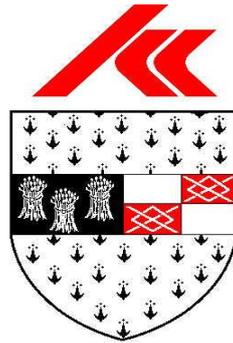


KILKENNY COUNTY COUNCIL
Comhairle Chontae Chill Chainnigh



Part 8 Planning Report
Mayfair Building

July 2016

1.0 INTRODUCTION

This document has been prepared in accordance with the requirements of Part XI of the Planning & Development Act 2000 – 2013 and Part VIII of the Planning & Development Regulations, 2001 -2013.

The proposed development will involve the extension and renovation of the Mayfair Building on the former Smithwicks (Diageo) Brewery site at Horse Barrack Lane, Parliament St, Kilkenny for use as offices. Other associated site works will include the construction of a pedestrian plaza area on the site of the adjoining public car park and the opening of a new public car park to be accessed from Horse Barrack Lane.

1.1 Public Consultation

The project was advertised by Notice in the Kilkenny People newspaper on the week ending Friday 12th Dec. 2014. 3 no. Site Notices were also erected on the site of the proposed development, visible from Parliament St. A copy of this notice is attached to Appendix 1.



Details of the proposed scheme were also advertised via Twitter & Facebook.

Plans and particulars for the proposed Scheme were available for inspection from Monday 15th December 2014 to Friday 6th February 2015 at the following locations:

- County Hall, John St., Kilkenny.
- Carnegie Library, Johns Quay, Kilkenny.
- www.kilkennycoco.ie

Submissions and observations were invited with respect to the proposed development dealing with the proper planning and development of the area in which the proposed development will be carried out, with a final date for receipt of submissions on Friday 20th February 2015.

The following Statutory Bodies were invited to make submissions on the scheme:

- An Comhairle Ealaíonn, 70 Merrion Square, Dublin 2

- Fáilte Ireland, 88-95 Amiens Street, Dublin 1.
- An Taisce, The National Trust of Ireland, Tailors Hall, Dublin 8.
- The Heritage Council,
- Inland Fisheries Ireland, Anglesea Street, Clonmel, Co. Tipperary.
- Department of Arts, Heritage & The Gaeltacht, Newtown Rd, Wexford.
- Irish Water, HQ Offices, Coleville House, 24-26 Talbot St., Dublin 1.

The documents on public display were as follows:

- Design Statement
- Architectural Drawings
- Conservation Statement
- Archaeological Statement
- Ecological Screening Report
- Civil Structural Report
- Sustainability Report

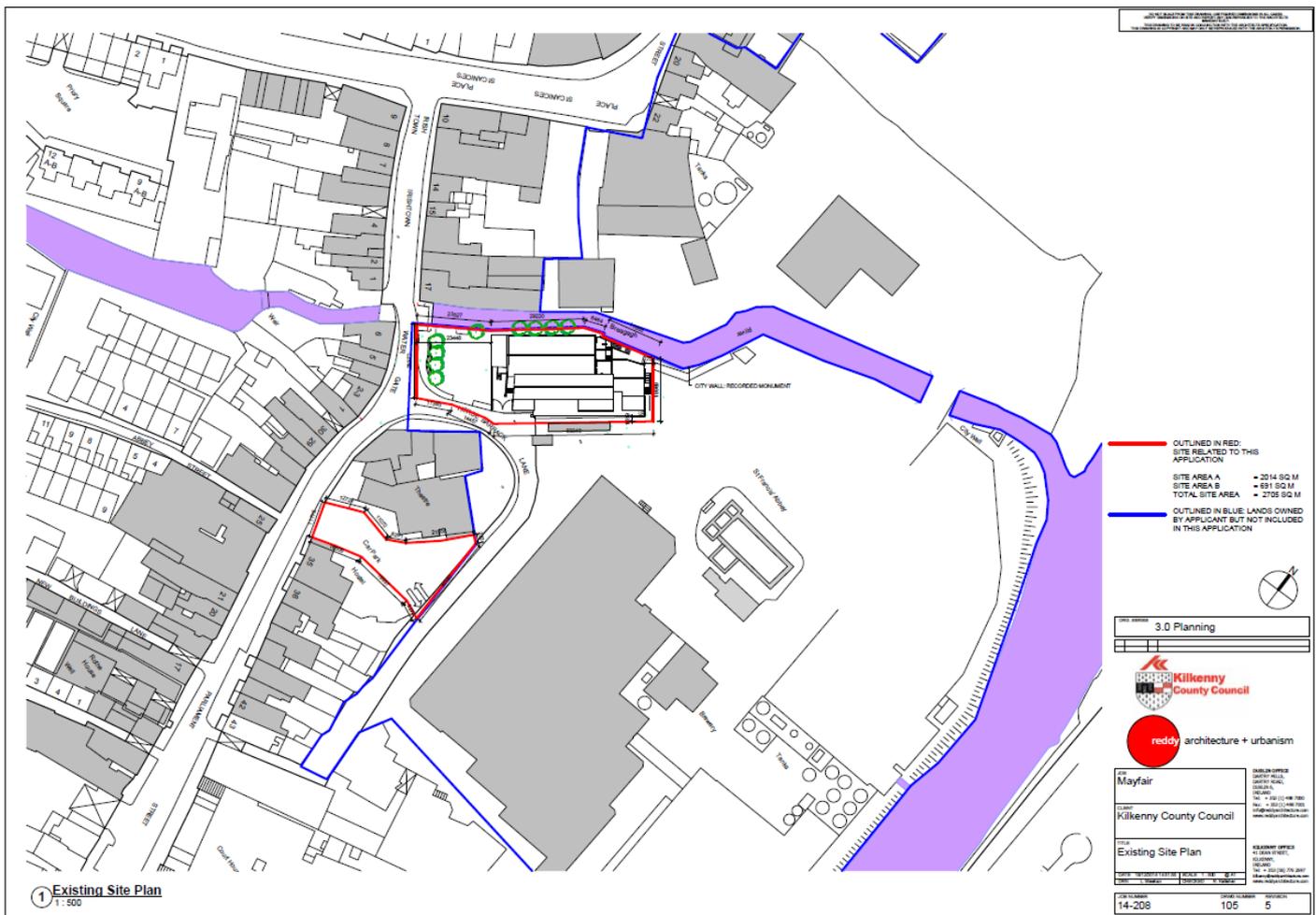
On review of the documents on display, it was found that in error a superseded version of the Appropriate Assessment Screening Report had been issued by the project Architects and had been placed on public display. As a result, a further notice was placed in the Kilkenny people newspaper dated Friday 20th February to advise that the Plans & Particulars of the scheme would be on public display for a further period from Friday 20th February 2015 to Friday 10th April 2015, with a closing date for receipt of submissions or observations in relation to the proposed development of Friday 24th April 2015. The revised notice stated that *“Please note that the Appropriate Assessment Screening Report that was on public display for this project from 15th Dec 2014 to 20th Feb 2015 has been superseded. All other documents that were on public display from 15th Dec 2014 to 20th Feb. 2015 remain unchanged and will continue on display for the extended public consultation period. All Submissions/observations received in the period 15th December 2014 to 20th February 2015 will be considered in relation to the proposed development. Persons/Organisations that have made submissions to date will be contacted and advised of the updated notice.”*

As stated, all parties who made submissions prior to the 20th February were contacted directly on 19th Feb 2015 and were advised of the revised notice. Each party was also provided with a copy of the Appropriate Assessment Screening report and the revised planning notice for ease of reference.

The revised notice and the revised Appropriate Assessment Screening Report were also issued to the relevant Statutory bodies.

2.0 Brief description of the proposed works

2.1 Existing site



The site of the proposed development is located at Horse Barrack Lane, Parliament St., Kilkenny and comprises two areas of land.

The first site encompasses an area of approx. 2,015 m² and comprises the old Mayfair Ballroom and a public car park adjoining Parliament St.. The old Mayfair Ballroom is located within the former Smithwicks (Diageo) Brewery site and has most recently been used by Diageo for offices, canteen and changing facilities. The building was originally constructed as a Ballroom and first opened on St Stephens night, 1943. It continued in use as a Ballroom until 1973 and shortly thereafter the building was acquired by the brewery and was converted into offices, canteen etc. A number of extensions have been made to the building over time.

The existing public car park on this site is accessed from Parliament St and provides 14 no. car parking spaces.

The second site encompasses an area of 691 m² and is immediately adjoining the Watergate Theatre. The site is bounded to the east by Horse barrack Lane and to the west by Parliament St.. The site has most recently been used by Diageo as a staff car park.

It is noted that the site is located within the City Centre Architectural Conservation Area and the zone of Archaeological potential for the city. The Mayfair Building is immediately adjoining the City Walls, a National Monument as outlined in the National Policy on Town Defences published by the Dept. of the

Environment, heritage & Local Government 2008.

The site has a zoned objective for General Business use in the Kilkenny City & Environs Development Plan 2014-2020.

The proposed use of the Mayfair Building for office use is in accordance with the zoning objectives of the site as outlined in the Development Plan.

The Masterplan for the Abbey Creative Quarter has been approved by the Council at the end of July 2015. Section 4.2.5.2 of the masterplan affirms the retention of the Mayfair building. The proposed office use is also in accordance with the mix of uses outlined in the masterplan document.

2.2 Proposed Works

The proposed development will see the re-development of the Mayfair building for use as offices and the construction of a pedestrian plaza area on the footprint of the existing public car park to the west of the building.

These works will entail the following:

- Demolition of the existing single and two storey extensions to the existing building.
- Provision of a new two storey '*wraparound*' extension to the east, south and west facades of the existing building – walls to be clad in Limestone.
- Existing northern façade to be externally insulated with a render finish.
- Replacement of the existing roof with a standing seam metal roof.
- Replacement of the existing windows with new double glazed windows in a powder coated aluminium frame.
- Modifications to the internal layout of the building including the demolition of the existing partition walls to provide new office layout incl. facilities such as reception area, office space, canteen, toilets & internal lift. Construction of a public urban square and new access to the building on the site of the existing public car park to the south west of the building.

To offset the loss of car parking in the existing public car park adjoining the Mayfair Building it is proposed to use the existing Diageo car park as a temporary replacement car park accessed off Horse Barrack Lane with pedestrian access onto Parliament Street.

3.0 Background and reasons for scheme

The Mayfair Building is located within the former Smithwicks Brewery site. With the decision of Diageo to close the Brewery and to centralise production at the St James' Gate Brewery in Dublin, an agreement to sell the site of the former brewery to Kilkenny Co. Co. was made in 2012. The site was purchased by Kilkenny Co. Co. with a view to the redevelopment of the site in such a way as to provide sustainable jobs to replace those lost in the closure of the Brewery and the provision of amenities for use by the local community and tourists.

From an initial review of the buildings on site, undertaken in May 2013, the Mayfair Building was identified as a building that could be retained and renovated. Details of this review were presented to and agreed by

the elected members of Kilkenny Borough Council and Kilkenny County Council at a joint meeting held on 15th July 2013.

The re-use, where possible, of some of the existing buildings on the site and in particular the proposed refurbishment and re-use of the Mayfair Building accords with the principle of sustainable re-use of building assets.

4.0 Design Criteria

The design for the renovation of the Mayfair building has been undertaken in accordance with the requirements of the Building Regulations and has taken into consideration the following plans and policy documents:

- Kilkenny City & Environs Development Plan 2014-2020.
- "Architectural Heritage Protection – Guidelines for Planning Authorities" published by the Dept. of the Environment, Heritage and Local Government
- "Frameworks and Guidelines for the Protection of the Archaeological Heritage" published by the Dept. of the Environment, Heritage and Local Government.
- "Kilkenny City Walls Heritage Conservation Plan" published by the Heritage Council.
- National Policy on Town Defences published by the Dept. of the Environment, heritage & Local Government 2008.

5.0 An Bord Pleanála

During the public consultation period, an application was made by Peter Sweetman & Associates, acting on behalf of Christopher O'Keefe, to An Bord Pleanála inviting them to exercise their powers as follows:

a) Article 120(3) of the Planning & Development Regulations, 2001, as amended, to require Kilkenny Co. Co. to prepare an Environmental Impact Statement in respect of the proposed development.

The following extract from the Planning & Development Regulations refers:

Article 120(3)

- a. The Board shall, where it considers that sub threshold development proposed to be carried out by a local authority would be likely to have significant effects on the environment, require the local authority to prepare, or cause to be prepared, an EIS in respect thereof.*
- b. Where any person considers that a development proposed to be carried out by a local authority would be likely to have significant effects on the environment, he or she may apply to the Board for a determination as to whether the development would be likely to have such significant effects and the Board shall make a determination on the matter as soon as possible*

By order dated 8th May 2015, An Bord Pleanála decided "...**NOT TO DIRECT the local authority to prepare an environmental impact statement** in respect of the said proposed development..."

An Bord Pleanála Case Ref. PL.10.JD0024 refers.

b) Article 250(3) of the Planning & Development Regulations, 2001, as amended, to require Kilkenny Co. Co. to prepare a Natura Impact Statement in respect of the proposed development.

The following extract from the Planning & Development Regulations refers:

Article 250(3)

- a. The Board shall, where it considers that an application for development proposed to be carried out by a local authority would be likely to have a significant effect on a European site, require the local authority to prepare, or cause to be prepared, an NIS in respect thereof.*
- b. Where any person considers that a development proposed to be carried out by a local authority would be likely to have a significant effect on a European site, he or she may apply to the Board for a determination as to whether the development would be likely to have such significant effect and the Board shall make a determination on the matter as soon as possible.*

By order dated 8th May 2015, An Bord Pleanála decided "...***to DIRECT the local authority not to prepare a Natura Impact Statement in respect of the said proposed development.....***"

An Bord Pleanála Case Ref. PL 10.JN0011 refers.

Copies of the decisions from An Bord Pleanála and associated documentation is provided in Appendix 4.

6.0 SUBMISSIONS RECEIVED

The submissions received are summarised in the following Table.

1. Aisling Hurley
2. Anne Marie Swift
3. Barry Reardon
4. Liz Campbell
5. Brendan Cahill
6. Christopher O'Keefe
7. Peter Sweetman and on behalf of Christopher O'Keefe
8. Colin Shaw
9. Daniel Lenehan
10. Darragh Byrne
11. Donal Coyne
12. Deirdre Cahill
13. Enya Kennedy
14. Eric Comerford
15. Gladys Bowles
16. Helena Duggan
17. James M Kelly
18. Eric Dignan
19. Jerry Gardner
20. Anna Kelly
21. Kay Brennan
22. Kersty Evans
23. Liam Mannix
24. Margaret O'Brien
25. Michael Morris
26. Mary Delaney
27. Neill Kelly

28. Paul Brophy
29. Pauline Cass
30. Phelim Manning
31. Ruth O'Neill
32. Shirley O'Brien
33. Sheena Kelly
34. Siobhan Kennedy
35. Rosemarie Kelly
36. Terence Kelly
37. Therese Walker
38. Turlough Kelly
39. Marie W Kelly
40. Maura McInerney
41. Rob (Freshford Road)
42. Katharine Larkin
43. Margaret Leahy
44. Jimi Conroy
45. Mark Stewart
46. Donie Butler
47. Maurice O'Connor
48. Margaret Stewart
49. E Mountain
50. Kevin Higgins
51. Lucy Glendinning
52. Pat Cass
53. Paddy O'Ceallaigh
54. Maria & Niall Dollard
55. Canice Hogan
56. Ann Marie Hogan
57. Liz O'Brien
58. An Taisce

59. Inland Fisheries Ireland

60. Dept. of Arts, Heritage & the Gaeltacht

Submission Details	Response
<p>1. <u>Aisling Hurley</u></p> <p>Objects to the proposed development</p> <p>a) Premature as consultation process with the public has not finished.</p> <p>b) Why was decision made outside consultation process ?</p> <p>c) Is the scheme to project split the brewery site development ?</p> <p>d) Process is flawed and should be withdrawn</p>	<p>a) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process has been deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) A decision to retain the Mayfair was taken in July 2013. As part of the preparation of the Abbey Quarter Masterplan the decision to retain the Mayfair building was confirmed.</p> <p>c) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. Within the Masterplan Area, there will be a number of individual projects to develop the various urban blocks and public open spaces, in line with the provisions of the Abbey Creative Quarter Masterplan. The development of the Mayfair building is one of these projects. It is not project splitting.</p> <p>d) The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>
<p>2. <u>Anne Marie Swift</u></p> <p>Objects to the proposed development</p> <p>a) Development of office to be leased to a private company is not appropriate Part VIII development</p> <p>b) Councillors were not informed of the true purpose of the development when asked to vote on the planning notice. Two Councillors advised that they understood that the building was for use by the Housing Dept..</p> <p>c) Application is premature - masterplan should inform plans for the Mayfair</p>	<p>a) The Part VIII process as provided for in the Planning & Development Act 2000, as amended, and the Planning & Development Regulations 2001, as amended, relates to "...<i>specified development by, on behalf of, or in partnership with Local Authorities</i>" Accordingly, the Part VIII process is appropriate in this instance.</p> <p>b) The proposed use for the Building is office use. Details of the proposed development were presented to the meetings of Kilkenny Co. Co. in Sept. & Oct. 2014. It was agreed by the elected members at the Oct 2014 meeting to proceed with public consultation for the proposed development.</p> <p>The proposed use for the building is for office use. The end user of the proposed offices has not been determined but the end user is not considered a material consideration for this Part 8. There is no current proposal by the Housing Dept. of Kilkenny County Council to use the Building.</p> <p>c) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the</p>

<p>d)Not necessary to retain the building to reflect its cultural significance</p> <p>e)Plan does not give consideration to archaeology Known or unknown</p> <p>f)Retention of the building blocks the view of the city wall, a national monument - County Development Plan states that <i>"Where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development."</i></p> <p>g) Needs to an EIA of the full site before plans are made for the Mayfair.</p> <p>h) Mayfair Building currently blocks access to the Brewery site - demolishing it would open up the access.</p> <p>i) Public consultation report on the Brewery site has recommended a review of the decision to retain the Mayfair. The planning process should not proceed any further whilst that review is underway.</p>	<p>completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015. (Section 4.2.5.2)</p> <p>d) It is the view of Kilkenny Co. Co. that the reinstatement of the former Ballroom area is an appropriate way of reflecting the cultural significance of the buildings former use as a Ballroom.</p> <p>e) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>f) The proposed development relates to the redevelopment of an existing building on the Brewery site. The retention of the building does not seriously detract from the City wall or its setting. The footprint of the building is similar to the original.</p> <p>g) The Masterplan for the Abbey Creative Quarter has been subject (post this public consultation) to a Strategic Environmental Assessment (SEA). The question as to whether an EIA is required was referred to An Bord Pleanála. The Board determined that an EIA was not required.</p> <p>h) Whilst the Mayfair Building is located adjoining the access to the Brewery site from Parliament St., the building does not block access to the site as suggested. It is located at a point which was the main access to the area as a functioning brewery.</p> <p>i) As part of the masterplan process the Council decided to retain the Mayfair building in the context of the masterplan ref: section 4.2.5.2</p>
<p>3. <u>Marguerite Reardon</u></p> <p>Objects to the proposed development</p> <p>a)Development is premature</p> <p>b) Conservation Report states that any changes to the site are dependent on the findings of an archaeological report.</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, <i>"....test excavations are required to present a comprehensive assessment of</i></p>

	<p><i>the impact on archaeology'</i></p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p>
<p>4. <u>Liz Campbell</u></p> <p>Objects to the proposed development</p> <p>a) Application is premature - public consultation on the brewery site has only just begun. Believes that Kilkenny County Council already has a plan for the brewery site, starting with the first building for KCC at own design, huge cost and without consultation. Process is flawed.</p> <p>b) Full Archaeological survey and dig required.</p> <p>c) Would like to see EIS for the site</p>	<p>a) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, “....<i>test excavations are required to present a comprehensive assessment of the impact on archaeology'</i></p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>c) In accordance with the Planning Acts and EU directives the masterplan has been subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The need for an EIS for the proposed development was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.</p>
<p>5. <u>Brendan Cahill</u></p> <p>Objects to the proposed development</p> <p>a) Application is misleading and unclear ??</p> <p>b) Application is Premature and the application contravenes the current Kilkenny City & Environs Development Plan.</p>	<p>a) The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice..</p> <p>b) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the</p>

<p>c) Application contravenes the Kilkenny City & Environs Plan.</p> <p>d) Building should be demolished to open clear view of the old wall down to Evans turret.</p> <p>e) Plans seem to demolish most of the Mayfair and to build a relatively new building onto what they don't demolish History of the Mayfair, Brewhouse and the Abbey could be incorporated into an interpretative centre on the site</p>	<p>elected members of Kilkenny County Council.</p> <p>c) The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Kilkenny City & Environs Development Plan as varied and the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015</p> <p>d) Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey; the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>e) The proposed development involves the retention of the original Mayfair building and the demolition of a number of haphazard extensions that were made to the building over time.</p> <p>It is the view of Kilkenny County Council that the retention and re-use of these buildings is a suitable way of reflecting the history and previous uses on the site. In addition, it is noted that the re-use of existing building assets accords with the principles of sustainable development. This is a fundamental principle of the Kilkenny City & Environs Development Plan 2014-2020. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area.</p>
<p>6. <u>Christopher O'Keefe</u></p> <p>Objects to the proposed development.</p> <p>a) Appropriate Assessment (AA) Screening is flawed.</p> <p>b) Development beside an SAC requires AA and EIA.</p> <p>c) Given that any proposal may be required to change and is dependent on the findings of full assessments, any current proposals should be considered premature and withdrawn</p>	<p>a) The AA Screening by Reddy Architecture dated 15th Sept. 2014 was superseded by the AA Screening prepared by Moore Group dated 14th Oct 2014. The updated AA Screening report was on public display from Friday 20th Feb. 2015 to Friday 10th April 2015, with a latest date for receipt of submissions of 24th April 2015. Mr O'Keefe was advised of this by e-mail dated 25th Feb 2015.</p> <p>b) Mr O'Keefe referred this issue to An Bord Pleanála during the Public Consultation period. An Bord Pleanála ruled that the proposed development did not require an AA or an EIA.</p> <p>c) An Bord Pleanála has determined that the proposed development does not require an Appropriate Assessment or Environmental Impact Assessment. The submission also refers to full archaeological assessment. An initial Archaeological Impact Assessment has been undertaken for the proposed development and this assessment has recommended archaeological mitigation measures including test excavations.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, "<i>....test excavations are required to present a comprehensive assessment of the impact on archaeology</i>"</p>

	<p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p>
<p>7. <u>Peter Sweetman and on behalf of Christopher O'Keefe</u></p> <p>a) Raises various issues with the AA screening document</p> <ul style="list-style-type: none"> • Premise for the AA screening is flawed • Architect who carried out the AA Screening is not a suitably qualified person to carry out the screening. • Report states "...combination with other plans or projects but fails to state which plans or projects were considered' <p>b) Considers that the Development with a construction area adjacent to the river which is a direct connection to a Special Area of Conservation could have an effect on the SAC.</p> <p>c) Considers that the development is part of a large site which comes with it the requirement for Environmental Assessment and is therefore considers that this is project splitting Development</p>	<p>a) The AA Screening by Reddy Architecture dated 15th Sept. 2014 was superseded by the AA Screening prepared by Moore Group dated 14th Oct 2014. The updated AA Screening report was on public display from Friday 20th Feb. 2015 to Friday 10th April 2015, with a latest date for receipt of submissions of 24th April 2015. Mr Sweetman was advised of this by e-mail dated 19th Feb 2015.</p> <p>b) Mr Sweetman, on behalf of Christopher O'Keefe, sought a determination from An Bord Pleanála in relation to the need for AA and EIA for the proposed development. An Bord Pleanála by decisions dated 8th May 2015 determined that the proposed development did not require AA or EIA.</p> <p>c) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. The masterplan itself has undergone a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) which have dealt with the potential environmental impacts of the implementation of the Masterplan. There will be a number of individual projects to develop the various aspects of the plan. Each of these will also be subject to appropriate assessment and EIA screening. It is the Council's view that it is not project splitting.</p>
<p>8. <u>Colin Shaw</u></p> <p>a) Mayfair Building is an integral part of the Brewery site and should not be developed separately from it. Piecemeal development is at odds with the tone of the Revisioning process.</p> <p>b) Mayfair Building has no inherent architectural significance. 30 years of showroom bands constitute a minute fragment of 'social history' when measured alongside 800 years of activity on the site. Proposed usage of the building for office space pays no homage to the social history of its brief period as a ballroom.</p> <p>c) Full archaeological assessment required which would need to involve the excavation of the Mayfair Building site itself. Excavations in the car park are not sufficient. Implications of the preliminary archaeological assessment and recommendations should be taken seriously. Archaeological sites in the environs of the proposed development indicate a bridge in close proximity to the Mayfair Building – the archaeological significance of the medieval traffic and</p>	<p>a) A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. Within the Masterplan Area, there will be a number of individual projects to develop the various urban blocks and public open spaces. The development of the Mayfair building is one of these projects.</p> <p>b) Whilst the Mayfair Building may not be of architectural significance, the building is of cultural significance as a result of its use as a Ballroom for 30 years. The development of the brewery site has evolved in many different guises over its long history and it is important that these various uses are reflected in the redeveloped site. The reinstatement of the ballroom to its previous form is considered to be an appropriate representation of the former use of the building.</p> <p>c) The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. It is proposed that the archaeological mitigation measures will be fully implemented.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p>

<p>associated activities cannot be ignored.</p> <p>d) Building blocks natural views of St Francis Abbey and the Medieval walls, both national monuments. The Building should be demolished to permit a full archaeological assessment and to open up views of sites.</p>	<p>As noted in the Archaeological Impact Assessment, “....<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>”</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>d) The Mayfair Building does not block views of St Francis Abbey. The proposed building will have a similar footprint as the existing Mayfair. At a future date when the existing security hut is removed there will be a much improved view of the Abbey from Irishtown.</p> <p>It is noted that the adjoining City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p>
<p>9. Daniel Lenehan</p> <p>Objects to the proposed development.</p> <p>Application is premature - noting that re-visioning workshop for masterplan are ongoing</p>	<p>Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>10. Darragh Byrne</p> <p>Objects to the proposed development.</p> <p>a)Premature as public consultation for Masterplan is ongoing</p> <p>b) Premature to rush ahead without archaeological assessment or environmental impact study</p> <p>c)Project splitting</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. It is proposed that the archaeological mitigation measures will be implemented.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p>

c) The need for an EIA was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.

The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. Within the Masterplan Area, there will be a number of individual projects to develop the various urban blocks and public open spaces, in line with the provisions of the Abbey Creative Quarter Masterplan. The development of the Mayfair building is one of these projects.

d) Noted – this is outside the remit of this part 8 report.

e) The building has been identified as being suitable for re-use – the reuse of existing building assets accords with the principles of sustainable development. The issue of refitting older buildings to modern thermal standards is a significant challenge for the owners and local authorities alike. This issue will arise again and again within the city centre. The cultural significance of the building as a ball room is also considered to be of merit as part of the social fabric of the site and wider city. It is proposed to utilise green energy options where possible in the redevelopment of the building. The use of green energy is equally relevant to existing buildings as it is to new buildings. The proposed use of the building is for office use. The use of the building is relevant from a planning perspective rather than the end user of the offices. There is no current proposal for Kilkenny Co. Co. to utilise this building for offices to accommodate Kilkenny Co. Co. staff.

f) The proposed development will not block access to the Brewery site as stated. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.



The Mayfair Building does not block the view from St Francis Abbey to St Canice's Cathedral as stated (see photo above)

An archaeological impact assessment has been prepared for the project – this document was on public display during the public

d) Concerned about potential costs to taxpayer arising from possible court proceedings or civil disobedience as encountered during the Central access Scheme.

e) It would also be great to see the documents that detail the reasons for this decision and whether other avenues like applying for a CPO on Johns Green were considered. Also a report into why this run down building is being used to test ideas around Green energy rather than knocking and building a purpose built building. The submission further refers to Carnegie Hall and the Meubles building and questions how much *"..all this musical chairs is costing Kilkenny City"*

f) Blocks access to the Brewery site and block access to city walls. Contravenes development plan objective to open up access for public to national monuments.

Also contravenes objective of visibility between structures specifically the view from St Francis Abbey to St Canices Cathedral and it will completely block the view of the city walls.

<p>Notes that Conservation Architect report states that everything must be guided by archaeology and thus the application is premature pending archaeological assessment</p> <p>Conservation architect report states that the building is of no architectural value.</p> <p>Application is unclear - reference to Civic Building - will building be for civic offices or commercial offices.</p>	<p>consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. It is proposed that the archaeological mitigation measures will be implemented.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>Whilst the Conservation Architect states that the <i>".....historical architectural fabric is of poor quality..."</i>, she further states that <i>"....the conservation significance of the building is the social history of the Mayfair Ballroom"</i>. The proposed development seeks to improve the architectural presentation of the building, whilst recognising and respecting the architectural form of the ballroom and the social history.</p> <p>The intended use of the building is as general office space and associated facilities. Whether the end office use is as a local authority or Commercial nature is not material in the context of the issues presenting i.e. the archaeology, urban design, history, etc.</p>
<p>11. Donal Coyne</p> <p>Objects to the proposed development.</p> <p>Application is premature</p>	<p>Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>12. Deirdre Cahill</p> <p>Objects to the proposed development.</p> <p>a) Application is premature noting that site needs full archaeological assessment before planning proposals can be made. (refers to comments in the conservation architects report)</p> <p>b) Proposal contravenes KCC County Development Plan on the following points :</p>	<p>a) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. It is proposed that the archaeological mitigation measures will be implemented.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>b) The Mayfair Building does not block the entrance to the site as stated.</p>

<ul style="list-style-type: none"> • Mayfair Building blocks the entrance to the site • It blocks access to the city wall <p>County Development plan states that policy is to open up and allow public access, open up visibility and sightlines to protected/historical structures</p> <p>c) Unsure as to the proposed purpose of the building - offices ?</p> <p>d) Believes that the process is flawed as the terms have fundamentally changed with the new deadline for submissions.</p>	<p>It is noted that the adjoining City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>c) The proposed use of the building, as stated in the public consultation documents, is office use.</p> <p>d) The public consultation process using the revised Appropriate Assessment Screening report, together with all other documentation relating to the proposed development, was undertaken in line with the requirements of the Planning & Development Act 2000, as amended and the Planning & Development Regulations 2001, as amended.</p>
<p>13. Enya Kennedy</p> <p>Objects to the proposed development</p> <p>a) Design statement makes reference to the civic nature of the building - if the building is not to be a civic building, the design statement is redundant</p> <p>b)Application is premature pending a full archaeological assessment of the site</p> <p>c) Application amounts to project splitting of the site</p>	<p>a) The stated proposed use of the building is for office use. Such office use could be of a public or private nature. The design statement is not redundant. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area.</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, “...<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>”</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action.</p> <p>c) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. The masterplan itself has undergone a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) which have dealt with the potential environmental impacts of the implementation of the Masterplan. There will be a number of individual projects to develop the various aspects of the plan. Each of these will also be subject to appropriate assessment and EIA screening. It is the Council’s view that it is not project splitting.</p>

<p>d) Architect undertook the AA Screening and is not qualified to do so</p> <p>e) Conservation Architect report makes it clear that the building has no historical value – it is the setting of the building that is important</p> <p>f) Suggests that an Oral History project on the Social and Industrial heritage of Kilkenny similar to that of the Castlecomer Discovery Park should be carried out.</p> <p>g) Removal of the building would open up the site and give access to the city walls. County Development plan sets out to promote awareness and facilitate access to the archaeological inheritance of Kilkenny City and Environs</p> <p>h) Demolition of the building would support the National Policy on Town Defences</p> <p>i) Building blocks view of St Francis Abbey from Parliament St</p> <p>j) Estimated cost of €3M for the project is beyond the means of KCC - the money should be spent on housing</p> <p>k) Proposed development will have a negative impact on the quality of the adjacent public space - extension is of the wrong character and size and will negatively impact on the view and access to the remainder of the St Francis Abbey site.</p> <p>l) Retention of the Mayfair and proposed modern extension will affect the character of the ACA.</p> <p>m) Process is flawed.</p>	<p>d) The AA Screening by Reddy Architecture dated 15th Sept. 2014 was superseded by the AA Screening prepared by Moore Group dated 14th Oct 2014. The updated AA Screening report was on public display from Friday 20th Feb. 2015 to Friday 10th April 2015, with a latest date for receipt of submissions of 24th April 2015. Ms Kennedy was advised of this by e-mail dated 25th Feb 2015.</p> <p>e) Whilst the Conservation Architect states that the “.....<i>historical architectural fabric is of poor quality...</i>”, she further states that “.....<i>the conservation significance of the building is the social history of the Mayfair Ballroom</i>”. The proposed development seeks to improve the architectural presentation of the building, whilst recognising and respecting the architectural form of the ballroom and the social history.</p> <p>f) There is merit in a social history project.</p> <p>g) It is noted that the adjoining City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey, the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>h) The proposed retention is in accordance with the City Walls Conservation Plan.</p> <p>i) The Mayfair Building does not block views of St Francis Abbey. The proposed building will have a similar footprint as the existing Mayfair. At a future date when the existing security hut is removed there will be a much improved view of the Abbey from Irishtown.</p> <p>j) The financing and cost of the proposed development is outside the remit of the planning decision. Financing of the project will be dealt with through the JV partnership.</p> <p>k) The proposed development involves the demolition of the haphazard extensions that have been made to the Mayfair Building over time. Following assessment of the submissions, modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. (Details to follow)</p> <p>l) The retention of the Mayfair and its redevelopment does not impact on the character of the ACA (ref section 7.4.7.3 of City Development Plan) nor does it impact on the development management objectives contained therein.</p> <p>m) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p>
---	---

	<p>The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>
<p>14. <u>Eric Comerford</u></p> <p>Objects to the proposed development.</p> <p>a) Believes the building should be knocked thus revealing the city walls</p> <p>b)By knocking the building it allows the entrance to be widened creating a striking entrance with the Abbey as a focal point</p> <p>c) The area should become a Pedestrian entrance to this part of Kilkenny City</p>	<p>a) It is noted that the adjoining City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey, the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>b) The Mayfair Building will frame the view of St Francis Abbey from Parliament St.. The urban grain of Kilkenny is such that views of landmark and historic buildings are framed by the narrow streets and lanes.</p> <p>c) Agreed. However, vehicular access must be maintained along Horse Barrack Lane to the rear of properties on Parliament St..</p>
<p>15. <u>Gladys Bowles</u></p> <p>Objects to the proposed development.</p> <p>a)Premature and project splitting</p> <p>b)Building has no heritage or archaeological value - blocks view of city walls</p> <p>c) By knocking the building, as all the buildings on the Diageo site should be, it would open up a wonderful vista of the city</p> <p>d) Queries will the building be a civic building ?</p> <p>e)Archaeological assessment required of the site (noting the comments of the conservation architect in relation to the conservation impact assessment being a preliminary report that is totally dependent on the findings of the archaeological assessment)</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. The masterplan itself has undergone a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) which have dealt with the potential environmental impacts of the implementation of the Masterplan. There will be a number of individual projects to develop the various aspects of the plan. Each of these will also be subject to appropriate assessment and EIA screening. It is the Council's view that it is not project splitting.</p> <p>b)The conservation significance of the building is in the social history of the Mayfair Ballroom. There is an archaeological strategy for the building also.</p> <p>c) The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>d) The intended use of the building is as general office space and associated facilities. Whether the end office use is as a local authority or Commerical nature is not material in the context of the issues presenting i.e. the archaeology, urban design , history, etc</p> <p>e) The former Smithwicks Brewery site is located within the City Centre Area. The proper planning and sustainable development of the area requires a balance between buildings on the site and open</p>

<p>f) Believes that the application is confusing, very unclear and flawed.</p>	<p>public spaces/public realm areas – an Urban Design Framework for the redevelopment of the site as presented in the Abbey Creative Quarter Masterplan has been prepared and approved (post this public consultation) for the development of the area. The retention and re-use of existing buildings on the site accords with the principles of sustainable re-use of building assets.</p> <p>The proposed use of the building will be for office use. This office use could be public or private office use.</p> <p>An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, “....test excavations are required to present a comprehensive assessment of the impact on archaeology”</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>f) The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice. The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>
<p>16. Helena Duggan</p> <p>Objects to the proposed development</p> <p>a) Disbelief that the building is being retained. Building is not of historical or sentimental value (this view was unanimous at the revisioning workshops)</p> <p>b) Full EIS required.</p> <p>c) Could be construed as project splitting.</p>	<p>a) The conservation significance of the building is in the social history of the Mayfair Ballroom, which was open from 1943 to 1973. While this was a strongly held view at the workshops there were others who valued the building for its social history. It was not the unanimous view at the re-visioning workshop.</p> <p>b) The need for an EIS for the proposed development was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.</p> <p>c) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. Within the Masterplan Area, there will be a number of individual projects to develop the various urban blocks and public open spaces, in line with the provisions of the Abbey Creative Quarter Masterplan. The development of the Mayfair building is one of these projects. It is the Council’s view that it is not project splitting.</p>
<p>17. James M Kelly</p> <p>a) Requisition of the building prior to public consultation does not instill public confidence</p> <p>b) Planning is flawed – no interaction with the community to engage with the ‘plebs’ with any</p>	<p>a) The requisition (decision to purchase) had no impact on the final outcome of the public consultation.</p> <p>b) The details of the proposed Mayfair development have been the subject of a Public Consultation process – this report collates the</p>

<p>meaningful discussion.</p>	<p>submission received and considers the issues arising from this public consultation process. In addition there was an extensive exercise in public consultation prior to the making of the masterplan.</p>
<p>18. Eric Dignan</p> <p>Objects to the proposed development.</p> <p>a) Building not appropriate to frame the new space that is the brewery complex. Building not of "<i>architectural or sustainable proposition for office space</i>" Plan for the Mayfair is completely out of character for framing such an important piece of Kilkenny development.</p> <p>b) Objects to any proposal to build roads through the Brewery site in particular the proposed spur from the CAS.</p> <p>c) Mistake to develop the Mayfair as it will dictate the use of the site and is not in keeping with the St Francis Abbey which should frame the development not an environmentally old commercial /industrial ugly building.</p> <p>d) Any development of the building is premature in the extreme as there is adequate unused office space in the already developed areas of the city and there is no overall plan in place for the brewery site yet.</p>	<p>a) The proposed building has a very similar foot print as the existing and the extensions to the east, south and west are modest. Following assessment of the submissions, modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. (Details to follow)</p> <p>b) The proposal is not for a road but for an urban street of pedestrian and cyclist priority between the Central Access Scheme and Bateman Quay crossing the River Breagagh at the existing bridge crossing. This will include the provision of traffic management measures on the street such as to inhibit the flow of through traffic and heavy goods vehicles. The urban street is not part of this proposal.</p> <p>c) The Mayfair building will not dictate the use of the site. The Abbey Creative Quarter Masterplan approved in July 2015 allows for a mixed use development within the Abbey Creative Quarter Masterplan area – in this regard, it is intended that no one use should be dominant. The vision statement, arising from the public consultation workshops for the re-visioning of the Masterplan sets out the overall vision of the area as a mixed use quarter.</p> <p>d)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>19. Jerry Gardner</p> <p>Objects to the proposed development</p> <p>a) Application is misleading and/or is unclear.</p> <p>b)Application is premature</p> <p>c)Application contravenes the current Kilkenny City & Environs Plan</p>	<p>a) The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice.</p> <p>b)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process has been deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>c) The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Kilkenny City & Environs Development Plan as varied and the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>

<p>20. <u>Anna Kelly</u></p> <p>Objects to the proposed development.</p> <p>a) Application is premature.</p> <p>b) Process of public engagement is misleading and flawed.</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b)The public engagement was open and transparent and in accordance with the requirements of the Act for this Part 8</p>
<p>21. <u>Kay Brennan</u></p> <p>Objects to the proposed development.</p> <p>a)Application is premature</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>22. <u>Kersty Evans</u></p> <p>Objects to the proposed development.</p> <p>a) Premature pending a full archaeological assessment</p> <p>Refers to Conservation architects reference to need for full archaeological assessment</p> <p>Best to demolish building to facilitate archaeological assessment</p> <p>b)Building is of no historical interest</p> <p>c) Building blocks views of wall and St Francis Abbey By demolishing the building you open up views of St Francis Abbey</p>	<p>a) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p><i>As noted in the Archaeological Impact Assessment, "...test excavations are required to present a comprehensive assessment of the impact on archaeology"</i></p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>b) The conservation significance of the building is in the social history of the Mayfair Ballroom, which was open from 1943 to 1973.</p> <p>c)The Mayfair Building will frame the view of St Francis Abbey from Parliament St.,. The urban grain of Kilkenny is such that views of landmark and historic buildings are framed by the narrow streets and lanes.</p> <p>It is noted that the adjoining City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures</p>

<p>d) At revisioning workshops, majority considered that the building should not be used for offices</p>	<p>approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>d) From a review of the material collected from each table at the two weekends this is not a view that was put forward by a majority attending the workshops.</p>
<p>23. <u>Liam Mannix</u></p> <p>a) In favour of retention of the building but proposed facade is inappropriate. Ugly design Planned design is not in keeping with the heritage values of the site - Design is heavy handed and lacks subtlety (refers to the Burra Charter) Building is at main entrance point into brewery site - design is depressing and unimaginative</p>	<p>a) Following a review of all the submissions, modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area.</p> <p>The revised design reflects the profile of the existing ballroom building and also is more compatible with the existing adjacent buildings in the conservation area. (Details to Follow)</p>
<p>24. <u>Margaret O'Brien</u></p> <p>Objects to the proposed development</p> <p>a)Application is premature</p> <p>b) Application and process are flawed</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p>
<p>25. <u>Michael Morris</u></p> <p>a) Development proposal for an office block is totally inappropriate and will detract from historic ambience of the full site.</p> <p>b)Building is not of intrinsic architectural merit - can be demolished</p> <p>c) Queries use of building - KCC offices or KCC to lease to private company</p> <p>d)Development blocks access to medieval city walls - building should be demolished</p>	<p>a) The proposal is for redevelopment of the Mayfair building which is a part two storey part single storey. Following a review of all the submissions, modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. (Details to follow)</p> <p>b) Whilst the building might not be of architectural significance, the building is of cultural significance as a Ballroom. The proposed development proposes to physically reinstate the ballroom to its former layout.</p> <p>c) The proposed use of the building is for office use. Kilkenny Co. Co. has no current proposal to use the building for KCC offices. The building will form part of the JV partnership portfolio of blocks.</p> <p>d) Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie</p>

<p>e) Brewery site should be planned in one piece. A means to avoid Environmental Impact Assessment ?</p> <p>f) Ugly glass office blocks sets low standard for the rest of the brewery location Council cannot be trusted to have meaningful public consultation</p> <p>g) Car Park should not be included in heritage conservation area</p> <p>h)Need for proper archaeology of the site where city walls are located</p> <p>i) Absence of heritage consultant (?)</p>	<p>the boundary adjoining the city walls) measures approx. 45m. The masterplan provides for an urban park /space between the Abbey, the City wall and the Turret. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>e) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. The masterplan itself has undergone a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) which have dealt with the potential environmental impacts of the implementation of the Masterplan. There will be a number of individual projects to develop the various aspects of the plan. Each of these will also be subject to appropriate assessment and EIA screening. It is the Council's view that it is not project splitting. The need for an EIS for the proposed development was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.</p> <p>f) Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council. In addition an extensive public consultation exercise was carried out for the masterplan.</p> <p>g) The proposed car park adjoining the Watergate Theatre is an existing private car park, that will now be opened to public use. The temporary car parking provided within the existing staff car park area will offset the loss of car parking in the area to the front of the Mayfair Building.</p> <p>h) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development. The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy. <i>As noted in the Archaeological Impact Assessment, "...test excavations are required to present a comprehensive assessment of the impact on archaeology"</i> Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>i) The project team for the proposed development includes a Conservation Architect.</p>
---	--

<p>26. <u>Mary Delaney</u></p> <p>Objects to the proposed development.</p> <p>a)Fears that KCC is trying to circumvent legislation to avoid a full archaeological assessment and EIA before works commence on the Brewery Site</p> <p>b)Application in advance of SEA/Archaeological assessments is in direct contravention of EU Directive 2011/92</p> <p>c)Fair and reasonable to seek that the Mayfair be demolished to expose the City Wall, whilst having a full archaeological assessment of the Mayfair Site</p> <p>d) Opposed to the construction of a spur road from the CAS project.</p>	<p>a) The need for an EIS for the proposed development was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.</p> <p>b) The proposed development is consistent with the provisions of the Kilkenny City & Environs Development Plan 2014 – 2020 and the approved masterplan. Both Plans were subject to Strategic Environmental Assessment. The proposed Mayfair Development has been subject to an Archaeological Impact Assessment. The retention and redevelopment of the Mayfair building is consistent with the provisions of the Abbey Creative Quarter Masterplan</p> <p>c)It is noted that the City Walls were originally constructed to protect the buildings within the confines of the City Walls. Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>d) The issue of the connection from the CAS is not part of the current proposed development.</p>
<p>27. <u>Neill Kelly</u></p> <p>Objects to the proposed development</p> <p>a)Application is premature</p> <p>b)Proper investigative work required and a plan for the whole brewery site required</p> <p>c) Consultation process is misleading and flawed.</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) The approved Abbey Creative Quarter Masterplan was prepared taking into account environmental, archaeological and other relevant considerations. The Masterplan commits to undertaking further investigative work as the development of the masterplan area progresses.</p> <p>c) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>

<p>28. <u>Paul Thomas Brophy</u></p> <p>Consider a Primary Health Care centre in the new building - overall happy with the design proposal</p>	<p>The proposed use for the building is for use as offices. The use of the building as a Primary Health Care Centre has not been considered at this time.</p> <p>The site is located within an area with a zoning objective for General Business Use. This zoning objective will accommodate a range of uses including "...<i>medical and related consultants</i>..." as outlined in the Kilkenny City & Environs Development Plan. Thus, the building could potentially be used for medical uses in the future, subject to Planning considerations.</p>
<p>29. <u>Pauline Cass</u></p> <p>Objects to the proposed development</p> <p>a)The application is misleading and unclear</p> <p>b)Application is premature in the context of the Brewery site re-visioning that is yet incomplete</p> <p>c)Application contravenes the current Kilkenny City & Environs Plan</p> <p>d) Blocks entrance to site from Parliament St and obscures view of St Francis Abbey.</p> <p>e) Public engagement process is flawed.</p>	<p>a) The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice.</p> <p>b)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>c)The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Kilkenny City & Environs Development Plan as varied and the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015</p> <p>d) The proposed development will not block the entrance to the site from Parliament Street. The Mayfair Building will frame the view of St Francis Abbey from Parliament St., rather than block it. The urban grain of Kilkenny is such that views of landmark and historic buildings are framed by the narrow streets and lanes.</p> <p>e) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council</p>
<p>30. <u>Phelim Manning</u></p> <p>Objects to the proposed development.</p> <p>Premature.</p>	<p>The Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process has been deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p>

	<p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>31. <u>Ruth O’Neill</u></p> <p>a)Modern Office block will make town less attractive to tourists</p> <p>b)Blocks Access to medieval walls</p> <p>c) If you take development of the site as a whole, you will have more chance of creating something valuable</p>	<p>a) Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow. The provision of the river side linear park and the urban park centred around St Francis Abbey has significant potential to enhance the visitor experience in Kilkenny and deliver more tourists to the city.</p> <p>b) Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>c) A masterplan was prepared for the entire Diageo lands and additional areas which has taken an overview to the development of the area. A clear vision is set out in the masterplan document.</p>
<p>32. <u>Shirley O’Brien</u></p> <p>a)Premature pending adoption of masterplan</p> <p>b) Refers to an article in the Kilkenny People dated 5th Dec. in which it is stated that the EPA have recommended that an Strategic Environmental Assessment (SEA) be carried out for the Masterplan. Submission notes that the report remains to be produced and put out to public consultation alongside the proposed masterplan. Also states that the “...<i>EPA have acknowledged in principle that the adoption of the plan which is likely to set a framework for future development consent must occur before the development of individual projects falling within the scope of the plan.</i>”</p> <p>c) States that is absence of an environment report the public are unaware of the interrelationship between current wastewater treatment plans, water services and traffic management plans and the masterplan.</p> <p>d)Queries if there is waste water treatment capacity available for treating additional max load of 4.5 l/s as stated in water services report</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process has been deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) In the Chief Executives report on the Nov. 2013 Abbey Creative Quarter Masterplan, it was noted that “...it is considered good practice to carry out a Strategic Environmental Assessment of the Masterplan – this was included as a recommendation in the Chief Executive Report. Whilst the SEA for the Masterplan had not been completed at the time of the public consultation for the proposed Mayfair Development, the process of making the masterplan was subject to SEA and AA. The proposal to retain and redevelop the Mayfair Building for office use is in line with the provisions of the Masterplan and the Kilkenny City & Environs Development Plan 2014 – 2020, in which the site is zoned for General Business use.</p> <p>c) It should be noted that the masterplan document itself was subject to SEA and AA process and that the proposed development was also subject to Appropriate Assessment. The need for an EIS for the proposed development was referred by a third party to An Bord Pleanála – the Board determined that the proposed development did not require an EIS.</p> <p>d) The brewery when operational had a peak discharge load of the equivalent of approx. 40,000 population equivalent. With the closure of the Brewery, there is a very significant additional</p>

<p>e) Queries if the petrol/oil interceptor has capacity for additional flow and does not state the threshold at which the interceptor will cease to operate at maximum efficiency.</p> <p>f) Claims that the new "...flat and raised..."roofline will visually compete with the top of the Abbeys Bell Tower. Also, the proposed glass finish to the corner of the building will produce glare and detract the viewers eye from being invited in towards the Abbey</p> <p>g)No attempt has been made in the Conservation report to visualize the proposed west view, with reference to the Abbey, using either an artistic impression or Computer Generated Image.</p> <p>States that the current view from the west is more sympathetic to the Abbey than the proposed</p>	<p>wastewater capacity available.</p> <p>e) The proposed development is for the redevelopment of an existing building – there will be no associated increase in impermeable surfaces arising from the proposed development.</p> <p>f) Following a review of all the submissions modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow.</p> <p>g) It is agreed that the view of St Francis Abbey from Parliament St. is a significant and important view. The proposed development will frame this view rather than obstruct it. A computer generated image has been prepared of the view of the Abbey from Parliament Street in the context of the proposed development. The current view of the Mayfair Building from Parliament St consists of haphazard extensions to the building. The before and after views of this elevation have been clearly outlined in the public consultation documents. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow.</p>
<p>33. <u>Sheena Kelly</u></p> <p>Objects to the proposed development</p> <p>Premature - refers to Conservation Architect report which states that development of site is dependent on the findings of the archaeological assessment</p>	<p>An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, "...<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>"</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p>
<p>34. <u>Siobhan Kennedy</u></p> <p>Objects to the proposed development</p> <p>a) Building blocks access to the Brewery site - contrary to the objectives of the development plan to open up access and sightlines between protected structures</p>	<p>a) The building will not block access to the Brewery site as stated.</p> <p>Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p>

<p>b) Application is premature - full archaeological assessment required before any decisions made on the site.</p> <p>c) Application is confusing and unclear - reference to Civic Building</p> <p>d) Do KCC own the site of the second car park ??</p> <p>e) Re-advertising of the submission date after alterations being made to the plan is a breach of the planning regulations. The process is now seriously flawed.</p>	<p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, “....<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>”</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>c) The intended use of the building is as general office space and associated facilities. Whether the end office use is as a local authority or Commercial nature is not material in the context of the issues presenting i.e. the archaeology, urban design , history, etc. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow.</p> <p>d) The car park beside the Watergate Theatre is part of the site purchased by Kilkenny County Council from Diageo.</p> <p>e) The public consultation process using the revised Appropriate Assessment Screening report, together with all other documentation relating to the proposed development, was undertaken in line with the requirements of the Planning & Development Act 2000, as amended and the Planning & Development Regulations 2001, as amended.</p>
<p>35. <u>Rosemarie Kelly</u></p> <p>Objects to the proposed development</p> <p>a) By demolishing the building you would open up view of St Francis abbey - this would draw tourists and locals to the site</p> <p>b) Premature - reference to Conservation Architects report that any changes made on the site are dependent on the findings of the archaeological assessment</p>	<p>a) The proposed development will not obstruct the view of St Francis Abbey – the Abbey will continue to be visible from Parliament St., with the Mayfair building framing this view. It is noted that in keeping with the narrow medieval streets of Kilkenny, historic buildings in the city are typically viewed and framed through narrow lanes rather than large, open vistas. The views of these structures open up as one gets closer to the structure.</p> <p>It is intended that St Francis Abbey will be the central focus of the redeveloped Brewery Site, attracting tourists and locals to the site as suggested. As per the vision statement developed during the public consultation workshops for the Abbey Creative Quarter Masterplan and incorporated into the Masterplan which was subsequently approved, the vision is “<i>to plan the area as a seamless complement to the medieval city.....with St Francis Abbey at its core</i>”</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the</p>

<p>c) Flawed, premature in the context of the Brewery site 'envisioning' that is as yet incomplete</p>	<p>Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, "...<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>"</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>c) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>36. Terence Kelly</p> <p>Objects to the proposed development</p> <p>a) By demolishing the building you would open up view of St Francis abbey - this would draw tourists and locals to the site</p> <p>b) Premature - reference to Conservation Architects report that any changes made on the site are dependent on the findings of the archaeological assessment</p> <p>c) Objects "...to the renovations and extension of the Mayfair building as I find this plan to be flawed"</p>	<p>a) The proposed development will not obstruct the view of St Francis Abbey – the Abbey will continue to be visible from Parliament St. It is noted that in keeping with the narrow medieval streets of Kilkenny, historic buildings in the city are typically viewed and framed through narrow lanes rather than large, open vistas. The views of these structures opens up as one gets closer to the structure.</p> <p>It is intended that St Francis Abbey will be the central focus of the redeveloped Brewery Site, attracting tourists and locals to the site as suggested.</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, "...<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>"</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>c) The proposal to renovate and extend the Mayfair has been brought forward in an evidenced based approach with the final outcome being reasonable taking into account the issues raised.</p>

<p>37. <u>Therese Walker</u></p> <p>a) Objects to the proposed development on the basis that it is premature</p>	<p>a) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>38. <u>Turlough Kelly</u></p> <p>Objects to the proposed development</p> <p>Premature - reference to Conservation Architects report that any changes made on the site are dependent on the findings of the archaeological assessment</p>	<p>An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p>As noted in the Archaeological Impact Assessment, “....<i>test excavations are required to present a comprehensive assessment of the impact on archaeology</i>”</p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p>
<p>39. <u>Marie Kelly</u></p> <p>Objects to the proposed development</p> <p>a) Mayfair is a glorified shed and should be demolished.</p> <p>b) Brewery site must be developed as a whole. A total and comprehensive design for the whole Brewery Site is required.</p> <p>c) Process of public engagement has been a charade, misleading and just for show. No ideas or alternatives have been listened to or taken into account.</p>	<p>a) With the closure of the Brewery, a review was undertaken of the existing buildings on the site to determine which buildings would be suitable for re-use. The retention and re-use of existing building assets accords with the principle of sustainable re-use of buildings. The review of the existing buildings determined that the Mayfair Building was suitable for re-use. In addition, it is noted that by retaining the Mayfair, the social history of the building as a ballroom is being recognised.</p> <p>b) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. This is a comprehensive approach to the development of the area.</p> <p>c) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council. A very extensive public consultation event took place around the preparation of the masterplan and significant changes were made to the plan on foot of that public consultation. Similarly, recommendations for modifications to this proposal are proposed following the public consultation.</p>

<p>40. <u>Maura McInerney</u></p> <p>Objects to the proposed development</p> <p>a)Premature as decisions have yet to be taken about the full site</p> <p>b)Retention of building will block entrance to site</p> <p>c) Contravenes Development Plan which states that heritage sites should be accessible and visible</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) The Mayfair building will not block access to entrance to the Brewery site.</p> <p>Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>c) The proposal does not contravene the Development Plan.</p>
<p>41. Ray (from Freshford Road)</p> <p>Objects on the basis that the application is premature</p>	<p>Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>42. <u>Katharine Larkin</u></p> <p>Objects to the proposed development</p> <p>Premature given that this is part of the Brewery site, which is subject to a Master planning process</p>	<p>Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>43. <u>Margaret Leahy</u></p> <p>Objects to the proposed development</p> <p>a)Premature</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>

<p>b)Should go back to the public Should not be offices Should be a concert hall or back to a ball room</p>	<p>b) There has been extensive and lengthy consultation around the masterplan and the Mayfair proposal. The issues have been crystallized and responded to by the Council. The office use is compatible with the overall vision of the area developed through the public consultation. The social use has been recognised in the design by recreating the space within the building where the ballroom was originally.</p>
<p>44. <u>Jimi Conroy</u></p> <p>Objects to the proposed development</p> <p>a)Retention of building is in direct conflict with the development of the greater site centred around St Francis Abbey</p> <p>a)Buildings should be levelled</p>	<p>a) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. The retention and re-use of the Mayfair Building is consistent with the provisions of the Masterplan. It is agreed that the development of the Brewery site should be centred around St Francis Abbey – the vision statement arising from the public consultations for the Masterplan aspires “<i>to plan the area as a seamless complement to the medieval city as an inclusive place for an inter-generational community to work, live, visit and play with St Francis Abbey at its core</i>”. The vision statement has been incorporated into the Abbey Creative Quarter Masterplan.</p> <p>b) Following a review of the existing building assets on the brewery site, it was determined that some of the buildings should be renovated for re-use, including the Mayfair Building. The re-use, where possible, of the some of the existing buildings on the site and in particular the proposed refurbishment and re-use of the Mayfair Building accords with the principle of sustainable re-use of building assets. The principle of sustainable development is a fundamental principle of the Kilkenny City & Environs Development Plan 2014 – 2020</p>
<p>45. <u>Mark Stewart</u></p> <p>Objects to the proposed development</p> <p>a)Attempt to circumvent normal planning procedure</p> <p>b)Should be included in the overall brewery plan and subject to public consultation</p> <p>c)Does not agree with KCC spending €3m on offices for the housing Dept. when there is a housing crisis</p>	<p>a)The Part VIII process as provided for in the Planning & Development Act 2000, as amended and the Planning & Development Regulations 2001, as amended relates to “...<i>specified development by, on behalf of, or in partnership with Local Authorities</i>” Accordingly, the Part VIII process is appropriate in this instance.</p> <p>b) The Mayfair Building is located within the former Smithwicks Brewery Site. A Masterplan / Urban Design Framework has been prepared for the redevelopment of the Brewery Site and adjoining lands, referred to as the Abbey Creative Quarter Masterplan. Within the Masterplan Area, there will be a number of individual projects to develop the various urban blocks and public open spaces, in line with the provisions of the Abbey Creative Quarter Masterplan. The development of the Mayfair building is one of these projects.</p> <p>c) The proposed use of the building is for office use. There are no plans by Kilkenny County Council to use the offices for the Housing Dept.. The financing of the proposed development is not relevant to the proper planning & sustainable development of the area in which the proposed development is located.</p>

<p>46. <u>Donie Butler</u></p> <p>Building not of any heritage value</p> <p>Name should be preserved</p> <p>Open Vista of Abbey from Breaghagh Bridge and Watergate</p>	<p>The Building is of significance from a Cultural Heritage perspective having operated as a Ballroom from 1943 to 1973.</p> <p>Agreed.</p> <p>The development will frame the view of the Abbey from Parliament Street.</p>
<p>47. <u>Maurice O'Connor</u></p> <p>Building should not be redeveloped for offices for KCC</p> <p>Sets wrong tone for the first piece of redevelopment on the site</p> <p>Building should be made available for cultural or educational use</p>	<p>The proposed use for the Building is for office use. Whilst the end user of the proposed office development is not relevant to the proper development and sustainable development of the area, there are no current proposals for the building to be used by Kilkenny County Council for offices. The proposed use is in line with the vision set out in the masterplan for the area.</p>
<p>48. <u>Margaret Stewart</u></p> <p>a) Plan for the Mayfair Building is ugly</p> <p>b) Archaeological investigation required – if an archaeological investigation is not done on all of this site, who will ever know what is covered up.</p> <p>c) Building should have some good architectural design</p> <p>d) Use should be one that will fit in with a Kilkenny cultural site Dance academy would be suitable use</p>	<p>Following a review of all the submissions, modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow</p> <p>b) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>The Dept. of Arts, Heritage & the Gaeltacht in their response to the Public Consultation have indicated that they concur with the proposed archaeological mitigation strategy.</p> <p><i>As noted in the Archaeological Impact Assessment, "...test excavations are required to present a comprehensive assessment of the impact on archaeology"</i></p> <p>Should these archaeological test excavations locate any significant archaeology, Kilkenny County Council will consult with the Dept. of Arts, Heritage & the Gaeltacht as to the appropriate course of action. Should such an archaeological find result in a requirement to materially change the nature of the proposed development, Kilkenny Co. Co. will review the conservation and planning implications of same.</p> <p>Further archaeological testing and excavations will be undertaken on the balance of the Brewery site in line with the recommendations of the archaeological strategy prepared for the Abbey Creative Quarter Masterplan</p> <p>c) The proposed changes will result in a very significant improvement in the architectural presentation of the building when compared with the current building. In addition, the architectural proposal re-instates the shape and form of the original ballroom, acknowledging the social heritage value of the building. Details to follow.</p> <p>d) The proposed development will re-instate the former ballroom area and is compatible with the vision for the area. Whilst the current proposed use is for offices, the use of the building could be re-considered for other uses in future if a proposal or need for an</p>

	alternative use were identified and funded
<p>49. <u>E Mountain</u></p> <p>Building should be retained as a social history Ballroom centre with 60's flavor, Tourism and local attraction & oral history project.</p>	<p>The proposed development will re-instate the former ballroom area. Whilst the current proposed use is for offices, the use of the building could be re-considered for other uses in future if a proposal or need for an alternative use were identified and funded.</p>
<p>50. <u>Kevin Higgins</u></p> <p>Proposes that the large spaces of the ballroom would be perfectly suited to the development of an indoor rock climbing centre. This would be a continuation of the buildings use as a centre for recreation and entertainment. Any such use would not affect the fabric of the building and in time could be dismantled.</p> <p>Submission outlines how the space could also be used by other "minority sports" that do not require 'playing' facilities yet would have a small requirement for storage space for their limited equipment, records and rooms for small meetings.</p>	<p>Recreational uses have been identified in the masterplan and these are focussed at the river's edge. Mixed town centre uses have been identified for the buildings within the development blocks.</p>
<p>51. <u>Lucy Glendinning</u></p> <p>Objects the proposed development</p> <p>a) Process of public engagement is misleading and flawed referring to the replacement of the EIA with another and now referring to the building being used for general offices.</p> <p>b) Premature in the context of the Brewery site envisioning public engagement process that is as yet incomplete.</p> <p>c) As per KCC report, the building is of little significance from an architectural point of view and thus should be demolished.</p>	<p>a)The public consultation process using the revised Appropriate Assessment Screening report, together with all other documentation relating to the proposed development, was undertaken in line with the requirements of the Planning & Development Act 2000, as amended and the Planning & Development Regulations 2001, as amended. There is no change to the proposed use of the building for office use.</p> <p>b)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>c) Whilst the Mayfair Building may not be of architectural significance, the building is of cultural significance as a result of its use as a Ballroom for 30 years. The development of the brewery site has evolved in many different guises over its long history and it is considered important that these various uses are reflected in the redeveloped site.</p>

<p>d) KCC demolishing buildings of far greater importance on Vicar Street and thus restoration of this building cannot be justified.</p> <p>e) Site is sensitive and rich in history. Urban excavation open to the public should be carried out.</p> <p>f) Large Grey public square is inappropriate in the context of green spaces disappearing.</p> <p>g) Mayfair Building hampers views of the city walls.</p> <p>h) Many empty buildings on the outskirts of the city suitable for offices. Cannot justify spending millions to turn building into state of the art building to house employees of the County Council.</p> <p>i) Building of this scale and type would set precedent for more of this type of modern construction, which is inappropriate for such an area.</p> <p>j) Project splitting of the site is not desired nor is there any rush in spending millions of taxpayers money on a project of this scale.</p>	<p>d) The works referred to on Vicar Street relate to a separate project and are not relevant to the proposed development.</p> <p>e) An archaeological impact assessment has been prepared for the project – this document was on public display during the public consultation. The archaeological Impact Assessment has proposed an archaeological mitigation strategy for the proposed development.</p> <p>In addition, it is noted that an Archaeological Strategy has been developed for the implementation of the Abbey Creative Quarter Masterplan – this will involve archaeological excavations.</p> <p>f) The proposed hard landscaped pedestrian area in front of the Mayfair Building will provide a suitable access to the building. Given the city centre location of the site, this is considered to be appropriate. It is noted that the Abbey Creative Quarter Masterplan proposes the provision of an Urban Park measuring 1 hectare in the area surrounding St Francis Abbey – this area immediately adjoins the Mayfair Building.</p> <p>g) Historically, views of the wall would have been interrupted by the presence of buildings within the City Walls. The overall length of the city wall from Irishtown Bridge to Evans Turret measures approx. 200m. The northern boundary of the Mayfair Building (ie the boundary adjoining the city walls) measures approx. 45m. By purchasing the former Brewery site and opening the site to the general public, Kilkenny Co. Co. will be providing a clear view of and direct public access to the city walls over a distance of approx. 115m within the former Brewery site - this section of the city walls were previously located in private lands inaccessible to the General Public.</p> <p>h) There are no current plans to use the Mayfair Building for offices for Kilkenny County Council staff. In terms of sequential development it is appropriate to redevelop city centre sites before developing suburban sites.</p> <p>i) The proposed development will involve the retention of an existing building, with some alterations to the existing footprint to remove some of the hap hazard extensions that have been made to the building over the years and to provide a modest extension to the proposed front elevation of the building, creating an appropriate entrance to the building. The scale of the proposed development is considered to be appropriate for the location. The design will not set a precedent. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow</p> <p>j) The proposed renovation of the Mayfair Building is a project in its own right. It is located within the Abbey Creative Quarter Masterplan area. The retention and renovation of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan. The Council is of the opinion it is not project splitting.</p>
<p>52. Patrick Cass</p> <p>Objects to the proposed development</p> <p>Public engagement is misleading and flawed.</p> <p>Application is premature in the context of the brewery site re-envisioning that is yet incomplete.</p>	<p>Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process has been deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter</p>

	Masterplan, which was approved on 31 st July 2015
<p>53. <u>Paddy O’Ceallaigh</u></p> <p>Objects to the proposed development</p> <p>a) Submits that the plans for the Mayfair are premature and have been drawn up without any public consultation – archaeological and environmental preparatory works are inadequate.</p> <p>b) Plans for the Mayfair are from an aesthetic sense very far from a standard that any supposed heritage city should be even contemplating. It only serves to block views of the National Monuments on the site.</p> <p>c) Suggests the demolition of the Mayfair building as it is of no archaeological or historic interest – this would allow a survey of the groundwater and soil underneath in conjunction with the EPA.</p> <p>d) Submits that NTMA financing be used to open without delay existing turnkey vacant office/industrial sites on the outskirts of the city and in Ferrybank.</p>	<p>a) The plans for the proposed development have been the subject of public consultation in accordance with the requirements and provisions of the Planning & Development Act 2000, as amended and the Planning & Development Regulations 2001, as amended.</p> <p>b) The proposed plans take account of the social history of the building and also represents the building as one of the main entrance points to the Abbey Quarter. Following a review of all the submissions modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow</p> <p>c) Extensive Soil and groundwater sampling was undertaken by Diageo throughout the former Brewery site as part of the process for the surrender of their Integrated Pollution Control (IPC) licence. In accepting the surrender of the IPC licence, the EPA have noted that they “...consider that the site of the activity is not causing or likely to cause environmental pollution and the site of the activity is in a satisfactory state” Accordingly, there is no merit in the proposal to demolish the building to facilitate environmental sampling and testing.</p> <p>d) This is outside the remit of the current Part 8 process.</p>
<p>54. <u>Maria & Niall Dollard</u></p> <p>Objects to the proposed development</p> <p>a) Process of public engagement is misleading, confused, unclear and flawed.</p> <p>b) Application is premature in the context of the Brewery re-envisioning public engagement process is as yet incomplete.</p>	<p>a) The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice. The process of the Part 8 has been carried in accordance with the provisions of the Act</p> <p>b) Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p>
<p>55. <u>Canice Hogan</u></p> <p>Believes the Mayfair Planning Application to be a flawed process under Part 8 Planning process</p>	<p>The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice. The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>

<p>56. <u>Ann-Marie Hogan</u></p> <p>Believes the Mayfair Planning Application to be a flawed process under Part 8 Planning process</p>	<p>The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice. The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>
<p>57. <u>Liz O'Brien</u></p> <p>Objects to the current application.</p> <p>Application is confusing and unclear</p> <p>Believes the application is premature, but also thinks the application is flawed and should be withdrawn.</p>	<p>The entire application has been set out clearly in its objective, i.e. the redevelopment of the Mayfair for use as a general office space and associated facilities with the individual elements set out clearly in the public notice. The process of the Part 8 has been carried in accordance with the provisions of the Act.</p>
<p>58. <u>An Taisce</u></p> <p>a)Application is premature</p> <p>b) Brewery site should be considered primarily as a historic and archaeological site - it is important that a complete archaeological survey and environmental survey be completed before development plans are drawn up.</p> <p>c) Building is located in an influential and impressionable position - the proposed development of the building is independent of whatever character may emerge for the rest of the site.</p> <p>d)Design should await the incorporation of the views of the citizens into the Masterplan for the site</p>	<p>a)Whilst the Part VIII public consultation in relation to the proposed redevelopment of the Mayfair Building was undertaken prior to the completion of the Masterplan for the Abbey Creative Quarter, the completion of the Part VIII Planning process was deferred until the Masterplan was considered and approved by the elected members of Kilkenny County Council.</p> <p>The retention and redevelopment of the Mayfair Building is consistent with the provisions of the Abbey Creative Quarter Masterplan, which was approved on 31st July 2015.</p> <p>b) The Masterplan/Urban Design Framework prepared for the future development of the former Brewery and adjoining lands has taken into consideration archaeological and environmental considerations. An archaeological strategy has been prepared, which is based on a review of all known archaeological information relating to the site. In addition, a Strategic Environmental Assessment was also prepared for the Masterplan. The approved Masterplan includes proposals for additional archaeological investigations and environmental surveys as projects within the Masterplan area are progressed.</p> <p>c) The Abbey Creative Quarter Masterplan has allowed for a mixed use development within the Brewery site and adjoining lands. Office use is one of the uses open for consideration in this context. Modifications to the design are now proposed to emphasise the original structure profile and reduce the visual impact within the conservation area. Details to follow. It is important that the design reflects the building's location at the entrance to the Abbey Quarter and at the same time respects the original profile and character of surrounding buildings.</p> <p>d) As noted above, the conclusion of the Part VIII process was deferred in this instance until after the completion of the Abbey Creative Quarter Masterplan and associated public consultation processes. The retention and redevelopment of the Mayfair Building is consistent with the provisions of the approved Masterplan.</p>
<p>59. <u>Inland Fisheries Ireland</u></p> <p>No objection subject to condition</p>	<p>Noted – conditions to be incorporated into the contract documents for the proposed development.</p>

60. Dept. of Arts, Heritage & the Gaeltacht

a) Notes that the proposed development is located adjacent to St Francis Abbey and Town defences - both national monuments. Any works at or in the vicinity of these national monuments will require Ministerial Consent

b)Notes that an archaeological assessment was not undertaken of the potential impact of the car park on Parliament St - an archaeological assessment and impact assessment relating to this element should be prepared and issued to the DAHG

c)Dept concurs with the proposed archaeological assessment strategy - however, it is imperative that archaeological testing be undertaken at the earliest possible stage in the development process and well in advance of any construction works

d)A comprehensive buildings archaeology assessment of the Town Walls within the development, to include drawn and photographic recording shall be undertaken well in advance of any demolition or construction works

e)All demolition and site clearance works shall be carried out under close archaeological supervision

f)Appropriate measures to be taken to protect the town wall from accidental damage

a)Noted

b)It is noted that the proposed car park facility associated with the development simply involves the use of a former private car park for use by the General Public. Notwithstanding this, an archaeological assessment and impact statement for this element of the proposed development will be prepared.

c) Noted and agreed.

d) Noted and agreed.

e) Noted and agreed.

f) Noted and agreed – these measures will be agreed with the DAHG / National Monuments Service.

7.0 DECISION TO IMPLEMENT THE SCHEME

Recommendation

Having considered the proposed development and the submissions made during the public consultation, the approved Abbey Quarter Masterplan, and the planning report it is recommended that the Council approve the Part 8 subject to the following conditions:

1. The front elevation (south west elevation) to be redesigned to reduce the impact of the flat roofed gazed extension and to bring to prominence the double gable feature facing Parliament street as presented to the Council at this meeting.
2. The side elevation ((south east elevation) be redesigned to be more aligned with the vernacular building form within the conservation area as presented to the Council at this meeting.
3. The rear elevation (north east elevation) shall be redesigned to provide for a facade which provides for more fenestration and overlooking to the urban park surrounding St Francis Abbey as presented to the Council at this meeting.
4. The temporary carpark shall be used for a maximum period of 7 years from the date of commencement of works unless a further planning consent is obtained for its continued use as a carpark.

Signed

Colette Byrne

Chief Executive

Appendix 1

COPY OF PUBLIC NOTICE



KILKENNY COUNTY COUNCIL

Comhairle Chontae Cill Chainnigh

Planning & Development Act 2000–2013

Planning & Development Regulations 2001-2013

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Redevelopment of Mayfair Ballroom, Irishtown, Kilkenny

In accordance with Part 8, Article 81, of the above regulations, Kilkenny County Council hereby gives notice of its intention to renovate and extend the Mayfair Ballroom, Irishtown, Kilkenny (previously used by Diageo Ireland for canteen/staff/office purposes) The building is to be redeveloped for use as general office space and associated facilities.

The main features of the proposed development will include :

- Demolition of the existing single and two storey extensions to the existing building.
- Provision of a new two storey 'wraparound' extension to the east, south and west facades of the existing building – walls to be clad in Limestone.
- Existing northern façade to be externally insulated with a render finish.
- Replacement of the existing roof with a standing seam metal roof.
- Replacement of the existing windows with new double glazed windows in a powder coated aluminium frame.
- Modifications to the internal layout of the building including the demolition of the existing partition walls to provide new office layout incl. facilities such as reception area, office space, canteen, toilets & internal lift.
- Construction of a public urban square and new access to the building on the site of the existing public car park to the south west of the building.
- Provision of temporary car park on a site accessed from Horse Barrack Lane.

The Mayfair building is located within the City Centre Architectural Conservation Area as set out in the Kilkenny City & Environs Development Plan 2014-2020. The Mayfair Building is adjacent to the Hightown City Wall, a Recorded Monument.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Monday 15th Dec 2014 to Friday 6th Feb 2015 inclusive, at the following Kilkenny County Council offices:

Kilkenny County Council, County Buildings, John St., Kilkenny City

from 9am to 1pm & 2pm to 5.00pm Monday to Friday (Except Public Holidays)

Carnegie Library, Johns Quay, Kilkenny

from 10am to 1pm and 2pm to 8pm Tuesdays and Wednesdays, 10am to 1pm and 2pm to 5pm Thursdays and Fridays, and 10am to 1:30pm Saturdays (except Bank Holiday weekends).

Details of the proposed development can also be viewed at www.kilkennycoco.ie

Submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development will be carried out, may be made in writing to the undersigned or sent to the following e-mail address Mayfairplanning@kilkennycoco.ie . The latest date for receipt of submissions on the development is Friday 20th Feb 2015. Submissions should be clearly marked "Mayfair Building – Planning Submission"

Mr Simon Walton, A/Director of Services, Kilkenny Co. Co., County Buildings, John St., Kilkenny.



KILKENNY COUNTY COUNCIL

Comhairle Chontae Cill Chainnigh

Planning & Development Act 2000–2013

Planning & Development Regulations 2001-2013

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Redevelopment of Mayfair Ballroom, Irishtown, Kilkenny

In accordance with Part 8, Article 81, of the above regulations, Kilkenny County Council hereby gives notice of its intention to renovate and extend the Mayfair Ballroom, Irishtown, Kilkenny (previously used by Diageo Ireland for canteen/staff/office purposes) The building is to be redeveloped for use as general office space and associated facilities.

The main features of the proposed development will include :

- Demolition of the existing single and two storey extensions to the existing building.
- Provision of a new two storey 'wraparound' extension to the east, south and west facades of the existing building – walls to be clad in Limestone.
- Existing northern façade to be externally insulated with a render finish.
- Replacement of the existing roof with a standing seam metal roof.
- Replacement of the existing windows with new double glazed windows in a powder coated aluminium frame.
- Modifications to the internal layout of the building including the demolition of the existing partition walls to provide new office layout incl. facilities such as reception area, office space, canteen, toilets & internal lift.
- Construction of a public urban square and new access to the building on the site of the existing public car park to the south west of the building.
- Provision of temporary car park on a site accessed from Horse Barrack Lane.

The Mayfair building is located within the City Centre Architectural Conservation Area as set out in the Kilkenny City & Environs Development Plan 2014-2020. The Mayfair Building is adjacent to the Hightown City Wall, a Recorded Monument.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours for a further period from **Friday 20th Feb. 2015 to Friday 10th April 2015** inclusive, at the following Kilkenny County Council offices:

Kilkenny County Council, County Buildings, John St., Kilkenny City

from 9am to 1pm & 2pm to 5.00pm Monday to Friday (Except Public Holidays)

Carnegie Library, Johns Quay, Kilkenny

from 10am to 1pm and 2pm to 8pm Tuesdays and Wednesdays, 10am to 1pm and 2pm to 5pm Thursdays and Fridays, and 10am to 1:30pm Saturdays (except Bank Holiday weekends).

Details of the proposed development can also be viewed at www.kilkennycoco.ie

Please note that the Appropriate Assessment Screening Report that was on public display for this project from 15th Dec 2014 to 20th Feb 2015 has been superseded. All other documents that were on public display from 15th Dec 2014 to 20th Feb. 2015 remain unchanged and will continue on display for the extended public consultation period.

All Submissions/observations received in the period 15th December 2014 to 20th February 2015 will be considered in relation to the proposed development. Persons/Organisations that have made submissions to date will be contacted and advised of the updated notice.

Further submissions or observations with respect to the proposed development, dealing with the proper planning and development of the area in which the development will be carried out, may be made in writing to the undersigned or sent to the following e-mail address Mayfairplanning@kilkennycoco.ie . The latest date for receipt of submissions on the development is **Friday 24th April 2015**. Submissions should be clearly marked "*Mayfair Building – Planning Submission*"

Mr Simon Walton, A/Director of Services, Kilkenny Co. Co., County Buildings, John St., Kilkenny.

Appendix 2

Senior Planner's Report

Part 8 Planning Statement

Mayfair Building

July 2016

PROJECT DESCRIPTION

The proposal is for the re-development of the Mayfair building for use as offices and the construction of a pedestrian plaza area on the footprint of the existing public car park to the west of the building.

These works will entail the following:

- Demolition of the existing single and two storey extensions to the existing building.
- Provision of a new two storey '*wraparound*' extension to the east, south and west facades of the existing building – walls to be clad in Limestone.
- Existing northern façade to be externally insulated with a render finish.
- Replacement of the existing roof with a standing seam metal roof.
- Replacement of the existing windows with new double glazed windows in a powder coated aluminium frame.
- Modifications to the internal layout of the building including the demolition of the existing partition walls to provide new office layout incl. facilities such as reception area, office space, canteen, toilets & internal lift.
- Construction of a public urban square and new access to the building on the site of the existing public car park to the south west of the building.
- Provision of a temporary car park accessed from Horse Barrack Lane

BACKGROUND

With the decision of Diageo to close the Brewery and to centralise production at the St James' Gate Brewery in Dublin, an agreement was reached in 2012 for the Council to purchase the former brewery.

The Council took the opportunity to prepare a masterplan for the area with a view to the redevelopment of the lands in such a way as to provide sustainable jobs to replace those lost in the closure of the Brewery and the provision of amenities and facilities in the city centre.

From an initial review of the buildings on site, undertaken in May 2013, the Mayfair Building was identified as a building that could be retained and renovated. Details of this review were presented to and agreed by the elected members of Kilkenny Borough Council and Kilkenny County Council at a joint meeting held on 15th July 2013.

The initial draft plan was published in Oct 2013 and following extensive public consultation in January 2015 was approved by the Council in July 2015.

The Mayfair building is part of the Abbey Quarter masterplan area.

The Part 8 process was commenced in December 2014 but was suspended until the completion of the masterplan.

The Council is entering a partnership agreement with NAMA to form a joint venture company which will develop certain blocks within the masterplan area.

The Mayfair building is one of those identified blocks.

Project Benefits

The reuse of an existing building is a sustainable planning principle.

The retention of the building recognises the social history associated with its use, both as a ballroom and as a building associated with the brewery.

It will kick start the regeneration of the area in a relatively short time frame providing a use which is compatible with the vision for the area.

Assessment.

The decision to retain the Mayfair was made in July 2013 and was confirmed in the provisions of the Masterplan approved in July 2015, section 4.2.5.2.

I have examined the proposed drawings and details with the Part 8 proposal including the conservation architect's report. I have also reviewed all the submissions.

In general I am satisfied that the proposal to redevelop the Mayfair for offices accords with the provisions of the Masterplan and the Kilkenny City and Environs Development Plan.

However, the following points are of note.

1. The front elevation is not reflective of the double gable profile currently facing Parliament Street and should be redesigned..
2. The side elevation (south east elevation) should be redesigned to align more with the vernacular building form within the conservation area.
3. The rear elevation of the building requires amending to improve the view from the proposed urban space around the Abbey.

These issues were raised as part of the submissions and I consider it appropriate that they can be dealt with by way of conditions attached to the approved Part 8.

Revised proposals have been prepared for presentation to the Council and subject to agreement with the Council I have no objection to the revisions.

Car parking

It is recommended that the temporary carpark proposed be limited to 7 years from the date of commencement of construction. This is in the context that there is a wider examination of carparking options to be investigated by the Council to accommodate the masterplan area itself along with other significant tourist attractions such as St Canice's Cathedral, Rothe House and the Smithwick's experience.

Recommendation

The proposed renovation and extension to the Mayfair for general office use and associated facilities is considered to be in accordance with the provisions of the Kilkenny City & Environs Development Plan 2014 – 2020 as varied and the Abbey Quarter masterplan approved on July 31st 2015, subject to the following conditions:

1. The front elevation (south west elevation) should be redesigned to reduce the impact of the flat roofed glazed extension and to bring to prominence the double gable feature facing Parliament Street. These revision to be agreed with the Council.
2. The side elevation (south east elevation) should be redesigned to align more with the vernacular building form within the conservation area.
3. The rear elevation (north east elevation) should be redesigned to provide for a facade which provides for more fenestration and overlooking to the urban park surrounding St. Francis Abbey. These revisions to be agreed with the Council.
4. The carpark shall be used for a maximum period of 7 years from the date of commencement of works unless a further planning consent is obtained for its continued use as a carpark.

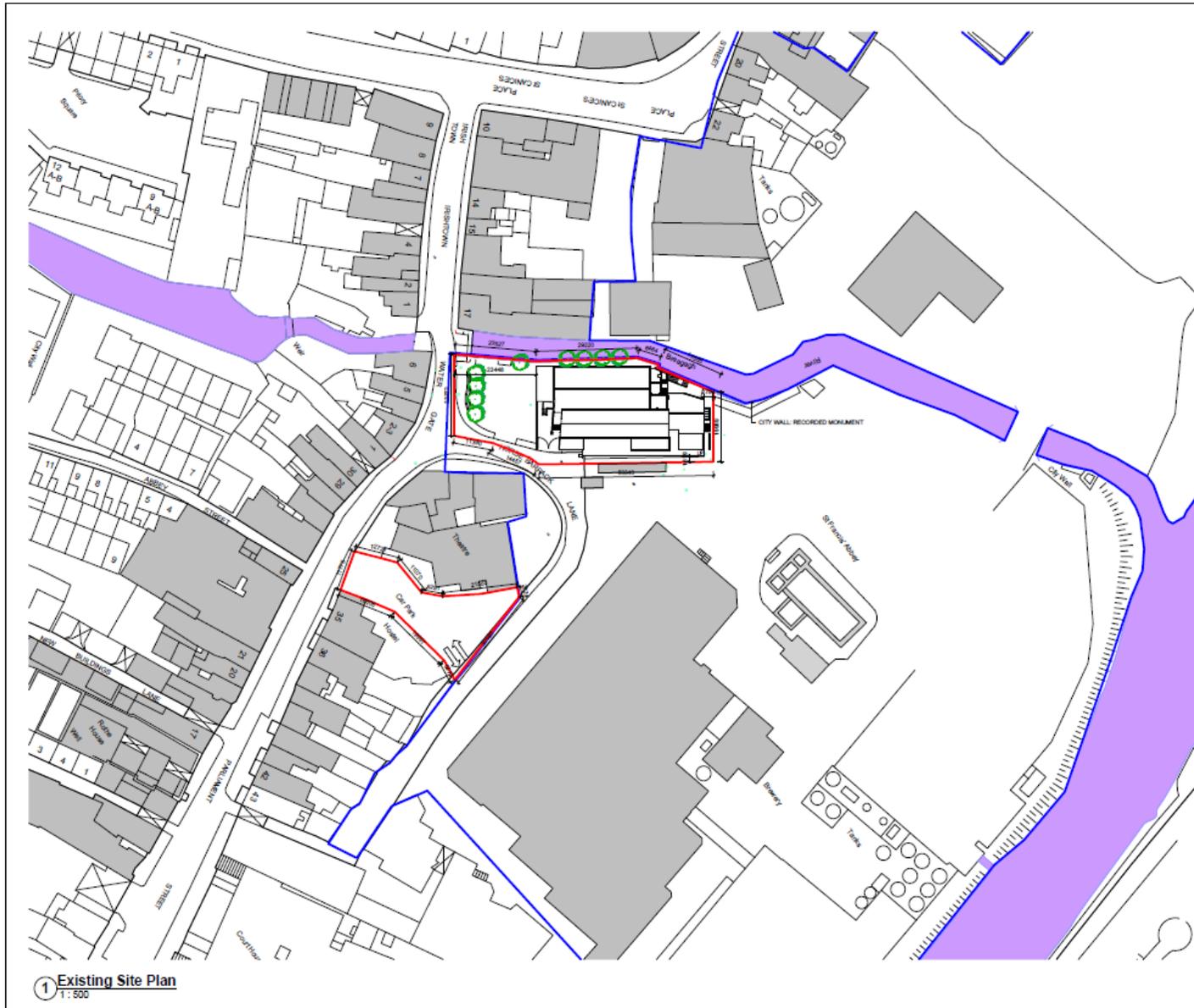
Signed:

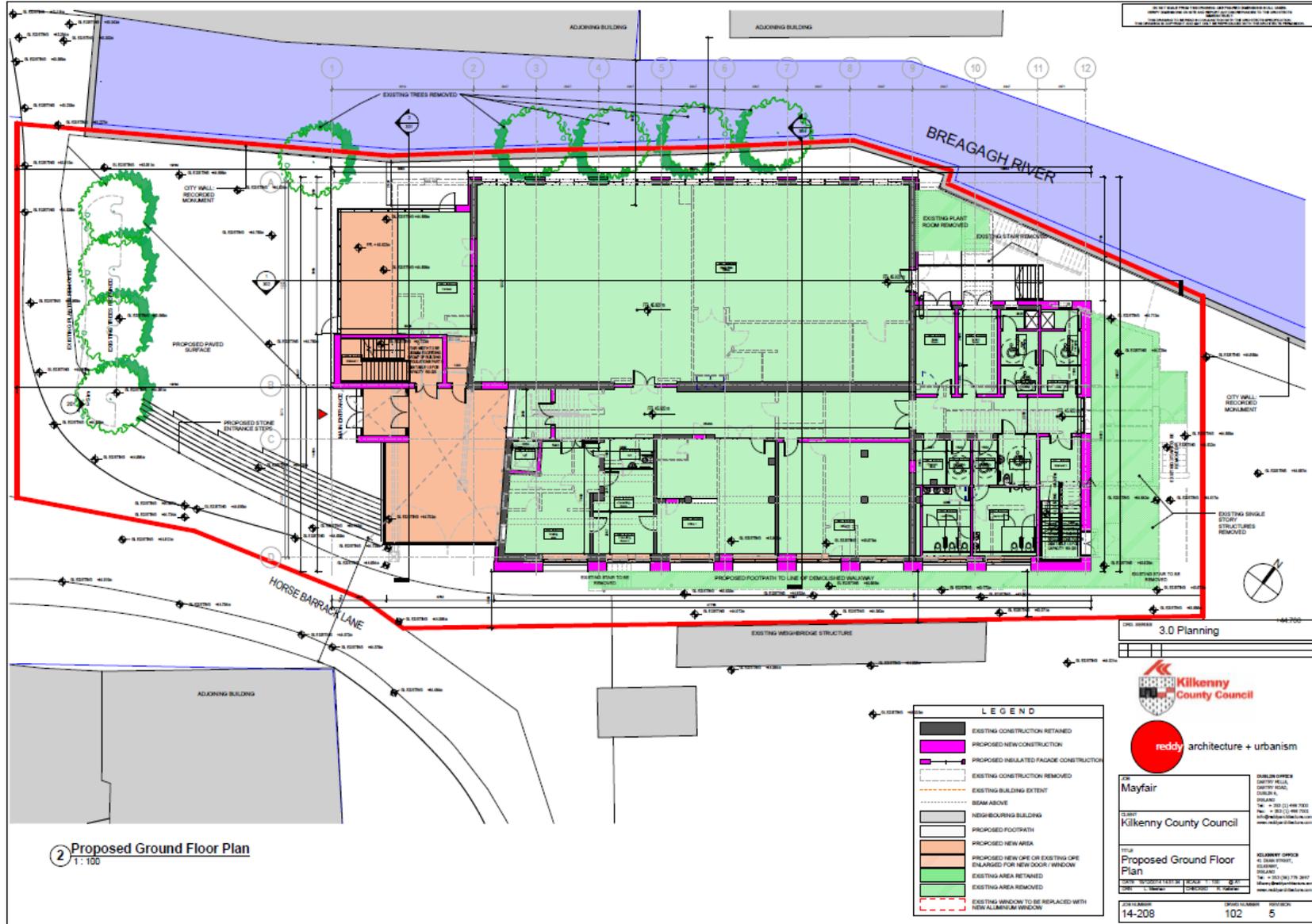
Denis Malone

Senior Planner

Appendix 3

Part 8 Scheme Drawing





2 Proposed Ground Floor Plan
1:100

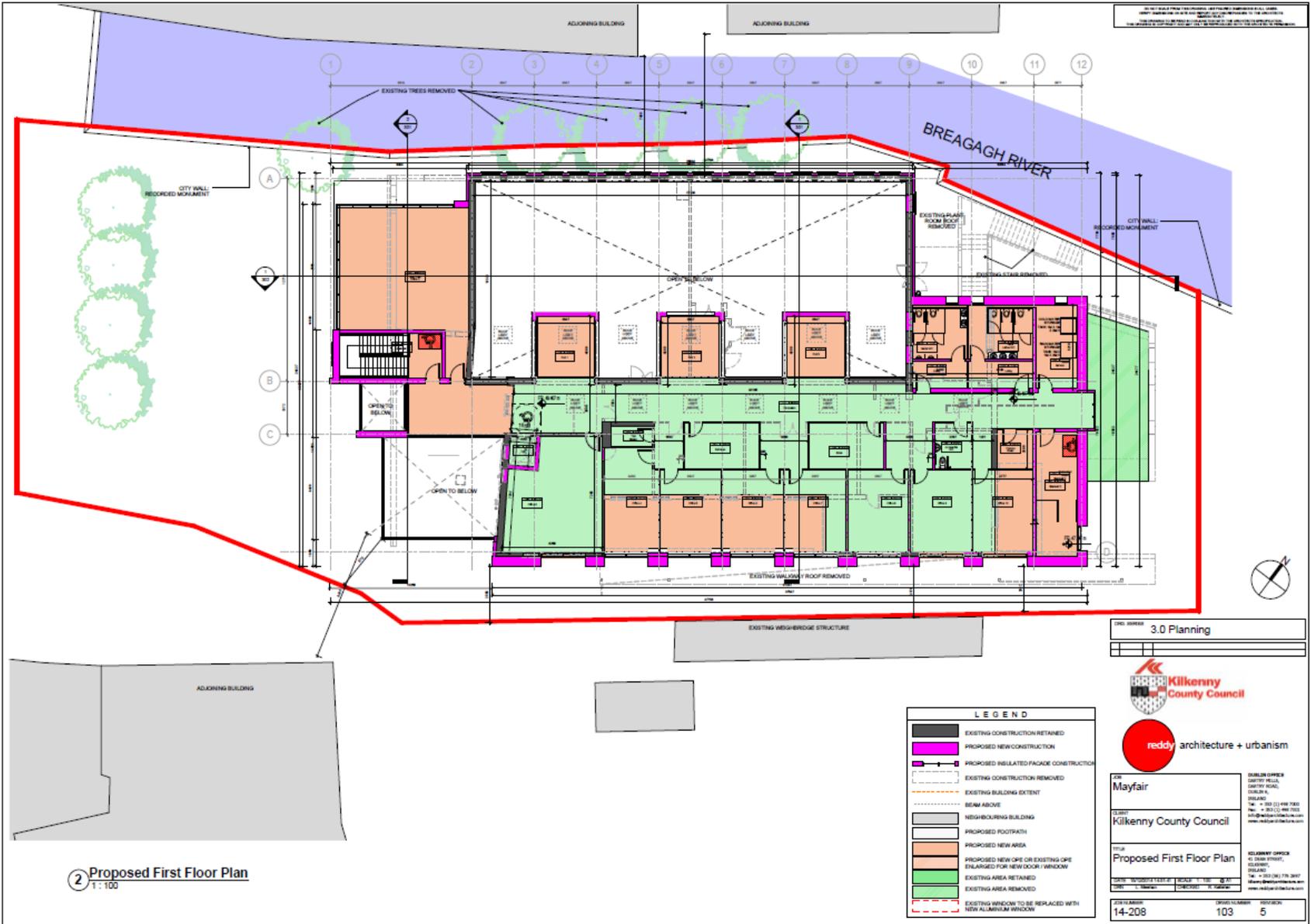
LEGEND

- EXISTING CONSTRUCTION RETAINED
- PROPOSED NEW CONSTRUCTION
- PROPOSED INSULATED FACADE CONSTRUCTION
- EXISTING CONSTRUCTION REMOVED
- EXISTING BUILDING EXTENT
- BEAM ABOVE
- NEIGHBOURING BUILDING
- PROPOSED FOOTPATH
- PROPOSED NEW AREA
- PROPOSED NEW ONE OR EXISTING ONE ENLARGED FOR NEW DOOR WINDOW
- EXISTING AREA RETAINED
- EXISTING AREA REMOVED
- EXISTING WINDOW TO BE REPLACED WITH NEW ALUMINIUM WINDOW

3.0 Planning



<p>14 Mayfair Kilkenny County Council</p>		<p>DESIGN OFFICE CARTY HALL, DUNN STREET, DUBLIN, IRELAND. Tel: +353 (0) 1 454 7000 Fax: +353 (0) 1 454 7005 www.mayfair.ie</p>
<p>1518 Proposed Ground Floor Plan</p>		<p>DESIGN OFFICE 41 DUNN STREET, DUBLIN, IRELAND. Tel: +353 (0) 1 776 3847 www.mayfair.ie</p>
<p>DATE: 14-208</p>	<p>NO: 102</p>	<p>REV: 5</p>



2 Proposed First Floor Plan
1:100

LEGEND

- EXISTING CONSTRUCTION RETAINED
- PROPOSED NEW CONSTRUCTION
- PROPOSED INSULATED FACADE CONSTRUCTION
- EXISTING CONSTRUCTION REMOVED
- EXISTING BUILDING EXTENT
- SEAM ABOVE
- NEIGHBOURING BUILDING
- PROPOSED FOOTPATH
- PROPOSED NEW AREA
- PROPOSED NEW ONE OR EXISTING ONE ENLARGED FOR NEW DOOR / WINDOW
- EXISTING AREA RETAINED
- EXISTING AREA REMOVED
- EXISTING WINDOW TO BE REPLACED WITH NEW ALUMINIUM WINDOW

3.0 Planning



Mayfair
Kilkenny County Council

Proposed First Floor Plan

DATE: 14/05/2018 SCALE: 1:100
DRAWN: C. McNamee CHECKED: K. Taylor

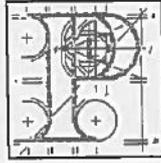
14-208 103 5



Appendix 4

An Bord Pleanála Decisions in relation to the need for EIS & NIS

An Bord Pleanála



Planning and Development Acts, 2000 to 2014

Kilkenny County Council

An Bord Pleanála Reference Number: 10.JD0024

APPLICATION by Christopher O'Keeffe care of Peter Sweetman and Associates requesting An Bord Pleanála to consider and determine, in accordance with its powers under article 120(3)(a) of the Planning and Development Regulations, 2001, as amended, whether the local authority should be directed to prepare an environmental impact statement in respect of the renovation and extension of the Mayfair Ballroom, Irishtown, Kilkenny.

DECISION

NOT TO DIRECT the local authority to prepare an environmental impact statement in respect of the said proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the following:

- (a) the limited scale of the proposed development,
- (b) the environmental sensitivity of the area affected,
- (c) the submissions made, including that of Kilkenny County Council, to the Architectural Design Statement Report submitted, including appendices,
- (d) the guidance contained in the "Environmental Impact Assessment Guidance for Consent Authorities regarding Sub-Threshold Development" issued by the Department of the Environment, Heritage and Local Government in August, 2003,
- (e) the criteria set out in schedule 7 of the Planning and Development Regulations 2001, as amended, and
- (f) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter,

It is considered that the proposed development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact statement is not, therefore, required.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of May 2015.

An Bord Pleanála



Planning and Development Acts, 2000 to 2014

Kilkenny County Council

An Bord Pleanála Reference Number: 10.JN0011

APPLICATION by Christopher O'Keeffe care of Peter Sweetman and Associates requesting An Bord Pleanála to exercise its power under article 250(3)(a) of the Planning and Development Regulations 2001, as amended, to prepare a Natura impact statement in respect of the renovation and extension of the Mayfair Ballroom, Irishtown, Kilkenny.

DECISION

DIRECT the local authority not to prepare a Natura impact statement in respect of the said proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard.

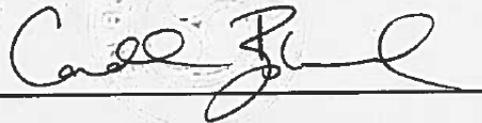
UB

REASONS AND CONSIDERATIONS

Having regard to:

- (a) the nature and scale of the proposed development, including the limited additional footprint of the proposed development and limited additional overall floor space, and the fact that the development is connected to the public foul drainage network,
- (b) the location of the proposed road development outside of any European Site,
- (c) the proposed construction management approach, including the measures to ensure that surface water run-off and construction materials are not discharged to the River Breaghagh during either the construction and operational phases of the scheme,
- (d) the layout of the site with a boundary wall on the development side of the boundary between the site and the River Breaghagh, and no open bank to the river channel at the location of the proposed development site,
- (e) the lack of significant in-combination effects arising from other proposed and permitted development in the vicinity,
- (f) the submissions made to the Board, and
- (g) the report and recommendation of the person appointed by the Board to make a report and recommendation on the matter,

it is considered reasonable to conclude that, on the basis of the information available, which is considered adequate to issue a screening determination, the proposed development, individually and in combination with other plans or projects, would not be likely to have a significant effect on any European sites, in particular the River Barrow and River Nore SAC (site code 002162), or the River Nore Special Protection Area (site code 004233) in view of the sites conservation objectives and, therefore, the submission of a Natura impact statement for the proposed development is not required.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 8th day of May 2015.