



## Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh  
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

## Kilkenny County Council

County Hall John Street Kilkenny  
R95 A39T



Creating Sustainable Communities and Places

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

**RE: PART VIII - Housing at 6-9 Upper Patrick Street, Kilkenny City**  
*Planning & Development Acts as amended*  
*Planning & Development Regulations as amended*

**DATE:** 15<sup>th</sup> October 2024

Dear Councillor,

In accordance with 179 of the Planning & Development Act 2000, 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 - Refurbishment, Conservation and Extension Works to 6-9 Upper Patrick Street, Kilkenny for their conversion to 4 Studio Apartments and 1, 2 Bedroom House.**

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 2021- 2027.

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 in the report and recommendations made by the Planning and other Service Departments.

**Lar Power**  
Chief Executive



# **KILKENNY COUNTY COUNCIL**

**REPORT - Dated 15<sup>th</sup> October, 2024**

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

**Refurbishment, Conservation and Extension  
Works to 6-9 Upper Patrick Street, Kilkenny for  
their conversion to 4 no. studio apartments and 1  
no. 2 bedroom house.**

***For consideration by the Elected Members  
of Kilkenny County Council  
at monthly meeting to be held  
on 22<sup>nd</sup> October 2024***

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## 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.

## 2. Description of Proposed Development

The proposal put forward on public display provided for the refurbishment and extension of existing historic properties 6-9 Upper Patrick Street to provide 5 no housing units as follows:-

Unit	Type	Capacity
1	Studio apartment	1 bed 2 person
2	Studio apartment	1 bed 2 person
3	Studio apartment	1 bed 2 person
4	Studio apartment	1 bed 2 person
5	2 bedroom house	2 bed 4 person

This is to be achieved by:-

- The extension, conservation and renovation of the existing properties.
- Associated site works

The proposal was put forward having regard to the social housing demand in Kilkenny City, which is currently (first preference approved applications dated 13<sup>th</sup> September 2024):-

Kilkenny City		
1 bed	403	53%
2 bed	255	33%
3 bed	81	11%
4 bed	24	3%
<b>Total</b>	<b>764</b>	

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The project has been granted funding by the Dept of Housing under the Social Housing Investment Programme (SHIP).

The buildings are located in Kilkenny's city centre. Refurbishing vacant historical buildings on one of Kilkenny's busy streets will help to reinvigorate the Upper Patrick Street area which has a number of vacant properties and properties in poor condition. This area is also part of the Living City Initiative, which focuses on the regeneration of retail and commercial districts in the historic centres of named towns in Ireland, including Kilkenny.

The site is very well served for public transport. Kilkenny city bus service (KK1) stops on Upper Patrick Street, approximately 200m from the site. There is also a bus stop for county and national routes less than 200m away on Ormonde Road, and the train station is located 1.3km from the site.

The buildings are located close to all amenities, within comfortable walking distance of supermarkets, shops, medical centres, pharmacies and churches. The Castle Park is located approximately 500m from the buildings.

The project has added value in terms of urban renewal and the regeneration will enhance the streetscape and play an important role in keeping a residential presence in this area.

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### **3. Pre-Part 8**

As part of the planning application process the Housing Section was advised of planning requirements through a formal pre-Part 8 submission prior to lodging the application.

### **4. Notice of Development**

A notice describing the proposed development was placed in the *Kilkenny People*, week ending Friday 9<sup>th</sup> August, 2024. Site Notices were displayed at the site location from Friday 9<sup>th</sup> August 2024.

### **5. Consultation**

- a) Details of proposals were put on display on the Consult website: <https://consult.kilkenny.ie>, and at the Planning Department, Kilkenny County Council.
  
- b) An information evening was held in Butler House on Tuesday 27<sup>th</sup> of August from 4pm until 7pm. Staff members from Kilkenny County Council Housing Section were in attendance to meet interested parties and answer any questions regarding this development. All were invited to attend by way of advertisement on social media and in the *Kilkenny People*. A letter drop of approximately 30 houses in the immediate locality was also carried out. Approximately 10 members of the public attended, excluding councillors and Oireachtas members. Information on how to make a submission was provided to all, both verbally and in a leaflet.

## 6. Details of Submissions Received

2 no valid submissions were received from members of the public before the closing date. The residents of The Old School Yard provided a joint submission; it was signed by each resident as noted below as .

No.	Name	Address	Date Received
1	a) Margaret Culleton Leader and Lance Leader	3 The Old School Yard, Kilkenny	30/08/2024
	b) Miriam Geoghegan & David Clowry	1 The Old School Yard, Kilkenny	
	c) Jim Kavanagh	2 The Old School Yard, Kilkenny	
	d) Teresa Casey	4 The Old School Yard, Kilkenny	
2	Richie & Natasha Griffin	5 Upper Patrick Street, Kilkenny	20/09/2024

## 7. Proposed Revisions to Plans in response to Submissions:-

A summary of the issues raised is outlined in the following pages. The response relevant to each area of concern is given. The submissions are summarised as follows:

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	Issue	KCC Housing Section Response
1a	Wall or Frosted Glass to the balconies to the rear.	We will provide frosted/translucent glass to the first-floor balconies to protect the privacy of the residents of the Old School Yard.
1b	Garden and tree to the School Yard	Access to the rear stone wall will be required during construction to determine if repairs are required. We will reinstate a small, planted area in consultation with the tenants of the Old School Yard.
1c	Construction traffic	A Preliminary Health and Safety plan will be issued at tender stage to potential contractors outlining the site constraints which will have to be adhered to and taken into account in developing the site-specific Health and Safety plan. Site constraints will include a requirement to maintain access for existing residents to their homes, site security and a restriction on working hours.
1d	Construction Parking	

		The contractor would also be required to submit a construction management plan for agreement with KCC to describe how construction traffic will be managed to minimise disruption to existing residents.
<b>1e</b>	Parking by new tenants	It is not intended that residents of the new development will be parking in the Old School Yard. The issue will be managed Housing by the Tenancy Management Section
<b>1f</b>	Current Parking by others in the School Yard	This is outside the scope of the Part 8 Application; however, we will forward the concerns to the relevant party for their attention
<b>2a</b>	Project Duration	It is envisaged that the construction period will be 12 – 18 months, based on current available information. A suitable programme will be agreed with the appointed contractor.  It should be noted that there is an identified risk of archaeological and historical findings which may delay progress.
<b>2b</b>	Common Roof on no. 5 & 6 – concern over new joint between fibre cement slates and new natural slates.	Where the new roof finish is proposed, the junction to adjoining properties will be addressed by means of a bonding gutter or lead roll detailing. This is a typical detail used for roof junctions and is visible throughout the city.  It is not uncommon that material differences are visible at roof level in a cityscape, and it is considered that extending the new roof finish beyond the current project scope is not required.
<b>2c</b>	Concern regarding the joint between the new lime render and cement render.	There is already a difference between the render finishes between the 2 properties, with a pebbledash finish on number 5 and a smooth render on number 6.  Where lime plaster is proposed to the elevations a clean “cut line” will be provided along the edge of the retained adjoining plaster finish before removal works commence and the new lime plaster finished to this cut line.  It is not uncommon that material differences are visible at street level in a cityscape, there is already a visible difference, and it is not considered that extension of the new render finish beyond the current project scop is required
<b>2d</b>	Condition of boundary wall to yard between no. 5 & 6	The condition of all shared party walls will be recorded prior to commencement of construction works, as would be standard procedure. It is noted that it is intended throughout to build inside the line of the rear garden party walls rather than on top.

The following revisions are proposed:-

**A. Frosted glass to the rear of the balconies as well as the sides.**



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Observations were also received from the Department of Housing, please refer to Appendix.

All of their observations are noted and will be included in the Works Requirements at Tender Stage. A Conservation Architect Grade 1 has already had input into the proposals.

It is the view of Kilkenny County Council that the proposed revision adequately addresses the valid concerns raised.

## **8. 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 2021 - 2027 and is compatible with the zoning objectives and the Housing Strategy for the area.

Copy of a report by the Area Planner is appended to this report. All conditions/comments in the Area Planner's Report will be considered by the Housing Section when preparing the detailed tender drawings.

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## 9. Kilkenny County Council's Intention Regarding Proposed Development

Proposed Development: Part 8 Proposal

Refurbishment, Conservation and Extension Works to 6-9 Upper Patrick Street, Kilkenny and their conversion to 4 no. studio apartments and 1 no. 2 bedroom house.

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 and other Service Departments.

SIGNED



Ian Gardner  
A/Director of Services

DATE

15/10/24

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## **Appendix A -Planning Report**

**Chontae Chill Chainnigh  
Kilkenny County Council  
Planning Report**



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

**Part 8 Ref. : Section 179: Part 8 03/24**

**Development: The proposed housing development will consist of:**

- **Converting No. 06, 07 and 08 Upper Patrick Street into four studio apartments with works to No. 06 to include a 7m<sup>2</sup> 2 storey rear extension and new window ope to front elevation, works to No. 07 to include a 12.7m<sup>2</sup> 2 storey rear extension and new door ope to front elevation, and works to No. 08 Upper Patrick Street to include new internal connections to No. 07 and blocking up of a door to the rear.**
- **Reinstatement of No. 09 Upper Patrick Street to a dwelling house over two floors with new window opes to the gable and a new first floor extension to the rear.**
- **Full refurbishment and conservation works to the interiors and exteriors of the buildings.**
- **All associated site development works.**

**Address: Nos. 6-9 upper Patrick Street, kilkenny**

**Site Location and Description**

The site is located at Upper Patrick Street and within Patrick Street Architectural Conservation Area. Numbers 08 and 09 are listed on the NIAH (National Inventory of Architectural Heritage) with references 12001041 and 12001040 respectively.

**Kilkenny City and County Development Plan 2021 - 2027**

The site is zoned existing residential

The site location is within a Zone of Notification of Recorded Monuments and the Kilkenny City Architectural Conservation Area (ACA).

**STATUTORY PROTECTION:**

RPS: N/A

NIAH: 12001041 and 12001040

ACA: Patrick Street ACA

ARCHAEOLOGY: Historic Town of Kilkenny KK019-026

**Third Party Submissions**

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1	a) Margaret Culleton Leader and Lance Leader	3 The Old School Yard, Kilkenny	30/08/2024
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	b) Miriam Geoghegan & David Clowry	1 The Old School Yard, Kilkenny	
	c) Jim Kavanagh	2 The Old School Yard, Kilkenny	
	d) Teresa Casey	4 The Old School Yard, Kilkenny	
2	Richie & Natasha Griffin	5 Upper Patrick Street, Kilkenny	20/09/2024

**Issues raised;**

- **Requests Wall or Frosted Glass to the balconies to the rear.**
- **Protection of Garden and tree to the School Yard**
- **Construction traffic**
- **Construction Parking**
- **Parking by new tenants**
- **Current Parking by others in the School Yard**
- **Project Duration**
- **Common Roof on no. 5 & 6 – concern over new joint between fibre cement slates and new natural slates.**
- **Concern regarding the joint between the new lime render and cement render.**
- **Condition of boundary wall to yard between no. 5 & 6**

**These issues have been duly noted and Housing is proposing to address the issues as follows:**

	<b>Issue</b>	<b>KCC Housing Section Response</b>
<b>1a</b>	Wall or Frosted Glass to the balconies to the rear.	We will provide frosted glass to the first-floor balconies to protect the privacy of the residents of the Old School Yard.
<b>1b</b>	Garden and tree to the School Yard	Access to the rear stone wall will be required during construction to determine if repairs are required. We will reinstate a small, planted area in consultation with the tenants of the Old School Yard.
<b>1c</b>	Construction traffic	A Preliminary Health and Safety plan will be issued at tender stage to potential contractors outlining the site constraints which will have to be adhered to and taken into account in developing the site-specific Health and Safety plan. Site constraints will include a requirement to maintain access for existing residents to their homes, site security and a restriction on working hours. The contractor would also be required to submit a construction management plan for agreement with KCC to describe how construction traffic will be managed to minimise disruption to existing residents.
<b>1d</b>	Construction Parking	

Part VIII 6-9 Upper Patrick Street

<b>1e</b>	Parking by new tenants	It is not intended that residents of the new development will be parking in the Old School Yard. The issue will be managed in Housing by the Tenancy Management Section
<b>1f</b>	Current Parking by others in the School Yard	This is outside the scope of the Part 8 Application; however, we will forward the concerns to the relevant party for their attention
<b>2a</b>	Project Duration	It is envisaged that the construction period will be 12 – 18 months, based on current available information. A suitable programme will be agreed with the appointed contractor.  It should be noted that there is an identified risk of archaeological and historical findings which may delay progress.
<b>2b</b>	Common Roof on no. 5 & 6 – concern over new joint between fibre cement slates and new natural slates.	Where the new roof finish is proposed, the junction to adjoining properties will be addressed by means of a bonding gutter or lead roll detailing. This is a typical detail used for roof junctions and is visible throughout the city.  It is not uncommon that material differences are visible at roof level in a cityscape, and it is considered that extending the new roof finish beyond the current project scope is not required.
<b>2c</b>	Concern regarding the joint between the new lime render and cement render.	There is already a difference between the render finishes between the 2 properties, with a pebbledash finish on number 5 and a smooth render on number 6.  Where lime plaster is proposed to the elevations a clean “cut line” will be provided along the edge of the retained adjoining plaster finish before removal works commence and the new lime plaster finished to this cut line.  It is not uncommon that material differences are visible at street level in a cityscape, there is already a visible difference, and it is not considered that extension of the new render finish beyond the current project scope is required
<b>2d</b>	Condition of boundary wall to yard between no. 5 & 6	The condition of all shared party walls will be recorded prior to commencement of construction works, as would be standard procedure. It is noted that it is intended throughout to build inside the line of the rear garden party walls rather than on top.

**Site History**

Number 9 Upper Patrick Street: 90990023- Granted for the erection of new shop front and change of use from shop to offices

**Referrals:**

- Conservation – no objections, subject to compliance with recommendations.
- Department of Housing , Local Government and Heritage: Recommends conditions
- National Monuments Council: No report

### Screening for Appropriate Assessment

A Screening exercise was completed, which showed that no significant environmental impact is likely on any Natura 2000 site.

### Environmental Impact Assessment (EIA)

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 Environmental Impact Assessment Report (EIAR) is not required.

### Proposed Development Drawings:



Fig1. Site layout

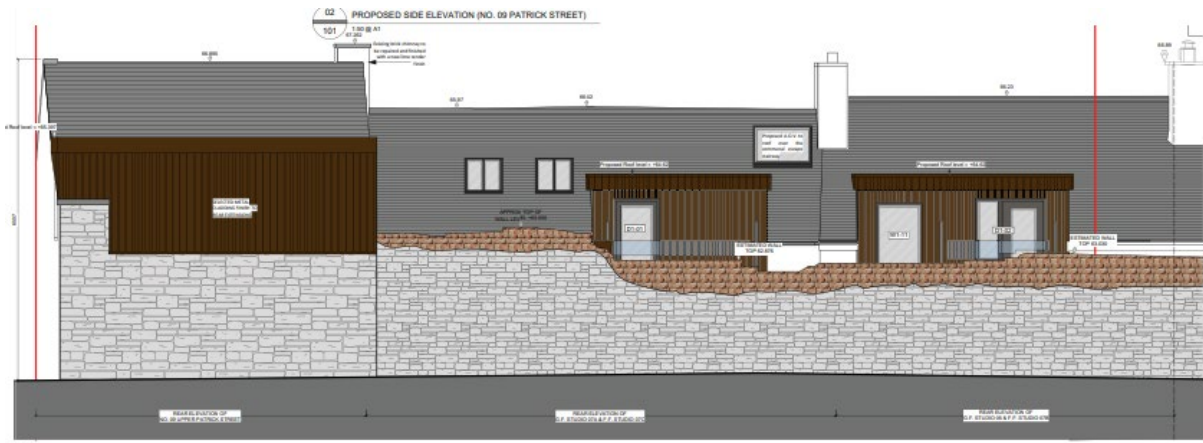


Fig2. Proposed Contiguous elevation

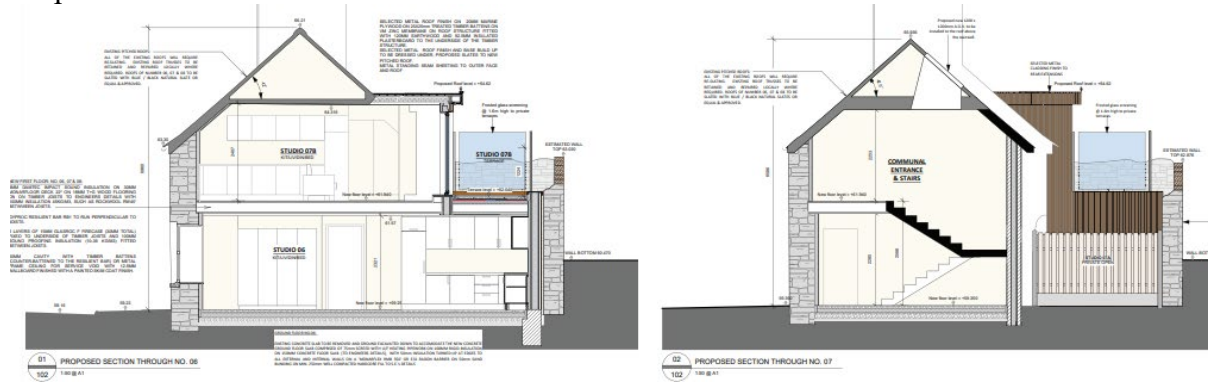


Proposed Front elevation;

Part VIII 6-9 Upper Patrick Street



Proposed Rear elevation



Proposed Sections



Proposed Ground floor and First floor



### Development Standards

An explanatory booklet was submitted which includes drawing. The proposal is for numbers 6 and 7 and 8 to be converted into 4 no. studio apartments, two at ground floor and two at first floor. The works to these units will include:

- No 6: a 7sqm 2 storey rear extension and new window ope to the front elevation
- No 7: a 12.7sqm rear extension and a new ope to the front elevation
- No 8: Internal connection to number 7 and blocking up of door to the rear

Number 9 will be a dwelling house over two floors with new window opes to the gable and a first-floor extension to the rear.

The proposed design meets the the minimum size requirements for apartments as specified in the City and County Development Plan as revised by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023. As regards privacy it is proposed to raise the rear wall slightly and insert 1.6m privacy screens to prevent overlooking into the front courtyard of the neighbouring unit to the rear.

The units, which are all duel aspect, will respectively have the following floor areas;

### AREA SCHEDULE

#### NO. 06 GROUND FLOOR STUDIO APARTMENT 1 BED / 2 PERSON

	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
<b>REQUIREMENTS</b>	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>
<b>PROVIDED</b>	41.1m <sup>2</sup>	33m <sup>2</sup>	3.0m <sup>2</sup>	4.5m <sup>2</sup>

#### NO. 07A GROUND FLOOR STUDIO APARTMENT 1 BED / 2 PERSON

	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
<b>REQUIREMENTS</b>	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>
<b>PROVIDED</b>	40.6m <sup>2</sup>	32.2m <sup>2</sup>	3m <sup>2</sup>	4.7m <sup>2</sup>

#### NO. 07B FIRST FLOOR STUDIO APARTMENT 1 BED / 1 PERSON

	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
<b>REQUIREMENTS</b>	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>
<b>PROVIDED</b>	37m <sup>2</sup>	*29.3m <sup>2</sup>	*2m <sup>2</sup>	4m <sup>2</sup>

#### NO. 07C FIRST FLOOR STUDIO APARTMENT 1 BED / 2 PERSON

	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
<b>REQUIREMENTS</b>	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>
<b>PROVIDED</b>	37m <sup>2</sup>	*30m <sup>2</sup>	*3m <sup>2</sup>	4m <sup>2</sup>

\*Storage area is included the KDL area.

#### NO. 09 2 BED (4 PERSON HOUSE.)

	GROSS FLOOR AREA	AGG LIVING AREA	AGG BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
<b>REQUIREMENTS</b>	80m <sup>2</sup>	30m <sup>2</sup>	25m <sup>2</sup>	4.0m <sup>2</sup>	7.0m <sup>2</sup>
<b>PROVIDED</b>	86.8m <sup>2</sup>	34m <sup>2</sup>	29.4m <sup>2</sup>	5.0m <sup>2</sup>	14.5m <sup>2</sup>

**Parking:**

Having regards to SPPR 3 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, there is re requirement to reduce parking in accessible areas. Historically these units on Upper Patrick street did not have their own parking. The site is located immediately adjacent to the city centre and in easy walking/cycling distance of all services. The site is also within easy reach of the public bus routes. Accordingly there is no requirement for parking at this location.

**Archaeology:**

**The Conservation Officer states;**

The Archaeological Desktop Study includes:

It is evident from the review of known recorded archaeological monuments and the database of archaeological excavations, that the proposed development is located in an area of archaeological potential. As a result, there is potential that ground works associated with the proposed residential development could have an impact on previously unrecorded archaeological deposits/remains that the site may retain.

Following the archaeological desktop study, an archaeological test trenching was undertaken, with result of same delivered in another report. The recommendations were cognisant of the as yet final designs to be agreed for the floors, the recommendations include preservation in situ, or where the floor levels are deeper than the archaeological levels, to excavate and preserve the archaeology by record. Such excavations will be undertaken under license.

**Built Heritage:**

An Architectural Heritage Impact Assessment has been submitted.

The slate from No. 9 Hairlab is to be retained and reused as per drawing, this is welcome. Natural black blue slate for No. 6 – 8 are welcome as it will replace a non-original fibre cement slate. New lime render be inserted on the buildings, this will replace the current cementitious render.

Due to the possible early date for the buildings, a Historic Timbers Survey was also undertaken. I agree with the findings in the Significance & Conclusion section of this report, regarding the dendrochronology and the investigation of newly uncovered timbers where they arise as part of the development.

The Department of Housing, Local Government and Heritage is recommending conditions, including the monitoring of work by an Archaeologist and the use of a Grade 1 Conservation Architect to guide and advise on areas of historic fabric intervention.

**Conclusion and Recommendation**

The Planning Authority considers that the design and layout of the proposed development are acceptable at this location and accords with the proper planning and sustainable development of the area. The development has been screened for appropriate assessment, which found that no significant environmental impact is likely on any Natura 2000 site.

It is thus recommended that the Part 8 application for the proposed re-development of 6-9 Upper Patrick Street be approved by the Council subject to the drawings and details submitted with this Part 8 proposal, and subject to the recommended conditions as per the reports of the Conservation Officer and the Department of Housing, Local Government and Heritage and the proposed mitigation measures proposed in response to the submissions.

A handwritten signature in black ink, appearing to be 'N. Louw', with a large loop at the top and a horizontal stroke at the bottom.

09/10/'24

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N. Louw, Senior Executive Planner

A handwritten signature in blue ink, appearing to be 'D. Malone', with a large loop at the top and a horizontal stroke at the bottom.

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D. Malone, Senior Planner 14/10/2024

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**Appendix B – Observations from Department of Housing, Heritage and  
Local Government**



**Planning Ref:** Part 8 Upper Patrick Street  
(Please quote in all related correspondence)

18 September 2024

Director of Services-Planning  
Kilkenny County Council  
County Hall  
John Street Lower  
Kilkenny  
R95 A39T

Via email: [planning@kilkennycoco.ie](mailto:planning@kilkennycoco.ie)

Re: Notification under Article 28 (Part 4) or Article 82 (Part 8) of the Planning and Development Regulations, 2001, as amended.

**Proposed Development: Kilkenny County Council Part 8 – Proposed Development at 6-9 Upper Patrick Street, Kilkenny.**

A chara,

I refer to correspondence dated 28 August 2024 received in connection with the above.

Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

### **Archaeology**

It is noted that the proposed development site is within for the zone of notification for the following recorded monument that is subject to statutory protection in the Record of Monuments and Places (RMP) established under section 12 of the National Monuments (Amendment) Act 1930-2014: KK019-026---- Historic town.

The Department is in receipt of an Archaeological Impact Assessment report titled 'Final Report for Test Trenching at a Proposed Development at Nos 6-9, Patrick Street Upper, Kilkenny City' by Horizon Archaeology.



According to the report, archaeological features were identified in three of four test trenches that were investigated under Licence 24E0332.

It is recommended in the report that:

- The proposed development should be finalised to minimise the extent of subterranean works. There is the potential to directly interact with archaeological features from a depth of 0.35 metres below existing ground level.
- Where the proposed development will necessitate ground disturbance works that are deeper than 0.35 metres below existing ground level, pre-construction archaeological mitigation should be completed, prior to construction works being undertaken.
- The pre-construction archaeological mitigation will take the form of archaeological excavation (preservation by record) of any archaeological features that may be impacted by the proposed construction stage ground disturbance works.
- This archaeological excavation will ensure that the archaeological heritage of the site at No 6-9 Patrick Street Upper will be preserved by record, in lieu of preservation in situ.

The Department is of the opinion that any mitigation for potential archaeological features identified during the development works must be subject to approval of the Department. Therefore, in line with national policy—see Section 3.7.2 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999—it is recommended that Archaeological Monitoring, as described below, should be required at this proposed development.

#### **Recommended Condition**

1. The developer shall engage a suitably qualified archaeologist to monitor (licensed under the National Monuments Acts) all groundworks associated with the development. The use of appropriate machinery to ensure the preservation and recording of any surviving archaeological remains shall be necessary.
2. Should archaeological remains be identified during the course of archaeological monitoring, all works shall cease in the area of archaeological interest pending a decision of the planning authority, in consultation with the Department, regarding appropriate mitigation [preservation in-situ/excavation].
3. The developer shall facilitate the archaeologist in recording any remains identified. Any further archaeological mitigation requirements specified by the planning



authority, following consultation with the Department, shall be complied with by the developer.

4. Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the Department shall be furnished with a final archaeological report describing the results of the monitoring and any subsequent required archaeological investigative work/excavation required. All resulting and associated archaeological costs shall be borne by the developer.

**Reason:** To ensure the continued preservation (either *in situ* or by record) of places, caves, sites, features or other objects of archaeological interest.

### **Architectural**

The Department notes that the houses are located within the Patrick Street Architectural Conservation Area. Numbers 8 and 9 are listed on the NIAH (National Inventory of Architectural Heritage) with references 12001041 and 12001040 respectively. The site was inspected by the Department in early December 2022, with weather conditions good. The four vacant houses front the east side of Upper Patrick Street form part of an eight-house terrace between Chapel Avenue to the north and the Old School Yard to the south. Located within the extra-mural historical suburb of Donoghmore, the site is circa 50 metres to the south of the medieval walled city.

The Department welcomes the reuse and repair of this historic terrace, as an integral part of the architectural character and cultural significance of Kilkenny, and is supportive of the heritage-led approach undertaken by Kilkenny County Council to their refurbishment.

Numbers 6 to 9 Upper Patrick Street are four modest two storey houses at the south end of a terrace of eight houses on the east side of the street. The houses have been greatly modified overtime and are in quite poor condition. Kilkenny County Council propose that the houses will be renovated to provide five social housing units, and an application is being made under Part 8 of the Planning and Development Regulations 2001, as amended. The Department concurs with the findings of the Architectural Heritage Impact Assessment and has reviewed the potential impacts on architectural heritage likely to arise from the proposed development at numbers 6 to 9 Upper Patrick Street. Whilst investigations of the surviving fabric have remained somewhat inconclusive of the construction period of the terrace, it is noted that the scale, irregular plan forms and overall construction thickness most likely align with an earlier construction period and that on-going modification and renewal best explains the later timber dates.



The Department supports the proposed reuse and repair of this historic terrace informed by the architectural heritage assessment. The proposed structural and design intervention are in general in keeping with the architectural character. However, due to the poor condition, and loss of fabric, the input of a Conservation Architect during construction is recommended, to achieve the best conservation outcome, ensuring the use of appropriate materials and architectural details appropriate to the exterior and interior of the historic structures.

The Department recommends that:

1. The Local Authority should engage the services of a Grade 1 Conservation Architect or equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and discovery in order to achieve a high-quality design and conservation outcome in accordance with the Architectural Heritage Protection Guidelines, 2011, best practice and conservation principles.
2. In respect of conservation works and thermal upgrading please refer to: <https://www.buildingsofireland.ie/app/uploads/2024/05/Improving-Energy-Efficiency-in-Traditional-Buildings-2024.pdf>
3. The proposed repair and conservation of windows to historic openings to be informed by the cultural significance of the structure and the surviving joinery. Details of historically accurate profiles to be informed by historical research into correct proportions based on the analysis of drawn/photographic evidence, surviving joinery or features in the structure.
4. The Conservation Architect should record as necessary all conservation works undertaken as part of the project to maintain a permanent record. The restoration/salvage of the roof structure to the Number 9 Upper Patrick Street to be informed by detailed assessment of surviving timbers, roof construction materials and detail and its supplementary upgrade to be based on condition.
5. Interventions to the historic boundaries to be carefully considered as part of a fully coordinated approach to the overall conservation works and be based on an understanding of the setting of the historic terrace, and reference local materials and building traditions.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at: [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie)





Is mise, le meas,

*Colette McCormack*

---

Colette McCormack  
Development Applications Unit  
Administration



## Appendix

### Architectural Heritage Protection Guidelines for Planning Authorities 2011

<https://www.buildingsofireland.ie/app/uploads/2019/10/Architectural-Heritage-Protection-Guidelines-for-Planning-Authorities-2011.pdf>

- 1.7.1 Planning authorities are empowered to protect the architectural heritage, in the interest of the proper planning and sustainable development within their respective functional areas, and to prevent its deterioration, loss or damage. This will be reflected in the adoption of suitable policies for protecting the architectural heritage in their development plans and giving practical effect to them through their development control decisions, generally by liaison between planning officers and conservation officers.
  - 1.7.2 The duties of a local authority apply across all its functions, for example as a planning authority, a building control authority, a fire authority and so on, to act positively to protect the architectural heritage when exercising their functions.
- 7.2 Conservation Principles
  - 7.3 Keeping a Building in use
  - 7.4 Researching and Analysing
  - 7.5 Using Expert Conservation Advice
  - 7.6 Protecting the Special Interest
  - 7.7 Promoting Minimum Intervention
  - 7.8 Respecting Earlier Alterations of Interest
  - 7.9 Repairing Rather than Replacing
  - 7.10 Promoting Honesty of Repairs and Alterations
  - 7.11 Using Appropriate Materials and Methods
  - 7.12 Ensuring Reversibility of Alterations



### 7.13 Avoiding Incremental Damage

### 7.14 Discouraging the Use of Architectural Salvage from other Buildings

### 7.15 Complying with the Building Regulations

7.2.1 Conservation is the process of caring for buildings and places and of managing change to them in such a way as to retain their character and special interest. Historic structures are a unique resource. Once lost, they cannot be replaced. If their special qualities are degraded, these can rarely be recaptured. Damage can be caused to the character of a historic structure as much by over-attention as by neglect. Over-restoration can harm the special qualities of a building with the loss of details, materials and craftsmanship which, while sometimes seeming of little significance in themselves, can contribute to the character of the building and make it special. For this reason, it is vitally important that proposals for works to protected structures, and within ACAs, be examined at a detailed level. It is intended these detailed guidance notes will draw attention to the importance of the seemingly minor details of a historic building that nonetheless play an important part in establishing its character.

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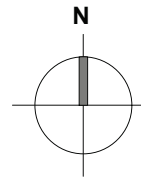
## **Appendix C - Drawings**

**NOTES RELEVANT TO PARTICULAR JOB STAGE:**

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**SITE OUTLINED IN RED**

**SITE AREA: 260.9SQM  
 (0.064ACRES / 0.03 Hectares)**

REV.	NOTE	DATE

**CLIENT:**  
 KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
 SOCIAL HOUSING PROJECT

**LOCATION:**  
 06 - 09 UPPER PATRICK STREET, KILKENNY

**DRAWING TITLE:**  
 DIGITAL O.S. MAP

**brian dunlop architects**

Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 7813015  
 E-Mail: info@bdarchitects.ie  
 Website: www.briandunloparchitects.com

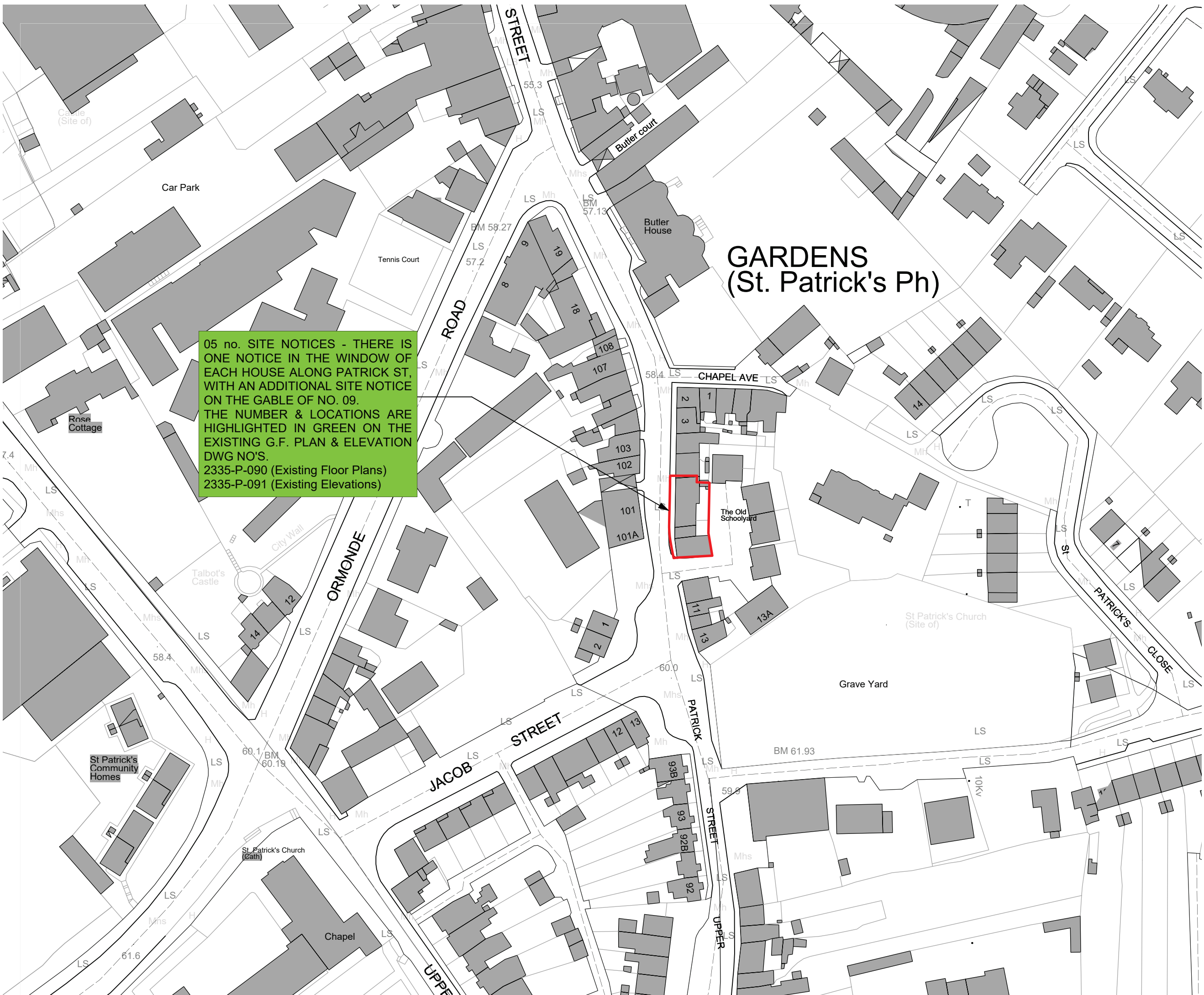


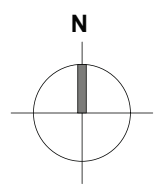
**PART VIII  
 DRAWINGS**

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Dwg No.	2335-P-001
Date	JULY 2024
Scale	1:1000 @ A3
Drawn By	B. DUNLOP
Issued By	BD
Checked By	BD

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 2335-P-090 (Existing Floor Plans)  
 2335-P-091 (Existing Elevations)





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**CHAPEL AVE**

**UPPER PATRICK STREET**

NOTE:  
 EXISTING DRAINAGE LAYOUTS  
 SHOWN ON KILGALLEN &  
 PARTNERS CIVIL DRAWINGS

**SITE OUTLINED IN RED**

**SITE AREA: 260.9SQM  
 (0.064ACRES / 0.03 Hectares)**

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 2335-P-090 (Existing Floor Plans)  
 2335-P-091 (Existing Elevations)**



REV	NOTE	DATE

**CLIENT:**  
 KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
 SOCIAL HOUSING PROJECT

**LOCATION:**  
 06 - 09 UPPER PATRICK ST, KILKENNY

**DRAWING TITLE:**  
 EXISTING SITE LAYOUT PLAN

**brian dunlop architects**

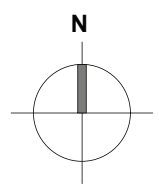
Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 7813015  
 E-Mail: info@brian-dunlop.ie  
 Website: www.briandunloparchitects.com

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Job No.	2335
Dwg No.	2335-P-009
Date	JULY 2024
Scale	1:100 @ A1
Drawn By	B. DUNLOP
Issued By	BD
Checked By	BD

**RIAI**  
 REGISTERED ARCHITECT  
 2024

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# CHAPEL AVE

# UPPER PATRICK STREET

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NOTE:  
 PROPOSED DRAINAGE LAYOUTS  
 SHOWN ON KILGALLEN &  
 PARTNERS CIVIL DRAWINGS

**SITE OUTLINED IN RED**  
**SITE AREA: 260.9SQM**  
**(0.064ACRES / 0.03 Hectares)**

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 2335-P-090 (Existing Floor Plans)  
 2335-P-091 (Existing Elevations)

REV	NOTE	DATE

**CLIENT:**  
 KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
 SOCIAL HOUSING PROJECT

**LOCATION:**  
 06 - 09 UPPER PATRICK ST, KILKENNY

**DRAWING TITLE:**  
 PROPOSED SITE LAYOUT PLAN

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**brian dunlop architects**

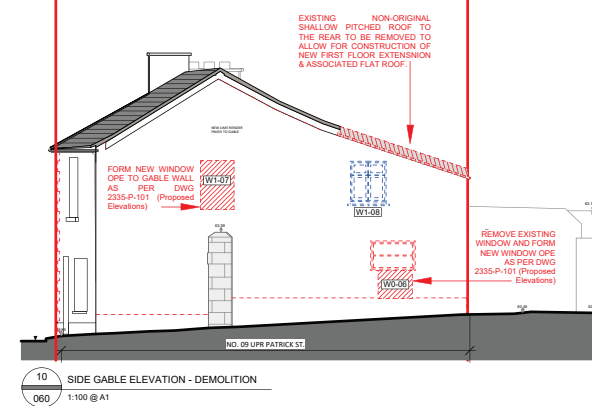
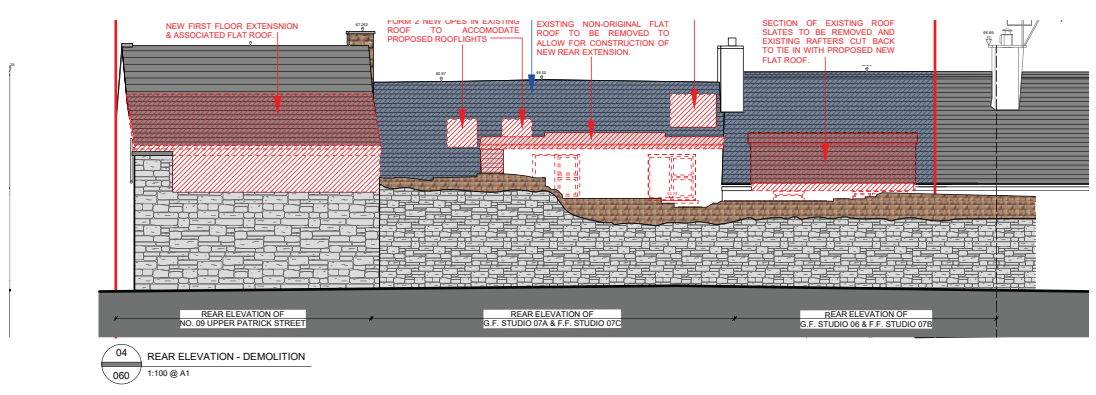
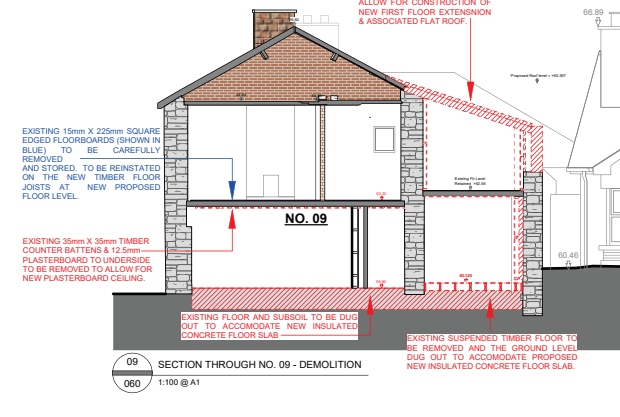
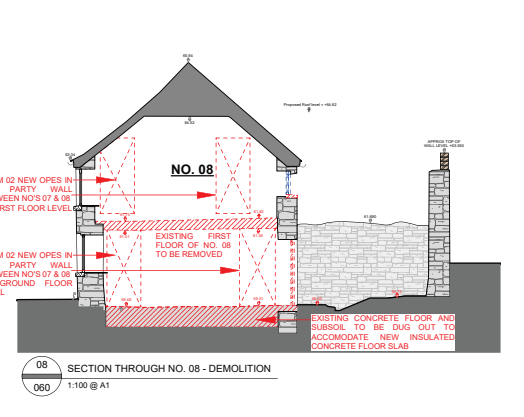
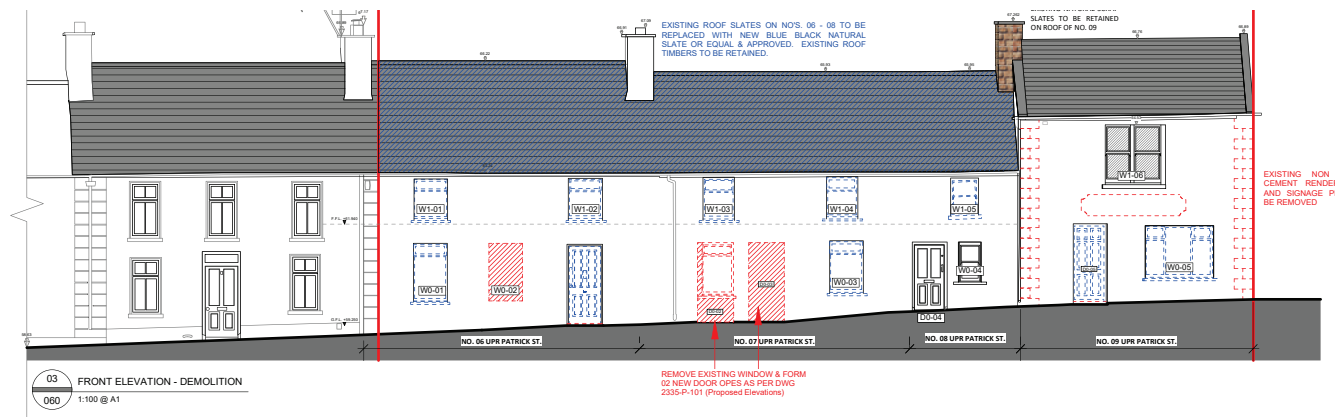
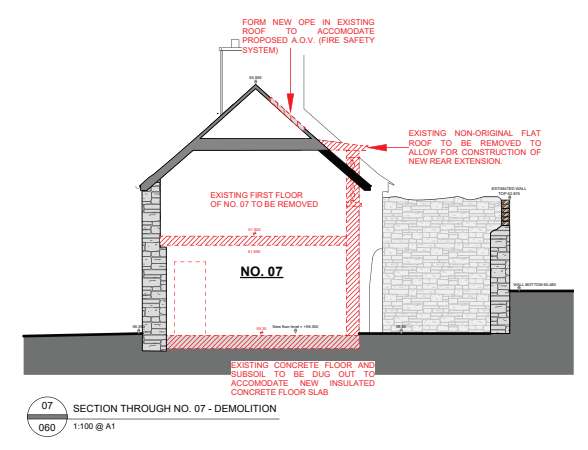
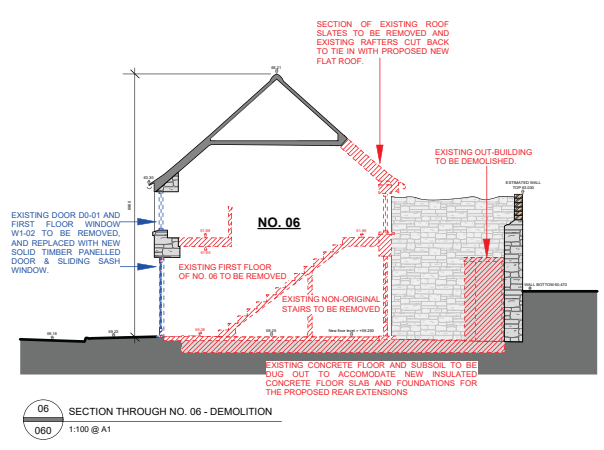
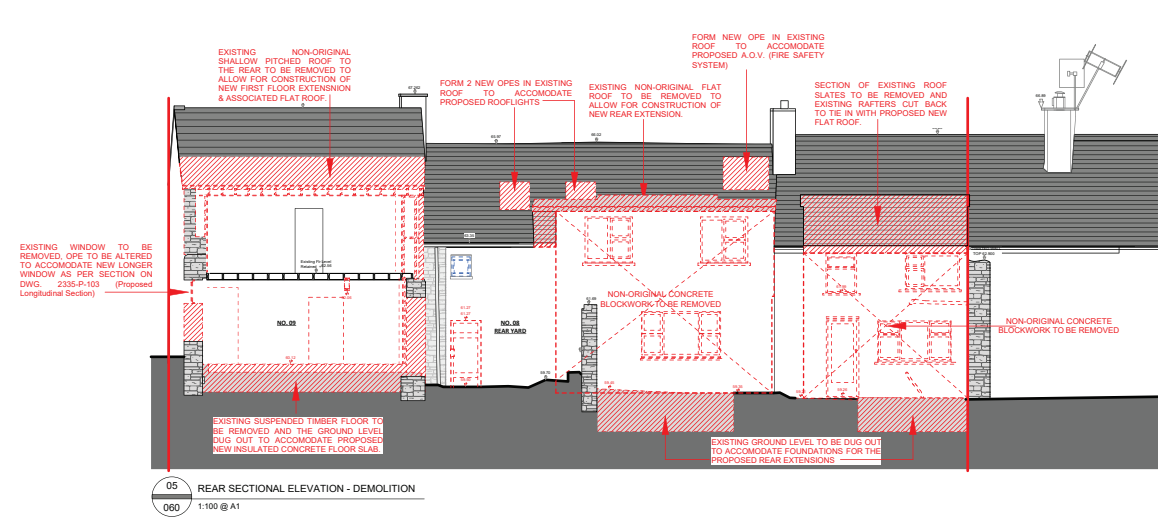
Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 78 13015  
 E-Mail: info@brian-dunlop-architects.ie  
 Website: www.briandunloparchitects.com

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Job No.	2335
Dwg No.	2335-P-010
Date	JULY 2024
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**ALL PROPOSED DEMOLITION WORKS INDICATED IN RED** [Red dashed line symbol]

**ALL OBJECTS SHOWN IN BLUE TO BE REPLACED** [Blue dashed line symbol]

REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

CLIENT:  
KILKENNY COUNTY COUNCIL

DEVELOPMENT:  
SOCIAL HOUSING PROJECT

LOCATION:  
06 - 09 PATRICK ST, KILKENNY

DRAWING TITLE:  
PROPOSED DEMOLITION DRAWINGS

brian dunlop architects

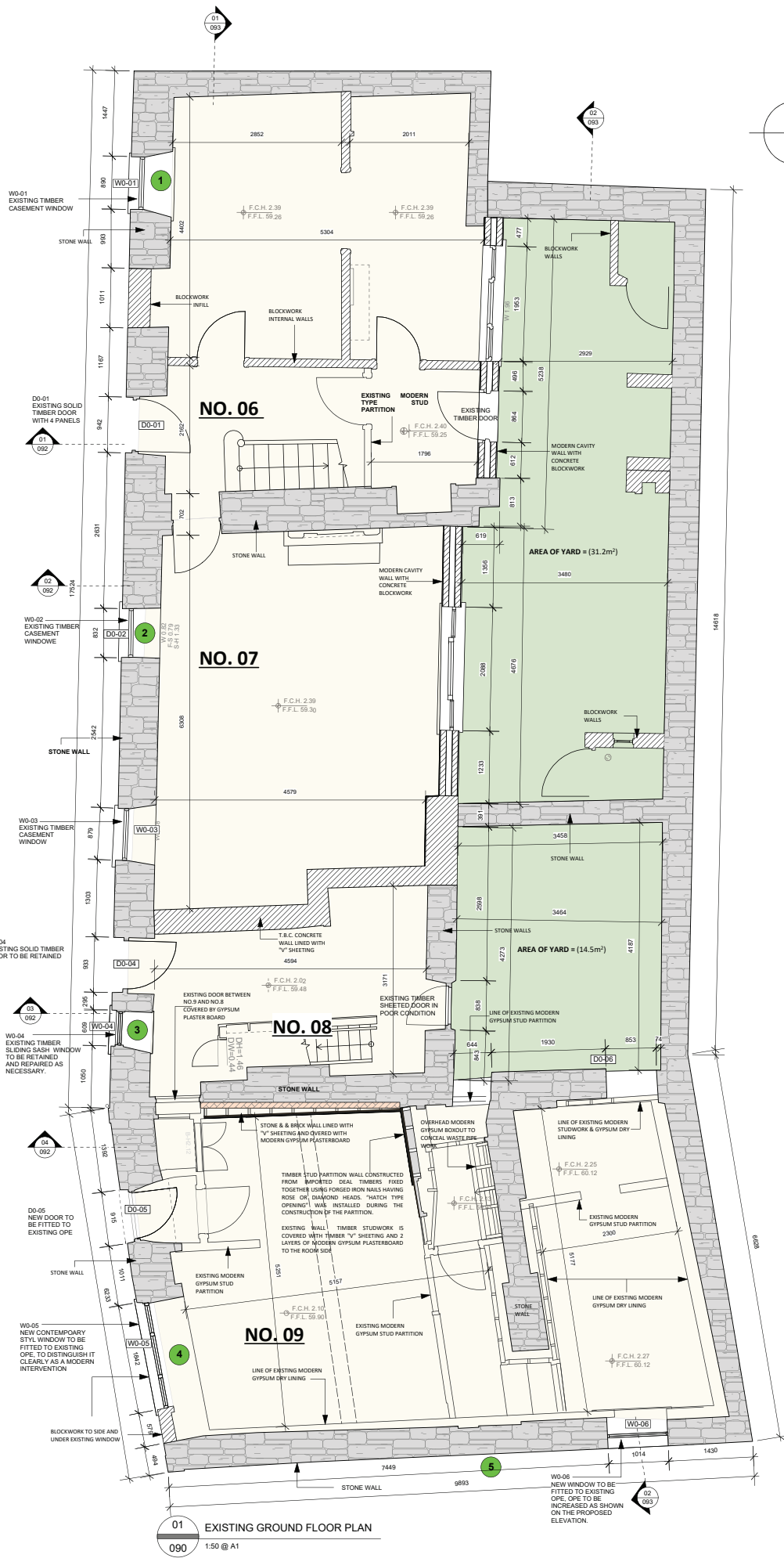
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 Telephone: 056 7813015  
 E-Mail: info@bdarchitects.ie  
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**PART VIII APPLICATION**

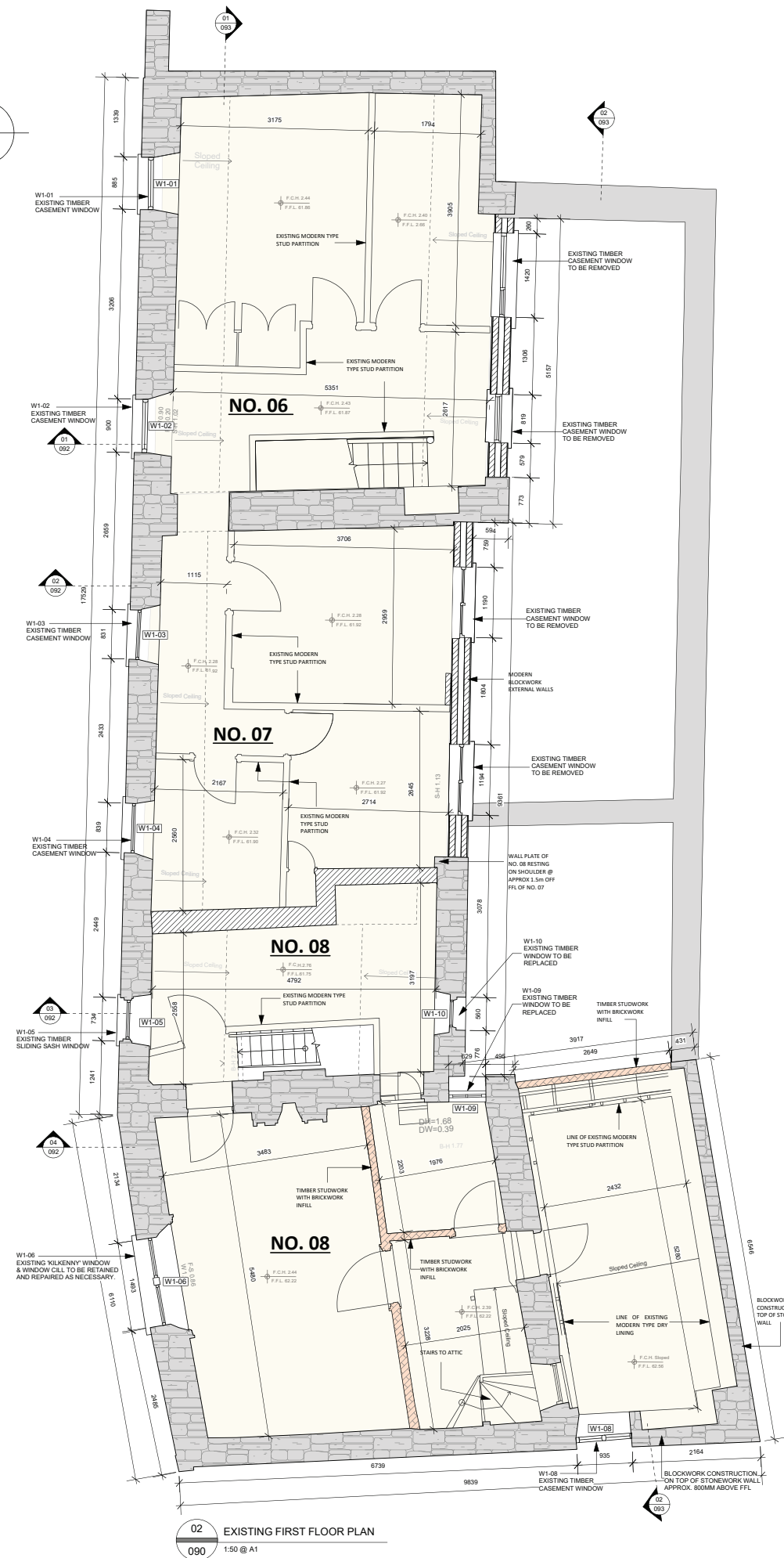
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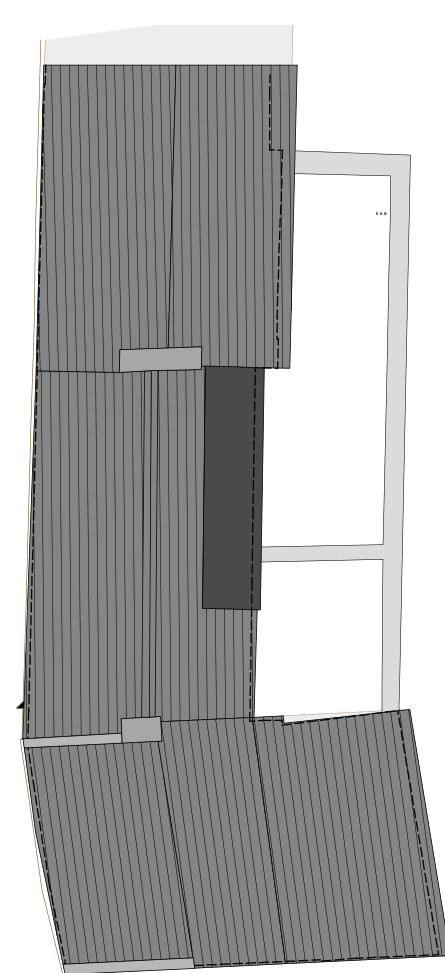




01 EXISTING GROUND FLOOR PLAN  
090 1:50 @ A1



02 EXISTING FIRST FLOOR PLAN  
090 1:50 @ A1



03 EXISTING ROOF PLAN  
090 1:100 @ A1

EXISTING FLOOR AREAS			
HOUSE NO.	G.F. AREA	F.F. AREA	TOTAL AREA
06	36.0m <sup>2</sup>	36.0m <sup>2</sup>	72.1m <sup>2</sup>
07	29.3m <sup>2</sup>	31.0m <sup>2</sup>	60.3m <sup>2</sup>
08	13.3m <sup>2</sup>	12.1m <sup>2</sup>	25.5m <sup>2</sup>
09	47.3m <sup>2</sup>	48.7m <sup>2</sup>	96.0m <sup>2</sup>

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-	PART VII APPLICATION	JUNE 2024
REV.	NOTE	DATE

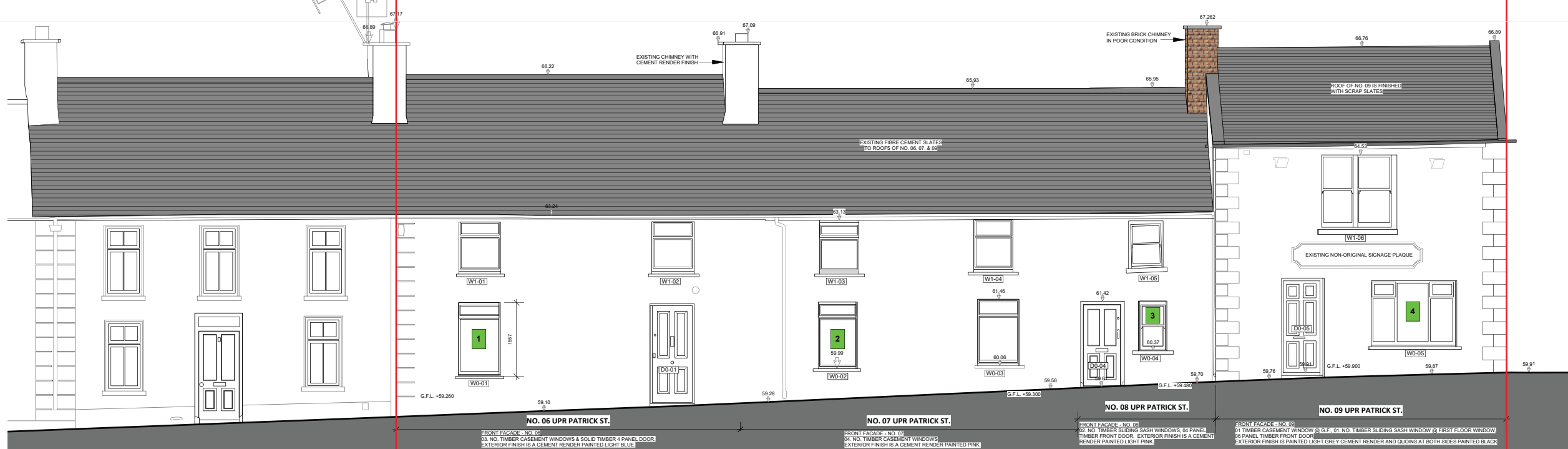
CLIENT:  
 KILKENNY COUNTY COUNCIL  
 DEVELOPMENT:  
 SOCIAL HOUSING PROJECT  
 LOCATION:  
 06 - 09 UPPER PATRICK ST, KILKENNY  
 DRAWING TITLE:  
 EXISTING FLOOR PLANS

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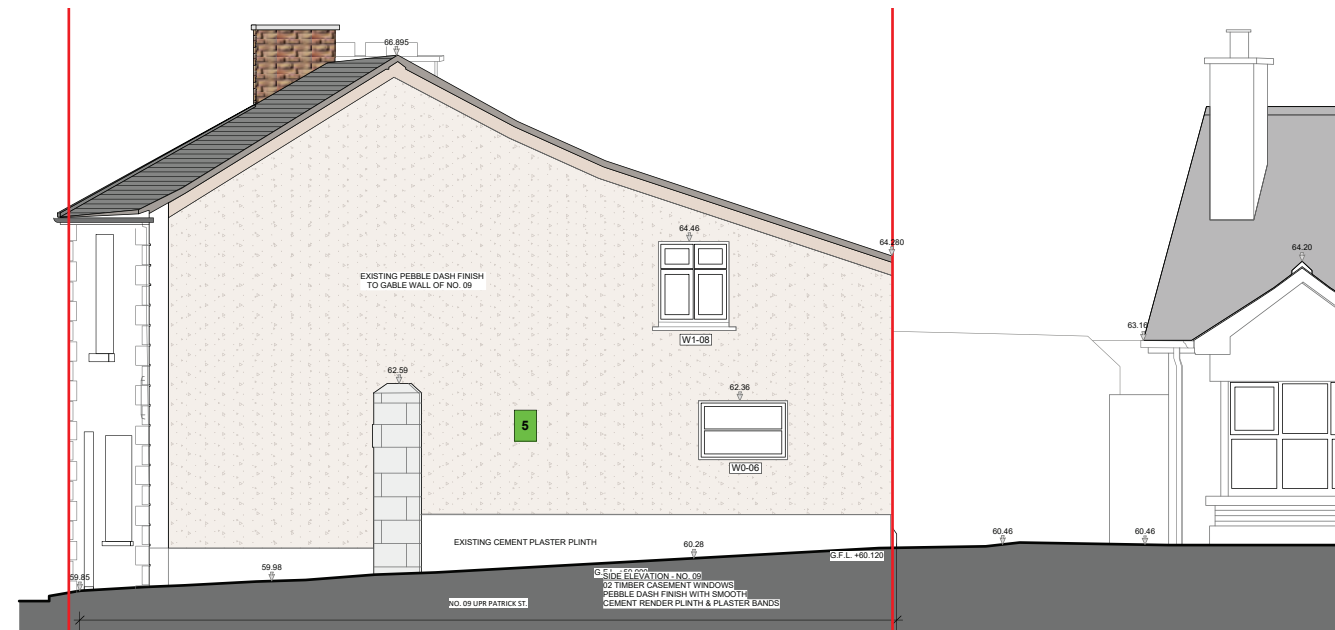
Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 7813015  
 E-Mail: info@brian-dunlop-architects.ie  
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	PART VII APPLICATION	
	Job No.	2335
	Dwg No.	2335-P-090
	Date	JULY 2024
	Scale	1:50 @ A1
	Drawn By	CC
	Issued By	BD
	Checked By	BD

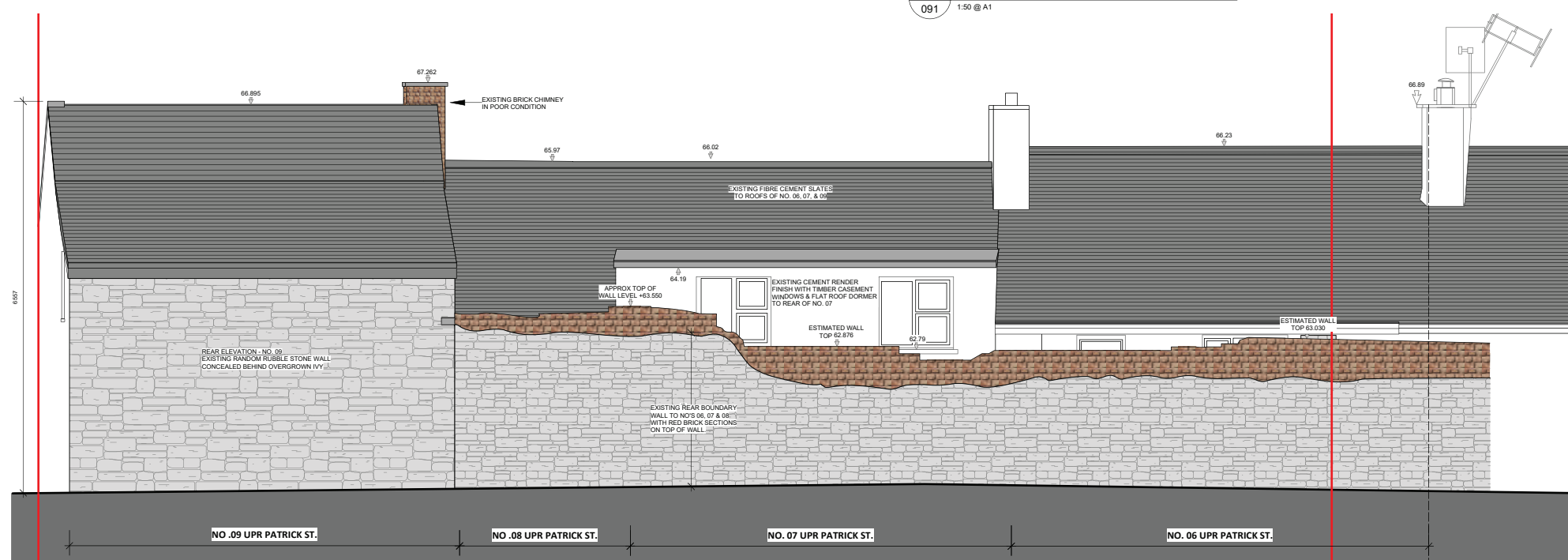
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01 EXISTING FRONT ELEVATION (PATRICK STREET)  
091 1:50 @ A1



02 EXISTING SIDE ELEVATION (NO. 09 PATRICK STREET)  
091 1:50 @ A1



03 EXISTING REAR ELEVATION  
091 1:50 @ A1

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 2335-P-090 (Existing Floor Plans)  
 2335-P-091 (Existing Elevations)

REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

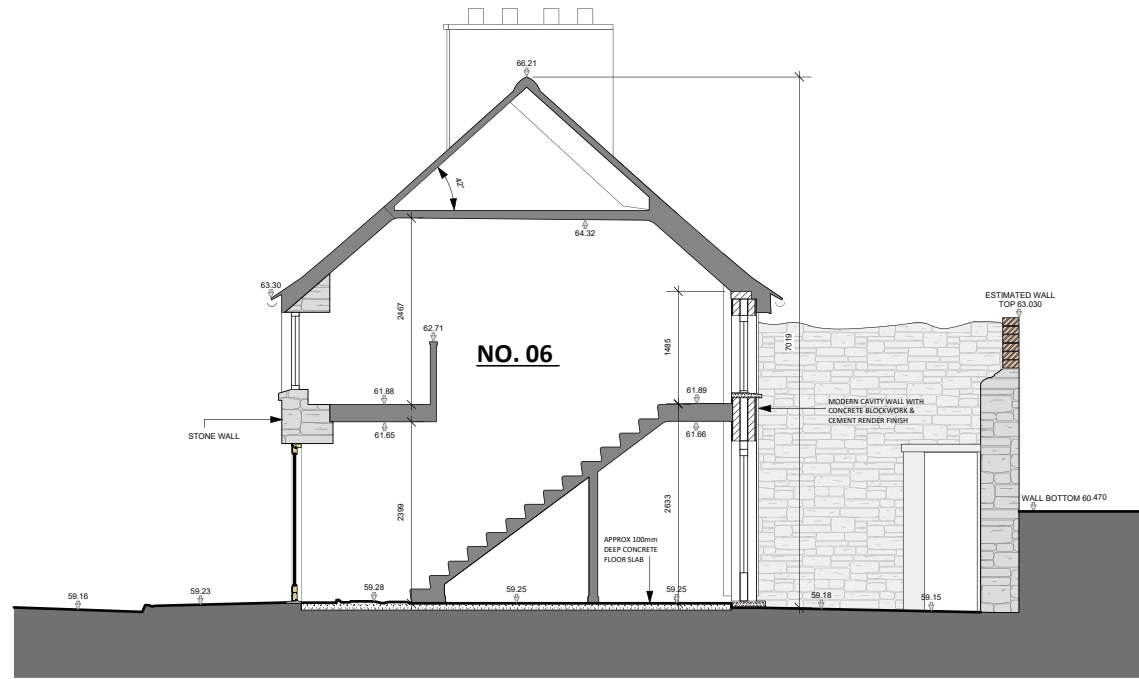
CLIENT:  
 KILKENNY COUNTY COUNCIL  
 DEVELOPMENT:  
 SOCIAL HOUSING PROJECT  
 LOCATION:  
 06 - 09 PATRICK ST. KILKENNY  
 DRAWING TITLE:  
 EXISTING ELEVATIONS

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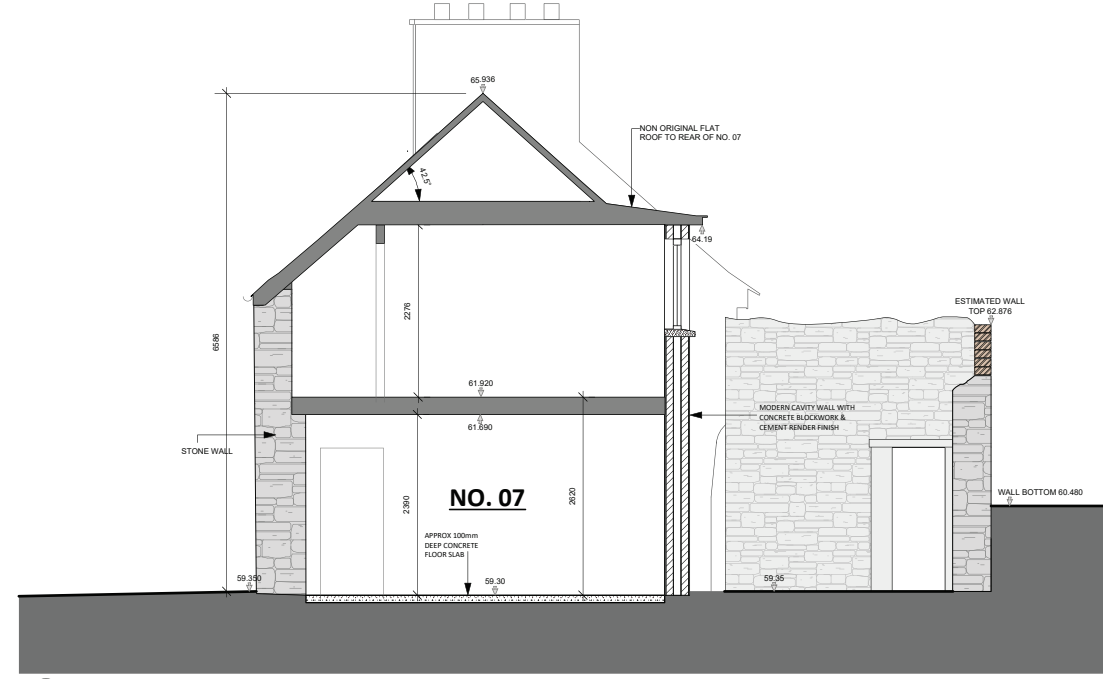
Address: 15 Patrick Street, Kilkenny  
 Telephone: 056 7813015  
 E-Mail: info@brian-dunlop-architects.ie  
 Website: www.briandunloparchitects.com

PART VIII APPLICATION	
Job No.	2335
Dwg No.	2335-P-091
Date	JULY 2024
Scale	1:50 @ A1
Drawn By	CC
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01 EXISTING SECTION THROUGH NO. 06  
092 1:50 @ A1



02 PROPOSED SECTION THROUGH NO. 07  
092 1:50 @ A1



03 PROPOSED SECTION THROUGH NO. 08  
092 1:50 @ A1



04 EXISTING SECTION THROUGH NO. 09  
092 1:50 @ A1

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REV	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

CLIENT:  
KILKENNY COUNTY COUNCIL  
DEVELOPMENT:  
SOCIAL HOUSING PROJECT  
LOCATION:  
06 - 09 PATRICK ST, KILKENNY  
DRAWING TITLE:  
EXISTING SECTIONS (SHEET 01 OF 02)

brian dunlop architects

Address: 15 Patrick Street, Kilkenny  
Telephone: 056 7813015  
E-Mail: info@bdarchitects.ie  
Website: www.briandunloparchitects.com

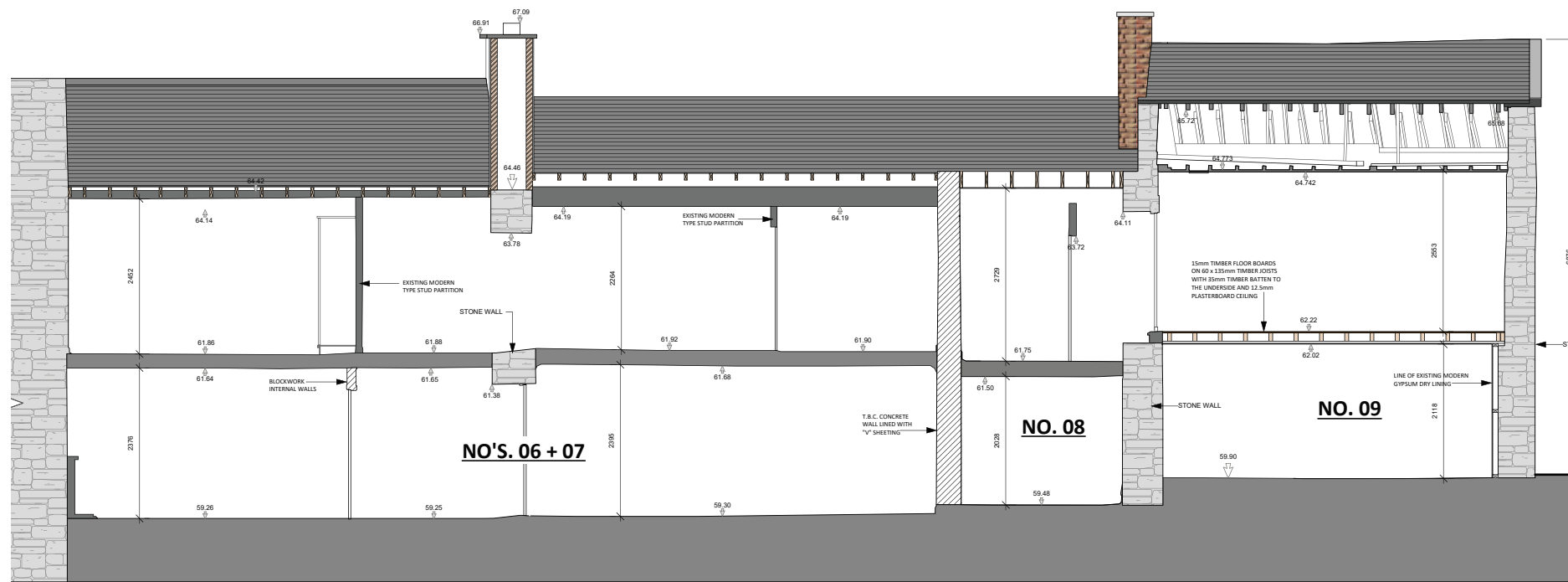


PART VIII APPLICATION

Job No. 2335  
Dwg No. 2335-P-092  
Date MAY 2024  
Scale 1:50 @ A1  
Drawn By CC  
Issued By BD  
Checked By BD



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01 EXISTING CROSS SECTION  
093 1:50 @ A1



02 EXISTING REAR SECTIONAL ELEVATION  
093 1:50 @ A1

NOTES RELEVANT TO PARTICULAR JOB STAGE:  
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REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

**CLIENT:**  
KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
SOCIAL HOUSING PROJECT

**LOCATION:**  
06 - 09 PATRICK ST, KILKENNY

**DRAWING TITLE:**  
EXISTING SECTIONS (SHEET 02 OF 02)

brian dunlop architects

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 E-Mail: info@bdarchitects.ie  
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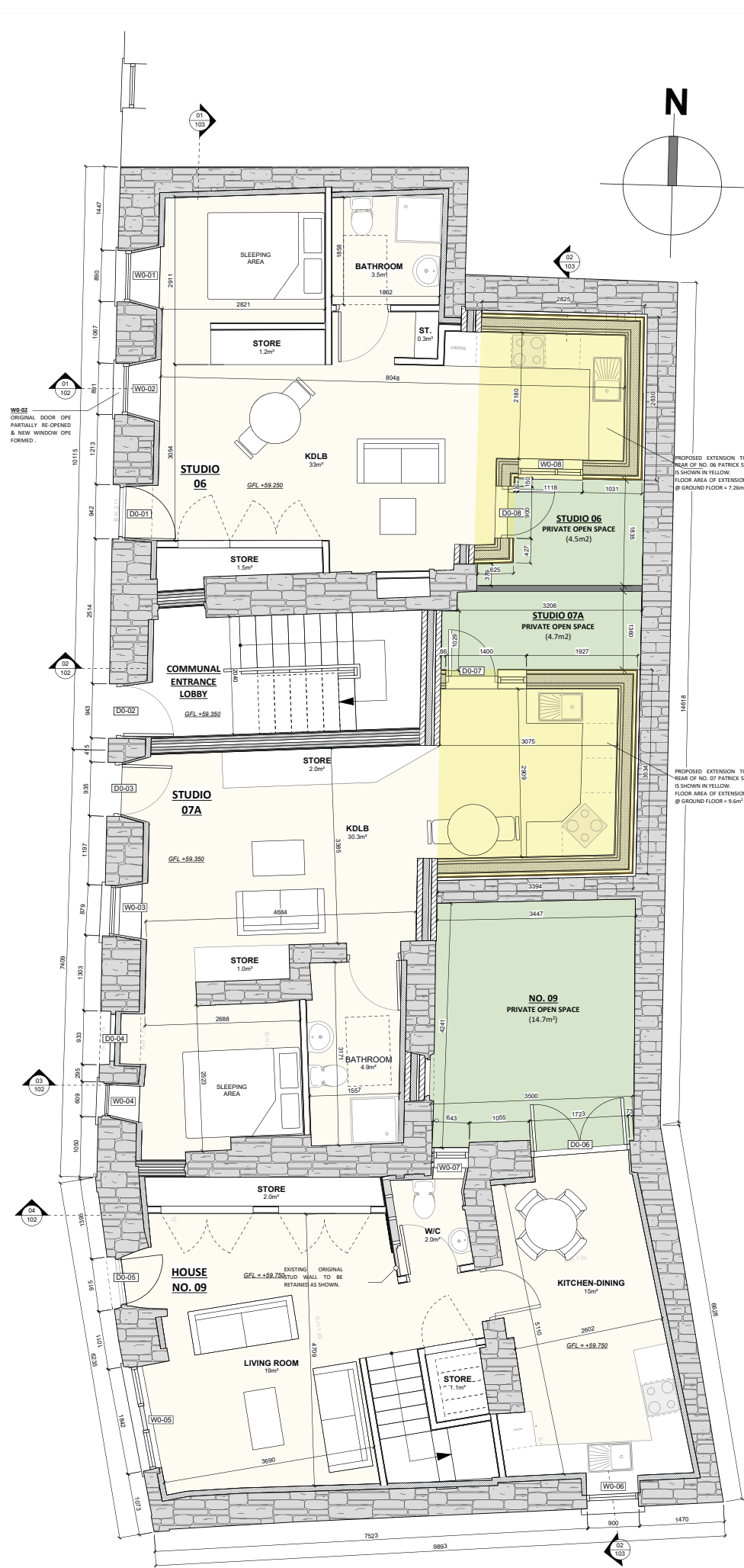


**PART VIII APPLICATION**

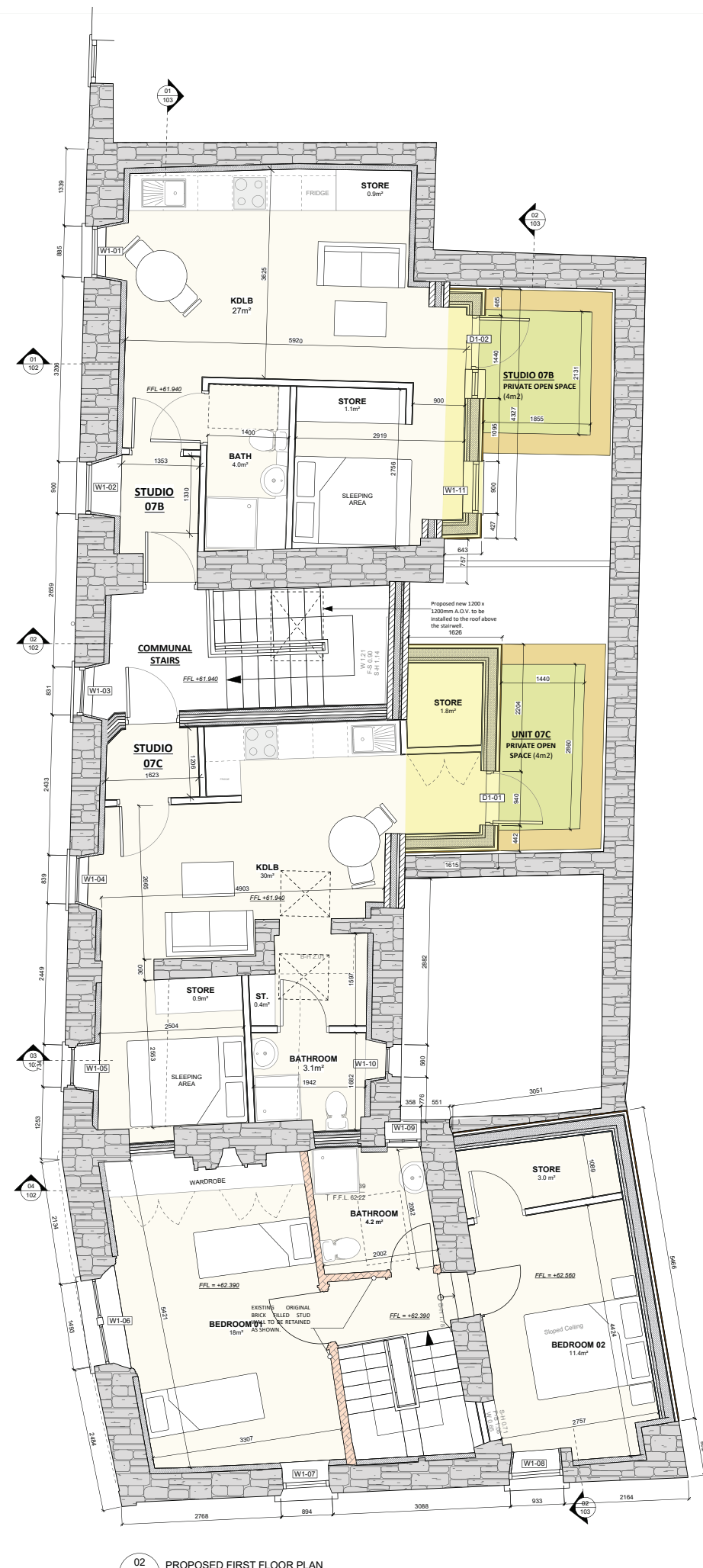
Job No.	2335
Dwg No.	2335-P-093
Date	JUNE 2024
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01 PROPOSED GROUND FLOOR PLAN  
1:50 @ A1



02 PROPOSED FIRST FLOOR PLAN  
1:50 @ A1

**PROPOSED WALL TYPE(S) SPECIFICATION**

- EXISTING EXTERNAL STONE WALLS:**  
EXISTING RANDOM RUBBLE STONE WALLS TO BE CLEANED DOWN & ALL EXISTING LOOSE STONEMASONRY TO BE REMOVED AND RECONSTRUCTED.  
WALLS TO BE FINISHED INTERNALLY WITH NEW ISOVER OPTIMA BREATHABLE DRY LINING SYSTEM (60MM INSULATION) (WHERE INDICATED ON FLOOR PLANS) DRY LINING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DRAWINGS AND DETAILS. WALL NOT BEING FITTED WITH OPTIMA SYSTEM SHOULD BE CLEANED DOWN AND FINISHED WITH A NEW LIME BASED RENDER & PAINT FINISH.
- THE EXTERNAL FACE OF THE STONE WALLS SHOULD BE CLEANED DOWN AND ANY LOOSE STONE WORK SHOULD BE REMOVED AND RECONSTRUCTED. WALL TO BE FINISHED WITH A NEW LIME BASED SMOOTH RENDER & PAINT SYSTEM TO ALLOW THE WALL TO BREATHE.**
- NEW EXTERNAL WALLS:**  
UNWALLS 0.50MPM OR BETTER  
150MM CONCRETE BLOCK INNER LEAF FINISHED WITH A PAINTED 13MM PLASTER AND SKIMCOAT FINISH INTERNALLY. 150MM CAVITY WITH 110MM KINGSPAN KOOLTHERM K3 CAVITY BOARD INSULATION AND 150MM CONCRETE BLOCK OUTER LEAF FINISHED WITH A PAINTED SAND CEMENT SMOOTH RENDER.
- EXTERNAL WALLS OF REAR EXTENSIONS:**  
TIMBER FRAME CONSTRUCTION WITH SELECTED METAL CLADDING EXTERNAL FINISH.
- NEW STUD PARTY WALLS:**  
2 LAYERS OF 12.5mm PLASTERBOARD ON 100mm METAL STUD WITH INSULATION, 50mm VOID AND 100mm METAL STUD WITH INSULATION AND 2 LAYERS OF 12.5mm PLASTERBOARD.
- NEW INTERNAL STUD WALLS:**  
100MM TIMBER OR ALUMINIUM STUDS WITH 12.5MM GYPROC WALLBOARD ON BOTH SIDES (MOISTURE RESISTANT TO WCs AND BATHROOMS), WITH ALL JOINTS TAPED AND JOINTED AND FINISHED IN A 3MM GYPROC SKIMCOAT FINISH TO RECEIVE A SELECTED PAINT FINISH.

PROPOSED EXTENSIONS SHADED IN YELLOW

**AREA SCHEDULE**

NO. 06 GROUND FLOOR STUDIO APARTMENT 1 BED / 2 PERSON					
	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY	
REQUIREMENTS	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>	
PROVIDED	41.1m <sup>2</sup>	33m <sup>2</sup>	3.0m <sup>2</sup>	4.5m <sup>2</sup>	
NO. 07A GROUND FLOOR STUDIO APARTMENT 1 BED / 2 PERSON					
	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY	
REQUIREMENTS	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>	
PROVIDED	40.6m <sup>2</sup>	32.2m <sup>2</sup>	3m <sup>2</sup>	4.7m <sup>2</sup>	
NO. 07B FIRST FLOOR STUDIO APARTMENT 1 BED / 1 PERSON					
	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY	
REQUIREMENTS	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>	
PROVIDED	37m <sup>2</sup>	*29.3m <sup>2</sup>	*2m <sup>2</sup>	4m <sup>2</sup>	
NO. 07C FIRST FLOOR STUDIO APARTMENT 1 BED / 2 PERSON					
	GROSS FLOOR AREA	K/D/L & BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY	
REQUIREMENTS	37m <sup>2</sup>	30m <sup>2</sup>	3m <sup>2</sup>	4m <sup>2</sup>	
PROVIDED	37m <sup>2</sup>	*30m <sup>2</sup>	*3m <sup>2</sup>	4m <sup>2</sup>	
*Storage area is included the KDL area.					
NO. 09 2 BED (4 PERSON HOUSE)					
	GROSS FLOOR AREA	AGG LIVING AREA	AGG BEDROOM AREA	STORAGE AREA	PRIVATE AMENITY
REQUIREMENTS	80m <sup>2</sup>	30m <sup>2</sup>	25m <sup>2</sup>	4.0m <sup>2</sup>	7.0m <sup>2</sup>
PROVIDED	86.8m <sup>2</sup>	34m <sup>2</sup>	29.4m <sup>2</sup>	5.0m <sup>2</sup>	14.5m <sup>2</sup>

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REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

CLIENT:  
KILKENNY COUNTY COUNCIL  
 DEVELOPMENT:  
SOCIAL HOUSING PROJECT  
 LOCATION:  
06 - 09 PATRICK ST, KILKENNY  
 DRAWING TITLE:  
PROPOSED FLOOR & ROOF PLANS

brian dunlop architects

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**PART VIII APPLICATION**

Job No. 2335  
 Draw No. 2335-P-100  
 Date: JULY 2024  
 Scale: 1:50 @ A1

Drawn By: CC  
 Issued By: BD  
 Checked By: BD

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NOTES RELEVANT TO PARTICULAR JOB STAGE

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**EXTERNAL FINISHES**

**EXTERNAL WALL FINISH:**  
EXISTING EXTERNAL CEMENT RENDER FINISH TO BE REMOVED AND CLEANED BACK TO EXISTING RANDOM RUBBLE LAYER.  
ALL EXISTING LOOSE STONEMWORK REMOVED AND RECONSTRUCTED.  
WALL TO BE FINISHED WITH A NEW LIME BASED SMOOTH RENDER & BREATHABLE PAINT FINISH.  
NEW LIMESTONE PLINTH IS PROPOSED TO THE FRONT AND SIDE ELEVATIONS AS SHOWN.

**PROPOSED REAR EXTENSIONS**  
EXTERNAL FINISH TO THE REAR EXTENSION TO BE METAL / ALUMINIUM CLADDING PANELS IN LATER SELECTED RAL COLOUR.

**EXISTING PITCHED ROOFS:**  
ALL OF THE EXISTING ROOFS WILL REQUIRE RE-SLATING. EXISTING ROOF TRUSSES TO BE RETAINED AND REPAIRED LOCALLY WHERE REQUIRED. ROOFS OF NUMBER 06, 07 & 08 TO BE RE-SLATED WITH A BLUE BLACK NATURAL SLATE OR EQUAL & APPROVED.  
THE EXISTING SCRAP SLATES TO NO. 09, TO BE SALVAGED AND RE-USED UPON COMPLETION OF REPAIR WORKS TO EXISTING ROOF TIMBERS.

**RAINWATER GOODS:**  
NEW GUTTER AND DOWN PIPES WILL BE HALF-ROUND AND CIRCULAR IN PROFILE THROUGHOUT WITH AN ALUMINIUM FINISH.

**FASCIA & SOFFITS:**  
FASCIA AND SOFFITS TO BE 2mm HEAVY DUTY ALUMINIUM ALL TO A SELECTED COLOUR (NOT WHITE) ALL TO ARCHITECT'S APPROVAL.

**WINDOWS:**  
WHERE EXISTING WINDOW OPENINGS ARE RETAINED IT IS PROPOSED TO REPAIR THE EXISTING TIMBER WINDOWS WHICH ARE IN SITU AND WHERE VIABLE REPAIR IS POSSIBLE.  
WHERE WINDOW OPENINGS ARE ALTERED OR NEWLY CREATED NEW TIMBER WINDOWS WILL BE PROVIDED.  
ANY REPAIR WORKS TO EXISTING WINDOWS WILL BE UNDERTAKEN BY A SPECIALIST CONTRACTOR.  
EXISTING WINDOWS WHICH ARE BEING REMOVED, ARE TO BE REPLACED WITH NEW TRIPLE GLAZED HARDWOOD TIMBER SLIDING SASH WINDOWS.  
NEW WINDOWS TO THE REAR EXTENSION WILL BE TRIPLE GLAZED, ALU-CLAD IN SELECTED RAL COLOUR TO MATCH PROPOSED METAL CLADDING.

**WINDOW CILLS:**  
NEW CONCRETE CILLS TO BE FITTED TO ALL WINDOW OPES WITH THE EXCEPTION OF WINDOWS W0-04 + W01-06.

**DOORS:**  
NEW EXTERNAL DOORS TO PATRICK ST BE HARDWOOD PANNELED DOORS, PAINTED TO LATER SELECTED COLOUR.  
NEW DOOR NO. D0-03 TO FIRST FLOOR STUDIO UNITS TO BE COMPOSITE TIMBER DOOR WITH GLAZED PANEL AS SHOWN.

REV	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

**CLIENT:**  
KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
SOCIAL HOUSING PROJECT

**LOCATION:**  
06 - 09 PATRICK ST, KILKENNY

**DRAWING TITLE:**  
PROPOSED ELEVATIONS

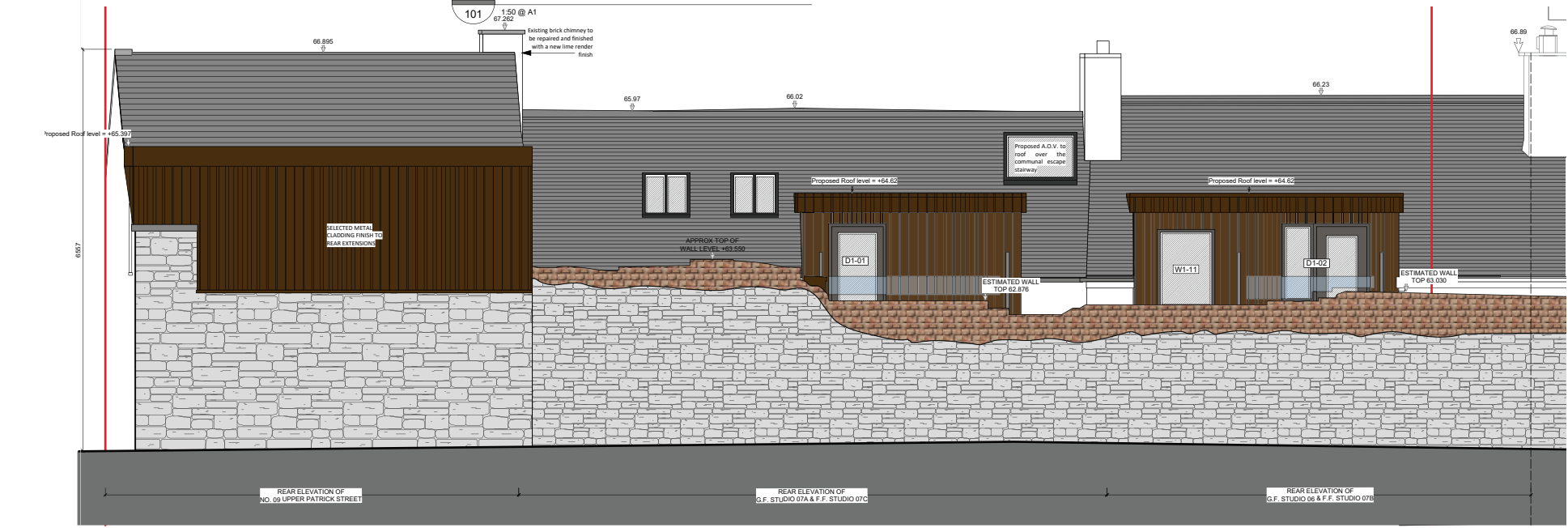
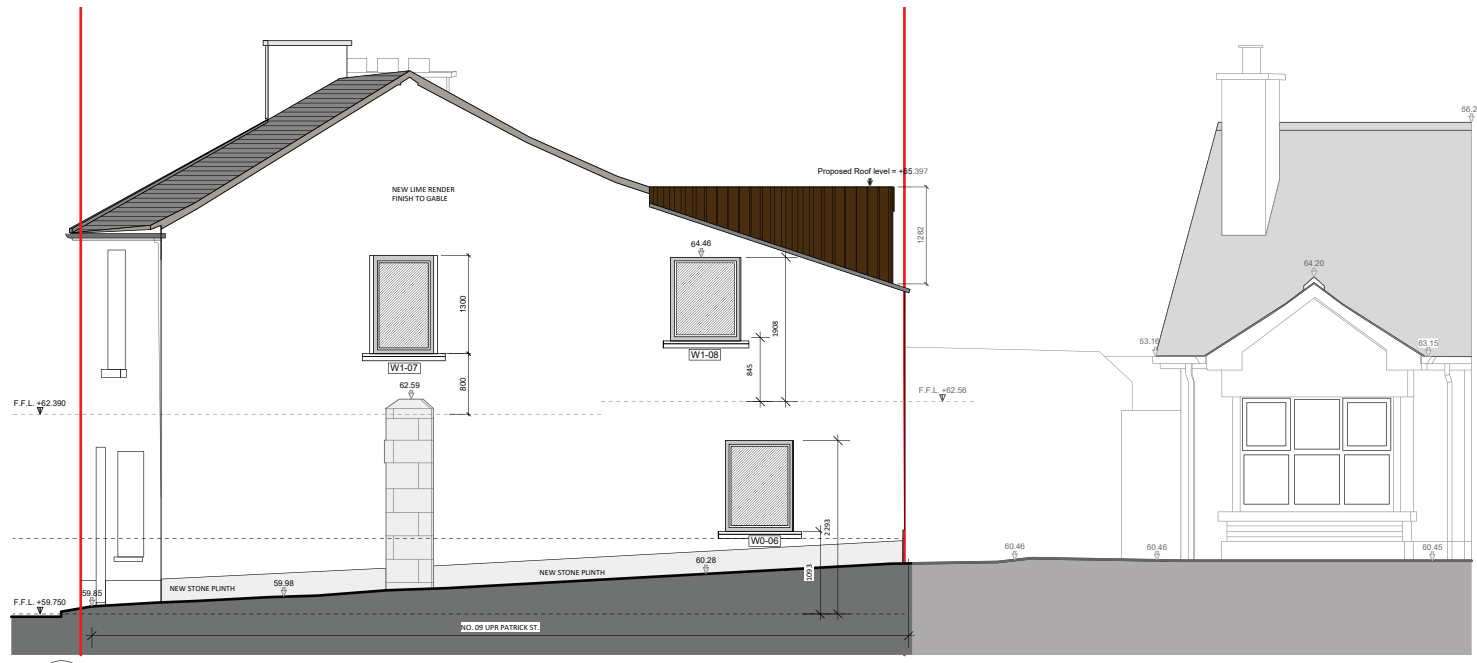
brian dunlop architects

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**PART VIII APPLICATION**

Job No. 2335  
Dwg No. 2335-W-101  
Date JULY 2024  
Scale 1:50 @ A1  
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SCHEDULE OF WINDOWS							
WINDOW NUMBER	Existing Window /Door	Existing Ope	New Window / Door	New Ope	Repair	Replace	Adjust Ope
W0-01		✓	✓			✓	
W0-02			✓	✓			
D0-01		✓	✓			✓	
D0-02		✓	✓				✓
D0-03			✓	✓			
W0-03		✓	✓			✓	
D0-04	✓	✓			✓		
W0-04	✓	✓			✓		
D0-05		✓	✓		✓		✓
W0-05		✓	✓		✓		
W0-06		✓	✓				✓
D0-06			✓	✓			
W0-07		✓	✓				
D0-07			✓	✓			
D0-08			✓	✓			
W0-08			✓	✓			

W01-01		✓	✓				
W01-02		✓	✓				
W01-03		✓	✓				
W01-04		✓	✓				
W01-05	✓	✓			✓		✓
W01-06	✓	✓			✓		
W01-07			✓	✓			
W01-08		✓	✓				✓
W01-09		✓	✓				✓
W01-10		✓	✓				
D01-01			✓	✓			
W01-11			✓	✓			
D01-02			✓	✓			

01 PROPOSED FRONT ELEVATION (PATRICK STREET)  
1:50 @ A1

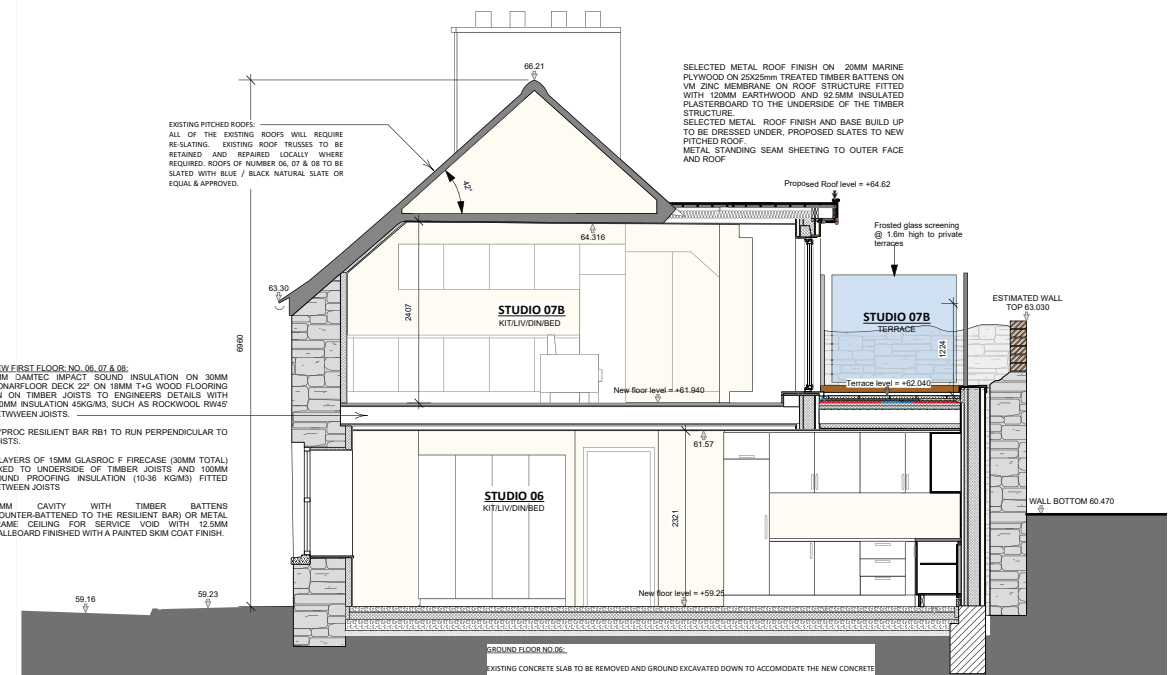
02 PROPOSED SIDE ELEVATION (NO. 09 PATRICK STREET)  
1:50 @ A1

03 PROPOSED REAR ELEVATION  
1:50 @ A1

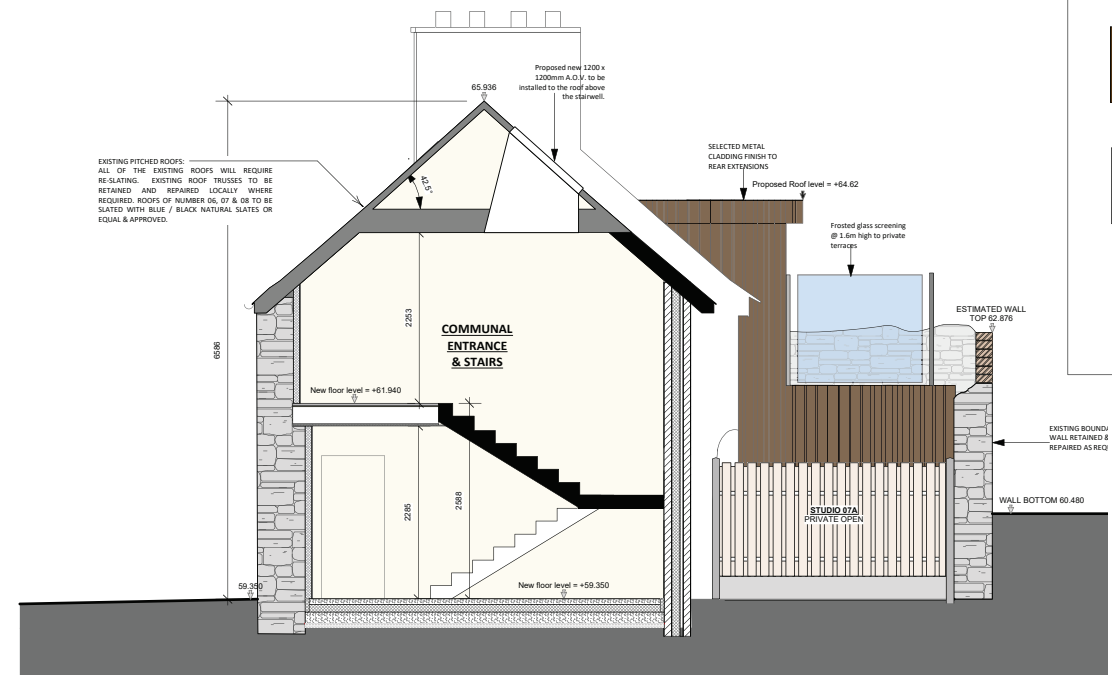
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**PROPOSED WALL TYPE(S) SPECIFICATION**

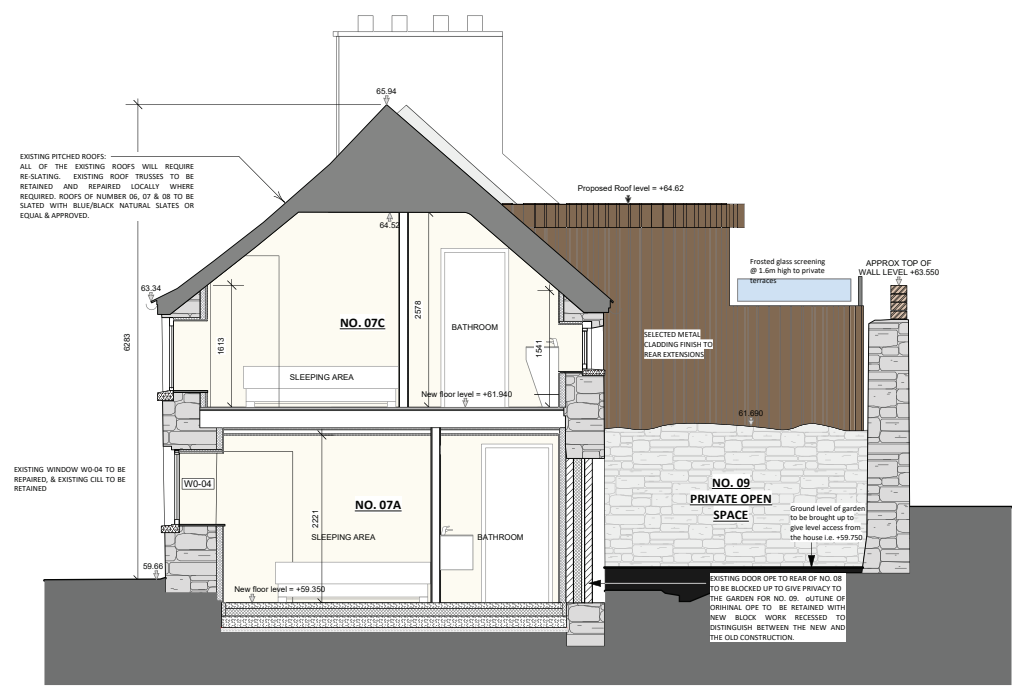
- EXISTING EXTERNAL STONE WALLS:**  
 EXISTING RANDOM RUBBLE STONE WALLS TO BE CLEANED DOWN & ALL EXISTING LOOSE STONEMWORK TO BE REMOVED AND RECONSTRUCTED.  
 WALLS TO BE FINISHED INTERNALLY WITH NEW ISOVER OPTIMA BREATHABLE DRY LINING SYSTEM (80MM INSULATION) (WHERE INDICATED ON FLOOR PLANS) DRY LINING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURES DRAWINGS AND DETAILS. WALL NOT BEING FITTED WITH OPTIMA SYSTEM SHOULD BE CLEANED DOWN AND FINISHED WITH A NEW LIME BASED RENDER & PAINT FINISH.  
 THE EXTERNAL FACE OF THE STONE WALLS SHOULD BE CLEANED DOWN AND ANY LOOSE STONE WORK SHOULD BE REMOVED AND RECONSTRUCTED. WALL TO BE FINISHED WITH A NEW LIME BASED SMOOTH RENDER & PAINT SYSTEM TO ALLOW THE WALL TO BREATHE.
- NEW EXTERNAL WALLS:**  
 U-WALLS 0. SWAMPY OR BETTER  
 100MM CONCRETE BLOCK INNER LEAF FINISHED WITH A PAINTED 13MM PLASTER AND SKIMCOAT FINISH INTERNALLY. 150MM CAVITY WITH 110MM XONGSPAN KDOLTHERM K8 CAVITY BOARD INSULATION AND 100MM CONCRETE BLOCK OUTER LEAF FINISHED WITH A PAINTED SAND CEMENT SMOOTH RENDER.
- EXTERNAL WALLS OF REAR EXTENSIONS:**  
 TIMBER FRAME CONSTRUCTION WITH SELECTED METAL CLADDING EXTERNAL FINISH.
- NEW STUD PARTY WALLS:**  
 2 LAYERS OF 12.5mm PLASTERBOARD ON 100mm METAL STUD WITH INSULATION, 50mm VOID AND 100mm METAL STUD WITH INSULATION AND 2 LAYERS OF 12.5mm PLASTERBOARD.
- NEW INTERNAL STUD WALLS:**  
 100MM TIMBER OR ALUMINIUM STUDS WITH 12.5MM GYPROC WALLBOARD ON BOTH SIDES (MOISTURE RESISTANT TO WCs AND BATHROOMS), WITH ALL JOINTS TAPED AND JOINTED AND FINISHED IN A 3MM GYPROC SKIMCOAT FINISH TO RECEIVE A SELECTED PAINT FINISH.



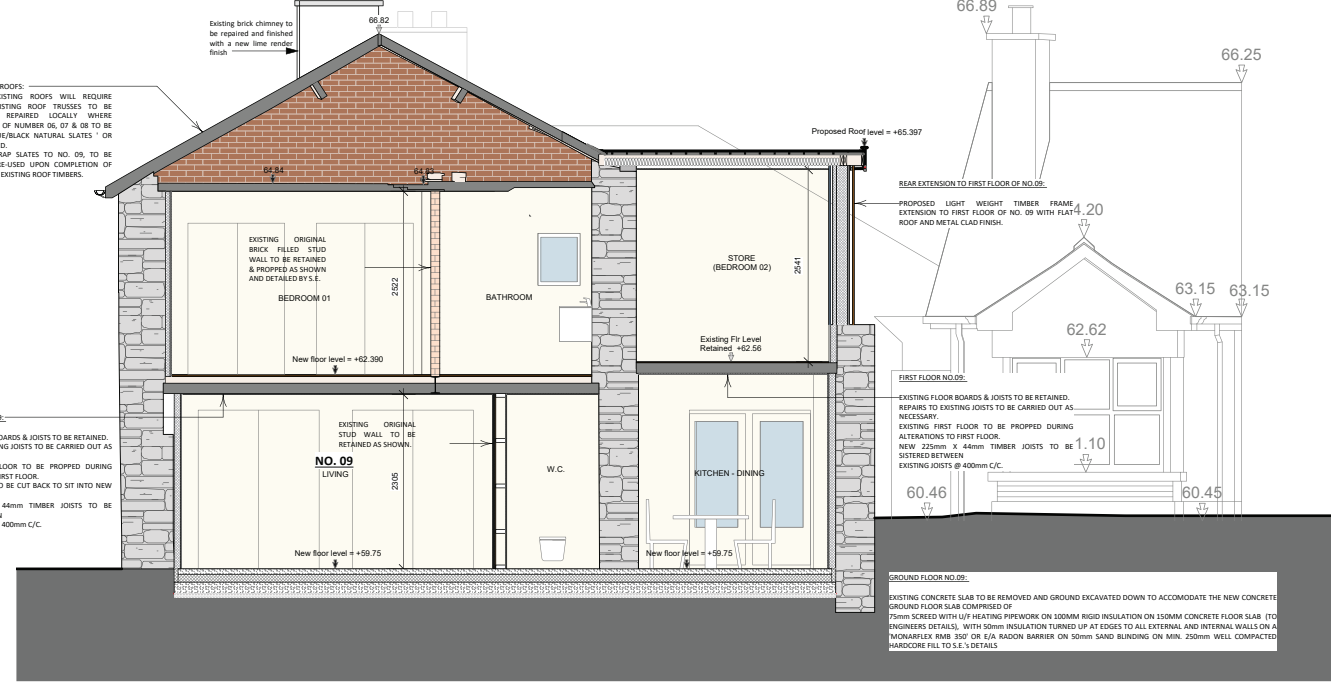
01 PROPOSED SECTION THROUGH NO. 06  
 1:50 @ A1



02 PROPOSED SECTION THROUGH NO. 07  
 1:50 @ A1



03 PROPOSED SECTION THROUGH NO. 08  
 1:50 @ A1



04 EXISTING SECTION THROUGH NO. 09  
 1:50 @ A1

PART VIII APPLICATION  
 REV. NOTE DATE  
 CLIENT: KILKENNY COUNTY COUNCIL  
 DEVELOPMENT: SOCIAL HOUSING PROJECT  
 LOCATION: 06 - 09 PATRICK ST. KILKENNY  
 DRAWING TITLE: PROPOSED SECTIONS (SHEET 01 OF 02)

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PART VIII APPLICATION  
 Job No: 2335  
 Dwg No: 2335-P-102  
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 Issued By: BD  
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**PROPOSED WALL TYPE(S) SPECIFICATION**



**EXISTING EXTERNAL STONE WALLS:**  
 EXISTING RANDOM RUBBLE STONE WALLS TO BE CLEANED DOWN & ALL EXISTING LOOSE STONEMWORK TO BE REMOVED AND RECONSTRUCTED.

WALLS TO BE FINISHED INTERNALLY WITH NEW ISOVER OPTIMA BREATHABLE DRY LINING SYSTEM (80MM INSULATION) (WHERE INDICATED ON FLOOR PLANS). DRY LINING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS DRAWINGS AND DETAILS. WALLS NOT BEING FITTED WITH OPTIMA SYSTEM SHOULD BE CLEANED DOWN AND FINISHED WITH A NEW LIME BASED RENDER & PAINT FINISH.

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**NEW EXTERNAL WALLS:**  
 U-VALUE 0.18W/M<sup>2</sup>K OR BETTER

100MM CONCRETE BLOCK INNER LEAF FINISHED WITH A PAINTED 13MM PLASTER AND SKIMCOAT FINISH INTERNALLY. 150MM CAVITY WITH 110MM KINGSPAN KOOLTHERM K3 CAVITY FOAM INSULATION AND 100MM CONCRETE BLOCK OUTER LEAF FINISHED WITH A PAINTED SAND CEMENT SMOOTH RENDER.



**EXTERNAL WALLS OF REAR EXTENSIONS:**

TIMBER FRAME CONSTRUCTION WITH SELECTED METAL CLADDING EXTERNAL FINISH.



**NEW STUD PARTY WALLS:**

2 LAYERS OF 12.5mm GYPSUM PLASTERBOARD ON 100mm METAL STUD WITH INSULATION 50mm VOID AND 100mm METAL STUD WITH INSULATION AND 2 LAYERS OF 12.5mm PLASTERBOARD.



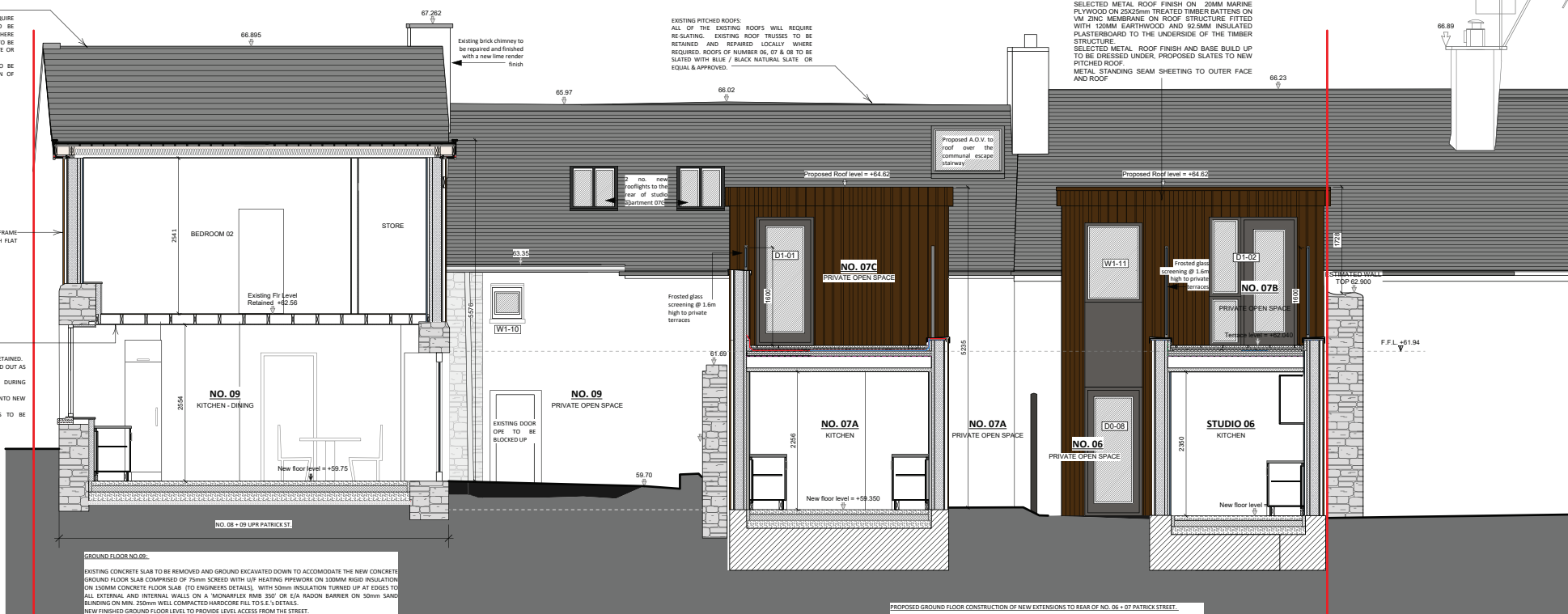
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**EXISTING PITCHED ROOFS:**  
 ALL OF THE EXISTING ROOFS WILL REQUIRE RE-SLATING. EXISTING ROOF TRUSSES TO BE RETAINED AND REPAIRED LOCALLY WHERE REQUIRED. ROOFS OF NUMBER 06, 07 & 08 TO BE SLATED WITH A BLUE / BLACK NATURAL SLATE OR EQUAL & APPROVED. THE EXISTING SCRAP SLATES TO NO. 09 TO BE SALVAGED AND RE-USED UPON COMPLETION OF REPAIR WORKS TO EXISTING ROOF TIMBERS.

**REAR EXTENSION TO FIRST FLOOR OF NO.09:**  
 PROPOSED LIGHT WEIGHT TIMBER FRAME EXTENSION TO FIRST FLOOR OF NO. 09 WITH FLAT ROOF AND METAL CLAD FINISH.

**FIRST FLOOR NO.09:**  
 EXISTING FLOOR BOARDS & JOISTS TO BE RETAINED. REPAIRS TO EXISTING JOISTS TO BE CARRIED OUT AS NECESSARY. EXISTING FIRST FLOOR TO BE PROPPED DURING ALTERATIONS TO FIRST FLOOR. EXISTING JOISTS TO BE CUT BACK TO SIT INTO NEW STEEL BEAM. NEW 225mm X 44mm TIMBER JOISTS TO BE SISTERED BETWEEN EXISTING JOISTS @ 400mm C/C.



**02 PROPOSED REAR SECTIONAL ELEVATION**  
 1:50 @ A1

REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

**CLIENT:**  
 KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
 RENOVATION & REFURBISHMENT

**LOCATION:**  
 06 - 09 PATRICK ST, KILKENNY

**DRAWING TITLE:**  
 PROPOSED SECTIONS (SHEET 02 OF 02)

brian dunlop architects

Address: 15 Patrick Street, Kilkenny  
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**PART VIII APPLICATION**

Job No: 2335  
 Dwg No: 2335-W-103  
 Date: JULY 2024  
 Scale: 1:50 @ A1

Drawn By: CC  
 Issued By: BD  
 Checked By: BD

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NOTES RELEVANT TO PARTICULAR JOB STAGE

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EXISTING CONTIGUOUS ELEVATION ALONG UPPER PATRICK STREET



PROPOSED CONTIGUOUS ELEVATION ALONG UPPER PATRICK STREET

REV.	NOTE	DATE
-	PART VIII APPLICATION	JUNE 2024

**CLIENT:**  
 KILKENNY COUNTY COUNCIL

**DEVELOPMENT:**  
 SOCIAL HOUSING PROJECT

**LOCATION:**  
 06 - 09 PATRICK ST. KILKENNY

**DRAWING TITLE:**  
 EXISTING & PROPOSED CONTIGUOUS ELEVATIONS

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	<b>PART VIII APPLICATION</b>
	Job No. 2335 Dwg No. 2335-P-200 Date JUNE 2024 Scale 1:200 @ A1 Drawn By CC Issued By BD Checked By BD

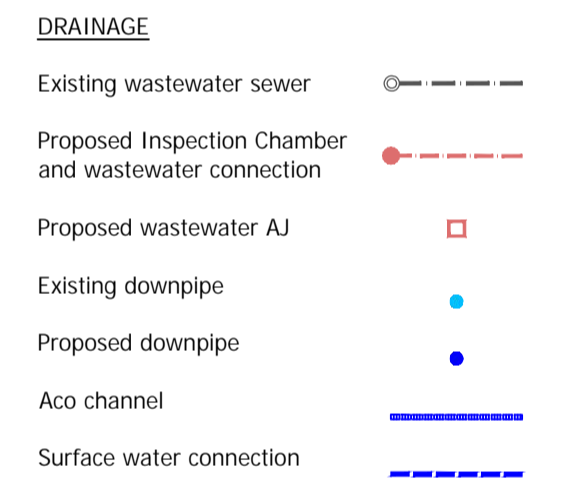
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Spread:10.77

- GENERAL**
- Datum for levels is OS Malin Head.
  - Verify existing levels prior to commencement of works. Report any discrepancies immediately to the Employer's Representative.
  - The locations shown for existing services are indicative only and may not be accurate. Furthermore, uncharted services may also be present. The Contractor should assume the existence of services unless proven otherwise.
  - It is the Contractor's responsibility to determine the existence and precise location of any service located within the site. All works shall be carried out in strict accordance with the document 'Code of Practice for Avoiding Danger from Underground Services' as published by the Health and Safety Authority.

- WASTEWATER**
- Construction of wastewater infrastructure to comply with the Irish Water Code of Practice for Wastewater Infrastructure.
  - Pipes for wastewater gravity sewers shall be uPVC pipes application area code 'UD', stiffness class 8kN/m<sup>2</sup> in accordance with 3.13 of the Irish Water 'Wastewater Code of Practice'.
  - Wastewater drains and sewers to be constructed in accordance with Detail W1.
  - The minimum separation between wastewater pipes and other services shall not be less than either that shown in STD-WW-05 or that shown on M&E drawings.
  - Each house to be served by a separate drain of min.diameter 100mm dia. and laid to a minimum grade of 1 in 60.
  - Chambers on wastewater drains and sewers in public areas shall be in accordance with STD-WW-10.
  - Private-side inspection chambers shall be in accordance with STD-WW-02, STD-WW-03 and STD-WW-13 and shall have a minimum depth to invert of 0.5m and a maximum depth to invert of 1.2m.
  - Maximum depth to invert for Access Junctions to be 0.6m.

- WATER SUPPLY INFRASTRUCTURE**
- Construction of water supply infrastructure to comply with the Irish Water Code of Practice for Water Supply Infrastructure.
  - Pipes for water mains shall be HDPE PE-80 with an SDR-11 or SDR-17 rating in accordance with 3.9.2. of Irish water 'Code of Practice for Water Supply Infrastructure'.
  - The minimum separation between water mains and other services shall not be less than either that shown in STD-W-11 or that shown on M&E drawings.
  - Each house to be served by a separate service main and Boundary Box in accordance with STD-W-03.



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PL1	28/06/24	AB	ISSUED FOR PLANNING
REV	DATE	BY	DETAILS

STATUS  
FOR PLANNING APPLICATION PURPOSES ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE.

CLIENT  
KILKENNY COUNTY COUNCIL

PROJECT  
SOCIAL HOUSING PROJECT  
06-09 PATRICK ST., KILKENNY

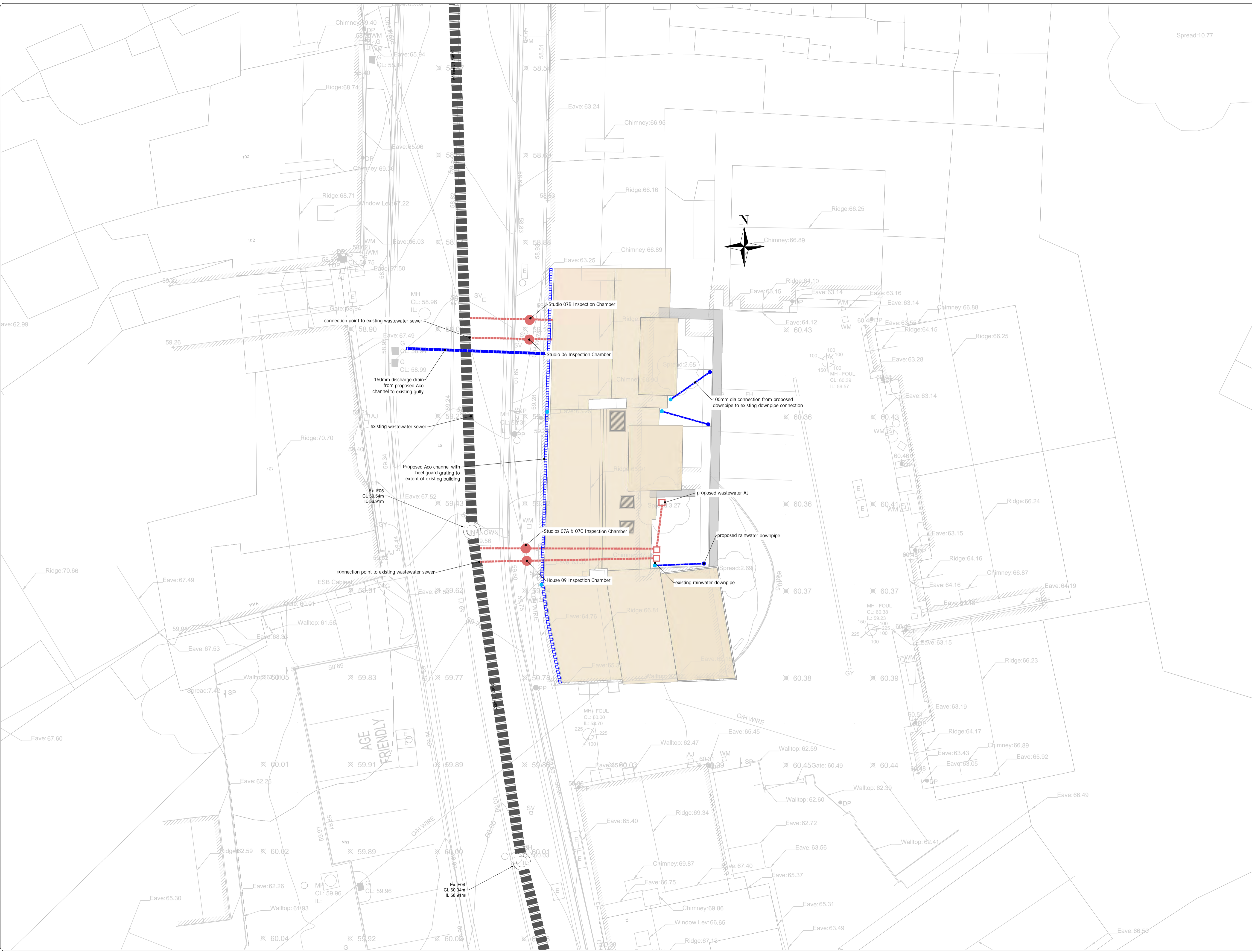
TITLE  
DRAINAGE - GENERAL LAYOUT

**KILGALLEN & PARTNERS**  
CONSULTING ENGINEERS  
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DRN: AB	DRAWING NO.: 23070-C-DR-301	REV: PL1
CHND: PB	SCALE: 1:100 @ A1	DATE: 28/06/2024



# Drawing & Document Issue Register

brian dunlop architects

**Project:** 06-09 Upper Patrick Street Residential Development, Kilkenny  
**Status:** Planning Issue  
**Client:** Kilkenny County Council  
**Project No:** 2335

15 Patrick Street  
 Kilkenny  
 +353 (0)56 7813015  
[www.briandunloparchitects.com](http://www.briandunloparchitects.com)

				Issue Date:														
				03														
				07														
				24														
Dwg No.	Drawing / Document Name	Scale	Size	Revision														
2335-P-001	Site Location Maps	1:1000	A3	A														
2335-P-009	Existing Site Layout Plan	1:100	A1	A														
2335-P-010	Proposed Site Layout Plan	1:100	A1	A														
2335-P-060	Proposed Demolitions	1:100	A1	A														
2335-P-090	Existing Plans	1:50	A1	A														
2335-P-091	Existing Elevations	1:50	A1	A														
2335-P-092	Existing Sections	1:50	A1	A														
2335-P-093	Existing Sections	1:50	A1	A														
2335-P-100	Proposed Plans	1:50	A1	A														
2335-P-101	Proposed Elevations	1:50	A1	A														
2335-P-102	Proposed Sections	1:50	A1	A														
2335-P-103	Proposed Sections	1:50	A1	A														
2335-P-200	Proposed Contiguous Elevation	1:200	A1	A														
23070-C-DR-301	Drainage - General Layout	1:100	A1	A														
	Architectural Heritage Impact Assessment			*														
	Historic Timber Report			*														
	Mortar Survey Report			*														
	Archaeology Report			*														
<b>Drawings &amp; Documents Issued To:</b>				<b>No. of Copies / Electronically:</b>														
Client: (KCC)				E														
Civil Structural Engineer																		
M+E Engineer																		
Quantity Surveyors																		
PSDP																		

