



Brewhouse

Current Status

- July 2013 – decision to retain and refurbish the Brewhouse Building.
- July 2015 - Masterplan approved, including provision for the retention and renovation of the Brewhouse Building.
- Feb 2016 – Part VIII Planning approval for proposed Brewhouse Development.
- Oct. 2016 – completion of demolition of adjoining buildings and removal of plant from Brewhouse Building.
- Jan. 2017 - completion of site investigation and structural investigation works to the Brewhouse.
- More information available in relation to the current structure post Part VIII planning.



Abbey Quarter

Current Status

- No Electricity
- No Water
- No Heating
- Significant Trips & Falls
- Not weather-tight
- Pigeons



Current Status



Current Status



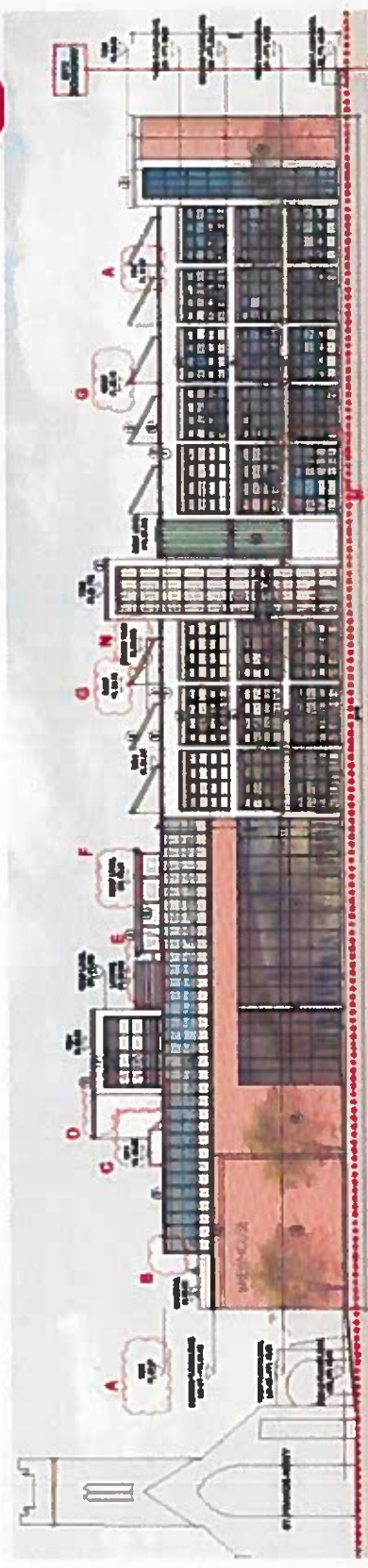
Current Status



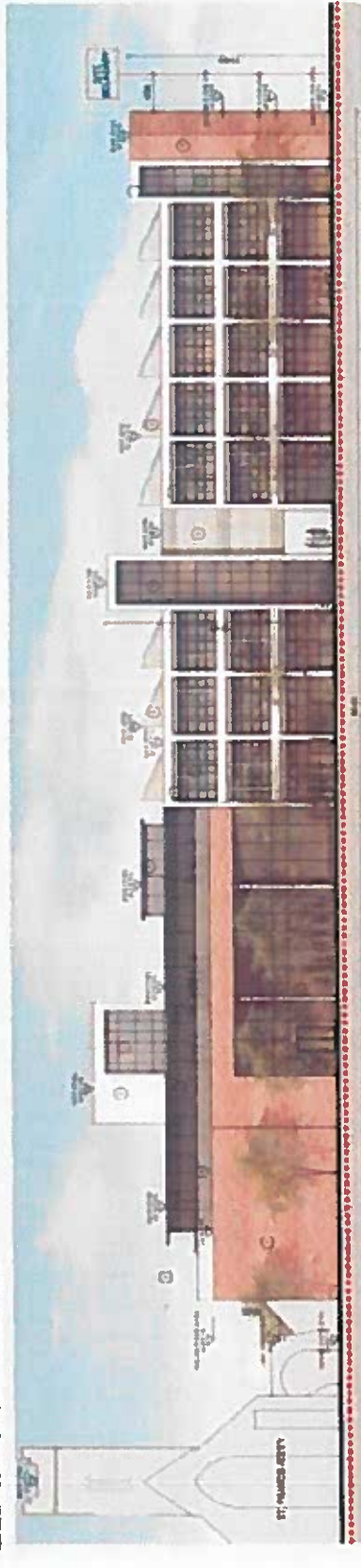
Proposed changes are due to :

- Issues that have arisen during the detailed design process.
- Detailed survey of the existing building, including site investigation works and structural testing works.
- Advice from Property Advisors on improvements to make the building more attractive to a wider range of prospective occupants.
- Proposed changes are minor in nature, but the cumulative effect of the changes is such that it was advisable to revisit the Part VIII Planning process.





PROPOSED AMENDMENTS TO WEST ELEVATION



WEST ELEVATION AS GRANTED UNDER PART VIII APPLICATION

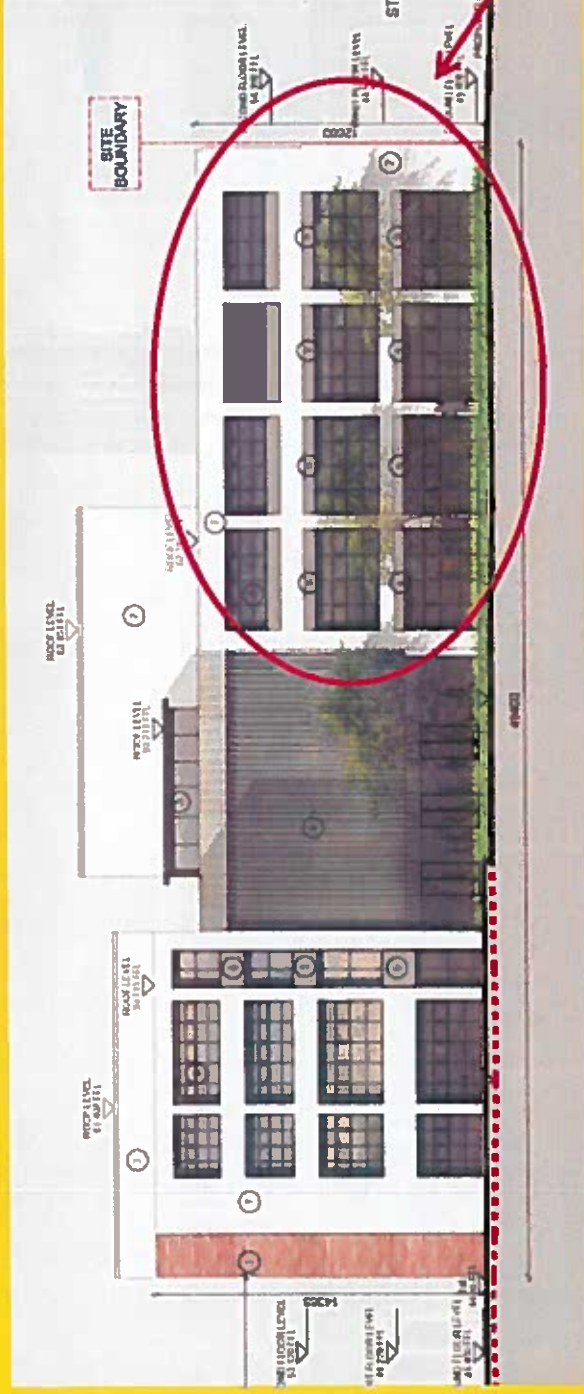
PROPOSED AMENDMENTS

- A Roof Heights and Levels Modified
- B Slatery Modified Roof Overhang Omittd
- C LA Moved to New Location
- D Existing 1 profile of Pentstern Replaced
- E Platform to Accommodate Equipment Screened with Metal Cladding
- F Pier Light Modified
- G Slatery Roof Modified

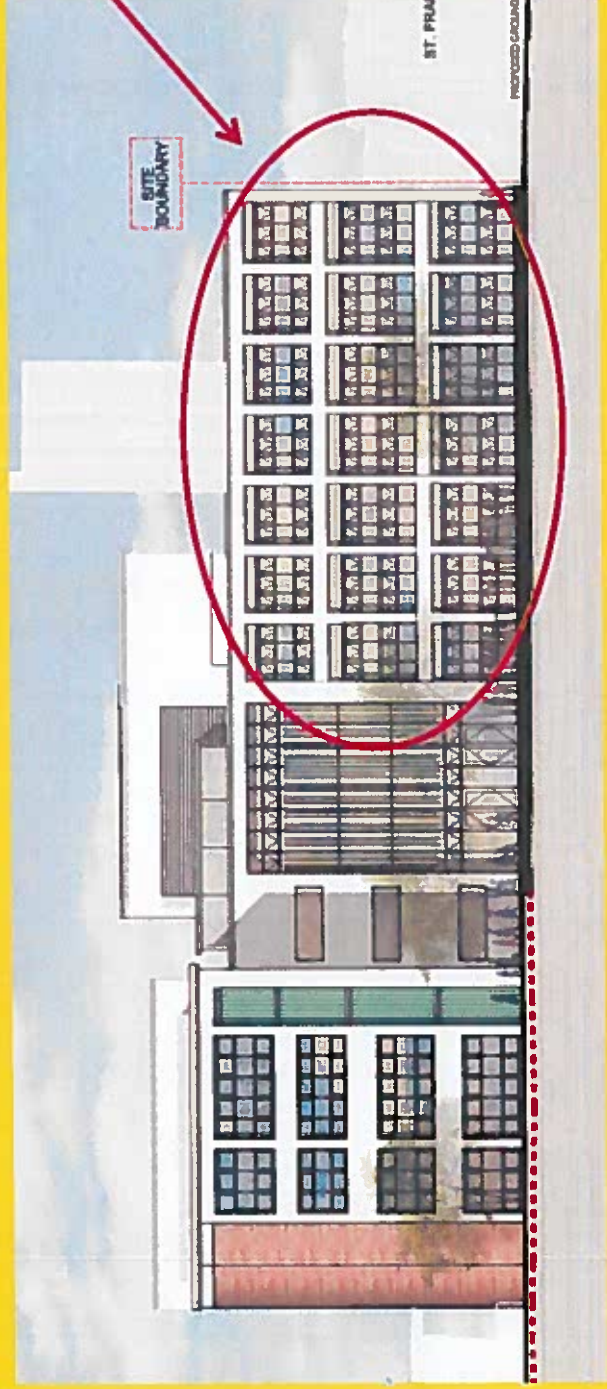
- H FSB Substation Relocated Bay Reversed from facade
- J External Landscape Levels Modified
- K Windows Removed
- L Door added
- M Existing floor Retained, Floor Level Modified
- N Water Tank Screened Behind Slatery Roof Structure
- P Facade Updated to Reflect Existing Column Grid Structure
- Q Facade Updated to Reflect Internal MC Core Modifications
- R External Slatery Modified



Amendments from previously approved Part VIII highlighted



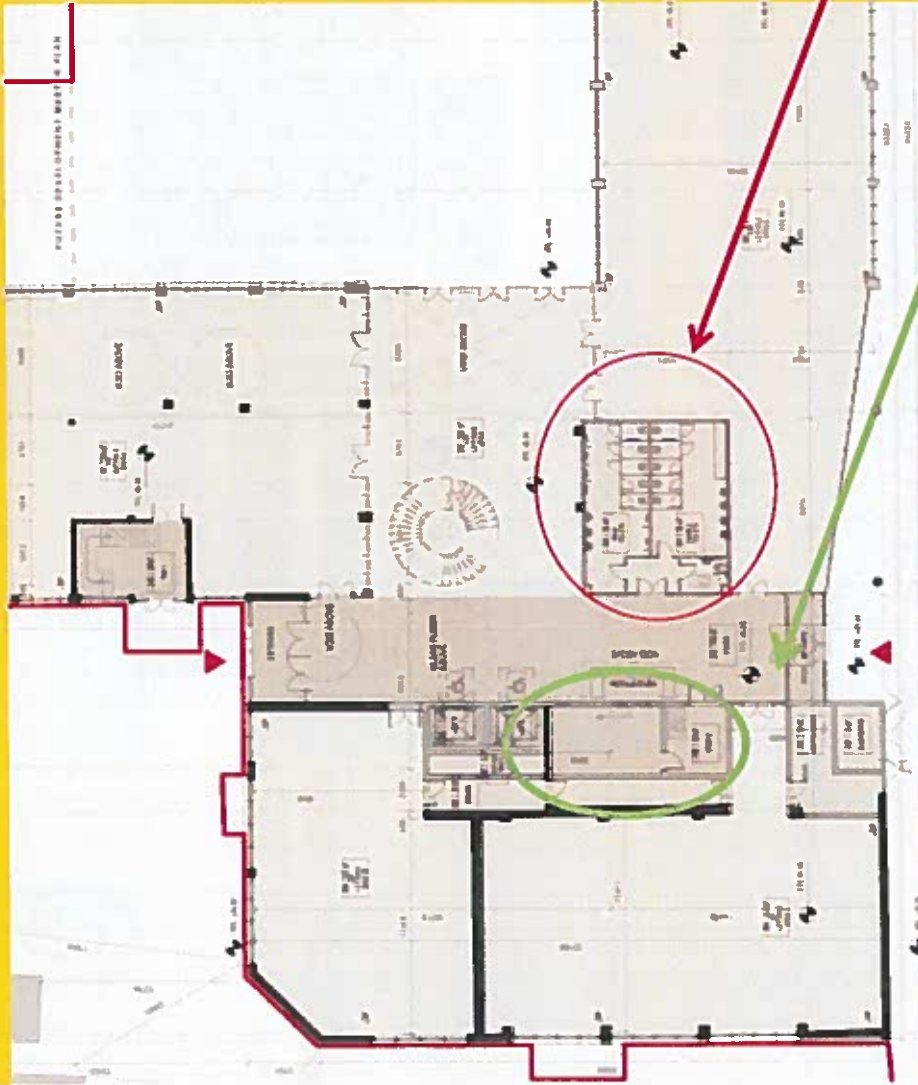
Existing Part VIII approved proposals



Proposed changes to Part VIII

Spacing of existing columns is different



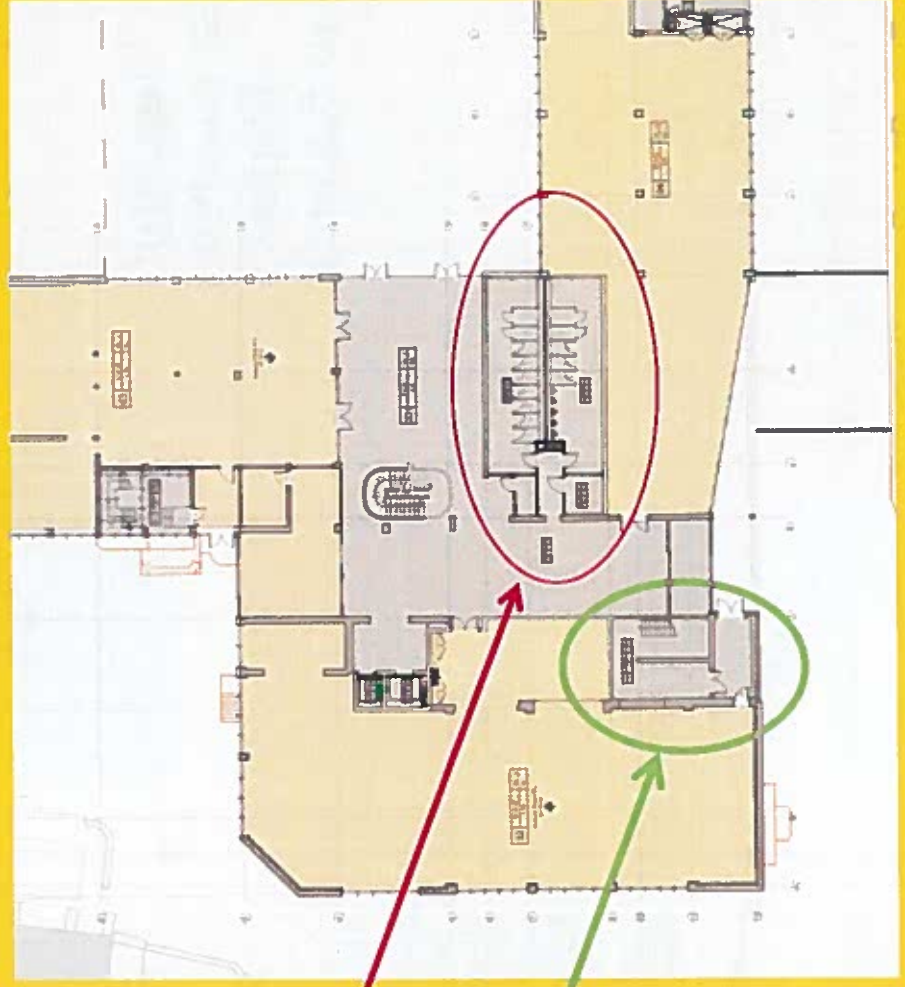


Existing Part VIII approved proposals

- Toilet block resized and relocated
- Stairs Relocated



Proposed changes to Part VIII



Part VIII Planning Process

- Notice published in the Kilkenny People Newspaper for week ending 27th October 2017.
- Details of proposed development on display in :
 - Planning Dept. – County Hall
 - Carnegie Library, Johns Quay
 - www.consult.kilkenny.ie
 - www.kilkennycoco.ie
- Submissions / observations invited up to Friday 8th December 2017.
- Public Information evening was held on Thursday 30th November in the Maltings Building, Tilbury Place.



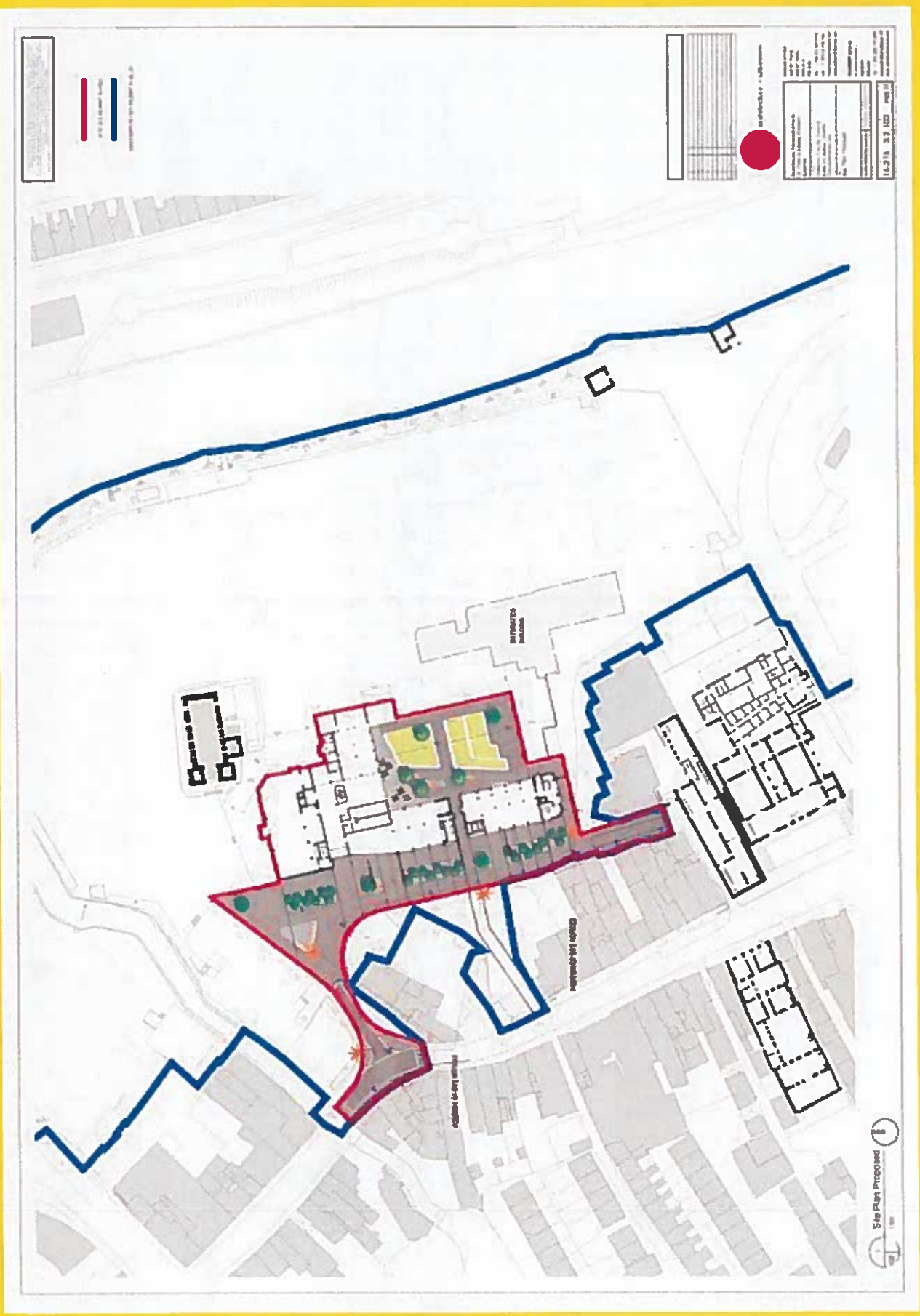
Features of Proposed Development

- Renovation of the existing Brewhouse Building to accommodate a range of uses including education, research & development and/or office use.
- Insertion of new floors in voids at first and second floor level to create additional floorspace within the existing building envelope.
- Construction of a new extension at roof level over the northern section of the building.
- Construction of new sawtooth roof structures on southern part of the building.
- Localised demolitions.
- Construction of a new hard landscaped public space along Horse Barrack Lane.
- Construction of a new landscaped courtyard to the east of the Brewhouse.





Site Location



	Proposed Area
	Boundary Line
	Accessible Path
	Proposed Structure
	Proposed Wall
	Proposed Road

DATE: 05/20/2014

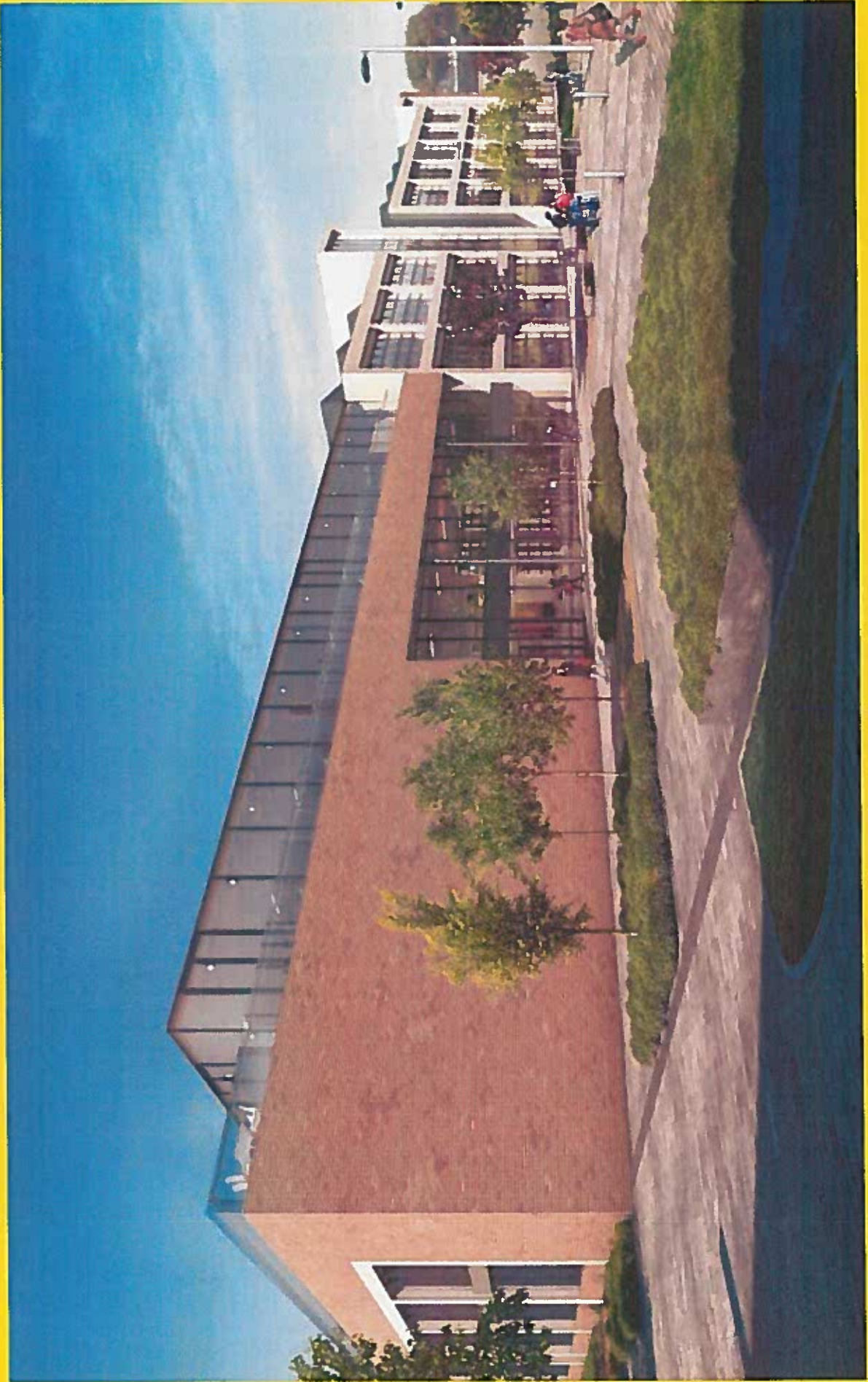
PROJECT: [Redacted]

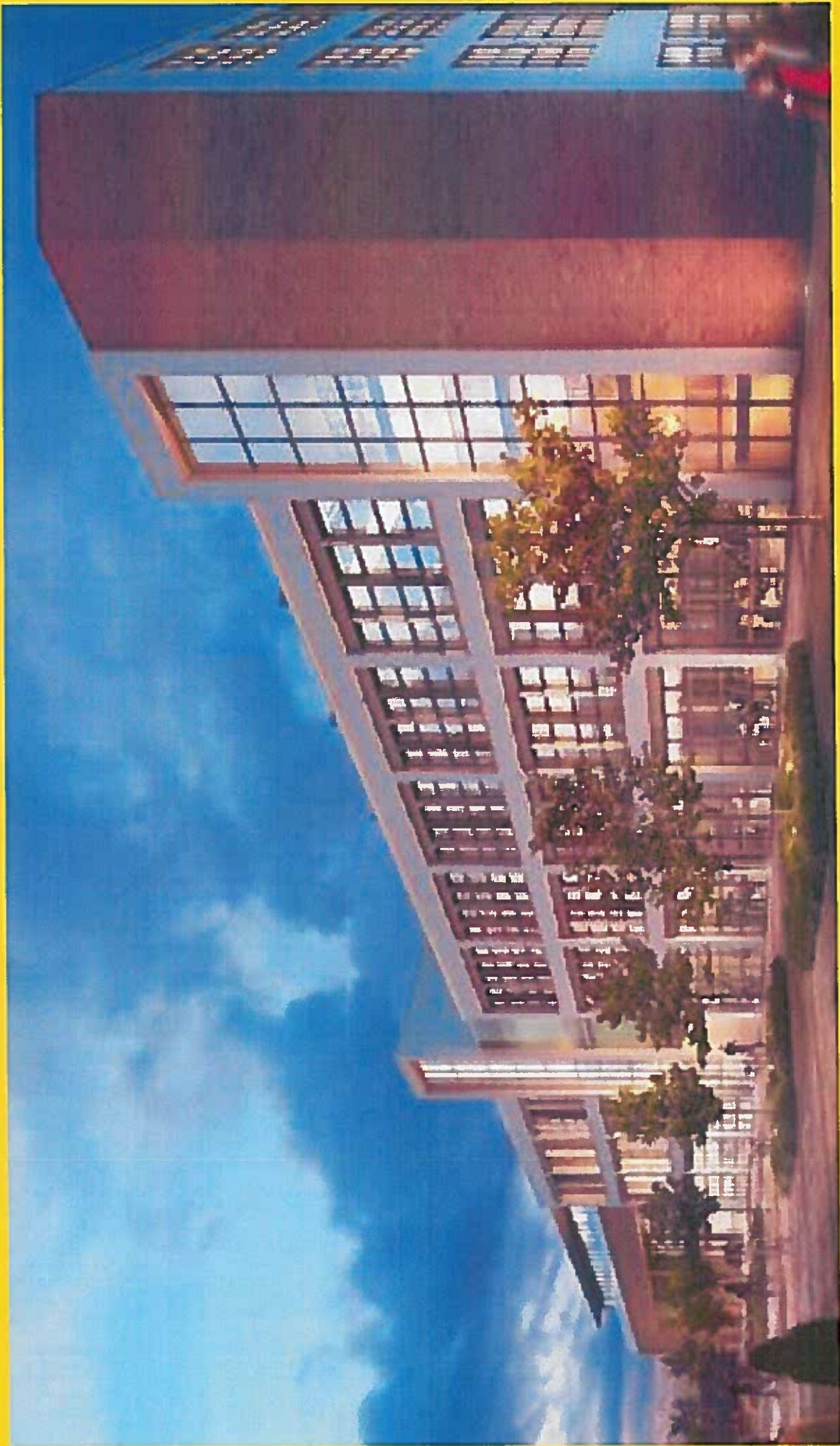
SCALE: 1/8" = 1'-0"

14 215 3 2 145 001111



Site Layout







- 5 no. submissions received.

Issues Raised include :

- Archaeology
- Uses for the building
- Traffic
- Appropriate Assessment
- Environmental Impact Statement
- Public Consultation Details
- Use of Part VIII Planning Process
- Design Details
- Movement Strategy

- Details of submissions and response to the issues raised are outlined in the Chief Executives Report.
- Report from Planning Authority, including the Conservation Officer also included in the Chief Executives report.
- Recommendation is to proceed with the proposed development, subject to the conditions recommended by the Planning Department and any commitments given in the Chief Executives Report in response to the public consultation.



Thank You

