

# 1.

Dear Sir/Madam,

I object to the premature Part 8 planning application regarding The Mayfair building on the Brewery Site as the consultation process with the public has not yet finished. I would also like to see a detailed report into why this decision was made outside of the public consultation process. I would also like to know if it is part of the scheme to project split the Brewery site development?

Yours truly

Aisling Hurley

To whom it may concern,

I believe that the process is flawed and it should be withdrawn,

Yours sincerely

Aisling Hurley,  
Freshford Road,  
Kilkenny

## 2.

Dear Mr. Walton.

I would like to add the following to my previous submission:

The 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 while that review is underway.

Best Wishes,  
Anne-Marie Swift

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

> 20/02/2014

> Dear Mr. Walton,

> The following is a response to a request for submissions on the Mayfair part 8 Mayfair planning notice.

> I object to this notice on the following grounds:

> 1. The aim of the development is to build offices that can be rented to a private company (John McCormack has informed me of this by email). This is not appropriate part 8 development. The 'Planning and Development Regulations 2001-2013' (available on [environ.ie](http://environ.ie)) gives many examples of part 8 developments including houses, roads, swimming pools, public toilets and libraries. These are all developments that provide public services.

> 2. Councillors were not informed of the true purpose of the development when being asked to vote on the planning notice. Two councillors told me (one in writing and one in person) that the reason that they voted for the planning notice was that they understood that the refurbished Mayfair was to be used for the housing department of the council, with the aim of reducing rents. Were the councillors misled? This is not the appropriate way to begin a planning process; everyone involved in decision making needs to be fully informed.

> 2. The notice is premature. There should be an over-arching vision and plan for the whole brewery site before any decisions are taken around individual buildings, roads etc. There has been public consultation on how the Brewery site is to be developed and I understand a new draft masterplan is to be prepared. The results of this process should inform plans for the

Mayfair.

> 3. It is not necessary to retain parts of the Mayfair building to acknowledge its cultural significance. There are many ways of honouring and remembering the social history of the area and one way that might engage people of all ages, locals and visitors, would be a social and industrial history project.

> 4. The plan does not give enough consideration to known or unknown archaeology. The county development plan states that 'where upstanding remains of a Recorded Monument exist a visual impact assessment may be required to fully determine the effect of any proposed development'. In this case, retaining the Mayfair blocks the view of the city wall, a national monument. The plan for the Mayfair also needs to be led by any new archaeology that is found. The Hanly report on conservation of the Mayfair makes this point: 'The conservation recommendations and conservation impact statement may fundamentally change depending on the findings of the archaeological assessment'. The medieval context of the Mayfair is much more significant than the building itself.

> 4. There needs to be an Environmental Impact Assessment of the whole Brewery site (required under EU law for areas of development within existing urban areas that are greater than two hectares) before plans are made for the Mayfair.

> 5. The Mayfair building currently blocks access to the Brewery site and demolishing it would open up access.

> Thank you for this opportunity to make a submission.

> Yours Sincerely,

> Anne-Marie Swift

**3.**

Marguerite Reardon  
Callan  
Co Kilkenny

16 February 2015

Attention of Simon Walton  
Acting Directory of Services  
Kilkenny City Council

Attention of the Planning department Kilkenny

I am a citizen of Kilkenny and I am very concerned for the future of Kilkenny especially our City.

I object to the renovation and extension of the Mayfair Building on the grounds that it is Premature. According to your own Hanley report any changes made on this site is totally dependent on the findings of an archaeological assessment. I am not aware that an archaeological assessment has been carried out for this site or of any findings being published.

Please note my objection.

Regards.

Marguerite Reardon

## 4.

To whom it may concern, and i believe this concerns many.

I would like you to formally note my personal objection to the planning application for the Mayfair building, Irishtown, Kilkenny. I believe the processed is flawed and the visioning or re-visioning as you may wish to call it has not followed it's full course in terms of public consultation, therefore this planning application is premature, as the public have not been consulted as to what is the best final outcome of the Mayfair building.

Regards

Liz Campbell

To whom it may concern,

My Name is Liz Campbell and i am a small business owner in Kilkenny city, and volunteer in many different service areas.

I would here by like to lodge an objection to the part 8 planning application of the Mayfair building which is situated on the old Brewery site. I believe that your planning application is premature, as public consultation has only just began on the brewery site. So how can you plan without consultation? This to me is not best practice in fitting with public consultation, It would lead me to believe that Kilkenny county council already have a plan and design for the brewery site, starting with the 1st building for yourself at your own design, at a huge cost, without consultation. There needs to be a full archaeological survey and dig done 1st and i would also be interested to see your EIS for this particular site, as it is situated so close to the river Breagha, which is in a natural area of conservation.

Thank-you for your time

Liz Campbell

## 5.

I object to the proposed Part 8 application for the Proposed Development-Redevelopment of the Mayfair Ballroom, at Irishtown , Kilkenny City, Ireland, as described in the public consultation document.

I object on the grounds that the application, as documented, is misleading and is unclear. I also object on the grounds that this application is *premature*, and further still on the grounds that this application contravenes the current Kilkenny City and Environs plan.

It is my opinion that the Mayfair should be demolished , and that a clear view should be available of the old Wall bordering the Bréige river, down to Evan's' turret, and along the Nore riverbank.

In fact the plans of the council seem to be to demolish most of the Mayfair anyhow and build a proposed relatively new building onto what they don't demolish . akin to someone buying a derelict cottage and building on a new house as an " Extension |". and so not needing certain planning permissions .

The Mayfair is a glorified cowshed with an asbestos roof ,built at an awkward angle , with no archeological significance except for 30 years as a commercial dance hall at weekends . I worked in Walshe's bar in Irishtown during the beer festival in it's last year and my boss Paul Fennelly. He was also the manager, and manager of the Black Aces who played there often, and so at 17 years of age I used get in for free. There were regular rows at the doors at weekends . Those of us with nostalgic memories associated with this era are disappearing fast and it will soon be forgotten . The Brewhouse should also be removed and a full archeological survey / exploration be conducted on the whole brewery site prior to ANY building proposals being considered.

A good idea would be to have the history of the Mayfair, brewhouse and the Abbey incorporated into a sort of interpretative / historic center on the site. Memories of those who attended the Mayfair during the 30 year span could be interviewed and their many stories recorded for future generations to see. That is where the life of the Mayfair is / was, and not in bricks and mortar and asbestos, but in the experiences and memories of those who went there for entertainment.

Sincerely yours,  
Brendan Cahill ,  
35 Wolfe Tone Street .  
Kilkenny.

**6.**

**RE: Mayfair Building - Planning Submission**

To whom it may concern,


I wish to thank you for the workshop regarding the brewery site.

**I observe that the report, by REDDY ARCHITECTURE (of 15th September 2014), purposed to be an APPROPRIATE ASSESSMENT SCREENING, is flawed.**

**I object, this is part of large development beside a SAC which requires Appropriate Assessment and Environmental Impact Assessment.**

It must be clearly stated that this submission is considered a preliminary submission and can *only be read and considered as a feasibility academic exercise that is totally dependent on the findings of a full archaeological assessment, and screening for Appropriate Assessment and Environmental Impact Assessment.* My submission may fundamentally change depending on the findings of future assessments.

**I submit, "given that any proposal may be required to change and this is totally dependent on the findings of full assessments, any current proposals should be considered premature and withdrawn."**

 [Mayfair Building - Planning Submission \(20th Feb 2015\)](#)

Your Sincerely,

Christopher O'Keeffe  
Greenfields,  
James Park,  
Kilkenny.

7.

PETER SWEETMAN & ASSOCIATES  
14 POSTNET  
113 LOWER RATHMINES ROAD  
DUBLIN 6  
sweetmanplanning@gmail.com

Kilkenny County Council  
Planning Part 8  
County Hall  
Kilkenny

2015-01-22

MAYFAIR BALLROOM DEVELOPMENT,  
IRISHTOWN,  
KILKENNY

Dear Sir/ Madam

The Appropriate Assessment screening document states at;

*1.1 Aims and objectives*

*This document represents Kilkenny County Council's Appropriate Assessment (AA) **Screening Report for the proposed Part 8 application**, to refurbish and construct a 445 sq.m. two storey extension to the west, south and east sides of the Mayfair Ballroom and the replacement of the existing public carpark with a pedestrian only public square at Irishtown, Kilkenny.*

This shows that the premise for this report was flawed. It should have been to establish whether the development may/could have an effect on the Special Area of Conservation.

The report concludes;

*This report has shown that there are no elements of the proposed development that could, on their own or in combination with other plans or projects, lead to a risk of significant impacts on Natura 2000 sites.*

It is our submission that a development with a construction area adjacent to the river which is a direct connection to the Special Area of Conservation could have an effect on the Special Area of Conservation.



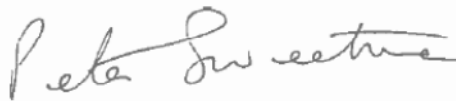
This development is part of a large site which comes with in the requirement for Environmental Impact Assessment and therefore it is our submission that this is project splitting.

The architect who carried out this Appropriate Assessment Screening report id =s not a suitable qualified person to carry out this screening.

The report states *combination with other plans or projects* but fails to state which plans or projects were considered.

The judgement Kelly v An Bord Pleanála makes it clear that this is a development which requires Appropriate Assessment and Environmental Impact Assessment .

Yours faithfully



Peter Sweetman  
And on behalf of  
Christopher O'Keeffe

## **8.**

### **Mayfair Building - Planning Submission**

A chara,

I submit that;

- The site currently occupied by the Mayfair Building is an integral part of the Brewery site in a key position connecting the medieval city to Irishtown at the apex of Horse Barrack Lane and the river Breagagh and should not be packaged off and developed separately from it. This piecemeal approach is at odds with the tone of the Revisioning process for the Brewery site as a whole.
- The 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. The proposed continued usage of the Mayfair building for office space pays no homage to the social history of its brief period as a ballroom in any case.
- All proposals for development are premature pending a full archaeological assessment which would need to involve excavation of the Mayfair Building site itself. Excavations in the car park are not sufficient. The implications of the preliminary archaeological assessment and recommendations of Mr O Drisceoil should be taken seriously and not simply hung as window dressing onto a development proposal that pays mere lip service to them. Page 6 of the Archaeological assessment Figure 10: Archaeological sites in the immediate environs of the proposed area of development (numbers refer to Table 1) indicates a bridge existed in close proximity to the Mayfair Building if not leading directly to it dating from the 1260s. The archaeological significance of the medieval traffic and associated activities of the population over so many hundreds of years through the site cannot be ignored and its potential value should be leveraged in the eventual solution for the site.
- The Mayfair Building blocks natural views of the Breagagh river, St Francis Abbey and the medieval walls which bound the site. These latter two are both listed National Monuments.
- The Mayfair Building should be demolished to a) permit a full archaeological assessment and b) to open up natural views and connections between points of archaeological significance.
- There is no rush to proceed. The planning decisions we make today must stand the test of time and be considered holistically in the context of the approach to the entire Brewery site.
- Given the above I strongly oppose the existing plan.

Le meas,

Colin Shaw

Templemaul  
100 Castlecomer Road  
Kilkenny

**9.**

To whom it may concern

I wish to object to this application . Reason for objection been that there is THE BREWERY RE-VISIONING event fri23rd sat 24th which i have a ticket for. no.388064266. Hence i find this application premature.

Yours sincerly

Daniel Lenehan  
Inchmore,  
Freshford'  
co. Kilkenny

# 10.

To whom it may concern,

I would like to object to Part 8 Planning Application on the grounds of process as the public consultation process is still ongoing and it is premature to rush ahead without an archaeological assessment or environmental impact study being done. I also worry that there is project splitting going on in this process and worry about costs if further court proceedings to tax payers especially if there is civil disobedience as there was during Central Access Scheme. It will also be great to see documents that detail the reasons for this decision and also whether other avenues like applying for CPO's on John Greens Council Buildings. Also a report into why this rather run down building is being used to test ideas around Green Energy rather than knocking and building a purpose built building? Or if there is anywhere else in Kilkenny that could service the council who have had one third of their staff cut? Also who owns lease on Johns Green and how long is it for? Is there a cost in getting out of it? Why are Muebles unsuitable? Why is Carnegie Hall not remaining library? How much is all this expensive musical chairs costing Kilkenny City? Who will be made financially accountable for all this expense?  
Thanks

Darragh Byrne

**I object to Part 8 Application** on Proposed Development - Redevelopment of Mayfair Ballroom, Irishtown, Kilkenny City **because it is a premature application.**

**It will block the entrance to the Brewery Site. It will also blocks access to city wall.**

It also contravenes objectives of County Development Plan- to open up access for the public for protected monuments and structures.

**It will also contravene the visibility and structures notably St Canices Cathedral which partly blocks the view of from St Francis Abbey and also it will completely block the view of city walls.**

**In conservation report by Roisin Hanleys - which is only a preliminary assessment it states that everything has to guided by archaeology so therefore this application is premature as a proper archaeological assessment has not been done yet.**

**It is also premature because the Mayfair is part of the full Brewery site and as the masterplan has not been fully decided on it is so therefore again- premature.**

**Roisin Hanley's report also states that the Mayfair is of no architectural value.**

**The site must be seen in medieval context and Mayfair must be seen within that setting.**

The planning application is unclear - civic building that seems to be withdrawn. Is it to be commercial offices or civic offices?

---

Which usage will the Plan 8 be applying for- civic or commercial?

Until this decision is made is the application once again- premature.

Yours sincerely,

---

Darragh Byrne,  
55 Aylesbury,  
Freshford Road,  
Kilkenny

# **11.**

I wish to object on the grounds that it is premature

Donal coyne  
58 Assumption place  
Kilkenny

## 12.

A Chara,

In reference to the proposed development of the Mayfair building, I wish to make an objection to the Part 8 application.

Firstly, on the basis of Róisín Hanley's report, the application is premature. This report is clear in that it is only preliminary; the site needs a full and proper archaeological assessment before any planning proposals can be made. In her report, Hanley asserts that the site must be seen in its medieval context, and that it is the setting that is important (rather than the Mayfair building itself).

Secondly, the proposal contravenes the County Council's own County Development Plan, on the following points:

1: The Mayfair building blocks the entrance to the site

2: It also blocks access to the city wall

This is contrary to the stated objectives of the Council's own County Development Plan - to open up and allow public access, and to open up visibility and sight lines, to protected/historical structures.

Furthermore, I am unsure as to what the proposed purpose or objective of the outcome of the building would be (offices?), and would appreciate clarification on this.

I trust the Council will take appropriate measures to ensure that all appropriate options are explored, and all legal obligations are met on this matter.

Le meas,  
Deirdre Cahill

A Chara,

I refer to the new deadline for submission on the Mayfair proposal. The terms have fundamentally changed. I believe the process is flawed, and should be re-started.

Le meas,  
Deirdre Cahill

# 13.

*Enya Kennedy*

*4 James Street House*

*James Street*

---

*Kilkenny*

*Email: [enyakennedy@gmail.com](mailto:enyakennedy@gmail.com)*

---

*Mayfair Part 8 Planning Submission*

---

**It must be clearly stated that this submission is considered a preliminary and can only be read and considered as an academic exercise that is totally dependent on the findings of a full archaeological assessment. This submission may fundamentally change depending on the findings of the archaeological assessment appropriate assessment and EIA. In particular the design proposal or structural proposal may be required to change and this is totally dependent on the findings of the archaeological assessment.**

**Further this submission is made on the information on the Part 8 Application as set out on Kilkenny CoCo website, however it has now become clear that the information in the public domain is not fully correct as confirmed by Acting Chief Executive John Mulholland that this application is now not for a civic building.**

The Design Statement Redevelopment of Mayfair Building, Horse Barrack Lane, Irishtown, Kilkenny pg 17 states that **(a) create facades that would be more reflective of the civic nature of the building**

As stated above this will now not be a civic building so this design statement is redundant.  
**For this reason I object to the Mayfair building to be retained**

I believe that this application is premature as a full archaeological assessment has not been carried out on this site **(The conservation recommendations and conservation impact statement may fundamentally change depending on the findings of the archaeological assessment)** Hanley 2014

I believe that this part 8 application amounts to project splitting of the site and as it is not being considered in the context of the whole project which could affect an ACA. It is my understanding that an architect carried out the appropriate screening and this person is not qualified to do so. **For this reason I object to the Mayfair building to be retained.**

In her report Hanley makes it very clear that this building has no historical value that indeed it is the setting of the building that is of importance in this project. Indeed Hanley concludes that (The **social history** and **the setting of the Mayfair Ballroom** takes precedence over the fabric of the building). **For this reason I object to the Mayfair building to be retained.**

To address the issue of the Social History of the building I suggest a much greater project than any mural on the wall. I suggest that an Oral history project of the Social and Industrial heritage of Kilkenny similar to that of the Castlecomer discovery park be carried out, I know that community development projects are already interested in such an idea, maybe the county council could fund such a project and this would negate the need to keep the building on any social history basis.

In terms of the setting of the Mayfair Ballroom again it is clear that it is the setting that is of importance not the building, removal of this building will open up the city walls and give access to the site again Hanley states that **“This report will not emphasise the building fabric of the Mayfair Ballroom. It is considered that a lengthy analysis of each room of the Mayfair ballroom will distract from the fundamental importance of the mediaeval setting of the Mayfair”** **For this reason I object to the Mayfair building to be retained.**

The Mayfair is constructed from concrete block walls with Aluminium single glazed windows

The historical architectural fabric is of poor quality, it was stated by John Mulholland Acting Director of services that the proposed development of this building will cost in the region of 3 million Euro to bring it to a passive standard. The costs of this are beyond the reach of Kilkenny CoCo and if that money was available it should be spend on housing for the growing homeless list in Kilkenny. **For this reason I object to the Mayfair building to be retained.**

The councils own CDP 2014-2020 sets out to **“promote awareness of, and facilitate access to, the archaeological inheritance of Kilkenny City and Environs”**

Also The National Monuments Acts 1930 – 20024 **“provide for the protection of the archaeological heritage. The principles set out in the Framework and Principles for the Protection of the Archaeological Heritage (1999) provide the national policy framework in relation to archaeological heritage”** **For this reason I object to the Mayfair building to be retained.**

The demolition of this building will support the **National Policy on Town Defences which sets out national policy for the protection, preservation and conservation of the defences of towns and cities. National Monuments Acts, 1930 - 2004.** **For this reason I object to the Mayfair building to be retained.**

Retention of the Mayfair building will continue to obstruct access to the city wall which is in very close proximity of the building, I also believe that the proposed extension of the building will block the view from Parliament street of the Abbey which is contrary to the CDP 2014-2020 **The Council will promote awareness of, and facilitate access to, the archaeological inheritance of Kilkenny City and Environs** **For this reason I object to the Mayfair building to be retained.**



Kilkenny is the Medieval Capital of Ireland and as such all of our Archaeological heritage should be emphasised as much as possible this is in keeping with the Kilkenny County Councils own CDP2014-2020 ***“In principle, it will be the policy of Kilkenny Borough and County Councils to retain and enhance the essential character of the historic city, whilst assisting in its continued but controlled development, enhancement and maintenance”***. My demolishing the Mayfair building the essential character of our historic city can be enhanced. **For this reason I object to the Mayfair building to be retained.**

***“The effects of proposed developments on the quality of the adjacent public spaces and the possibilities of creating new spaces will be an important factor in assessing planning applications”***

CDP 2014-2020. I believe that the proposed development of the Mayfair will have a negative impact on the quality of the adjacent public space; the proposed extension is of the wrong character size and will negatively impact the view and access to the rest of the St Francis Abbey site. **For this reason I object to the Mayfair building to be retained.**

Kilkenny County Council has set out to protect the special character of the ACA in which the Mayfair is set, I believe that the retention of the Mayfair and the proposed modern extension completely disregards this obligation ***“To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving”***. CDP 2014 -2020. **For this reason I object to the Mayfair building to be retained.**

**I conclude that a full Model of the complete Brewery Site should be produced with any proposed development along with full and open consultation with the public before any final decisions are made.**

Further to my previous submission I wish to object to the Mayfair retention as the process is flawed

Regards

Enya

## **14.**

To Whom it may concern,

Please find in writing my views against the retention of the Mayfair building. I see no reason as to why the Mayfair should be kept and developed. I believe it should be knocked and levelled, thus revealing the old city walls. Enhancing the historical heritage and culture of the area.

With the Mayfair building being no more, it then creates the opportunity to widening the entrance to the Brewery Site, creating a striking entrance with the Abbey as the focal point. Which I hope will be a pedestrianised entrance to this part of Kilkenny City.

Kind Regards,

Eric Comerford  
Kilkenny City Resident

## 15.

I wish to object to the planning retention of the Mayfair Ballroom at Irishtown, horse barrack lane, Kilkenny, as I feel this plan is premature and is also project splitting also I feel that this building has no heritage or archaeological value and only the fact that it sits adjacent to the city walls and also blocks the view of the city walls, if this building was removed as all the buildings of the Diago site should be it could open up a wonderful;I vista of the city which would be attractive to tourists and Kilkenny citizens alike. Your planning permission states that this is a civic building and yet one of your own executives stated, at the last workshop of the Brewery revision that this building would not be used as a civic building; therefore your Part 8 planning permission should be withdrawn. I would like to also quote Rosin Hanley's report of December 15th 2014, below.

According to Rosin Hanley's outline conservation inspection and assessment report "It must be clearly stated that this conservation impact report is considered a preliminary report and can only be read and considered as a feasibility academic exercise that is totally dependent on the findings of a full archaeological assessment. The conservation recommendations and conservation impact statement may fundamentally change depending on the findings of the archaeological assessment. In particular the design proposal or structural proposal may be required to change and this is totally dependent on the findings of the archaeological assessment."

I do hope that this planning would be withdrawn and the the essential archaeological examination of the entire 16 acre site will be carried out

Regards Gladys Bowles

55 Hebron Park

Kilkenny

I have earlier made an objection Re Mayfair to part 8 Planning but i seen that you have extended the deadline i made since then, I object strongly to the current application regarding the Mayfair building, I find this recent application confusing and very unclear. Not only do I believe the application to be premature, but it is flawed, and should be withdrawn

Yours Sincerely

Gladys Bowles

55 Hebron Park

Kilkenny

## **16.**

Dear Sir/Madam,

I would like to register my disbelief that you are considering retaining the Mayfair. I was part of the public consultation process on the weekend and the view was unanimous, the Mayfair is not a building of historical or sentimental value. It is not worth retaining and the 3 million proposed spend could be better used elsewhere on the site. I completely object to keeping it and am a voice among many.

Reconsider your decision. A full EIS needs to be carried out on the site before any plans are made, this could be construed as project splitting. Please listen to the people before more mistakes are made.

Best Regards,  
Helena

Helena Duggan

## 17.

The requisition of the the Mayfair and the brew house prior to public consultation,does not instil any confidence in the planning process . I strongly object to this practice James M Kelly

I wish to object to your planning for for the brewery site , Because it is flawed . No interaction with the community to engage with the plebs ,with any meaningful discussion .

## 18.

I wish to object to the current plan to develop or renovate the Mayfair building. I feel that the premises is not appropriate to frame the new space that will be the brewery complex, as it and the brew house are not of an architectural or sustainable proposition to make office space of, while there is some merit in the retention of a portion of the brew house, the plan for the Mayfair is completely out of character for the framing of such an important piece of Kilkenny development.

I wish to also object to any proposal to build any roads through the brewery site in particular the proposed spur from the cas. There needs to be a complete and extensive archeological examination prior to any development on site.

Also and it may not be relevant to the Mayfair part 8, but I strongly feel that any drive to retail development in the brewery area is a major obstacle to the sustainability of the current high street on which I have been trading for 20 years.

Regards

Eric Dignan  
Ossory hill  
Johnswell  
Kilkenny

Dear KKcoco I wish to make an observation regarding your new proposal, I feel that any development of this building is premature in the extreme as there is adequate unused office space in the already developed areas of the city and also there is no overall plan in place for the brewery site as yet, and any plan should be done with the blessing of the people of Kilkenny. So with these two ideas in mind i feel that the council is not correct in advancing any plan or alteration to the existing plan.

regards

Eric Dignan  
Ossory Hill  
Johnswell  
co Kilkenny

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

Mayfair Building – Part 8 Planning Submission

To whom it may concern,

I FEEL That to Develop  
The MAYFAIR IS A MISTAKE  
as it will dictate the use  
OF The SITE ON ~~AN~~ ACCESS AND  
IT IS NOT IN KEEPING WITH  
The ST FRANCIS ABBEY Which  
SHOULD FRAME THE DEVELOPMENT  
NOT AN ENVIRONMENTALLY OLD  
~~THE~~ COMMERCIAL / INDUSTRIAL UGLY  
BUILDING.

Yours sincerely,

Signed (Required):

ERIC DIGNAN

Address (Required):

OSSORY Hill  
Johnswell  
Co Kilkenny.

## **19.**

Dear Kilkenny County Council,

I would like to go on record as objecting to the proposed Part 8 application for the Proposed Development-Redevelopment of the Mayfair Ballroom on the Diageo site in Kilkenny City, as described in the public consultation document. In my opinion, the application, as documented, is misleading and/or is unclear. I also object on the grounds that this application is premature, and further still on the grounds that this application contravenes the current Kilkenny City and Environs plan.

Yours etc

Jerry Gardner



**20.**

I object to the application on the Mayfair Sight, on the basis that it is premature.  
Regards,  
Anna Kelly

I Anna Theresa Kelly would like to object to your plans for the development of the old brewery site . The process of public engagement is misleading and seriously flawed

**21.**

**Kay B**

I object to the application on the bases that it's premature

**22.**

Dear Sir/Madam,

I wish to object to the planning retention of the Mayfair building in Kilkenny. I feel this plan is very premature until a full archaeological assessment is done. The Mayfair building is of no historical interest, while Who knows what treasures may be excavated to attract more attention to the area. It is close to the city walls and blocks the view of these walls as well as St. Francis Abbey. If the building were demolished the whole of St. Francis Abbey would be visible from Irish Town. More visitors would be drawn to the area, instead of walking past it. At the Brewery revision workshops it was agreed by a majority that the Mayfair building should not be used for office space; therefore Part 8 of the planning permission should be withdrawn.

Here is Roisin Hanley's conservation inspection and assessment report "It must be clearly stated that this conservation impact report is considered a preliminary report and can only be read and considered as a feasibility academic exercise that is totally dependent on the findings of a full archaeological assessment. The conservation recommendations and conservation impact statement may fundamentally change depending on the findings of the archaeological assessment. In particular the design proposal or structural proposal may be required to change and this is totally dependent on the findings of the archaeological assessment."

It would be best to demolish the Mayfair building to make the archaeological assessment much easier. Once all excavations and assessments are done, the whole area can be developed into a very attractive area for residents and visitors alike, with sustainable homes and long term jobs.

Best Regards,

Kersty Evans

Dear Sir/Madam,

I object to this application, as I feel that it is very flawed. A full archaeological assessment should be made first. Who knows what treasures may lie underneath those buildings. Therefore the Mayfair building, which is of no historical interest, should be demolished and the area fully excavated. Kilkenny City needs more homes not offices.

Yours sincerely,

Kersty Evans

Dear Sir/Madam,

I object to this application, as I feel that it is very premature. A full archaeological assessment should be made first. Who knows what treasures may lie underneath those buildings.

Yours sincerely,

Kersty Evans

## 23.

### **Mayfair redevelopment submission**

Author: Liam Mannix, 12 Parnell Street, Kilkenny

I am in favour of the retention and reuse of the Mayfair building. However, the proposed new facade is inappropriate for the following reasons:

- It is an ugly design.
- The main stated reason for the building's retention is its social heritage value. The planned design is not in keeping with the heritage values of the site. A core principal of conservation is to do as much as necessary and as little as possible. The design is in breach of this key tenet of world heritage as laid out in the *Burra Charter* (2013). It is heavy handed and lacks subtlety.
- The location of the Mayfair will be on one of the main entrance points into the Brewery Quarter. The proposed redesign is both depressing and unimaginative. It does not set the right tone for what hopefully will happen elsewhere on the 12 acre site. If a significant redesign is planned let it be attractive and reversible. The image below is of the facade to the Musée du quai Branly in Paris. If a statement is to be made please, please let it be a good one!



(Source: Liam Mannix, 2015)

## **24.**

I object to the proposed redevelopment on the basis:

That the the application is premature;

That the application and process are flawed.

Margaret O' Brien,

Johnswell Rd.

Kilkenny.

## 25.

>>> 1. The Mayfair Development proposal for an office block is totally inappropriate mainly because the location is a conservation area. It will be a Kilkenny version of Wood Quay. The new development will detract from the historic ambience of the whole site.

>>> 2. The Mayfair building is from the 1940s. It is not of any intrinsic architectural merit. It can be demolished. (The county council shockingly saw fit to seek to demolish the gable wall and chimney of 22 Vicar Street which date to circa 1600 and are of great architectural merit).

>>> 3. The County council plan says it is for co co offices. Other people say it is for lease by county council. The public need to know.

>>> 4. The new development blocks access to medieval city walls which are far more important for tourism . Therefore Mayfair ballroom should be demolished.

>>> 5. Brewery site should be planned in one piece. Is breaking up the planning, eg Mayfair development, a means to avoid environment impact assessment ? Why is there such great haste to proceed with this development? It appears that the public cannot enter the brewery site as Diageo still have not departed (expected in June).

>>> 6. Having ugly glass office blocks on a heritage conservation site sets abysmally low standards for the rest of brewery location. Glass office blocks are better located on industrial estates eg Purcellsinch estate.

>> 7. The County Council has an appalling record in disregarding public opinion in planning matters. For example, thousands of people signed petitions to stop the unwanted Central Access Scheme and there were major protests especially last year which were widely reported in the national media. The county council cannot be trusted to have a meaningful public consultation.

>> 8. Car park. This heritage conservation area should not be used for car parks. In fact cars should be discouraged from the inner medieval city. The Central Access Scheme will bring in excessive traffic into the historic centre.

>> 9. Need for proper archaeology of site especially where ancient city walls are located. In some cities eg York the public can see the urban excavations of the old Viking site. Another example is the Roman fort at Vindolanda, Northumberland and Roman excavations in urban Manchester.

> 10. Absence of heritage consultant . There should be a heritage consultant on such an important proposal. As Liam Mannix heritage consultant wrote in the Kilkenny People recently, "more imagination is needed".

Michael Morris

Kilkenny

## 26.

28 Loreto Avenue  
Bishops Meadows  
Kilkenny  
E-mail; molldolldell@eircom.net  
16<sup>th</sup> February 2015

Dear Mr Walton,

I formally submit my objection to **Planning & Development Act 2000-2013/ Planning & Development Regulations 2001-2013 Part VIII Article 81** application, which essentially seeks to retain Mayfair building, and facilitate associated works. Please consider same in conjunction with my Brewery Re-Visioning submission, to magnify the true essence of my objection to the retention of the Mayfair building, [and other buildings on site] by not planning the development of the Brewery site as a whole project. In essence I fear the council is attempting to circumvent legislation so as to avoid a completed full archaeological assessment and environmental impact assessment **before any works commence on the Brewery Site as a whole project**. This Brewery Site contains two protected structures- The City Wall and Saint Francis Abbey.<sup>1</sup>

I deduced from Ms O Sullivan's acceptance of my Brewery Re-visioning submission, "*All the work from the Re-Visioning Public Consultation, [...] will issue in February.*"

When in February?

This before obligatory assessments of Brewery Site as a whole! All this while said Brewery Re-Visioning workshop prohibited any discussion, engagement regarding Mayfair, Brewing and Malting house, all which form part of Brewery Site! So we'll have the Brewery re-visioning report after the closing date for submissions regarding the Mayfair building perhaps, and? Before the mandatory assessments!

Fait accompli, **Part VIII Article 81** planning proposal is a taken!

Again I reiterate **Part VIII Article 81** planning proposal underway before SEA/Archaeological assessments, commenced/completed, which to me is akin to '*Closing the barn, after the horse has bolted*', and is in direct contravention of **EU Directive 2011/92**.<sup>2</sup>

---

<sup>1</sup> [http://www.kilkenny.ie/eng/About\\_Kilkenny/History/Famous\\_Landmarks/St\\_Francis\\_Abbey.html](http://www.kilkenny.ie/eng/About_Kilkenny/History/Famous_Landmarks/St_Francis_Abbey.html)

<sup>2</sup> "(16\*\*) For the protection and promotion of cultural heritage comprising urban historical sites and landscapes, which are an integral part of the cultural diversity that the Union is committed to respecting and promoting in accordance with Article 167(4) TFEU, the definitions and principles developed in relevant Council of Europe Conventions, in particular the European Convention for the Protection of the Archaeological Heritage of 6 May 1969, the Convention for the Protection of the Architectural Heritage of Europe of 3 October 1985, the European Landscape Convention of 20



As ones council application describes said building inter alia;

*“[...] 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.”*

This 1940's building is of no heritage/ historical/ archaeological value. This is obvious from the said **Regulations Part VIII Article 81** proposal for this building, albeit;

*“[...] Located within the City Centre Architectural Conservation Area [...]. The Mayfair Building is **adjacent to the Hightown City Wall, a Recorded Monument.**”<sup>3</sup>*

Therefore it is fair and reasonable to seek that the Mayfair be demolished, to **expose our Cities historically protected wall [1275]** to its former splendour, whilst having a full archaeological assessment of Mayfair site, together with the rest of the Brewery site/ project. It bewilders me why said building ever was permitted to be built adjacent to the Hightown City Wall, a Recorded Monument. I ponder the Mayfair building in the realms of an old disused dilapidated lean to building against a recorded monument. All development at this site commands the history, heritage, cultural and archeologically value of our medieval city to be to the fore front of all planners' decisions. I reiterate in this correspondence tourism is the second highest income generator in County Kilkenny. I have to enunciate my apprehension and true upset, at the fact only one councillor from our FF/FG powered council, attended Brewery Re-Visioning workshop. **I am cognisant all 24 councillors shall have the power to vote on the variation of the City and County development plan, and believe it incumbent upon them to inform themselves of the Irish and EU legislation regarding such development's.**

*"Our built heritage is a treasure passed to us from previous generations. We are all trustees and guardians of this heritage." <sup>4</sup>*

I wish to voice at this juncture I am vehemently opposed to the construction of a spur road from the CAS project which is 700m long, 450m of which goes through derelict sites, and the bridge would be 118m long over five spans of the River Nore. From picture as attached

---

*October 2000, the Framework Convention on the Value of Cultural Heritage for Society of 27 October 2005 can be useful. In order to better preserve historical and cultural heritage and the landscape, it is important to address the visual impact of projects, namely the change in the appearance or view of The built or natural landscape and urban areas, in environmental impact assessments.*

*(17\*\*) When applying Directive 2011/92/EU, it is necessary to ensure smart, sustainable and inclusive growth, in line with the objectives set out in the Commission's Communication of 3 March 2010 entitled 'Europe 2020 – A strategy for smart, sustainable and inclusive growth'.*

<sup>3</sup> Archaeological monuments are protected under the **National Monuments Acts 1930 - 2004.**

<sup>4</sup> An Taisce.

illustrates said spur road would hook in around our St Francis Abbey [protected structure],<sup>5</sup> and egress/ enter at Bateman Quay. It appears council aim to bring as much vehicular traffic into our cities medieval heart, as opposed to what the 'inner relief road project' envisaged. This entire proposition argues against smarter travel and proper traffic management for our city centre. It appears short term monetary gain for construction industry, is now the objective, with the victim being the irreversible desecration of our medieval heart's history and heritage. I plus many locally, nationally and internationally have lobbied & campaigned relentlessly to have the ring road completed, which was always the practicable answer to our cities traffic congestion. I have lived nearly 50 years in St Canice's parish, and have at my heart the best interests for my fellow cats and our beautiful medieval city.

Regards

-----  
Ms Mary Delaney, RN. LL.B.  
Saint Canice's community activist/

Cc; Minister Phelan  
Cc; Senator O' Neill  
Cc; Deputy McGuinness  
Mayor Mc Guinness  
CC; All County Councillors

- Attached Picture of St Francis Abbey, to the rear of which it is proposed to have a roadway.
- Acknowledgement of my Brewery Re-visioning submission.

27.

Dear Sir, Madam

I object to your application for the Mayfair. The application is premature. Proper investigative work has to be carried out and a plan for the whole brewery site must be made.

Yours  
Neill Kelly

I object to the present application on the basis that consultation process is misleading and flawed..

That the application is premature in the context that entire brewery site needs a full archaeological survey before a piecemeal and haphazard job is started.

Regards  
Neill Kelly

**28.**

To whom it may concern,

regarding the future of the mayfair site I would like to see if it is possible to allow a Primary Care Health Centre and Minor Injuries unit to be placed in any newly refurbished building. This would be of huge benefit as good primary care can prevent minor health problems becoming major health problems for people down the line and take the pressure of frontline hospital staff.

A minor Injuries unit would also take pressure of A&E Units because I feel many of the problems that are presented to A&E could be resolved in a primary health care setting, such as cuts and minor breaks.

Overall i'm happy with the design proposal's

Regards

Paul Brophy

Rathclogh,  
Danesfort,  
Co.Kilkenny.

## 29.

I object to the proposed part 8 application for the proposed Development/ Redevelopment of the Mayfair Ballroom, Irishtown ,Kilkenny Ireland, as described in the public consultation document.

ROISIN HANELY Architects Ltd.

"It must be clearly stated that this conservation impact report is considered a preliminary report and can only be read and considered as a feasibility academic exercise that is totally dependent on the findings of a full Archaeological Assessment. The conservation recommendations and conservation impact statement may fundamentally change depending on the findings of the archaeological assessment , in particular the design proposal or structural proposal may be required to change and this is totally dependent on the findings of the archaeological assessment"

I object on the grounds that the application as documented is misleading and unclear.

I further object on the grounds that this application is PREMATURE and further still on the grounds that this application contravenes the current Kilkenny City and environs plan.

I object to the retention, expansion and refurbishment of the Mayfair building, as it will block the entrance to the site from Parliament Street and will obscure the view to St Francis Abbey which is a National Monument.

Pauline Cass,  
27 Wolfe Tone Street,  
Kilkenny.

Mayfair Submission

I object to the current application on the basis that the public engagement process is flawed.

The application is premature, in the context of the brewery site re-envisioning that is yet incomplete.

Pauline Cass,  
27 Wolfe Tone Street,  
Kilkenny.

**30.**

A chara,

I wish to object to the planning application for the old Mayfair Ballroom on the grounds that it is premature.

Is mise, Phelim Manning

## 31.

I am a visitor to Kilkenny and know that it is a popular town for tourists to visit. They are attracted by its character and history so I think that a modern office block such as the one you propose would make it far less attractive. It also blocks access to some of the original medieval walls.

I responded to your consultation on the brewery site and notice how quickly these proposals follow the "consultation" with the public. Surely if you take the development of the site as a whole, you will have more chance of creating something more valuable to the residents, visitors, and the future of Kilkenny?

Ruth O'Neill

**32.**

Ballyredding  
Bennettsbridge  
Co. Kilkenny  
8th February, 2015

Director of Services,  
Planning,  
Kilkenny County Council,  
John Street,  
Kilkenny

**RE: Mayfair Building - Planning**

Dear Sirs,

I wish to make the following observations in relation to the above mentioned proposal;

**1) Premature Pending Adoption of Master Plan**

This Part 8 process is premature in the absence of a complete Master Plan for this important historic Architectural Conservation Area which is also adjacent to the EU designated River Nore SAC.

An Article in the Kilkenny People dated 5th December on page 4 headed "Report on submissions to brewery site plan published", stated that "On foot of a submission by the Environmental Protection Agency (EPA), it has been recommended that a Strategic Environmental Assessment be carried out for the plan." This report remains to be produced and put out to public consultation alongside the proposed master plan.

It is also significant that the EPA have acknowledged in principle that the adoption of a 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 that plan.

**2) Infrastructural Services**



In the absence of an Environmental Report, the public when making submissions, are unaware of the inter-relationship between current waste water treatment plans, water services and traffic management plans and the master plan to develop the Brewery site. The purported 'Mayfair Building Water Services Report' states that the maximum peak flow is 4.5 l/s, however the report is silent on confirming that there is adequate waste water treatment capacity available for treating this load.

In relation to storm water which it is intended to feed into the existing storm drainage network and which relies on a petrol/oil interceptor to discharge into the River Breagh and consequently the River Nore SAC. The report omits to confirm the potential of the petrol/oil interceptor to operate at full efficiency with additional storm water loads being discharged and omits to identify if there is a threshold above which the interceptor will cease to operate at maximum efficiency. This is surely something to be aware of if storm/surface water is being discharged in the vicinity of an SAC.

### **3) Visual Amenity**

On Page 4 of the Conservation Report a photograph is presented showing the existing Mayfair Ballroom with St. Francis' Abbey set back to the right. It is clear from looking at the proposed elevation Pg. 17, West View, that the new flat and raised roofline will visually compete with the top of the Abbey's Bell Tower and therefore diminish the prominence of the Abbey as seen from this perspective. To maintain the visual amenity of the Abbey from this perspective it is important to keep the horizontal roof line of the Mayfair Ballroom proposal lower than that of the Abbey's Bell Tower. In addition, the proposed glass finish on the right corner will produce glare and the hard finish will detract the viewer's eye from being invited in towards the Abbey.

This view of the Abbey is on the Medieval Mile within the Architectural Conservation Area, and yet it is noted that no attempt has been made in the Conservation Report to visualise the proposed West View with reference to the Abbey, using either an artistic impression or a computer generated image. The existing West View is clearly more sympathetic to the visual amenity of The Abbey than the proposed West View and it is further contended that the proposed West View impacts negatively on the character and setting of the Abbey as viewed from Parliament Street. The value of this view that leads the eye towards the Abbey must not be under-estimated.

This concludes my submission. I look forward to receiving an acknowledgement for its receipt.

Yours sincerely

Shirley O'Brien B.Sc. (Eng)

**33.**

Attention of the Planning department Kilkenny.

I am a citizen of Kilkenny, and I am concerned for the future of Kilkenny

**Objection**

**I, Sheena Kelly object** to the renovation and extension of the Mayfair building as it is **Premature.** It's premature because according to your own Hanley report that any changes made on this site is totally dependent on the findings of the archaeological assessment.

Name. Sheena Kelly

## 34.

Dear sir

I object to the part 8 submission on the Mayfair building.

The building will block access to the brewery site, when the stated object of the county development plan was open up access of the site to the public and to protect monuments in the area. Removal of this building will open up visibility and sight lines between protected structures. In fact the single biggest asset of the Mayfair building is its setting, the building in itself has no architectural significance or value. The part 8 is premature as mentioned in Hanleys report. Full archeological investigation needs to be carried out before decisions are made on any part of the brewery site. It is important for the Mayfair to be seen in context as part of the full site.

Furthermore the planning application is confusing and unclear as it specifies that it will be used as a civic building. This has been withdrawn and it is not unclear as to what the public are being asked to submit on at all.

I would be interested to know if the county council own the land earmarked for the second car park

Kind regards

Siobhan Kennedy

Having previously made a submission to you re the proposed redevelopment of the Mayfair ballroom in Irishtown, Kilkenny, I wish to submit again on the basis that the readvertising of the submission date after alterations being made to the plan is a breach of planning regulations. The process is now seriously flawed.

Kind regards

Siobhan Kennedy

## 35.

Subject: Submission on Brewery site

Date: Mon, 9 Feb 2015 16:31:07 +0000

I wish to make a submission on amendments to the Objective in the City and Environs Development Plan (KILKENNY CITY BREWERY SITE).

**(A)** Refurbishment of the Mayfair and Brew House Buildings.

I object to **(A)**. The retention of the Mayfair (the old ball room) would be a mistake. By demolishing this sub standard building it would open up a view of st. Francis abbey that has been obstructed for so long and would reconnect it back to the city, which in turn would draw tourist and local people to the site. I also want the brew house demolished, reason I would like an archaeology report on all of the site not bits of site.

**(B)** Provide for an urban street connection between the central access scheme and Bateman quay crossing the Breagagh at the existing crossing point.

I object to **(B)**. regarding the connection from C.A.S. and Bateman Quay running at the back of the abbey encouraging more traffic and heavy goods vehicles by a site of such archaeology fragility would be a **big mistake** and you cause more congestion on Bateman quay. **when we want a traffic free area low carbon emissions.**

**(C)**. Retention of the Maturation building in the short term.

I object to **(C)**. Why keep this building for a short time????? is there an other motive for this??????? by demolishing this it would make it easy to executive.

Rosemarie Kelly

15th February 2015.

**OBJECTION TO PART 8.**

I **OBJECT** to the renovations and extension of the May Fair Building as it is **premature**. It is premature because according to your own Roisin Hanley report that any changes made on this site is totally dependent on the findings of the archaeological assessment.

Signed Rosemarie Kelly.

24th February 2015.

**OBJECTION TO proposed to your Current application redevelopment of the Mayfair  
Ballroom at Irishtown, Kilkenny,**

I **OBJECT** to the renovations and extension of the May Fair Building as I find this **FLAWED, premature in the context of the Brewery site envisioning, that is as yet INCOMPLETE..**

Signed Rosemarie Kelly.

## **36.**

**Subject:** Submission on Brewery site

I wish to make a submission on amendments to the Objective in the City and Environs Development Plan (KILKENNY CITY BREWERY SITE).

**(A)** Refurbishment of the Mayfair and Brew House Buildings.

I object to **(A)**. The retention of the Mayfair (the old ball room) for nostalgic reasons would be a mistake. By demolishing this sub standard building it would open up a view of St. Francis abbey that has been obstructed for so long and would reconnect it back to the city, which in turn would draw tourist to the site.

**(B)** Provide for an urban street connection between the central access scheme and Bateman quay crossing the Breagh at the existing crossing point.

I object to **(B)**. regarding the connection from C.A.S. and Bateman Quay running at the back of the abbey encouraging heavy goods vehicles into a site of such archaeology fragility would be a big mistake and you cause more congestion on Bateman quay it would also be unnecessary waste of valuable land.

Terence Kelly

from Terence Kelly,  
Dunbell Big  
Kilkenny.  
Formally of 79/80 John Street. Kilkenny.  
email: [kelly1a1@msn.com](mailto:kelly1a1@msn.com).

To Simon Walton  
Acting Director of Services,  
Kilkenny County Council.

15th February 2015.

**OBJECTION TO PART 8.**

I **OBJECT** to the renovations and extension of the May Fair Building as it is **premature**. It is premature because according to your own Hanley report that any changes made on this site is totally dependent on the findings of the archaeological assessment.

Signed Terry Kelly.

**PLEASE FINED I HAVE AMENDED MY OBJECTION OR 24/04/2015 AT 16;00 HOURS**

To Simon Walton  
Acting Director of Services,  
Kilkenny County Council.

24th February 2015.

**OBJECTION TO Your proposed UPDATED NOTICE FOR redevelopment of the Mayfair  
Ballroom at Irishtown, Kilkenny,**

I **OBJECT** to the renovations and extension of the May Fair Building as I find this plan to be **FLAWED**.

Signed Terry Kelly.

from Terence Kelly,  
Dunbell Big  
Kilkenny.  
Formally of 79/80 John Street. Kilkenny.  
email: [kelly1a1@msn.com](mailto:kelly1a1@msn.com).

To Simon Walton  
Acting Director of Services,  
Kilkenny County Council.

24th February 2015.

**OBJECTION TO proposed YOUR UPDATED NOTICE FOR redevelopment of the Mayfair  
Ballroom at Irishtown, Kilkenny,**

I **OBJECT** to the renovations and extension of the May Fair Building as I find this **FLAWED**.

Signed Terry Kelly.



**37.**

Dear Simon,

I would like to object to the planning application regarding the Mayfair building on the basis that it is premature.

Regards,

Therese Walker

**38.**

Turlough Kelly  
Dunbell Big  
Kilkenny.

Date 15/02/2015

Attention of Simon Walton Acting Director of Services Kilkenny County Council.

I object to the renovation and extension of the May Fair Building as it is premature in accordance with the Hanley Report which states that any changes made on this site is totally dependent on the findings of the archaeological assessment.

Yours

Turlough Kelly.

## 39.

I object to the premature application for the Mayfair/brewery canteen. The Mayfair is nothing but a glorified shed and should be demolished.

The whole brewery site must be developed as a whole.

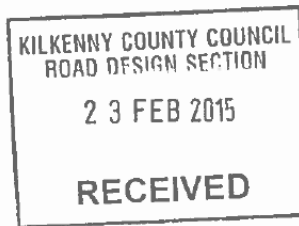
Yours,  
Marie W Kelly

I object wholeheartedly to the current application on the basis that the process of public engagement has been a charade; misleading and just for show. No ideas or alternatives has ever been listen to or taken into account.

Secondly I still and ever more find this application premature. The Brewery Site is an extra ordinary opportunity for Kilkenny and vision and connection to the medieval mile must be made. A total and comprehenssive design for the whole Brewery Site is required.

Yours,  
Marie Kelly

**40.**



Ms Simon Walton  
Planning Dept  
Kilkenny County Council  
John St  
Kilkenny

February 10<sup>th</sup> 2015

Dear Mr Walton.

**Re Mayfair Ballroom**

I am writing to lodge an objection to the proposed Part 8 application in respect of the Mayfair.

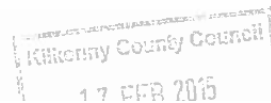
I believe that the application is premature in light of other decisions which have yet to be taken about the whole brewery site. I am concerned that the retention of the Mayfair would block the entrance to the site.

I also believe that the proposal is in direct contradiction to some parts of the County Development plan which outlines that heritage sites should be accessible and visible.

Best Wishes  
Yours sincerely

Maura Mc Inerney  
38 Fatima Place  
Kilkenny

A handwritten signature in cursive script that reads 'maura mc inerney'.



**41.**

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.

Date: 19-2-2015



Mayfair Building – Part 8 Planning Submission

To whom it may concern,

I THE UNDER-SIGNED  
OBJECT TO THE PART 8 PLANNING  
APPLICATION ON THE MAYFAIR  
BUILDING ~~WAS~~ ON THE BASES  
THATS ITS PREMATURE.

Yours sincerely,

Signed (Required):

*Ray [Signature]*

Address (Required):

Therford Rd  
KILKENNY

42.

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.

Date:



Mayfair Building – Part 8 Planning Submission

To whom it may concern,

I am lodging this preliminary objection to  
the part 8 proposals for "The Mayfair" site  
which is clearly premature given the fact  
that it is a key part of the "Bourne" site  
which is currently subject of a Masterplanning process.

Yours sincerely,

Signed (Required):

*Katherine Sullivan*

Address (Required):

*Main Street  
Benekebridge  
County Kilkenny*

43.

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.

Date:



Mayfair Building – Part 8 Planning Submission

To whom it may concern,

I Don't agree for the Premature plans  
of the may fair.

- It should go back to the public.
- it should NOT BE OFFICES.
- It should be a Concert Hall or  
Back to a Ballroom
- NO Alcohol.

Yours sincerely,

Signed (Required):

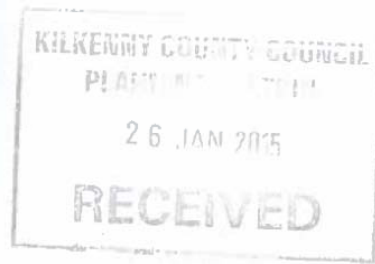
Margaret Leahy

Address (Required):

116 NEWPARK ROAD  
KILKENNY.

44.

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

Mayfair Building – Part 8 Planning Submission

To whom it may concern,

I FEEL THAT THE RETENTION  
OF BOTH MAYFAIR & BREWHOUSE  
BUILDINGS FOR POSSIBLE OFFICE  
SPACE IS IN DIRECT CONFLICT  
WITH THE OVERALL DEVELOPMENT  
OF THE GREATER SITE CENTRED  
AROUND ST. FRANCIS ABBEY

THE BUILDINGS SHOULD BE LEVELLED  
AND THE PLANS WITHDRAWN

Yours sincerely,

Signed (Required):

*Simon Walton*

Address (Required):

171 Sycamore

Kilkenny

23rd Jan 2015



45.

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

**Mayfair Building – Part 8 Planning Submission**

To whom it may concern,

I WISH TO OBJECT TO THE SUBMISSION  
OUTLINED ABOVE. I BELIEVE THAT THIS IS  
AN ATTEMPT TO CIRCUMVENT NORMAL  
PLANNING PROCEDURE. THIS SHOULD BE  
INCLUDED IN THE OVERALL BREWERY PLAN  
AND SHOULD BE SUBJECT TO PUBLIC  
CONSULTATION. THAT KKC CoCo WOULD  
SPEND €3M+ ON NEW OFFICES FOR  
THE HOUSING DEPT WHILE THERE'S  
A SEVERE HOUSING SHORTAGE IS  
ARROGANT IN THE EXTREME.

Yours sincerely,

Signed (Required):



Address (Required):

No. 2 BLACKMILL ST,  
KILKENNY

**46.**

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

**Mayfair Building – Part 8 Planning Submission**

To whom it may concern,

- ① Building not of any heritage value
- ② Name should be preserved.
- ③ Open vista of Abbey from Bregagh Bridge & Watergate.

Yours sincerely,

Signed (Required):

Address (Required):

DONIE BUTLER  
MAIN ST,  
STONEFYORD  
CO. KILKENNY

**47.**

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.

Date:



**Mayfair Building – Part 8 Planning Submission**

To whom it may concern,

I understand that the intention for the Mayfair Building is to provide office space for Council Staff. Please re-consider this; I think it sets the wrong tone for the first piece of re-development of the site. Please make it available for cultural, educational use, e.g. a performing arts college, a social enterprise hub.

Yours sincerely,

Signed (Required):

Maurice O'Leary

Address (Required):

ARLHILL LODGE

RATHSTOWN

DUBLIN 6.

**48.**

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

**Mayfair Building – Part 8 Planning Submission**

To whom it may concern,

The existing plan for the Mayfair is ugly and should not be entertained if an archaeological investigation is not done on all this site, who will ever know what is being covered up?

Also if another building is being considered after all this it should have some good architectural design to recommend it plus a use that will fit in 4 a Kilkenny cultural site!

A Dance Academy would be fitting and is needed.

Yours sincerely,

Signed (Required):

Margaret Shanahan

Address (Required):

Castle Rd  
Kilkenny.

**49.**

Simon Walton,  
A/Director of Services,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.



Date:

**Mayfair Building – Part 8 Planning Submission**

To whom it may concern,

Retain Mayfair - as social history  
Ballroom Centre  
with 60s flavour  
TOURISM + local attraction  
- oral history project

Yours sincerely,

Signed (Required):

E. Mountain

Address (Required):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 50.

### Proposal in relation to the Mayfair Ballroom

The following proposal refers solely to the internal spaces of the Mayfair and would not affect the external aspect of the buildings as outlined in the published plans.

The large spaces of the ballroom would be perfectly suited to development as an indoor Rock Climbing centre. Below is short list of links to websites giving images of what such a facility looks like. It can be seen that the space at floor level is only slightly reduced, so that the large areas could be available for AV and other presentations. This would be a continuation of the building's use as a centre for recreation and entertainment. In such a use the fabric of the building is hardly affected, if at all and at a future date could be, if necessary, dismantled.

Such venues are operated on a commercial basis (see websites, below) and are in use on a daytime and evening basis, unlike a purely 'office' use, and could contribute to the vibrancy of the centre city for a much longer period of the day.

Another related consideration is as follows: within the environs of Kilkenny there is a number of organisations of voluntary 'Minority' sports activities eg. walking, cycling, canoeing, climbing & others; that do not require 'playing' facilities. Yet they may have a small requirement for storage space for their limited equipment and records and rooms for small club meetings. Currently such material is stored in sheds and car boots.

Similarly, such bodies as chess, bridge, and disability groups often have no base from which to operate.

Both of these could be incorporated into other smaller spaces of the building, along with the above proposal of a rock climbing venue.

#### Web site links:

[http://www.gravityclimbing.ie/index.php?option=com\\_content&view=article&id=87](http://www.gravityclimbing.ie/index.php?option=com_content&view=article&id=87)

<http://www.awesomewalls.ie/gallery/banff>

<http://www.awesomewalls.ie/gallery>

<http://www.boulderworldbelfast.com/gallery/>

<http://www.altissimo-escalade.com/r475-salle-escalade-avignon.html>

<http://www.adventuresolutions.com.au/page4.html>

If such a proposal is of interest I would be pleased to discuss it further.

---

Kevin Higgins,  
6 Park View, Kilkenny.  
056-7761044  
087-3222523

---

## 51.

I attach my submission on the Mayfair Building.

However, I note that the council have replaced the original EIA with another, and are now referring to the Mayfair Building being used for general offices, but have allowed everything else to stand, including submissions already received.

I, therefore, object to the current application on the basis that the process of public engagement is misleading and flawed and that the application is premature, in the context of the Brewery site envisioning public engagement process, that is as yet incomplete.

I look forward to your response.

Kind regards

Lucy Glendinning

I wish to make a submission on the Mayfair Building as follows:

- According to Kilkenny County Council's own report, the Mayfair Building is of little significance from an architectural point of view, both internally and externally; it should therefore be demolished with a full archaeological survey carried out on the site.
- Considering the Council are demolishing buildings of far greater importance from both a historical and architectural point (ie Vicar Street) the “restoration” of this building cannot be justified either from a financial or a heritage point of view.
- The area is extremely sensitive and rich in history. As Liam Mannix, Heritage Consultant, says “the whole place is dripping with heritage. However, heritage on a construction site is usually the last thing any developer wants to see.” Luckily this site is owned by the people of Kilkenny who appreciate their heritage and the suggestion of an urban excavation, open to the public, should be carried out.
- With the loss of most of the park on the opposite side of the river and so many places already being covered in concrete and tarmac, with green spaces disappearing on an almost daily basis, I would consider the large grey “public Square” inappropriate. Likewise, as seen in the Public Consultations, a car park would not be welcomed in this site.
- The Mayfair Building currently hampers views of the historic walls of Kilkenny and access to the Breaghagh River – demolition of same would open the area up, again a sentiment expressed at the recent Consultation Meetings.
- There are many empty buildings on the outskirts of Kilkenny suitable for office space without spending millions of euro turning an ugly old building into an ultra-modern state of

the art building in a truly historic area to house employees of the County Council (as stated in the report); this cannot be justified.

- Were a building of this scale and type to be built, it would set a precedent for more of this type of modern construction, which would be entirely inappropriate for such an area.
- Again as has been expressed at both public consultations, 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.



**52.**

Mayfair Submission

I object to the current application on the basis that the public engagement is misleading and flawed.

The application is premature in the context of the brewery site re-envisioning that is yet incomplete.

Patrick Cass,  
27 Wolfe Tone Street,  
Kilkenny.

## 53.

To whom it concerns,

>

> I submit that the plans for the Mayfair are premature and have been drawn up without any public consultation, and appear to have been frankly thrown together; why did an architectural firm attempt a screening report? I believe there to be inadequate archeological and environmental preparatory work on this and therefore I object to this Mayfair plan.

>

> I submit that the plans for the Mayfair from a purely aesthetic sense are frankly, very far from a standard that any supposed heritage city should be even contemplating ; maybe appropriate for sandy ford industrial estate, but for 'Ireland's medieval capital' - only to serve to continue to block possible magnificent views of St. Francis abbey national monument and the historic walls of Kilkenny, national monument and Evens tower, national monument- words fail me. Consequently, again I object to this proposal, as it is contrary to council's own declared vision for the city's heritage.

>

> There are growing rumours in the city of possible very significant historic environmental damage to the wider brewery site in general; I believe it is important for the council to ascertain the nature of this possible damage and consequently I submit to demolish the Mayfair (as it has no archeological or great historic interest as a building) and survey the groundwater and soil underneath in conjunction with the EPA and ideally an independent Environmental organisation. Consequently I object to this development.

>

> I submit that any NTMA financing be used to open without delay existing turnkey vacant office/industrial sites on the outskirts of the city and in Ferrybank, Co.Kilkenny; and that the council's assertion that 'the money follows the plan' is beyond risible, and seems like a cynical Plan to force councillors to vote through controversial changes to the county development plan in toto. Consequently, I object to this 'plan'.

>

> Kind regards etc,

>

> Paddy O'Ceallaigh

> 17 clarnwood,

> Freshford rd,

> Kilkenny

## 54.

To Whom it concerns

We would like to object to the current application for planning permission regarding the mayfair:

We object to the current application on the basis that the process of public engagement is misleading, confused, unclear and flawed and

2) that the application is premature, in the context of the Brewery site re-envisioning public engagement process is as yet incomplete.

We look forward to engaging with the council consultation process going forward.

Regards

Maria & Niall Dollard

55.

Grennan Mill  
Mill St.,  
Thomastown.

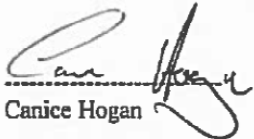
*24 APRIL 2015*

FAO : Planning Department, Kilkenny County Council, John St, Kilkenny

To whom it concerns,

I wish to make a submission re The Mayfair Planning Application as I believe it to be a flawed process under Part 8 Planning Process.

Yours sincerely,

  
Canice Hogan



**56.**

St. Anthony's,  
Newpark,  
Kilkenny.

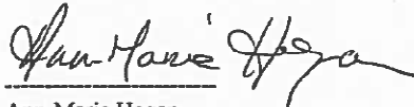
Friday 24th April 2015

FAO : Planning Department, Kilkenny County Council, John St, Kilkenny

To whom it concerns,

I wish to make a submission re The Mayfair Planning Application as I believe it to be a flawed process under Part 8 Planning Process.

Yours sincerely,



Ann-Marie Hogan



**57.**

I previously made a submission re the brewery site, but see the changes made since then, I object to the current application regarding the Mayfair building, I find this recent application confusing and very unclear. Not only do I believe the application to be premature, but I also think it is flawed and should be withdrawn.

Regards

Liz O'Brien

**58.**

An Taisce



The National Trust for Ireland  
Kilkenny Association

Ruthstown,  
Ballyfoyle,  
Co. Kilkenny.  
Feb 17<sup>th</sup> 2015

Planning Department,  
Kilkenny County Council,  
County Hall,  
John Street,  
Kilkenny.

Re: Part 8 Development – Mayfair Building

Dear Sir / Madam,

Our Association has considered this proposed development and regard it as premature. The Brewery site should be considered primarily as a historic and archaeological site so it is important that a complete archaeological survey and an environmental survey be completed before development plans are drawn up.

The Mayfair building is located at an entrance to the Brewery site and is thus in an influential and impressionable position. New buildings should be in harmony with their environment. The proposed development of this building is independent of whatever character may emerge for the rest of the site. Its design should await the incorporation of the views of the citizens into the masterplan for the site.

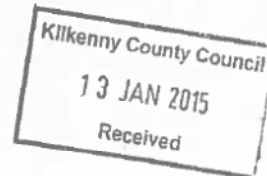
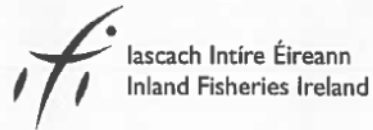
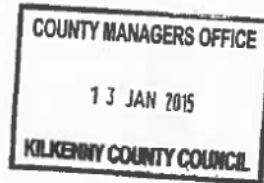
Yours sincerely,

Mary T. Brennan (Hon Secretary, An Taisce, Kilkenny Association)



9<sup>th</sup> January 2015

Mr. Simon Walton,  
Acting Director of Services,  
Kilkenny County Council,  
County Buildings,  
John Street,  
KILKENNY.



**PROPOSED REDEVELOPMENT OF THE MAYFAIR BUILDING, HORSE BARRACK LANE, IRISHTOWN, KILKENNY.**  
**PART 8, ARTICLE 81 OF THE LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 2001-2013**

Dear Sir,

Thank you for your Councils' letter dated 18<sup>th</sup> ult. and enclosures inviting the submission of observations in relation to the above proposed development. Subject to the following, Inland Fisheries Ireland (IFI) has no objection to the development as proposed.

1. Materials arising during demolition should be held, segregated and stored for appropriate off-site disposal and/or re-use as appropriate.
2. In the event of there being e.g. asbestos or residues thereof or old electrical transformers with coolants containing PCB's requiring containment and disposal, same shall be undertaken by appropriately qualified and equipped specialist contractors holding all necessary permits and approvals as required by Irish Law.
3. When cast-in-place concrete is required, all work must be done in the dry and effectively isolated from any surface water drains that may enter the River Breagagh or River Nore for a period sufficient to cure the concrete. Concrete delivery vehicles should be precluded from washing out at locations that would result in a discharge to the River Breagagh or River Nore. If bagged cement is stored on site, it should be held in a dry secure area when not in use.
4. It is important to incorporate best practices into construction methods and strategies to minimise discharges of silt/suspended solids to surface water drains that may enter the River Breagagh or River Nore. Silt traps if required should be constructed at locations that will intercept run-off. Stockpiles of sand and other materials to be used in the works should be covered with sheeting when not in use to prevent washout of fines during rainfall.



5. All oils and fuels should be stored in secure bunded areas, and particular care and attention should be taken during refuelling and maintenance operations on plant and equipment. All such plant and equipment should carry spill kits.
6. Where temporary diesel or petrol driven pumps are required, they should be sited within portable temporary bunded units.

I trust these observations will be of assistance and wish to thank your Council for consulting with us. Kindly acknowledge receipt of this submission, and forward a copy of your Council's decision on the proposal as soon as same has been made to IFI at our Clonmel office.

Yours faithfully,



Patrick Kilfeather  
Senior Fisheries Environmental Officer

---



**An Roinn**  
***Ealaíon, Oidhreachta agus Gaeltachta***  
**Department of**  
***Arts, Heritage and the Gaeltacht***

**Planning Ref: Part 8 Mayfair Building**

19 February 2015

Mr. Simon Walton  
A/Director of Services  
Kilkenny County Council  
John Street  
Kilkenny

Re: Notification to the Minister for Arts, Heritage and the Gaeltacht under Article 28 of the Planning and Development Regulations, 2001

**Development: Application by Kilkenny County Council for the Redevelopment of the Mayfair Building/Ballroom & Provision of Temporary Car Park accessed from Horse Barrack Lane, Irishtown, Kilkenny City**

A Chara

On behalf of the Department of Arts, Heritage and the Gaeltacht, I refer to the Planning Authority's notification in relation to the above. Outlined below are the observations and recommendations of the Department in relation to archaeology.

It is noted that the proposed development is located adjacent to National Monument 72, St Francis Abbey, Kilkenny. The National Monument is in the ownership of the Minister and is subject to statutory protection under the National Monument Acts 1930 to 2004. The development site is located within the confines of Recorded Monument KK019-026 city, which is subject to statutory protection in the Record of Monuments and Places, established under Section 12 of the National Monuments (Amendment) Act 1994.

In addition, the development site incorporates upstanding remains of the Town Defences, associated medieval bridges and site of gatehouse at Irishtown which are identified as a National Monument in accordance with the National Policy on Town Defences (DoEHLG, 2008). Proposed works at or in the vicinity of a national monument will require Section 14 Ministerial Consent under the National Monuments Act 1930 (as amended).

An archaeological assessment report prepared by Cólín Ó Drisceoil, Kilkenny Archaeology, has been included in the Part 8 submission. A revised version of this archaeological assessment report was forwarded to the Dept. of Arts, Heritage and the Gaeltacht by e-mail from C. Ó Drisceoil on 20/01/2015.

The main features of the proposed development will include:

1. Demolition of the existing single and two storey extensions to the existing building;
  2. 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;
-

3. Existing northern facade to be externally insulated with a render finish;
4. Replacement of the existing roof with a standing seam metal roof;
5. Replacement of the existing windows with new double glazed windows in a powder coated aluminium frame;
6. 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;
7. 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;
8. Provision of temporary car park on a site accessed from Horse Barrack Lane.

The archaeological assessment examines the potential impact of the proposed development on the archaeological heritage in the vicinity of the Mayfair Ballroom. However, there is no assessment of the potential impact of the proposed development of a car park on Parliament Street (accessed from Horse Barrack Lane) on a site located to the rear of the Watergate Theatre. Archaeological excavation was carried out on this particular site by Martin Reid during the main drainage works (licence ref 96E0047) and findings included the remains of a possible medieval mill structure. An archaeological assessment and impact statement relating to this element of the proposed Part 8 development shall be prepared and submitted to the Department of Arts, Heritage and the Gaeltacht as further information. Archaeological testing may be considered necessary as part of this assessment.

The Department concurs with the proposed archaeological mitigation strategy outlined in the archaeological assessment report. However, it is imperative that archaeological testing be carried out in the areas of proposed groundworks (extension, services runs, etc.) at the earliest possible stage in the development process and well in advance of any construction works. Archaeological testing should preferably be carried out in the areas currently accessible in advance of the demolition contract to ensure that the final design and foundation/groundworks proposals are informed by the archaeological findings. Archaeological testing in the vicinity of the National Monument shall require Section 14 Ministerial Consent under the National Monuments Act 1930 (as amended).

All demolition and site clearance works shall be carried out under close archaeological supervision. A comprehensive buildings archaeology assessment of the Town Wall within the development area, to include drawn and photographic recording, shall be undertaken well in advance of any demolition and/or construction works on site. This will inform the scope, extent and specifications for a conservation and engineering appraisal of the monument. Details of all such surveys & assessments shall be submitted to the Department of Arts, Heritage and the Gaeltacht for agreement and further instruction well in advance of any demolition and/or construction works commencing on site. All subsequent conservation and consolidation works relating to the monument will require Section 14 Ministerial Consent under the National Monuments Act 1930 (as amended).

Appropriate measures shall be taken, such as erection of hoarding and signage, in advance of any demolition/site clearance works to ensure the protection of the Town Wall from accidental damage by works or traffic on site. Details shall be submitted to the Department of Arts, Heritage and the Gaeltacht for agreement in advance of any such works on site.

Should archaeological material be found during the course works, the archaeologist may have work on the site stopped pending a decision as to how best to deal with the archaeology. The contractor/Local Authority shall be prepared to be advised by the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht with regard to any necessary mitigating action (e.g. preservation *in situ*, and/or excavation). The contractor/developer shall facilitate the archaeologist in fully recording any material found.

The Department of Arts, Heritage and the Gaeltacht shall be furnished with a final archaeological report following the completion of all archaeological works on site.

---

The acknowledgement to this letter, any further information and/or the Planning Authority's decision should ideally be sent to [manager.dau@ahg.gov.ie](mailto:manager.dau@ahg.gov.ie); if this is not possible, correspondence may alternatively be sent to:

The Manager  
Development Applications Unit  
Department of Arts, Heritage and the Gaeltacht  
Newtown Road  
Wexford

Is mise, le meas



Yvonne Nolan  
Development Applications Unit  
Tel: 053-911 7382  
e [manager.dau@ahg.gov.ie](mailto:manager.dau@ahg.gov.ie)

---