

<u>Subject</u> Technical Note on Civil Engineering Infrastructure		<u>Reference No</u> 25068-TN-REP-CEI
<u>Project</u> Avalon Reception Extension	<u>Author</u> AB	<u>Issue No</u> PL1
<u>Job No</u> 25068	<u>Checker</u> NOC	<u>Date</u> 27/03/2026

INTRODUCTION

The Avalon House Hotel [‘the Applicant’] intends to apply to Kilkenny County Council for planning permission for development [‘the proposed development’] on a site at High Street, Castlecomer, Co. Kilkenny [‘the Site’].

The proposed development comprises the removal of ‘Little Jims’ bar area as operated by the Avalon House Hotel including WC’s, retractable roof and glazing to courtyard, works to No. 18 High St. to provide new opening into the proposed extension, alteration and refurbishment works within ‘The Nurses Cottage’, a single storey extension (243m²) within the existing courtyard linking the existing Avalon Hotel with No. 18 High Street, ‘The Nurses Cottage’, and the existing out-office building; change of use of the out-office building (on the grounds of the Avalon House Hotel) for use as wedding ceremony space along with all associated site and development works at the Avalon House Hotel, The Square, Castlecomer, Co. Kilkenny R95 TN88, within the ‘Nurses Cottage’, The Square Castlecomer, Co. Kilkenny R95 K6W0 and within the curtilage of No. 18 High Street, The Square Castlecomer, Co. Kilkenny R95N7Y2.

Kilgallen and Partners Consulting Engineers Ltd. has been appointed by the Applicant to design the Civil Engineering Infrastructure for the proposed development.

The purpose of this technical note is to describe the infrastructure that will serve the proposed development. This technical note has been prepared for planning purposes only.

Drawing 25068-DR-REP-0101 [PL1] should be read in conjunction with this technical note.

INFRASTRUCTURE

Surface Water Drainage

Surface water run-off from existing impermeable areas will continue to discharge to the existing surface water outfall.

The proposed extension will be constructed on an existing hardstanding area. Therefore, there will be no increase in the impermeable area.

The proposed development will therefore not lead to an increase in surface water being discharged from the Site.

There will be minor diversion works for existing downpipes/gullies within the footprint of the proposed extension.

Wastewater Network

The existing wastewater connections serving the development discharges to the public wastewater sewer in Main Street. It is proposed to continue using these connections following the proposed development works.

The development proposes the reuse of the existing wastewater facilities and connections serving 'Little Jim's' bar and The Nurses Cottage to serve the proposed extension. The development does not propose any additional wastewater infrastructure to be installed on-site and it is anticipated there will be no change in wastewater discharge as a result of this development, ie. No increase or decrease.

Potable Water Supply

The existing water supply serving the development discharges to the public wastewater sewer in Main Street. It is proposed to continue using these connections following the proposed development works.

The development proposes the reuse of the existing potable water supply facilities and connections serving 'Little Jim's' bar and The Nurses Cottage to serve the proposed extension. The development does not propose any additional potable water supply infrastructure to be installed on-site and it is anticipated there will be no change in potable water demand as a result of this development, ie. No increase or decrease.

Roads, Streets and Parking

No changes are proposed to the existing road and streets layout.

Pedestrian access to the reception area will continue via the proposed new entrance on Main Street or via the rear entrance to the existing parking area.