



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

RE: Part VIII: Proposed development comprising of the repurposing of the former Carnegie Library into a Kilkenny Local Studies Hub and Public Realm Enhancements at John's Quay

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

DATE: 18th March, 2025.

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: Proposed development comprising of the repurposing of the former Carnegie Library into a Kilkenny Local Studies Hub and Public Realm Enhancements at John's Quay

I attach herewith Report from the Town Regeneration Office together with the Senior 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 Kilkenny City & 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 modification proposed thereto within this report, taking account of the recommendations of the Planning Department, and other commitments given in the report.

**Tim Butler,
D/Chief Executive.**

COMHAIRLE CHONTAE CHILL CHAINNIGH
KILKENNY COUNTY COUNCIL



Chief Executive's Report on the Consultation process for the proposed Kilkenny Local Studies Hub and Public Realm Enhancements at Carnegie Library, John's Quay, Kilkenny.



March 2025



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 20th December 2024 until Tuesday 28th January 2025 at the following locations:

- Planning Department, County Hall, John Street, 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 Tuesday 11th February 2025.

The following Statutory Body was invited to make a submission on the scheme:

- Department of Housing, Local Government and Heritage

The documents on public display were as follows:

Architectural Project Drawings	Site-Specific Flood Risk Assessment
Architectural Design Statement	Whole Life Cycle Assessment Report & Energy Retrofit Capacity Report
Landscape Report	Architectural Heritage Impact Assessment
Landscape Plan	Environmental Impact Assessment Screening
Engineering Project Drawings	Habitats Directive Project Screening Assessment
Infrastructure Design Report	Public Site Notice and Newspaper Advertisement
Outline Construction Environment Management Plan	

2.1 Existing site

The Carnegie Library overlooks the River Nore from its western margin at John's Quay, in front of the emerging Abbey Quarter Masterplan lands in Kilkenny City Centre. It is located within the John Street architectural conservation area (ACA), which highlights the need to carefully balance development with heritage preservation. The area includes key heritage structures such as the Carnegie Library subject building for this Part 8 application, historic bridges like St. John's Bridge, and adjacent architectural landmarks, such as the Butler Gallery and St. John's Priory, that shape the local identity of the site. This unique mix of historical and architectural significance presents both an opportunity for regeneration and a challenge in terms of preservation of both the Carnegie Library fabric and wider context.

The Carnegie Library is very proximate to John's Street which has traditionally served as a town-centre hub for local businesses, entertainment venues and nightlife. This street is known for its vibrant after-dark economy, with pubs, restaurants, and cultural venues drawing both locals and tourists. However, this concentration of nightlife activity also brings challenges related to noise, foot traffic, and public safety, particularly at night. Additionally, the area sees a mix of daytime uses, with local shops, cafés, and small businesses serving the community, though retail diversity is limited and heavily skewed towards hospitality and tourism.

The Carnegie Library is listed as a Protected Structure for Kilkenny City, Ref. B113. The structure is also listed for Regional Importance in the National Inventory of Architectural Heritage (NIAH) Reference Number 12000227.

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 (see Appendix 3 for scheme drawings):

1. Repurposing the former Carnegie Library into a Kilkenny Local Studies Hub, preserving its original architectural character while enhancing its role as a cultural and heritage resource.
2. Reconfiguring the building layout to create a continuous finished floor level aligned with the original double-bay configuration (Staff Only c.90sq.m. GFA + Public Space c.144.2sq.m. GFA + Ancillary / Circulation Space c.24.1sq.m. GFA = Total c. 258.3sq.m.):
 - i. Northern bay comprising of: 8 no. staff workspaces; a staff canteen; storage facilities with roller shelves; a restroom; and a heat pump room.
 - ii. Southern bay comprising of: a county librarian / meeting room; open-plan local studies facilities and reading areas; utility and storage

rooms; a flexible exhibition space adaptable to the hub's needs; and a zinc-clad and glazed rear extension in the south-east corner (c.10sq.m. GFA extension) to expand the exhibition space and enhance public visibility.

- iii. Central circulation space comprising of: a maintained central circulation space; an extended rear elevation (c.10.2sq.m. GFA extension; finishes matching the proposed south-east projection), including 2 no. restrooms (including 1 no. wheelchair accessible), designed for potential segregation when the main building is closed.
3. Access Improvements comprising of: enhanced front access with stone paving and metal railings matching the original features; and secondary accessible entrance at the rear with a ramp (1:20 slope) extending south and metal railings.
4. Public Realm Enhancements comprising of: soft and hard landscaping; biodiversity planting; public lighting; and Sustainable Urban Drainage Systems (SUDS).
5. A designated loading area for the Kilkenny Local Studies Hub.
6. The provision of car parking spaces, including 2 no. designated accessible space.
7. The provision of bicycle parking spaces to the north-east of the building.
8. All associated site development works, including above- and below-ground services.

2.3 DESIGN CRITERIA

The design of the proposed development of the Kilkenny Local Studies Hub and Public Realm Enhancements at the Carnegie Library, John's Quay, Kilkenny 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

Submissions received in relation to this Part VIII planning application as summarised in the following table:

No.	Name	Date
1	Shane Raymond	3 January 2025
2	An Taisce Kilkenny Association	5 February 2025
3	Department of Housing, Local Government and Heritage	11 February 2025
4	Vision Ireland and Kilkenny Access Group	11 February 2025
5	Conservation Officer, Kilkenny County Council.	18 February 2025

Full copies of the submissions received are attached, (Appendix 4).

4.0 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). The proposed development is consistent with the provisions of the Kilkenny City and County Development Plan 2021 - 2027.

*KILKENNY COUNTY COUNCILS INTENTION WITH REGARD
TO THE PROPOSED DEVELOPMENT*

Proposed Development Part 8 Proposal

Kilkenny Local Studies Hub and Public Realm
Enhancements at Carnegie Library, John's Quay,
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: *Tim Butler*
Tim Butler
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

Kilkenny Local Studies Hub and Public Realm Enhancements at John's Quay, Kilkenny

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, as amended, Kilkenny County Council gives notice of its intention to undertake works to the former Carnegie Library, John's Quay, Kilkenny City (Site Area c.0.306ha / The Carnegie Library is a Protected Structure included in the Record of Protected Structures for Kilkenny City, Ref. RPS B113 (NIAH Ref. 12000227) and is located within the John Street Architectural Conservation Area, Kilkenny City.

The development will consist of:

- (1) Repurposing the former Carnegie Library into a Kilkenny Local Studies Hub, preserving its original architectural character while enhancing its role as a cultural and heritage resource.
- (2) Reconfiguring the building layout to create a continuous finished floor level aligned with the original double-bay configuration (Staff Only c.90sq.m. GFA + Public Space c.144.2sq.m. GFA + Ancillary / Circulation Space c.24.1sq.m. GFA = Total c. 258.3sq.m.):
 - (i) Northern bay comprising of: 8 no. staff workspaces; a staff canteen; storage facilities with roller shelves; a restroom; and a heat pump room.
 - (ii) Southern bay comprising of: a county librarian / meeting room; open-plan local studies facilities and reading areas; utility and storage rooms; a flexible exhibition space adaptable to the hub's needs; and a zinc-clad and glazed rear extension in the south-east corner (c.10sq.m. GFA extension) to expand the exhibition space and enhance public visibility.

- (iii) Central circulation space comprising of: a maintained central circulation space; an extended rear elevation (c.10.2sq.m. GFA extension; finishes matching the proposed south-east projection), including 2 no. restrooms (including 1 no. wheelchair accessible), designed for potential segregation when the main building is closed.
- (3) Access Improvements comprising of: enhanced front access with stone paving and metal railings matching the original features; and secondary accessible entrance at the rear with a ramp (1:20 slope) extending south and metal railings.
- (4) Public Realm Enhancements comprising of: soft and hard landscaping; biodiversity planting; public lighting; and Sustainable Urban Drainage Systems (SUDS).
- (5) A designated loading area for the Kilkenny Local Studies Hub.
- (6) The provision of car parking spaces, including 2 no. designated accessible space.
- (7) The provision of bicycle parking spaces to the north-east of the building.
- (8) All associated site development works, including above- and below-ground services.

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 the 20th December, 2024 to the 28th January, 2025, inclusive, at the Planning Department, Kilkenny County Council, County Hall, John Street, Kilkenny from 9 a.m. to 1. p.m. & 2 p.m. to 5 p.m. Monday to Friday excluding public holidays, in particular from 24th December 2024 to 1st January 2025, inclusive. Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/>

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) the Planning Authority determined the proposed development required Appropriate Assessment screening and Environmental Impact Assessment (EIA) screening.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Kilkenny County Council Planning Authority has undertaken and completed Appropriate Assessment Stage 1 Screening to assess, in view of best scientific knowledge and the conservation objectives of the site(s), if the above project, individually or in combination with other plans or projects is likely to have a significant effect on European Site(s).

In accordance with Articles 42(2) and 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Kilkenny County Council Planning Authority has made a determination following Stage 1 Screening that a Stage 2 Appropriate Assessment or Environmental Impact Assessment Report is not required on the basis of objective information and in light of the conservation objectives of the relevant European Site(s), that the project, individually or in combination with other plans and projects, would not have a significant effect on a European Site.

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.

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 email address planning@kilkennycoco.ie.

The latest time and date for receipt of submissions on the development is 5 p.m. on Tuesday, 11th February 2025. Submissions should be clearly marked 'Kilkenny Local Studies Hub and Public Realm Enhancements, Kilkenny Part 8 Submission'.

Signed: Denis Malone, A/Director of Services, Kilkenny County Council, County Hall, John Street, Kilkenny R95 A39T

Date of Notice: 20th December 2024

Appendix 2

Planner's Report

Chontae Chill Chainnigh Kilkenny County Council Planning Report



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

Part 8 Ref. : Part 8 Ref: 08/24

Development: Kilkenny Local Studies Hub and Public Realm Enhancements

Address: Carnegie Library, John's Quay, Kilkenny

Site Location and Description

The proposed Part VIII development will undertake works to the former Carnegie Free Library on John's Quay, Kilkenny.

Kilkenny City and County Development Plan 2021 – 2027:

Policy considerations include:

- The site is zoned General Business and is located within the John Street Architectural Conservation Area.
- The Structure is protected and the site location is within a Zone of Notification of Recorded Monuments.
- The site is located proximate to a Natura 2000 site (See screening for Appropriate Assessment below).

STATUTORY PROTECTION:

RPS: Protected Structure included in the Record of Protected Structures for Kilkenny City, Ref. RPS B113

NIAH: (NIAH Ref. 12000227)

ACA: John Street Architectural Conservation Area

ARCHAEOLOGY: Located in zone of Archaeological influence

Third Party Submissions:

Shane Raymond:

- There are still 20 spaces for cars and no bike parking spaces. The development could accommodate 8-10 car parking spaces.

An Taisce:

- *An Taisce Kilkenny Association welcome the repurposing of the Carnegie Library as a Local Studies Hub. The proposed restructuring including conservation of architectural features and energy upgrade will contribute to a sustainable modernisation of the building. The removal of the stainless steel railings at the front of the building and their replacement with original style wrought iron upright railing is particularly welcome.*

The proposed enhancement of the Public Realm in this area is needed and in time we hope its care will be participated in by local residents. Landscape features that increase greenery and trees and include beds of pollinator friendly plants and wetland plants that help attenuate water runoff are beautifully presented in the 'Landscape Report' document and we hope that will be achieved. Greening of the area around the building is important to compensate for the hard, bleak, unattractive entrance to the Butler Gallery.

We note that the 'greenbrick' proposed in the carparking spaces is a hollow block made of plastic. Over time plastic leaches into the environment so if an alternative form of permeable grass filled brick is available it would be preferable.

The proposal to improve the quality of pedestrian movement is welcome, as is the proposed seating and access to a public toilet. We note there is no increase proposed in the number of bicycle parking spaces so we recommend that provision be made in the plans to increase this in the future if necessary.

Overall the repurposing of the Carnegie Library as a Local Studies Hub is a positive

development that will facilitate public access to local culture and heritage information and provide a safe environment to foster connections in.

Referrals:

- Conservation – supports proposal with recommendations
- Dept of Housing, Local Government and Heritage:-

Archaeology: recommends that Licensed Archaeological Monitoring, as described below, should be carried out as archaeological mitigation for this proposed Part 8 development. A report containing the results of the archaeological monitoring and any subsequent required archaeological work should be submitted to the National Monuments Service of the Department and the Planning Authority.

Nature conservation: Mentions issues surrounding close proximity of two European sites, River Nore/River Barrow SAC and River Nore SPA and their

qualifying interests. States that there is potential of significant impact during construction and operational phases.

The Department recommends that an Ecological Impact Assessment be completed and includes what should be contained in same, including Fauna and flora, Mammals, Birds, Bats, other terrestrial and aquatic fauna. The landscaping plan should also be reviewed. Details of mitigation should be provided.

PROPOSED DEVELOPMENT:

The development will consist of:

1) Repurposing the former Carnegie Library into a Kilkenny Local Studies Hub, preserving its original architectural character while enhancing its role as a cultural and heritage resource.

(2) Reconfiguring the building layout to create a continuous finished floor level aligned with the original double-bay configuration (Staff Only c.90sq.m. GFA + Public Space c.144.2sq.m. GFA + Ancillary / Circulation Space c.24.1sq.m. GFA = Total c. 258.3sq.m.):

(i) Northern bay comprising of: 8 no. staff workspaces; a staff canteen; storage facilities with roller shelves; a restroom; and a heat pump room.

(ii) Southern bay comprising of: a county librarian / meeting room; open-plan local studies facilities and reading areas; utility and storage rooms; a flexible exhibition space adaptable to the hub's needs; and a zinc-clad and glazed rear extension in the southeast corner (c.10sq.m. GFA extension) to expand the exhibition space and enhance public visibility.

(iii) Central circulation space comprising of: a maintained central circulation space; an extended rear elevation (c.10.2sq.m. GFA extension; finishes matching the proposed south-east projection), including 2 no. restrooms (including 1 no. wheelchair accessible), designed for potential segregation when the main building is closed.

(3) Access Improvements comprising of: enhanced front access with stone paving and metal railings matching the original features; and secondary accessible entrance at the rear with a ramp (1:20 slope) extending south and metal railings.

(4) Public Realm Enhancements comprising of: soft and hard landscaping; biodiversity planting; public lighting; and Sustainable Urban Drainage Systems (SUDS).

(5) A designated loading area for the Kilkenny Local Studies Hub.

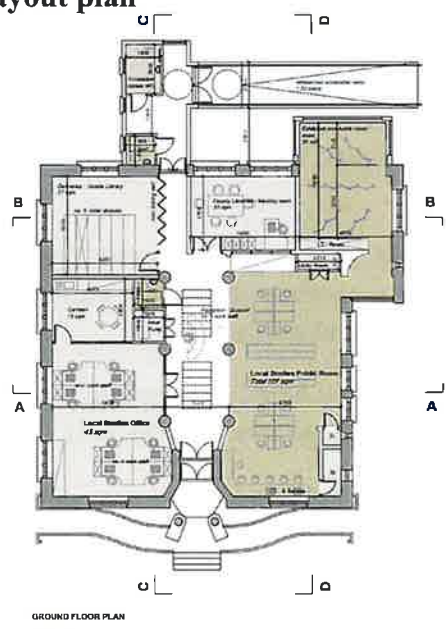
(6) The provision of car parking spaces, including 2 no. designated accessible space.

Proposed Development

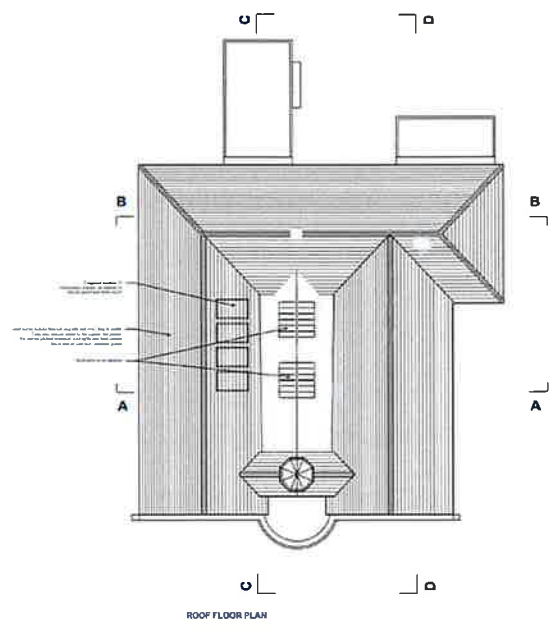
Drawings:



Site layout plan



GROUND FLOOR PLAN



ROOF FLOOR PLAN

Proposed floorplan



Proposed external appearance (front)



Proposed external appearance (rear)

The proposed development is part of a wider heritage regeneration strategy on Johns Quays, the Peace Park, County Hall, properties on Johns Street and Johns Street public realm.

The following accompanies the submission and plans:

- Architectural Design Statement
- ARCHAEOLOGICAL ASSESSMENT
- Architectural Heritage Impact Assessment
- Whole life cycle assessment report and energy retrofit capacity report

Conservation officer's report:

- *Architectural Design Statement*

The proposed development involves extending the library to the rear, which save guards the front elevation and significant presence the building has, as a 20th century

architectural piece in the foreground of Butler Gallery and in Kilkenny City. The rear extension will be clad in zinc, with a ramp located to the rear, and public realm improvement which will strengthen the connection between the Butler Galley and the building. Car parking and has been reduced, and rearranged, and new hardscaping and soft scaping are presented to transition the space into a more attractive space for the public.

The majority of the building's form will be protected, although the southern wall of the current Children's room will be replaced with folding wall. The current canteen will now function as an Exhibition / Audio visual room. This room will projection to the east, and provide a visual link to the Butler Gallery and improved public realm area.

- *Whole life cycle assessment report and energy retrofit capacity report*
Upgrades in roof and wall insulation, secondary windows, plumbing and lighting and solar panels are proposed. The use of breathable internal wall insulation board with diatomite is included as an option for wall insulation. The WLCA document is specifies secondary glazing units, which won't impeded / impact the character, and which will reduce the u value.

- *Architectural Heritage Impact Assessment*
The submission of the AHIA is welcome. The building is an Arts and Craft influenced and is deemed a nationally significant building by the NIAH. The building's construction is of outer concrete block wall, cavity and inner brick leaf, while the AHIA includes the following
'The external walls of the main structure are constructed of a brick inner leaf with a matt paint on a plaster finish. Further investigations should be made to determine any cement content in the plaster mortar.'

While it is acknowledged that select works have been undertaken in the past, the presence of windows, columns, ceiling and coving, skylights, cupola, Queen post trusses, ladies WC, doors, flagstone, rain water goods, and early concrete block construction maintains this building as a highly significant element of Kilkenny's architectural heritage.

The AHIA continues:

'Cavity wall insulation is to be introduced into the existing cavity wall masonry structure of the main building. The rear annexe is to be thermally upgraded internally with insulated plasterboards. Secondary glazing is to be installed to the inner window reveals throughout. The damaged wall plaster, and decorative plaster elements, is to be repaired locally. The existing suspended plasterboard ceiling is to be replaced, the historic coved lath-and-plaster ceiling will be repaired locally.....The historic timber joinery, including skirting, steel column cladding, glazed screens etc. is to be refurbished and redecorated. A general redecoration of floor, walls, joinery and ceilings is proposed, including new ironmongery. The existing building services are to be upgraded, including new associated fittings, e.g., radiators, light fittings, electrical fittings'

Screening for Appropriate Assessment

Having regard to the proposed use of permeable paving and SUDS, which represents a 30% reduction in runoff to the combined sewer, the Planning authority considered that the net reduction in the amount of surface water to the combined sewer will potentially have a net positive impact on the SAC.

<p>If there are potential impacts, explain whether you consider if these are likely to be significant. Both foul and surface water from the proposed development is proposed to be connected to the existing combined sewer which is serviced by the Kilkenny City Waste water treatment plant for Kilkenny city. The combined sewer does have a storm overflow which does allow for discharge to the River Nore/River Barrow SAC and SPA in the event of storm events. At present some 1793 sqm, of hard surface 100% impermeable area of the public realm drains into the combined sewer. As part of the public realm works approximately 520sqm of impermeable areas will be converted to permeable paving by the provision of, rain gardens ,planting areas, which permeable paving which is approximately a .30% reduction in the impermeable paving area. These works are not specifically designed as mitigation measure for the SAC but are applied in general as a result of SUDS drainage policies in the City & County Development Plan. This will result in a net reduction in the amount of surface water draining to the combined sewer and there will be a potentially net positive impact on the SAC.</p>
<p>Conclusion of assessment Having regard to the precautionary principle, it is considered that:</p> <p><input checked="" type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS)).</p> <p>or</p> <p><input type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out), Natura Impact Statement (NIS) is required. Project must be subject to appropriate assessment.</p>
<p>Documentation reviewed for making of this statement. The documents submitted as part of the Part 8 application and the City and County Development Plan 2021- 2027.</p>

AA screening conclusion

In accordance with Articles 42(2) and 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Kilkenny County Council Planning Authority decided following Stage 1 Screening that a Stage 2 Appropriate Assessment or Environmental Impact Assessment Report is not required on the basis of objective information and in light of the conservation objectives of the relevant European Site(s), that the project, individually or in combination with other plans and projects, would not have a significant effect on a European Site.

Environmental Impact Assessment (EIA)

Having regard to the exiting nature of the area (carpark), it's remove from the SAC in terms of distance and direct/indirect pathways in terms of the source pathway receptor model and the absence of potential for impact on Fauna and Flora, Mammals, Birds, Bats, other terrestrial and aquatic species arising from the works, an Ecological Impact Assessment will not be required.

Also, having regard to the nature and size of the project, it has been determined 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.

Conclusion and Recommendation

The Planning Authority considers that the proposed design of the proposed works is 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 Kilkenny Local Studies Hub and Public Realm Enhancements be approved by the Council subject to the drawings and details submitted with this Part 8 proposal, and subject to the recommended conditions below, including requirements contained in the reports of the Department and Conservation Officer:

1. Adequate bicycle parking shall be provided as per the Kilkenny City and County Development Plan 2021-2027 standards.
2. 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.

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 National Monuments Service of the Department, regarding appropriate mitigation [*preservation in-situ/excavation*].

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 National Monuments Service of the Department, shall be complied with by the developer.

Following the completion of all archaeological work on site and any necessary post-excavation specialist analysis, the planning authority and the National Monuments Service of 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.

3. All Mitigation Measures highlighted in Section 3.4 to 3.7 of the AHIA, inclusive, shall be adhered to, with detailed repair methodologies and specifications for works to be agreed with Planning Authority.

4. Section 5.2 Mitigation of the AIA shall be adhered to in full.
5. Solar panel locations and quantities shall be agreed with the Planning Authority
6. Prior to commencement of development, proposals for cavity wall insulation (AHIA) and internal wall insulation (WLCA) shall be further discussed with the Conservation officer to ensure the most appropriate wall insulation. This shall be agreed with the Planning Authority prior to installation.
7. That the use of “Greenbrick” be reviewed in favour of an alternative form of permeable grass filled brick.



14/03/'25

N. Louw, Senior Executive Planner

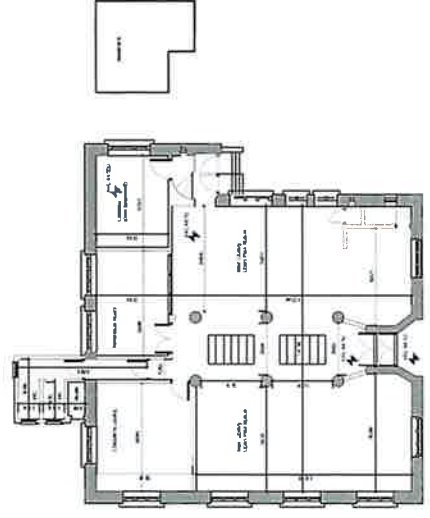


D. Malone, Senior Planner
18/03/25

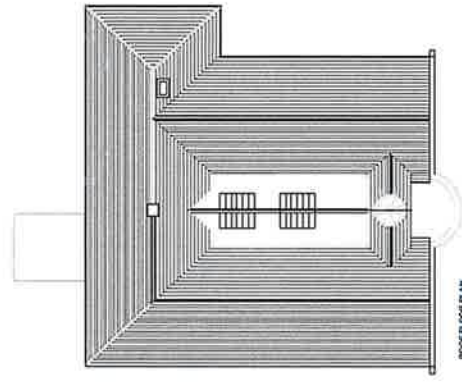
Appendix 3

Part 8 Scheme Drawings

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
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GROUND FLOOR PLAN



ROOF FLOOR PLAN

NO.	REVISION	DATE

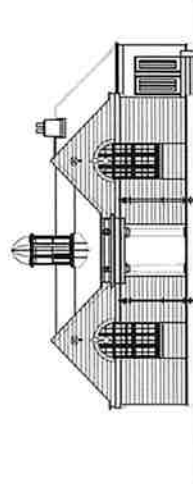
PLANNING - PART 8 APPLICATION
 EDINBURGH COUNTY COUNCIL
 CENTRAL CHURCH UNIT STRATEGY

EDINBURGH COUNTY COUNCIL
 CENTRAL CHURCH UNIT STRATEGY
 CARROLL PART 8 APPLICATION
 EXISTING PLANS

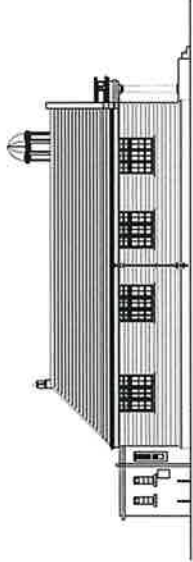
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 CHECKED BY: MCGILL/COURTNEY
MCORM
 11 Leith Walk, Edinburgh, Scotland
 Tel: 0131 222 2222 | Email: info@mcorm.co.uk
 www.mcorm.co.uk

GENERAL NOTES

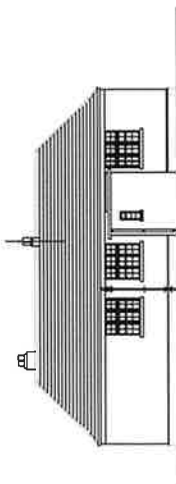
- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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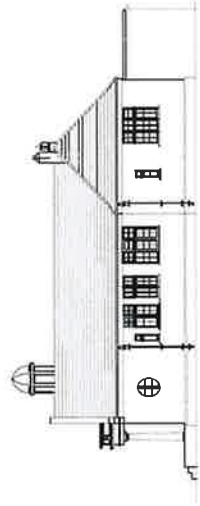
FRONT ELEVATION



SIDE ELEVATION - NORTH



REAR ELEVATION



SIDE ELEVATION - SOUTH



PLANNING - PART 6 APPLICATION

ROBERTSON COUNTY COUNCIL
COMMUNITY DEVELOPMENT GROUP

ROBERTSON COUNTY COUNCIL
COMMUNITY DEVELOPMENT GROUP

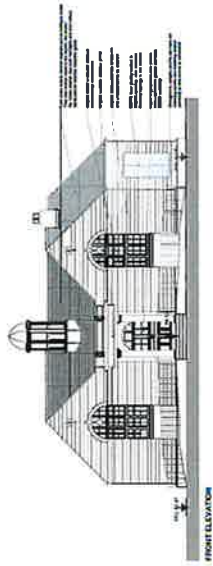
EXISTING ELEVATIONS

12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100

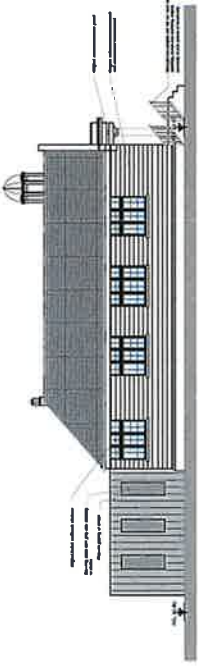


GENERAL NOTES

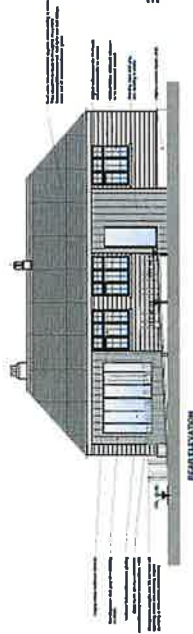
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.



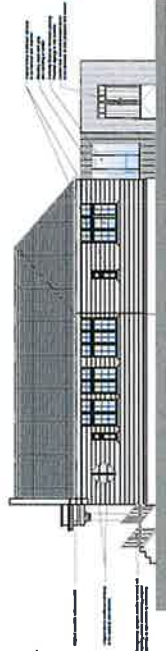
FRONT ELEVATION



SIDE ELEVATION - NORTH



REAR ELEVATION



SIDE ELEVATION - SOUTH

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT APPLICATION

PLANNING - PART 1 APPLICATION

10/10/2023
 10/10/2023
 10/10/2023

10/10/2023

10/10/2023

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LEGEND

Hard Landscape

- Paved Area
- Concrete
- Asphalt
- Gravel
- Sand
- Stone
- Brick
- Cobble
- Grass
- Lawn
- Softscape
- Tree
- Shrub
- Plant
- Flower
- Mulch
- Soil
- Water
- Pond
- Stream
- Lake
- Ocean
- Ice
- Snow
- Fog
- Cloud
- Sun
- Moon
- Star
- Comet
- Asteroid
- Meteor
- Planet
- Galaxy
- Universe

Soft Landscape

- Tree
- Shrub
- Plant
- Flower
- Mulch
- Soil



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

North Arrow

Legend

Notes

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the element unless otherwise noted.

3. All dimensions are to the finished grade unless otherwise noted.

4. All dimensions are to the center of the element unless otherwise noted.

5. All dimensions are to the center of the element unless otherwise noted.

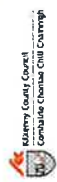
6. All dimensions are to the center of the element unless otherwise noted.

7. All dimensions are to the center of the element unless otherwise noted.

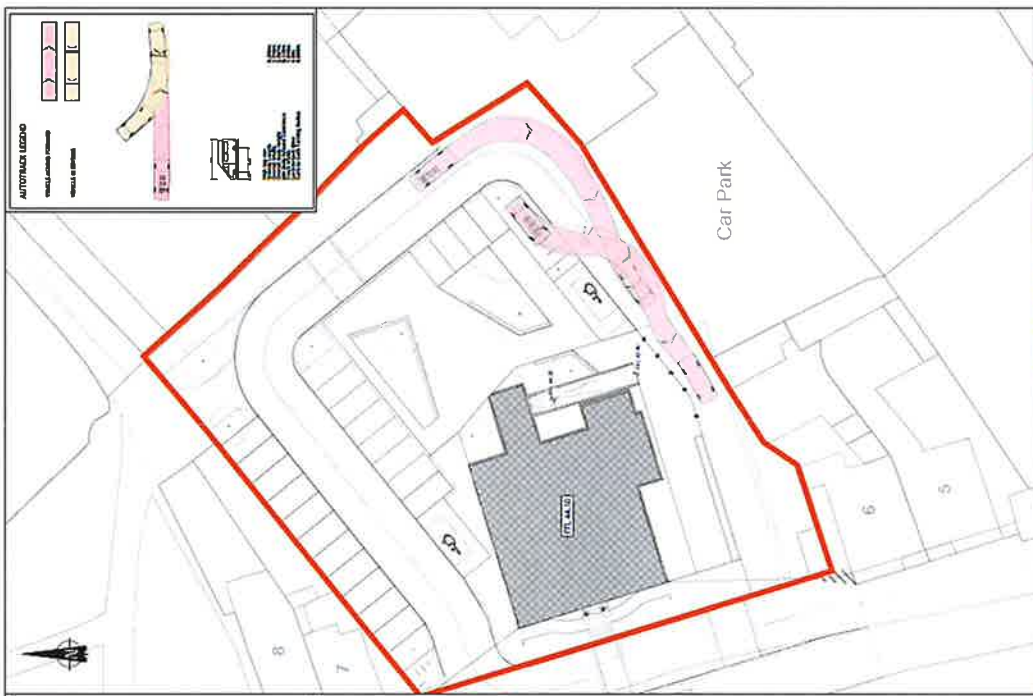
8. All dimensions are to the center of the element unless otherwise noted.

9. All dimensions are to the center of the element unless otherwise noted.

10. All dimensions are to the center of the element unless otherwise noted.



ait	
Company Name	AIT Inc.
Address	1000 Albany Street, Albany, NY 12203
Phone	518-863-1111
Website	www.aitinc.com
Project Name	Albany County Council - Genesee Chapter Child Care
Project No.	13-001
Client	Albany County Council
Designer	AIT Inc.
Scale	1/8" = 1'-0"
Date	10/1/2013
Sheet No.	13-001-01
Sheet Title	Site Plan



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 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

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 consulting engineers
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Appendix 4

Part 8 Submissions

THIRD PARTY SUBMISSIONS

Shane Raymond, Bike parking at Carnegie Library
3 Jan, 2025

Theme: Part VIII Public Consultation

I note that while the plans to improve the area around Carnegie Library, John's Quay, include the reduction of car parking spaces (which is generally to be commended), there are still more than 20 spaces for cars, while no space has been allocated for bike parking, which takes up far less space.

Good bicycle parking may be what persuades commuters to travel by bicycle and public transport rather than jumping in the car.

Improving the quality of cycle parking is an immediate step to encourage cycling among staff and customers, and likely to yield quick-wins. Providing good quality cycle parking can greatly enhance the attractiveness of a work site and help increase cycle use. Cycle parking is vastly cheaper than car park provision, since one car parking space can provide sufficient space for 8 to 10 bicycles.

Kilkenny Local Studies Hub and Public Realm Enhancements

Kilkenny Part VIII Submission

An Taisce Kilkenny Association welcome the repurposing of the Carnegie Library as a Local Studies Hub. The proposed restructuring including conservation of architectural features and energy upgrade will contribute to a sustainable modernisation of the building. The removal of the stainless steel railings at the front of the building and their replacement with original style wrought iron upright railing is particularly welcome.

The proposed enhancement of the Public Realm in this area is needed and in time we hope its care will be participated in by local residents. Landscape features that increase greenery and trees and include beds of pollinator friendly plants and wetland plants that help attenuate water runoff are beautifully presented in the '*Landscape Report*' document and we hope that will be achieved. Greening of the area around the building is important to compensate for the hard, bleak, unattractive entrance to the Butler Gallery.

We note that the 'greenbrick' proposed in the carparking spaces is a hollow block made of plastic. Over time plastic leaches into the environment so if an alternative form of permeable grass filled brick is available it would be preferable.

The proposal to improve the quality of pedestrian movement is welcome, as is the proposed seating and access to a public toilet. We note there is no increase proposed in the number of bicycle parking spaces so we recommend that provision be made in the plans to increase this in the future if necessary.

Overall the repurposing of the Carnegie Library as a Local Studies Hub is a positive development that will facilitate public access to local culture and heritage information and provide a safe environment to foster connections in.

Mary T. Brennan

An Taisce Kilkenny Association

**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreacht**
Department of Housing,
Local Government and Heritage



Planning Ref: Part 8 P08/24

(Please quote in all related correspondence)

11 February 2025

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

Via: 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: Part 8 - Planning Application at Carnegie Library, John's Quay, Kilkenny City

A chara,

I refer to correspondence dated 3 January 2025 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 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.

It is possible that hitherto previously unknown archaeological features/deposits associated with this monument may be disturbed during the course of groundworks required for the proposed development.

The Department is in receipt of a report titled 'Archaeological Assessment at the Former Carnegie Library, Johns Quay, Kilkenny City' by Ms Jacqui Anderson of IAC Ltd.

Aonad na nIarratas ar Fhorbairt, Oifigí an Rialtais, Bóthar an Bhallo Nua, Loch Garman, Y35 AP90
Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@npws.gov.ie
www.gov.ie/housing



According to the report, 'cartographic analysis has shown that the development area remained as undeveloped greenfield prior to the construction of Carnegie Library in the early 20th century. A mill race was formerly located in the northeastern side of the development area and is visible on the historic mapping as early as Rocque's map of 1758'.

Also, according to the report, archaeological monitoring of cable laying works partially within the proposed development area was carried out under Licence 01E0109. Two areas of archaeological significance were identified outside of the proposed development area boundaries. These comprised evidence of truncated and disarticulated human bone fragments, together with one broken decorated stone and a possible truncated wall foundation on Barrack Lane and a cobbled surface and cut stone fragments within the grounds of Evans House that were possibly associated with St John's Priory.

Post-medieval pottery sherds dating to the 17th and 18th centuries were recovered from an archaeological excavation that was carried out at No. 6 John's Quay, to the immediate south of the proposed development site.

According to the report, excavations for landscaping and within the current car park may have an adverse impact on previously unrecorded archaeological features or deposits.

It is recommended in the report that all ground disturbances be monitored by a suitably qualified archaeologist under licence to the National Monuments Service of the Department.

The Department agrees with this recommendation.

Therefore, the Department, in line with national policy—see Section 3.7 of Frameworks and Principles for the Protection of the Archaeological Heritage 1999— recommends that Licensed Archaeological Monitoring, as described below, should be carried out as archaeological mitigation for this proposed Part 8 development. A report containing the results of the archaeological monitoring and any subsequent required archaeological work should be submitted to the National Monuments Service of the Department and the Planning Authority.

Please note that this recommended Condition aligns with Sample Condition C3 as set out in OPR Practice Note PN03: Planning Conditions (October 2022), with appropriate site-specific additions/adaptations based on the particular characteristics of this development and informed by the findings of the submitted archaeological assessment report.



Recommended Archaeological Mitigation

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 National Monuments Service of 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 National Monuments Service of 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 National Monuments Service of 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.

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

Is mise, le meas,

Brian Bone
Development Applications Unit
Administration



Planning Ref: Part 8 P08/24
(Please quote in all related correspondence)

11 February 2025

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

Via: 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: Part 8 - Planning Application at Carnegie Library, John's Quay, Kilkenny City

A chara,

I refer to correspondence dated 3 January 2025 received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

Nature Conservation

The following observations are made by the Department in its role as a prescribed body under planning legislation and as the authority with overarching responsibility for nature conservation and the nature directives (i.e. the Birds and Habitats Directives) and wider biodiversity.

Matters relating to Appropriate Assessment

The proposed development is located less than 20 metres from the following European sites:

- River Nore Special Protection Area (SPA) - which is designated for kingfisher; and

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Development Applications Unit, Government Offices, Newtown Road, Wexford, Y35 AP90
manager.dau@npws.gov.ie
www.gov.ie/housing



- River Barrow and River Nore Special Area of Conservation (SAC), designated for:
 - Estuaries [1130]
 - Mudflats and sandflats not covered by seawater at low tide [1140]
 - Reefs [1170]
 - Salicornia and other annuals colonising mud and sand [1310]
 - Atlantic salt meadows (*Glauco-Puccinellietalia maritima*) [1330]
 - Mediterranean salt meadows (*Juncetalia maritimi*) [1410]
 - Water courses of plain to montane levels with the *Ranuncion fluitantis* and *Callitricho-Batrachion* vegetation [3260]
 - European dry heaths [4030]
 - Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels [6430]
 - Petrifying springs with tufa formation (*Cratoneurion*) [7220]
 - Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles [91A0]
 - Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*) [91E0]
 - *Vertigo moulinsiana* (Desmoulin's Whorl Snail) [1016]
 - *Margaritifera margaritifera* (Freshwater Pearl Mussel) [1029]
 - *Austropotamobius pallipes* (White-clawed Crayfish) [1092]
 - *Petromyzon marinus* (Sea Lamprey) [1095]
 - *Lampetra planeri* (Brook Lamprey) [1096]



- o *Lampetra fluviatilis* (River Lamprey) [1099]
- o *Alosa fallax fallax* (Twaite Shad) [1103]
- o *Salmo salar* (Salmon) [1106]
- o *Lutra lutra* (Otter) [1355]
- o *Trichomanes speciosum* (Killarney Fern) [1421]

Given the close proximity of two European sites, it is unclear how direct or indirect impacts on QI species and habitats as a result of the proposed development on its own or in combination with other plans or projects, could be excluded beyond reasonable scientific doubt.

The Department wishes to remind Kilkenny County Council that appropriate assessment must assess the likely significant effects on the SAC and its conservation objectives. The conservation objectives for the site include maintaining or restoring the 'favourable conservation status' (as defined in the EU Habitats Directive) of the habitats and species for which the SAC has been selected, as listed above.

The proposed development, on its own and in combination with other plans and projects, has the potential to have significant negative effects on the SPA and its conservation objectives at construction and operational stages, including from surface and ground water impacts, and as a result in an increase in disturbance from construction and recreational activity. The assessment should be undertaken by a suitably qualified ecologist/ornithologist, and should be based on available data and information, with any additional surveys as necessary.

Matters relating to Ecological Impact Assessment

The Department recommends that an Ecological Impact Assessment is completed. The ecology impact assessment should include assessment (survey, description and evaluation) of the following:

- Habitats of the receiving environment, including a habitat map with the footprint of all parts of the development overlain. A standard scheme such as Fossitt¹ (2000) should be used for habitat nomenclature, except in the case of any EU Habitats Directive Annex I

¹ Fossitt, J.A. (2000). *A guide to habitats in Ireland*. Heritage Council, Kilkenny



habitats which should be clearly mapped, described and evaluated, including in terms of the vegetation communities, and flora and fauna they support.

- Flora of the receiving environment, including any rare or protected plants.
- Mammals that use the site or surrounding areas, with particular emphasis on rare, protected or annexed (Habitats Directive) species.
- Birds that use the site or surrounding areas, with particular emphasis on any rare² or Annex I (Birds Directive) species.
- Other terrestrial and aquatic fauna (e.g. invertebrates, fish), as appropriate, and with particular emphasis on rare, protected or annexed (Habitats Directive) species.
- Recommendations and review of the landscaping plan.

The receiving environment should be defined to include all areas that will be or have been impacted directly and indirectly by the proposed development. The likely impacts should be assessed in the light of all phases of project construction and operation, and should take into account direct, indirect and cumulative impacts, as appropriate. Impacts should be qualified and quantified, where possible.

Full details of specific mitigation measures to avoid or reduce negative impacts should be provided.

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

Is mise, le meas,

Brian Bone
Development Applications Unit
Administration

² To include red or amber listed species in the current list of Birds of Conservation Concern in Ireland

Submission to Kilkenny County Council Re: Kilkenny Local Studies Hub and Public Realm Enhancements at John’s Quay, Kilkenny – 11 February 2025

By Vision Ireland (the new name for NCBI) and Kilkenny Access Group.

This submission will address issues relating to the (a) Development of the Carnegie Library as the Kilkenny Local Studies Hub and (b) the Public Realm Enhancements at John’s Quay, Kilkenny.

(a)Development of the Carnegie Library as the Kilkenny Local Studies Hub.

Regarding the internal redevelopment of the Carnegie Library building we expect that this is taking place within the context of Building Regulations, Technical Guidance Document, Part M for accessibility as a minimum. We suggest that the standard to work towards is universal design where the development results in a building that “can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.” (National Disability Website). Universal design is good design as it results in environments that are accessible, usable, convenient and a pleasure to use.

Specifically, we suggest that the internal materials used such as flooring, wall finishes, doorways have matt rather than gloss finishes; that patterns are simple and are not visually confusing; internal lighting provides sufficient lighting for the activities taking place; that there is sufficient colour contrast in the building for wayfinding. We also suggest that the exhibition space is accessible to all and includes audio and possibly braille options for accessing information within any exhibitions. The availability of assistive technology to access information needs to be considered.

Regarding the provision of disabled toilets we suggest that consideration needs to be given to the provision of a Changing Places Toilet at this location. As this is a public building and comes under Section 25 of the Disability Act it is preferable that a Changing Places Toilet is provided from the outset rather than this facility being provided at a later stage through retrofitting. With the building’s central location and availability of disabled parking, the Carnegie Library/Kilkenny Local Studies Hub is an excellent location for a Changing Places facility. This would be good practice considering there is currently no such facility in the city centre. Our observation regarding the provision of disabled parking spaces is that an additional disabled space is required for a multipurpose vehicle such as a bus capable of transporting up to 8 persons in wheelchairs. . Kilkenny city centre is well serviced with disabled parking spaces for small vehicles, but not for multipurpose vehicles. We propose the IWA Best Practice Access Guidelines be used as a reference.

(b) Public Realm Enhancements at John's Quay

Regarding the public realm, the submission is benchmarked against the European Standards for Accessibility and Usability of the Built Environment; which were approved in November 2020 by the European Standardization Organisations CEN and CENELEC in the interest of best practice. These are the most current standards within a European context. These standards are applicable across the full spectrum of the built environment; and “are relevant to the design, construction, refurbishment or adaptation, and maintenance of built environments including outdoor pedestrian and urban environments” (European Standards for Accessibility and Usability in the Built Environment, Pg. 8). These standards are developed within the context of Universal Design principles to facilitate equitable and safe use for a wide range of people, including people with disabilities.

It is imperative for accessibility and consistency that the John's Quay public realm is developed within these design principles, similar to aspects of the Abbey Quarter Development. This will assist in the development of a whole journey or movement approach between different areas of the city, having regard to the principle of independent travel. The development of the area in an equitable way will greatly enhance the area's appeal to people of all ages with varying access requirements for social, economic, cultural and recreational purposes.

Accessibility for Pedestrians

Within this area consideration needs to be given to the safety and navigation needs of pedestrians, particularly in the car park area where pedestrians will need to navigate it to access the Butler Gallery. Consideration needs to be given to the provision of a comfort zone, an area which is designed for dedicated pedestrian use. The installation of a Braille Trail in this comfort zone will greatly enhance accessibility for people with access needs; including people who are vision impaired or blind. A Braille Trail can be described as a pathway of tiles with ridges to indicate the direction of travel along the trail; and tiles with raised dots warn of changes in direction or upcoming hazards. The Braille Trail tiles with ridges are approximately 300mm in width.

This accessible route would also benefit other people with access needs, including those with learning or cognitive impairments. As a wayfinding tool it would highlight the route with its distinctive texture and contrasting colour with the surrounding paving. It is critical that the 'comfort zone'/dedicated pedestrian pavement is of adequate width for the expected pedestrian density, is continuous between junctions

and links with accessible designated pedestrian crossings. There should also be adequate space alongside the Braille Trail to provide an obstacle free route for other pedestrians including those who use a variety of mobility aids. It is important that consideration is given to ensuring that the braille trail is not compromised by cars being parked on it. Also that there are no other additional parallel bands of paving for aesthetic reasons alongside the Braille Trail that could cause visual confusion. It is also important that there is a tactile indication at the head of the Braille Trail for identification purposes. Also, consideration is required regarding the preservation of colour contrast between the Braille trail and adjoining paved finishes in all lighting and weather conditions.

Consistent Ground Surface Materials

To assist people with sight loss in independent movement and way finding there needs to be a consistent use of ground surface materials on any thoroughfare or comfort zone in John's Quay area and on the routes that link the area to the broader city centre. This means that in each of these types of areas that the same materials are used to allow for easier identification of an area and its function. Confusion can result where different ground surface materials are used in areas with the same function throughout a scheme; as people with sight loss utilise the recognition of materials and textures underfoot to establish location. All ground surface materials should preferably be in a matt finish to prevent glare from daylight or artificial light; and surfaces should also be slip resistant and not appear to be slippery. Complex or busy patterns in paving should also be avoided as they can cause visual confusion.

Street Furniture

Street furniture needs to be of sufficient colour contrast identify it against the background of the ground surface material. Any planned seating should have rounded rather than sharp edges to mitigate against injury if a pedestrian does walk into them. All street furniture should be regular in shape, extend all the way to the ground, and be positioned in a uniform pattern so that vision impaired/blind pedestrians do not unexpectedly come in contact with a piece of street furniture which could result in injury.

Visual and Colour Contrast

People with sight loss benefit from the use of colour contrasting materials to differentiate adjacent surfaces. Colour contrast also assists in identifying key features and their backgrounds such as street furniture, lighting poles and any other fixed structures on the ground; and the colours used should be non-reflective. Visually contrasting bands on bollards and items such as lighting poles assist with

identification, and on tall poles two contrasting bands identifiable from a seated and standing position are required. (European Standards for Accessibility and Usability in the Built Environment, Pg. 68). Some people are unable to identify some or all colours. However as most people, including people with sight loss, can identify light and dark this could be used to achieve visual contrast. High visual contrast is required to facilitate the reading of signs and information. High visual contrast is also required to highlight potential hazards in the environment, such as the edges of steps.

Signage

It is essential that the signage used in the area is consistent with signage in other areas of the city. This is to ensure that people are consistently provided with information regarding directions, orientation and general information about places of interest. So that signs are accessible consideration needs to be given to the functional placement of signs, to the size of lettering, the ability of signs to be read easily and to be understood; and the colour of the background and foreground on signs to provide good visual contrast; the inclusion of audio and tactile features on signs to assist with wayfinding and to provide information. Directional and information signage is required to be available in accessible formats and to be located at the start of accessible routes or at junctions where navigational information is required. To enhance access to signs it is important that they are placed where it is possible to get close to them but where, in doing so, other pedestrians are not impeded. Braille and raised tactile signs are accessible when they are positioned at a suitable height and angle to be easily read with a finger; braille should be easily located on a sign, raised, domed and comfortable to touch. In addition, raised tactile letters, figures and symbols should contrast visually with the sign to be easily read and understood. Illumination of signs is important so that signs are recognisable and functional at night. It is important that illumination of signs does not produce glare; and this depends on how the sign is placed, the material and the illumination. In addition, the placement of signs is important so that shadows are not created by lighting. (European Standards for Accessibility and Usability in the Built Environment, Pg. 52- 56.)

Lighting

It is imperative that there is a consistent Lighting Strategy throughout the city centre. This is necessary to ensure a safe environment which allows inter-visibility of all those who use the area. Lighting is critical in assisting with wayfinding in the winter months where the days are shorter, along routes and also at pedestrian crossings. It is critical that lighting is adequate for the nature and activity of spaces and that it

highlights the main route(s) for people to follow. It is imperative that “accessible routes have adequate uniform lighting across the whole length and width of the route to ensure safe and easy use of the route in dark conditions and facilitate orientation and wayfinding”. (European Standards for Accessibility and Usability in the Built Environment, Pg. 64). Increased illumination is required at junctions, to illuminate street furniture and other fixed structure; and to highlight other areas where individuals’ safety may be at risk. In addition, care needs to be taken to minimise glare while maximising contrast.

Conclusion

The submission covers essential elements of design which are required within the John’s Quay area to facilitate equitable and safe use of the space for people with disabilities, ensuring such individuals can freely participate in the economic, cultural and social life of the city. This is essential in order to facilitate freedom of movement for all individuals regardless of access needs in this area of the city which is undergoing extensive regeneration. The implementation of these design principles is an opportunity to extend best practice beyond the Abbey Quarter Urban Park and Street, and will benefit Kilkenny residents and visitors, and support local economic activity and the tourism industry.

Submission prepared by: Geraldine Coyle, Vision Ireland. Contact Details: geraldin.coyle@vi.ie National Call Number: 1800 911 250.

SUMMARY OF RESPONSES

No.	Name	Date	Response
1	Shane Raymond	3 January 2025	The content of the submission is noted. Adequate bicycle parking shall be provided as per the Kilkenny City and County Development Plan 2021-2027 standards
2	An Taisce Kilkenny Association	5 February 2025	The content of the submission is noted. The use of "Greenbrick" will be reviewed in favour of an alternative form of permeable grass filled brick during detailed design stage. Adequate bicycle parking shall be provided as per the Kilkenny City and County Development Plan 2021-2027 standards
3	Department of Housing, Local Government and Heritage	11 February 2025	Archaeology: The contents of the submission in relation to archaeology are noted and recommended conditions are agreeable. Nature conservation: As noted in the Planner's report, having regard to the exiting nature of the area (carpark), its remove from the SAC in terms of distance and direct/indirect pathways in terms of the source pathway receptor model and the absence of potential for impact on Fauna and Flora, Mammals, Birds, Bats, other terrestrial and aquatic species arising from the works, an Ecological Impact Assessment will not be required.
4	Vision Ireland and Kilkenny Access Group	11 February 2025	The content of the submission is noted. Detailed design specifications will be advanced in accordance with appropriate regulations and specifications

KILKENNY COUNTY COUNCIL
Planning Department, Conservation Section

Part 8 - Planning Application at Carnegie Library, John's Quay, Kilkenny City

PLANNING REF: Carnegie Library, John's Quay, Kilkenny City

ADDRESS: Carnegie Library, John's Quay, Kilkenny City

APPLICANT: Kilkenny County Council

PROPOSED DEVELOPMENT:

In accordance with Part 8, Article 81 of the Planning and Development Regulations 2001, as amended, Kilkenny County Council gives notice of its intention to undertake works to the former Carnegie Library, John's Quay, Kilkenny City (Site Area c.0.306ha / The Carnegie Library is a Protected Structure included in the Record of Protected Structures for Kilkenny City, Ref. RPS B113 (NIAH Ref. 12000227) and is located within the John Street Architectural Conservation Area, Kilkenny City.

STATUTORY PROTECTION:

RPS: B113

NIAH: 12000227

ACA: John Street ACA

ARCHAEOLOGY: Historic City of Kilkenny KK019-026

APPLICATION RECEIVED ON: 3rd January 2025

DATE OF REPORT: 18th February 2025

PROPOSED DEVELOPMENT:

The development will consist of:

1. Repurposing the former Carnegie Library into a Kilkenny Local Studies Hub, preserving its original architectural character while enhancing its role as a cultural and heritage resource.
2. Reconfiguring the building layout to create a continuous finished floor level aligned with the original double-bay configuration (Staff Only c.90sq.m. GFA + Public Space c.144.2sq.m. GFA + Ancillary / Circulation Space c.24.1sq.m. GFA = Total c. 258.3sq.m.):
 - i. Northern bay comprising of: 8 no. staff workspaces; a staff canteen; storage facilities with roller shelves; a restroom; and a heat pump room.
 - ii. Southern bay comprising of: a county librarian / meeting room; open-plan local studies facilities and reading areas; utility and storage rooms; a flexible exhibition space adaptable

to the hub's needs; and a zinc-clad and glazed rear extension in the south-east corner (c.10sq.m. GFA extension) to expand the exhibition space and enhance public visibility.

- iii. Central circulation space comprising of: a maintained central circulation space; an extended rear elevation (c.10.2sq.m. GFA extension; finishes matching the proposed south-east projection), including 2 no. restrooms (including 1 no. wheelchair accessible), designed for potential segregation when the main building is closed.
3. Access Improvements comprising of: enhanced front access with stone paving and metal railings matching the original features; and secondary accessible entrance at the rear with a ramp (1:20 slope) extending south and metal railings.
4. Public Realm Enhancements comprising of: soft and hard landscaping; biodiversity planting; public lighting; and Sustainable Urban Drainage Systems (SUDS).
5. A designated loading area for the Kilkenny Local Studies Hub.
6. The provision of car parking spaces, including 2 no. designated accessible space.
7. The provision of bicycle parking spaces to the north-east of the building.
8. All associated site development works, including above- and below-ground services

COMMENTS

Carnegie Library is a protected structure, included on the NIAH, within the John Street ACA, and ZAP connected with the Historic City of Kilkenny KK019-026.

The proposed development is part of a wider heritage regeneration strategy on Johns Quays, the Peace Park, County Hall, properties on Johns Street and Johns Street public realm.

The following accompanies the submission and plans:

- Architectural Design Statement
- ARCHAEOLOGICAL ASSESSMENT
- Architectural Heritage Impact Assessment
- Whole life cycle assessment report and energy retrofit capacity report

- Architectural Design Statement

The proposed development involves extending the library to the rear, which save guards the front elevation and significant presence the building has, as a 20th century architectural piece in the foreground of Butler Gallery and in Kilkenny City. The rear extension will be clad in zinc, with a ramp located to the rear, and public realm improvement which will strengthen the connection between the Butler Galley and the building. Car parking and has been reduced, and rearranged, and new hardscaping and soft scaping are presented to transition the space into a more attractive space for the public.

The majority of the building's form will be protected, although the southern wall of the current Children's room will be replaced with folding wall. The current canteen will now function as an Exhibition / Audio visual room. This room will projection to the east, and provide a visual link to the Butler Gallery and improved public realm area.

- Whole life cycle assessment report and energy retrofit capacity report

Upgrades in roof and wall insulation, secondary windows, plumbing and lighting and solar panels are proposed. The use of breathable internal wall insulation board with diatomite is included as an option for wall insulation. The WLCA document specifies secondary glazing units, which won't impeded / impact the character, and which will reduce the u value.

- Architectural Heritage Impact Assessment

The submission of the AHIA is welcome. The building is an Arts and Craft influenced and is deemed a nationally significant building by the NIAH. The building's construction is of outer concrete block wall, cavity and inner brick leaf, while the AHIA includes the following

'The external walls of the main structure are constructed of a brick inner leaf with a matt paint on a plaster finish. Further investigations should be made to determine any cement content in the plaster mortar.'

While it is acknowledged that select works have been undertaken in the past, the presence of windows, columns, ceiling and coving, skylights, cupola, Queen post trusses, ladies WC, doors, flagstone, rain water goods, and early concrete block construction maintains this building as a highly significant element of Kilkenny's architectural heritage.

The AHIA continues:

'Cavity wall insulation is to be introduced into the existing cavity wall masonry structure of the main building. The rear annexe is to be thermally upgraded internally with insulated plasterboards. Secondary glazing is to be installed to the inner window reveals throughout. The damaged wall plaster, and decorative plaster elements, is to be repaired locally. The existing suspended plasterboard ceiling is to be replaced, the historic coved lath-and-plaster ceiling will be repaired locally.....The historic timber joinery, including skirting, steel column cladding, glazed screens etc. is to be refurbished and redecorated. A general redecoration of floor, walls, joinery and ceilings is proposed, including new ironmongery. The existing building services are to be upgraded, including new associated fittings, e.g., radiators, light fittings, electrical fittings'

- Archaeological Assessment

The proximity of the building to a number of archaeological monuments and the inclusion of the PDS in the ZAP are noted. Section 5.2 Mitigation of the AIA shall be adhered to in full.

RECOMMENDATION

I support the development, and recommend the following:

- All Mitigation Measures highlighted in Section 3.4 to 3.7 of the AHIA, inclusive, shall be adhered to, with detailed repair methodologies and specifications for works to be agreed with Planning Authority
- Section 5.2 Mitigation of the AIA shall be adhered to in full.
- Solar panel locations and quantities shall be agreed with the Planning Authority
- Proposals for cavity wall insulation (AHIA) and internal wall insulation (WLCA) are included in both documents respectively. While, it is acknowledged that external wall insulation is not appropriate for the Carnegie building, it is advised that the above two options are discussed further to ensure the most appropriate wall insulation. This shall be agreed with the Planning Authority prior to installation.

18th February 2025

Francis Coady
Architectural Conservation Officer

- Whole life cycle assessment report and energy retrofit capacity report

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