Comhairle Chontae Chill Chainnigh
Halla an Chontae Sraid Eoin Cill Chainnigh

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council
County Hall John Street Kilkenny

Creating Sustainable Communities and Places

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

RE: **PART VIII: Renovation and Restructuring of Piltown Garda Station, Main Street, Piltown, Co. Kilkenny**

Planning & Development Acts 2000 *(As Amended)*
Planning & Development Regulations 2001 *(As Amended)*

Date: 11th April, 2022.

Dear Councillor,

In accordance with Section 179 of the Planning & Development Act 2000, as amended, please find attached the Report of the Director of Services, including the Planning Report, in relation to the public consultation process undertaken for the proposed renovation and restructuring of Piltown Garda Station at Main Street, Piltown, Co. Kilkenny. This public consultation was undertaken in accordance with the requirements of Part VIII of the Planning & Development Regulations 2001, as amended.

I am satisfied that the proposed development is consistent with the proper planning and sustainable development of the area and is consistent with the provisions of the Kilkenny City & County Development Plan 2021 – 2027.

Third Party Submissions

No Third Party Submissions have been received in relation to this application.

Colette Byrne,
Chief Executive.

KILKENNY COUNTY COUNCIL

Comhairle Chontae Chill Chainnigh

Chief Executive's Report on the Consultation process

for the proposed Renovation and Restructuring of Piltown Garda Station

at Main Street, Piltown, Co. Kilkenny.

April 2022

1.0 INTRODUCTION

This document has been prepared in accordance with the requirements of Section 179 of the Planning & Development Act 2000 (As Amended) and Part VIII of the Planning & Development Regulations, 2001 (As Amended).

The proposed development will involve the renovation and restructuring of Piltown Garda Station, Main Street, Piltown, Co. Kilkenny.

1.1 Public Consultation

Notice of the proposed development was advertised by Notice in the Kilkenny People newspaper published on Friday 25th February 2022. Public Notice was also erected on Piltown Garda Station Building on 25th February 2022.

A copy of the public notice is provided in Appendix 1.

Details of the proposed scheme were also advertised via the Kilkenny County Council Public Consultation Portal http://consult.kilkenny.ie/

Plans and particulars for the proposed Scheme were available for inspection from Friday 25th February, 2022 until Friday 25th March, 2022 at the following locations:

- Planning Department, County Hall, John Street, Kilkenny.
- Area Office Piltown Municipal District, Ferrybank, Co. Kilkenny.
- www.kilkennycoco.ie
- https://consult.kilkenny.ie/

Submissions and observations were invited with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be carried out, with a final date for receipt of submissions on Friday, 8th April, 2022.

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

- Department of Culture, Heritage and the Gaeltacht – Archaeology Dept.
- An Taisce

The documents on public display were as follows:

- Project Drawings
- Architectural Heritage Impact Assessment
- Environmental Impact Assessment Screening
- Habitats Directive Project Screening Assessment
- OPW Letter of Consent
- An Garda Síochána Letter of Consent

2.0 Brief description of the proposed works

2.1 Existing site

The Garda Barracks is located on Main Street, Piltown, County Kilkenny and is a key historic building within the fabric of Piltown. The detached three-bay two storey Market House, on a rectangular plan was constructed circa 1825 and it was later used as a Courthouse circa 1903.

The building was renovated in 1926 to accommodate use as a Garda Barracks and at some point a curved single storey extension was added to the rear of the building. The building has a central open internal porch which has three doors opening off it. Two of these doors (to the LHS) serve the Station side of the building and one (to the RHS) serves the Sergeant's residence.

The building is currently vacant with the exception of the ground floor room to the front left (East) of the building, which is being used sporadically as an unmanned post by Moincoin Garda Station to serve the people of Piltown.

The Garda Station is listed in the Record of Protected Structures for Kilkenny, Reference Number C209. The Garda Barracks is also listed in the National Inventory of Architectural Heritage (NIAH) Reference Number 12325010

2.2 Description of the proposed development.

The details of the proposed development as presented in the Planning Notice for the development are as follows:

- Change of use of the building from Garda Station and Sergeant's residence to Garda Station and a Remote Working Hub.
- Restructuring and renovation of the building to accommodate the change of use.
- Conservation work to the interior and exterior of the building.
- All associated site development works.

2.3 DESIGN CRITERIA

The design of the proposed works to the Garda Station, Main Street, Piltown has taken into consideration the requirements of the following Regulations and Policy Documents:

- Building Regulations.
- Planning & Development Act 2000, as amended.
- Planning & Development Regulations, 2001 as amended.
- Kilkenny City & County Development Plan 2021 - 2027.

3.0 SUBMISSIONS RECEIVED

No submissions were received in relation to this application.

4. IMPLICATIONS FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

The Planning Authority has determined that the proposed development is consistent with the proper planning and sustainable development of the area of the proposed development *(see Planner's Report in Appendix 2)* and the proposed development is consistent with the provisions of the Kilkenny City and County Development Plan 2021 – 2027.

KILKENNY COUNTY COUNCIL'S INTENTION WITH REGARD TO THE PROPOSED DEVELOPMENT

Proposed Development	Part VIII Proposal
	The Renovation and Restructuring of Piltown Garda Station at Main Street, Piltown, Co. Kilkenny

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

Signed:

Mary Mulholland
Director of Services

Appendix 1

COPY OF PUBLIC NOTICE

Planning and Development Act 2000 (As Amended)
Planning and Development Regulations 2001 (As Amended)

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

Restructuring and Renovation of Piltown Garda Station, Main Street, Piltown, Co. Kilkenny.

In accordance with Part XI and Part 8, Article 81, of the above regulations, Kilkenny County Council hereby gives notice of its intention to restructure and renovate the Garda Station on Main Street, Piltown Co. Kilkenny.

The proposed development will consist of:

- Change of use of the building from Garda Station and Sergeant's residence to Garda Station and a Remote Working Hub.
- Restructuring and renovation of the building to accommodate the change of use.
- Conservation work to the interior and exterior of the building.
- All associated site development works.

The Garda Station is listed in the Record of Protected Structures for Kilkenny, Reference Number C209. The Garda Barracks is also listed in the National Inventory of Architectural Heritage (NIAH) Reference Number 12325010

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) the Planning authority has made a preliminary examination of the nature, size and location of the proposed development. The authority has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development and a determination has been made that an Environmental Impact Assessment (EIA) is not required.

As per Article 120(3) of the Planning and Development Regulations 2001 (as amended), where any person considers that the development proposed to be carried out would be likely to have significant effects on the environment, he or she may, at any time before the expiration of 4 weeks beginning on the date of the publication of this notice apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have a significant effect on the environment.

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Friday 25th February 2022 until Friday 25th March 2022 inclusive, at the following Kilkenny County Council offices **By Appointment Only:**

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays) by appointment only. To make an appointment please contact: 056 7794010 or email: planning@kilkennycoco.ie
- Area Office of Piltown Municipal District, Ferrybank Shopping Centre, Ferrybank , Waterford, X91 DE42 from 9am to 1pm & 2pm to 4pm Monday to Friday (excluding weekends and Bank Holidays) by appointment only. To make an appointment please contact: 051 831370 or email ferrybank@kilkennycoco.ie

Details of the proposed development can also be viewed at https://consult.kilkenny.ie/ and www.kilkennycoco.ie

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at https://consult.kilkenny.ie/, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address piltowngardastation@kilkennycoco.ie . **The latest time and date for receipt of submissions on the development is 5.00pm on Friday 08th April 2022.** Submissions should be clearly marked "*Proposed development of Piltown Garda Station, Main Street, Piltown Part 8*"

Mary Mulholland, Director of Services.

Appendix 2

Planner's Report

Comhairle Chontae Chill Chainnigh

Kilkenny County Council

Part 8 Planning Report

Planning & Development Act 2000-as amended
Planning & Development Regulations, 2001 - amended

Part 8 Ref. No.: **Part 8 02/22**

Development: **Part VIII application for application for change of use at Garda Section, Piltown to Garda Station and Remote Working Hub**

Date 11/4/2022

Site Location and Description
The site is located centrally in Piltown village on Main Street. The Garda Station is on the NIAH list structure reference 12325010 and is a protected C209 and is a key historic building within the fabric of Piltown. The detached three-bay two storey Market House, on a rectangular plan was constructed circa 1825 and it was later used as a courthouse circa 1903.

In the attached Planning Report submitted with the application it is stated the building was renovated in 1926 to accommodate use as a Garda Barracks and at some point a curved single storey extension was added to the rear of the building. The building has a central open internal porch, which has three doors opening off it. Two of these doors (to the LHS) serve the Station side of the building and one (to the RHS) serves the Sergeant's residence.

The building is currently vacant, with the exception of the ground floor room to the front left (East) of the building, which is being used sporadically as an unmanned post by Moincoin Garda Station to serve the people of Piltown. The River Pill is located to the south and west and the new play ground is in the immediate vicinity.

Planning History on site:
None on site

In the vicinity
19/280- Permission granted for playground, meeting and picnic point, sensory area and associated site works, Banagher Td, Dale (Deal) yard, Piltown, Co. Kilkenny
P16/501 – Permission for the installation of a community CCTV system along with all associated site works

Impact on Natura 2000 site (SAC or SPA):
A Screening exercise was completed, which showed that no significant environmental impact is likely. It is therefore concluded that an Natura Impact Statement is not required.

EIA Screening
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.

Policy
Kilkenny City & County Plan Development Plan 2021-2027
The site is located within the settlement boundary of the village of Piltown as defined in of the current county development plan

4.6 Smaller Towns and Villages
The smaller towns and villages within the County need to be developed in a way that strengthens their role as local service centres whilst respecting their existing character. Achieving the right balance between encouraging development in smaller towns and villages and the scale and nature of such development is critical. It is important to ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fits well with the town or village involved and presents a high-quality living environment.

The Council will encourage development of economic activity, services and infrastructure provision in the smaller towns and villages of the county and allow for town renewal and serviced site housing provision in smaller towns and villages where services are available and/or planned, at a scale and character which is proportionate, in order to sustain and renew population and services in these areas.

Enterprise and Employment in Rural Areas
Rural areas have a vital contribution to make to the achievement of balanced regional development. This involves utilising and developing the economic resources of rural areas, particularly in agriculture and food, marine, tourism, forestry, renewable energy, enterprise and local services, while at the same time capitalising on and drawing strength from vibrant neighbouring urban areas. In this way rural and urban areas are seen as working in partnership, rather than competing with each other. Rural development has been dealt with in detail in Chapter 6 of the plan. Certain kinds of industry, especially those which involve natural resources and serve rural communities may, at an appropriate scale, have a role to play in rural development.

Section 5.1.1 of the plan states that *"It is Council policy to support the provision of co-working facilities and digital hubs in settlements that promote flexible working arrangements for the established businesses, self-employed persons and start-up enterprises."*

An important policy of the Council is to revitalise our towns and villages and spaces through creative and regenerative place-making, to assist in the delivery of compact growth. The Council is embarking on a significant programme of town and village

renewal works throughout the County under the Town and Village renewal schemes. These schemes will assist in improving the quality of the public realm and assist in the making of Place.

Strategic Objectives

6A *To ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

6B *To secure, through the application of Development Management Requirements within the Plan, the making of quality urban spaces embodying inclusive and universal access design principles for our building stock, public realm, amenities and transport services.*

10I *To support and facilitate the delivery of high capacity Information Communications Technology Infrastructure, broadband connectivity and digital broadcasting, throughout the County, in order to ensure economic competitiveness for the enterprise and commercial sectors and in enabling more flexible work practices e.g. remote working subject to other relevant policies and objectives of the Plan.*

It is considered the proposed development, which includes reuse of a centrally located protected Structure along the Main Street of the Village of Piltown as a remote working hub will adhere with the policies as outlined above.

Referrals:

The project was referred to the following for comment:

Department of Arts...– No report received
Conservation Officer – No objection subject to condition see report
Roads Section- No objection
Environment Section – No report received
An Taisce -No report received
Fire Officer- Report received

The contents of all reports received from the referrals have been noted.

Third Party Submissions

No submissions were received

Assessment

The proposed development includes the following

- Change of use of the building from Garda Station and Sergeant's residence to Garda Station and a Remote Working Hub.
- Restructuring and renovation of the building to accommodate the change of use.
- Conservation work to the interior and exterior of the building.
- All associated site development works

Conservation

The Garda Station, Pilltown is listed in the Record of Protected Structures for Kilkenny, ref: C209, the National Inventory of Architectural Heritage (NIAH), Ref: 12325010, while it is also located within the Pilltown Architectural Conservation Area, and the Historic Town of Thomastown. The NIAH describes the building as follows:

Detached three-bay two-storey Garda Síochána station, built 1926, on a rectangular plan; single-bay two-storey side elevations. Hipped slate roof with clay ridge tiles, roughcast chimney stacks on axis with ridge having dentilated stringcourses below capping supporting terracotta or yellow terracotta pots, and cast-iron rainwater goods on slightly overhanging box eaves retaining cast-iron downpipes. Roughcast walls on rag edged dragged cut-limestone plinth with rendered flush band to eaves. Round-headed central open internal porch with tessellated ceramic tiled dragged cut-limestone step threshold, and concealed dressings centred on drag edged dragged cut-limestone double keystone. Pair of square-headed door openings centred on pair of round-headed window openings with timber surrounds framing timber panelled doors having overlights centred on timber casement windows. Round-headed flanking window openings in round-headed recesses with dragged cut-limestone sills, and concealed dressings with drag edged dragged cut-limestone double keystones framing replacement uPVC casement windows. Square-headed window openings in bipartite arrangement (first floor) with dragged cut-limestone sills, monolithic mullions, and concealed dressings framing six-over-six timber sash windows having exposed sash boxes. Paired square-headed window openings in round-headed recesses (side elevations) with dragged cut-limestone sills, and concealed dressings with drag edged dragged cut-limestone double keystones framing six-over-six timber sash windows. Square-headed window openings in bipartite arrangement (first floor) with dragged cut-limestone sills, monolithic mullions, and concealed dressings framing six-over-six timber sash windows having exposed sash boxes. Road fronted with concrete brick cobbled footpath to front.
An architectural impact assessment was carried out and concluded that demolition works, and minor internal alterations as proposed, and the associated site development works are acceptable interventions to this NIAH Registered Building & Protected Structure

The file was referred to the Conservation Officer who has no objection to this development subject to a number of conditions.

Conclusion and Recommendation:
Having regard to the location of the semi vacant protected structure in the centre of Piltown and the proposal to sensitively refurbish this Protected Structure and return it to a town center use, it is considered that the proposed development is a welcome initiative and should be supported.

The Planning Authority considers that the principle of the proposed development as set out in the subject Part 8 Application plans and particulars accords with the policies and objectives of the Kilkenny City & County Development Plan 2021-2027 and the proper planning and sustainable development of the area.

It is therefore recommended that the Part 8 Application to provide a remote working hub be approved by Council having regard to the following recommendations.

- Project service upgrades, and their installation shall be presented for agreement with the Architectural Conservation Officer.
- The stairs shall be recorded in full prior to removal: all drawings shall be submitted to the OPW and the Planning Department of the Council for record purposes.
- The interface between the new floor (in place of the stairs) and the rear window on the first floor shall be agreed between the Project Architect and the Planning Authority. It is important here that the window is not impacted negatively.

- A methodology for repairs of windows shall be submitted for agreement prior to commencement works.
- All new windows proposed require the submission of detailed architectural drawings and specification to the Planning Authority for agreement.
- As detailed in the submission, a method statement for the retention of all existing limestone steps and tiles to the external porch shall be submitted to the Planning Authority for agreement.
- The insulation and double ply membrane weathering system proposed for the single storey semi-circular return must not interfere with the window cills or the windows in the rear façade i.e. they do now touch the cill or overshoot the window.
- Where possible the handrail of the new ramp shall not extend past the alcove of the front façade. Further discussion shall be held on same prior to construction of the ramp.
- All associated road markings and signage provided shall be in accordance with the Department of Transport, Traffic Signs Manual 2019 with such provision complimentary to the layout of works proposed for the Main Street under the Town and Village Renewal Scheme.
- Liaise with the Area Engineer regarding the footpath width and ESB poles requirement.
- Adhere to the Fire Officer recommendations outlined in report received on 14/03/2022.

C. Bambrick

Catriona Bambrick ***11/04/2022***

Executive Planner

I agree with the above report.

Louw

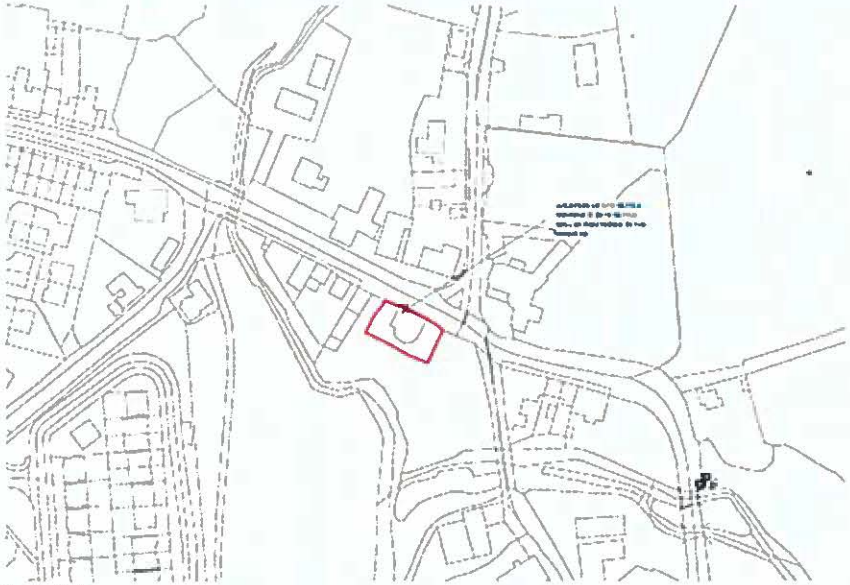
Date **11/04/2022**

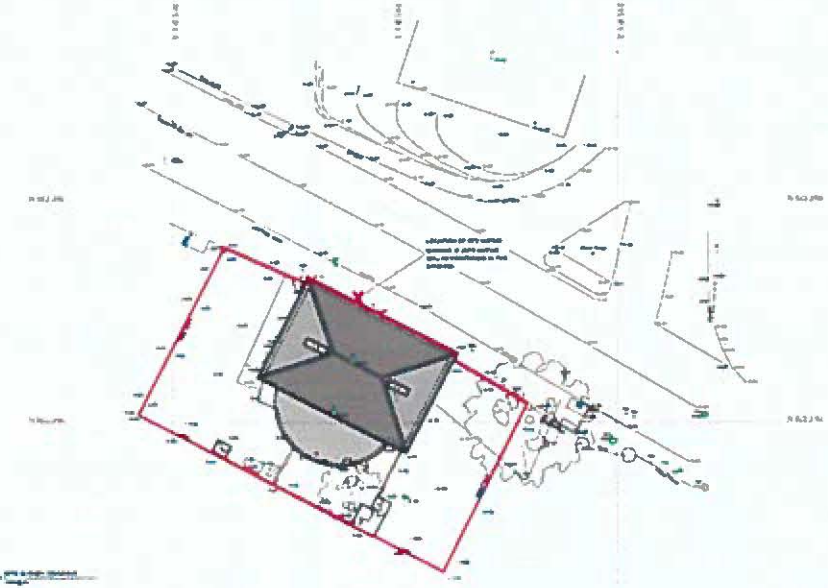
N. Louw

Senior Executive Planner

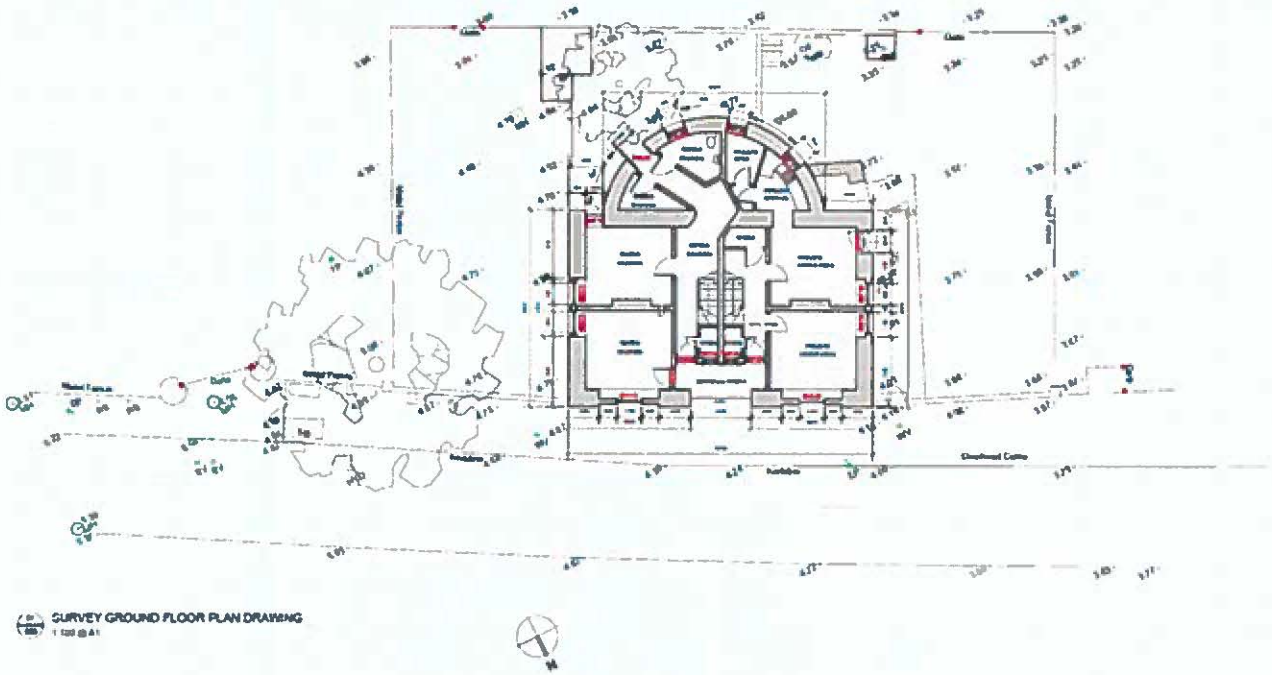
Appendix 3

Part 8 Scheme Drawings

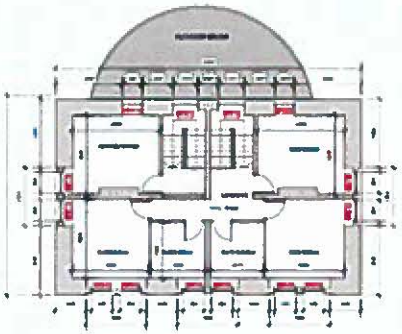




Pil River
An Crompán



SURVEY GROUND FLOOR PLAN DRAWING



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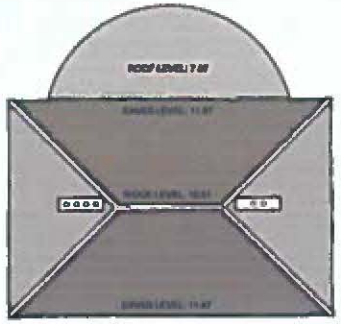
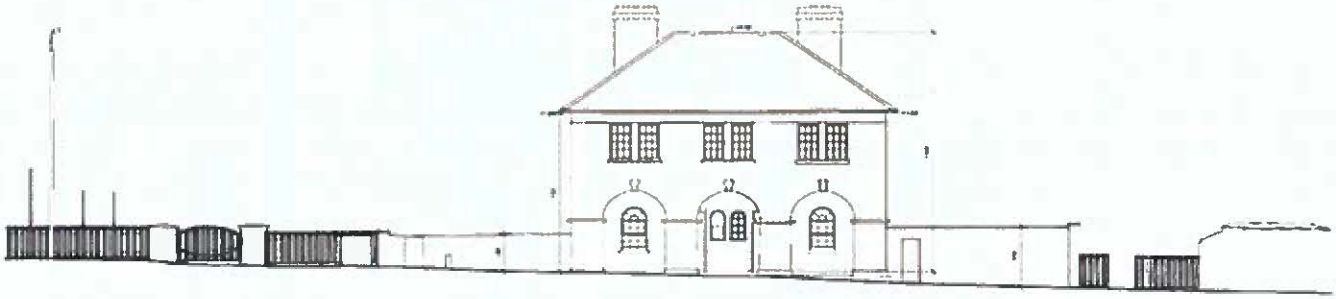
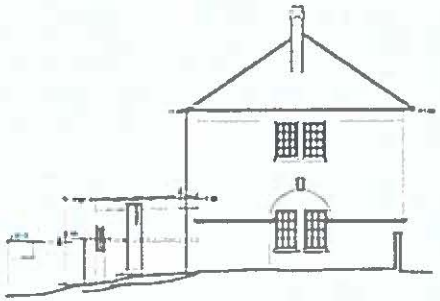
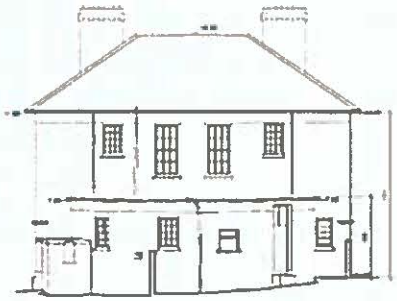
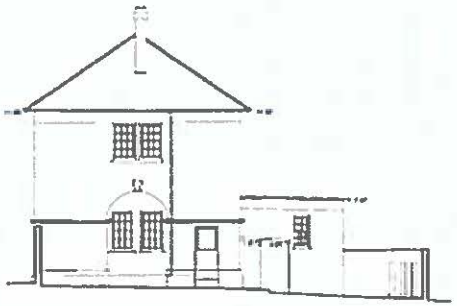


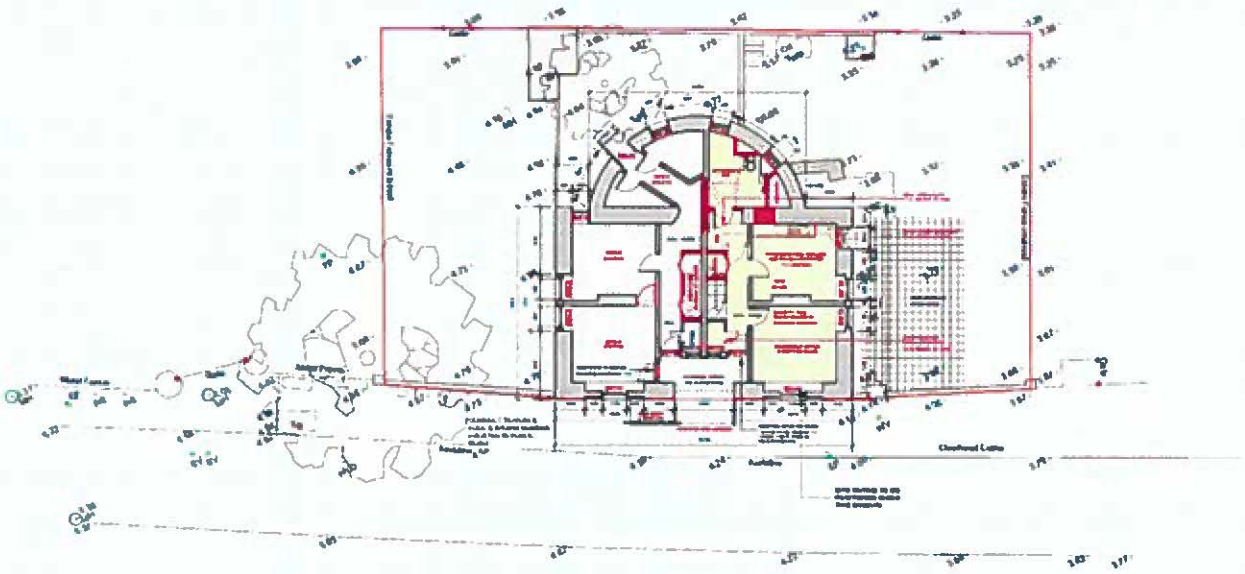
SURVEY ROOF PLAN DRAWING



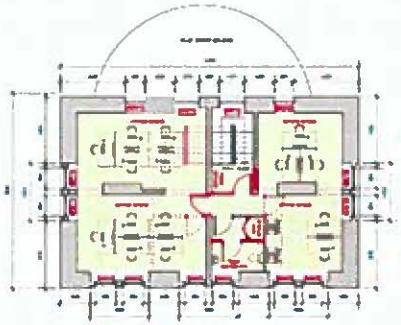




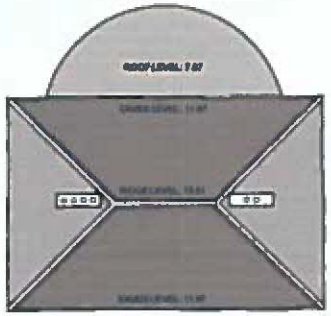




PROPOSED GROUND FLOOR PLAN DRAWING



PROPOSED FIRST FLOOR PLAN DRAWING



PROPOSED ROOF PLAN DRAWING