking East with new glazed porch entrance



The existing site boundary is a combination of dense vegetation on the north, west and south which is to be retained and existing boundary wall on the east. The grassy area on the south which fronts onto the Griffeen river which runs from the south of the site to the west will be retained and used by the daycare centre for outdoor activities. The existing courtyard hardscape is to be opened up to provide tree-pits and resurfaced using a mix of permeable paving and cobbles/setts with landscape features and fittings, seating and lighting.

At the design stage we will liaise with SDCC Public Realm Department re: landscape design and detailed aspects of landscape will be incorporated into building contract.

Ancillary Works to Project:	See Drainage & Foul Drawings by CORA Consulting Engineers
Project Partners	The following bodies have been consulted during the design process: Arts Council, Canoeing Ireland, Waterways Ireland, Enterprise Ireland
Site / Services Constraints:	Existing services runs have been identified for the design. Local alterations to layout are likely when on site investigations establish precise underground service locations.
Flood	The site is within a 1:100-year Flood risk area given the proximity of the existing buildings to water bodies. See Strategic Flood Risk Assessment prepared by CORA Consulting Engineers.
Surface Water & Attenuation	Surface water - requires to be fully scoped. The services network is readily available adjacent to the site within Grange Castle Business Park. The drainage system design will be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works. Overall study to be undertaken to determine most sustainable and appropriate attenuation on site.
Foul drainage	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.
Roads Roads Access and Car Parking	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 4 No. spaces within site boundary is considered adequate due to the adjacent Grange Business Park Carpark which has 100 spaces which will be made available for visitors to the complex.
Irish Water	Application for Foul and Water services to be completed. No known diversions.
Invasive Nonnative Species (INNS)	No Invasive Non-native Species on the Third Schedule list of Non-native species (subject to restrictions under Regulations 49 and 50) were recorded.
County Heritage Officer	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. See EclA Screening Report.
Contract:	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.
Date:	27 th March 2024
Signed:	Stephen Foley MRIAI