



**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

**RE: DEVELOPMENT AT THE LATRINE, BUTLER GALLERY, EVANS' HOME,
JOHNS QUAY, KILKENNY**

Planning & Development Acts 2000 – 2020

DATE: 8th March, 2021

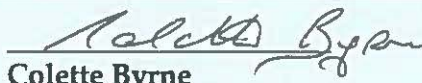
Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000-2020 as amended and Part VIII of the Planning & Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to carry out the following development:

**PART VIII – DEVELOPMENT AT THE LATRINE, BUTLER GALLERY,
EVANS' HOME, JOHNS QUAY, KILKENNY**

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the County Development Plan 2014 – 2020.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning Department.


Colette Byrne
Chief Executive



KILKENNY COUNTY COUNCIL

REPORT - Dated 5th March 2021

In Accordance with Section 179 of the Planning and Development Acts, 2000 as amended

Development at The Latrine, Butler Gallery, Evans' Home,
Johns Quay, Kilkenny.
Part VIII Ref: P8/13/20

**For consideration by the Elected Members
of Kilkenny County Council
at meeting to be held
on 15th March, 2021**

Contents

1. Introduction	4
2. Description of Proposed Development.....	4
3. Pre-planning.....	7
4. Notice of Development.....	7
5. Consultation.....	8
6. Details of Submissions Received.....	8
7. Implications for Proper Planning and Sustainable Development of the Area	8
8. Kilkenny County Council's Intention Regarding Proposed Development	9
Appendix A -Planning Report.....	10

1. Introduction

This report has been prepared for submission to the Elected Members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000 as amended. Part 8 Planning reference 08/13/20.

2. Description of Proposed Development

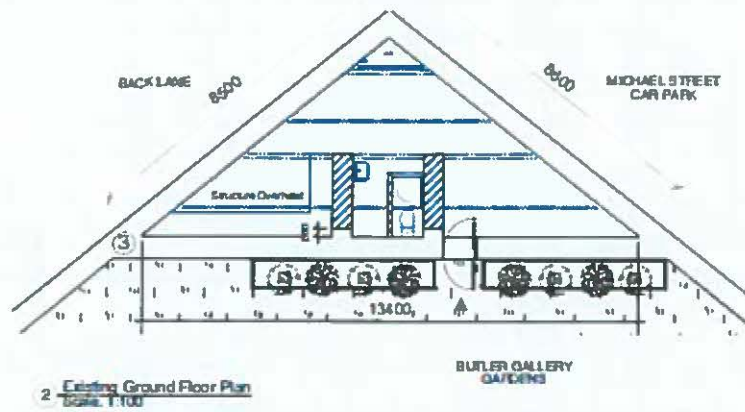
The proposal put forward on public display is for works to

The Latrine, Butler Gallery, Evans' Home, Johns Quay, Kilkenny.

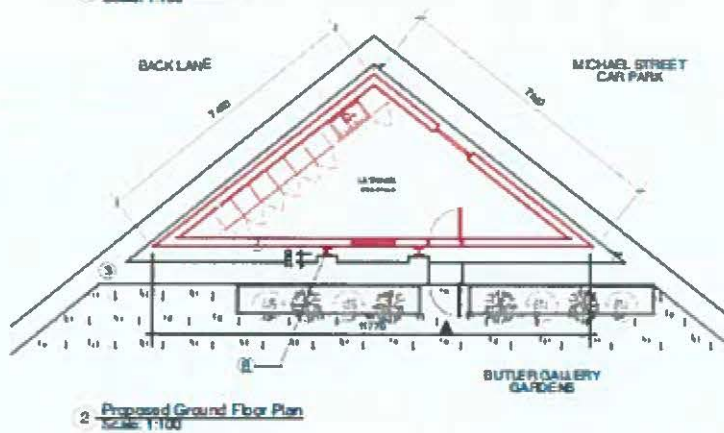
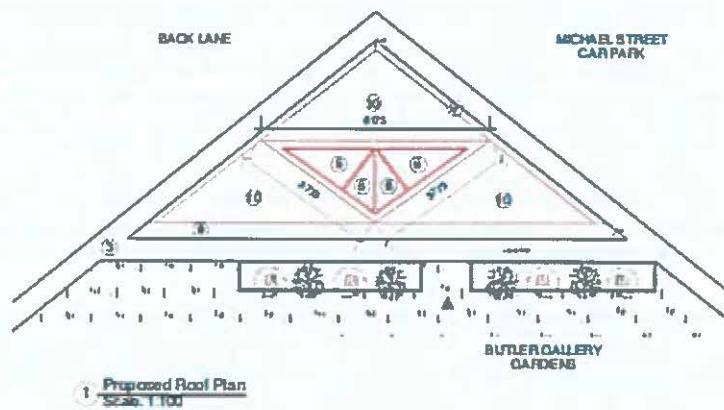
Development consists of:-

Alteration of former Latrine within the curtilage of protected structure Evans' Alms house (RPS ref:B3). Works to include a new structure inserted within the existing walls and all related site development works and ancillary works.

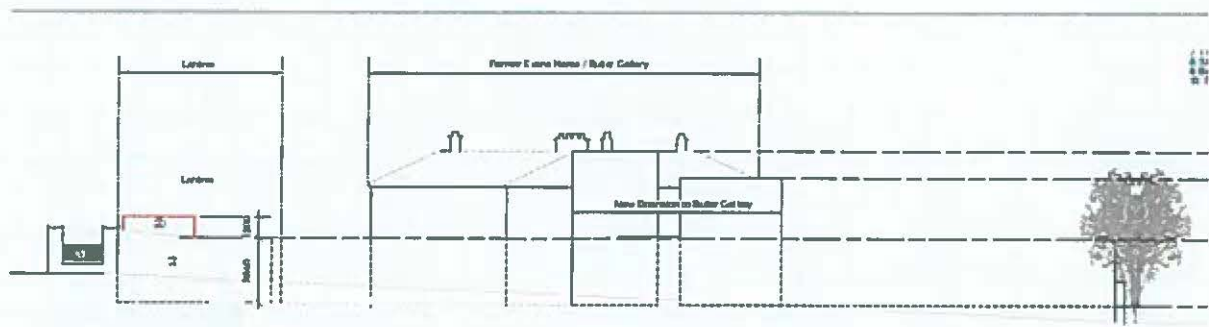




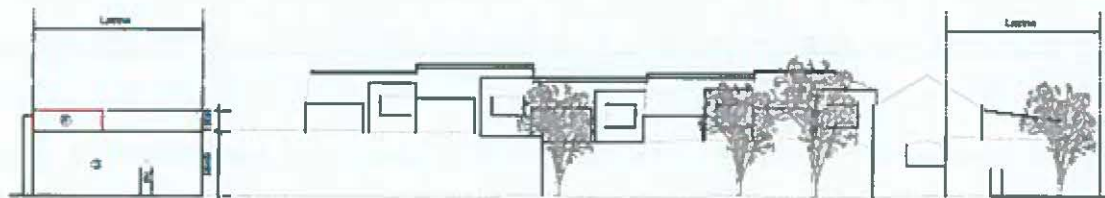
Existing Floor Plan



Proposed Floor & Roof Plan



1 Proposed Northwest Elevation
Scale: 1:200

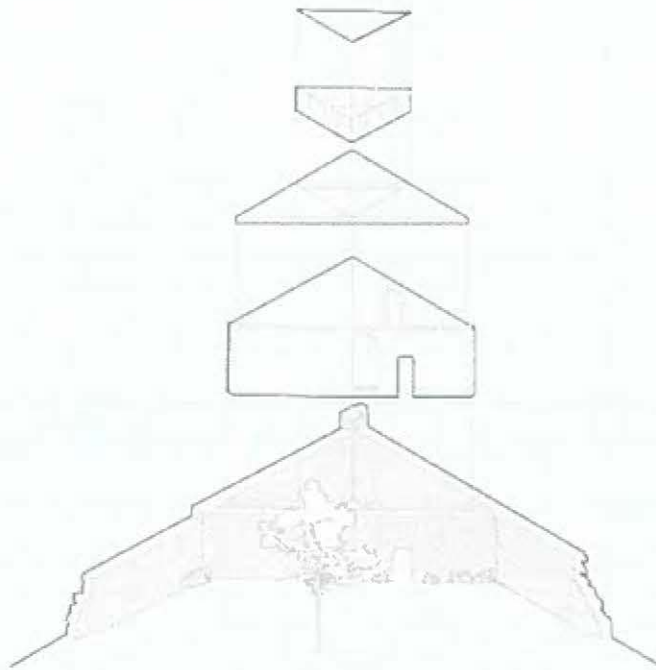


2 Proposed Northwest Elevation
Scale: 1:200

Proposed Elevations



Exterior Visual



Exploded Axonometric

The proposal was put forward by Kilkenny County Council on behalf of the Butler Gallery at Evans' Home in response to the need for additional work and storage space.

The works are to be funded by the Butler Gallery.

3. Pre-planning

As part of the planning application process, planning requirements were obtained through a formal pre-planning submission prior to lodging the application. Part 8 Planning reference 08/13/20.

4. Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 15th January 2021. A Site Notice was displayed at the site location from Friday 15th January 2021.

5. Consultation

- a) Details of proposals were put on display on on the consult website:
<https://consult.kilkenny.ie> and at the Planning Department, Kilkenny County Council

6. Details of Submissions Received

None

7. Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Kilkenny City and Environs Development Plan 2014 – 2020 and is compatible with the zoning objectives for the area.

AA Screening was carried out and no impacts were determined on any Natura 2000 site. An Environmental Impact Report (EIAR) is not required for this site.

Copy of a report from the City Planner is appended to this report. All conditions/comments in the City Planner's Report will be taken into account by the Design Team when preparing the detailed tender drawings.

8. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal Ref. 08/13/20 for:

Alteration of former Latrine within the curtilage of protected structure Evans' Alms House (RPS ref:B3). Works to include a new structure inserted within the existing walls and all related site development works and ancillary works at

The Latrine, Butler Gallery, Evans' Home, Johns Quay, Kilkenny.

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the proposed revisions to plans as outlined and the recommendations made by the Planning Department.

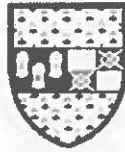
SIGNED



**Mr. Tim Butler
Director of Services**

Appendix A – Planning Report

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Planning Report



To : Tim Butler, Director of Services, Housing

From: Arlene O' Connor, Senior Executive Planner

Date: 4/3/2021

Part VIII Ref: P8/13/20

Re: Planning report on alterations to former Latrine within the curtilage of protected structure Evans Alms House (ref. B3). Works to include new structure inserted within the existing walls and all related site development works and ancillary works at The Latrine, Butler Gallery, Evans Home, Johns Quay, Kilkenny.

Part VIII Proposal

Under this Part VIII proposal, Kilkenny County Council is proposing to alter the former Latrine building located within the curtilage of Evans Alms House. The alterations consist of a new structure, namely a concrete raft foundation, inserted within the building so as to create a new timber pod structure.

A structural report is included with this proposal which concludes that the existing external walls are being retained and only minor repairs are needed to the masonry. Two walls are to be removed and these are to be replaced with steel stanchions in order to provide sufficient lateral stability under wind loading.

A Design Statement from Canice Architects is also submitted which outlines the scope of the works and the proposed design and visual impact.

An Architectural Heritage Impact Assessment is carried out in relation to this proposal, dated November 2020 and carried out by Canice Architects and this concluded that the works proposed constitute a light touch intervention on the existing building and that all works will be carried out in accordance with *Architectural Heritage Protection – Guidelines for Planning Authorities and Best Conservation Principles*.

A report dated September 2016 is also included with this proposal and this is titled Combined Reports on Archaeological Excavation Work at Evan's Home, John Street, Kilkenny.

A report dated February, 2011 by Claire Walsh is also included with this proposal titled Archaeological Test Excavation at Back Lane, Kilkenny as is a further report dated June 2012 by Claire Walsh on Archaeological Monitoring of Greenhouse and Treeroot Removal at Evans Home, John St., Kilkenny.

Zoning

The site falls within a zoning of 'General Business, within the Kilkenny City and Environs

Development Plan 2014 – 2020, with an objective to provide for general business.

Heritage

Protected Structure – B3 –Evans Alms House, NIAH reference 12000216.

Recorded Monument – None on site. Evans Alms House adjoins St.John's Church and graveyard, both recorded monuments, reference RMP KK019-026115 & KK019-026156.

ACA – The site falls within the Johns Street Architectural Conservation Area.

SAC – The site is a good distance from the River Nore cSAC,.

SPA – The River Nore SPA is a good distance to the south of this site.

pNHA – The site is not within any pNHA.

Zone of Archaeological Potential - The site is located within the Zone of Archaeological Potential for Kilkenny City, established under the National Monuments Act.

Relevant Planning Policy and Guidelines

Kilkenny City and Environs Development Plan 2014 – 2020

Planning History

No planning applications relevant to this site.

There is a Part 8 applicable to this site for the conversion of Evans Home to the Butler Gallery.

EIA Conclusion

A preliminary examination of the nature, size and location of the proposed development has been carried out which determines that there is no real likelihood of significant effects on the environment arising from the proposed development. It is therefore concluded that an EIAR is not required.

AA Screening Report

An Appropriate Assessment Screening Report was carried out on this application and this concluded that this development would have no impact on the River Nore SAC, thus a Stage 2 NIS was not required.

Pre-Planning

Pre planning discussions were held in relation to this proposal and advice provided on this proposal.

Third Party Submissions

This Part VIII proposal was placed on public display from Friday 15th January, 2021 to Friday 12th February, 2021 and no submissions were received during this timeframe.

Internal and External Departmental Submissions

Conservation Officer – No objection to the proposed works.

Department of Arts, Heritage, Regional Rural and Gaeltacht affairs – Request archaeological monitoring of works.

Assessment

Under this Part VIII, it is proposed to alter the former Latrine building located within the curtilage of Evans Alms House (Butler Gallery). The alterations involve a new structure inserted within the building which is a concrete raft foundation and will contain a new timber pod structure.

Due to the building located within the grounds of a protected structure and on the National Inventory of Architectural Heritage, an Architectural Heritage Impact Assessment was carried out on this proposed development which concluded that the works proposed constitute a light touch intervention on the existing building and that all works will be carried out in accordance with *Architectural Heritage Protection – Guidelines for Planning Authorities and Best Conservation Principles*. The works will also be supervised by a Conservation Architect.

The works do not impact on the nearby protected structure, Evans Alms House, nor will they impact on the nearby St. John's Church and graveyard, both recorded monuments. Also with the structure being in the curtilage of Evans Home, there will be no visual impact on the John Street Architectural Conservation Area within which this site is located. Finally, with the works being internal in the Latrines building, this will ensure that the proposal will not detract in any way from its surroundings, visually, architecturally or archaeologically.

Recommendation

The Planning Authority recommends that this Part 8 application be approved by the Council.

The works shall be archaeologically monitored as per the request of the Department of Culture, Heritage and the Gaeltacht in their report submitted to the Planning Authority on 25th February, 2021.

The recommendations contained within Section 6.0 of the Architectural Heritage Impact Assessment shall also be adhered to throughout this development.

Signed: 
Senior Executive Planner

Date: 4/3/2021

Signed: 
Senior Planner

Date: 8/3/2021

