



## 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 - External Signage at the Redevelopment of Thomastown  
Community Centre for partial change of use to Library and  
refurbishment of existing sports hall at Marshes Street,  
Thomastown, Co. Kilkenny.**

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

Date: 04<sup>th</sup> September 2025.

Dear Councillor,

In accordance with Section 179 of the Planning & Development Act 2000, as amended, please find attached the Report of the Director of Services, including the Planning Report, in relation to the public consultation process undertaken for the proposed External Signage at the Redevelopment of Thomastown Community Centre for partial change of use to Library and refurbishment of existing sports hall at Marshes Street, Thomastown, Co. Kilkenny. This public consultation was undertaken in accordance with the requirements of Part VIII of the Planning & Development Regulations 2001, as amended.

I am satisfied that the proposed development is consistent with the proper planning and sustainable development of the area and is consistent with the provisions of the Thomastown Local area Plan 2019 and the Kilkenny City & County Development Plan 2021 – 2027.

**There were no Third Party Submissions**

**Lar Power,  
Chief Executive.**

KILKENNY COUNTY COUNCIL  
Comhairle Chontae Chill Chainnigh



Chief Executive's Report on the Consultation Process  
for the proposed Amendment to include External Signage at the Redevelopment of  
Thomastown Community Centre for partial change of use to Library and  
refurbishment of existing sports hall at Marshes Street, Thomastown, Co. Kilkenny.



September 2025

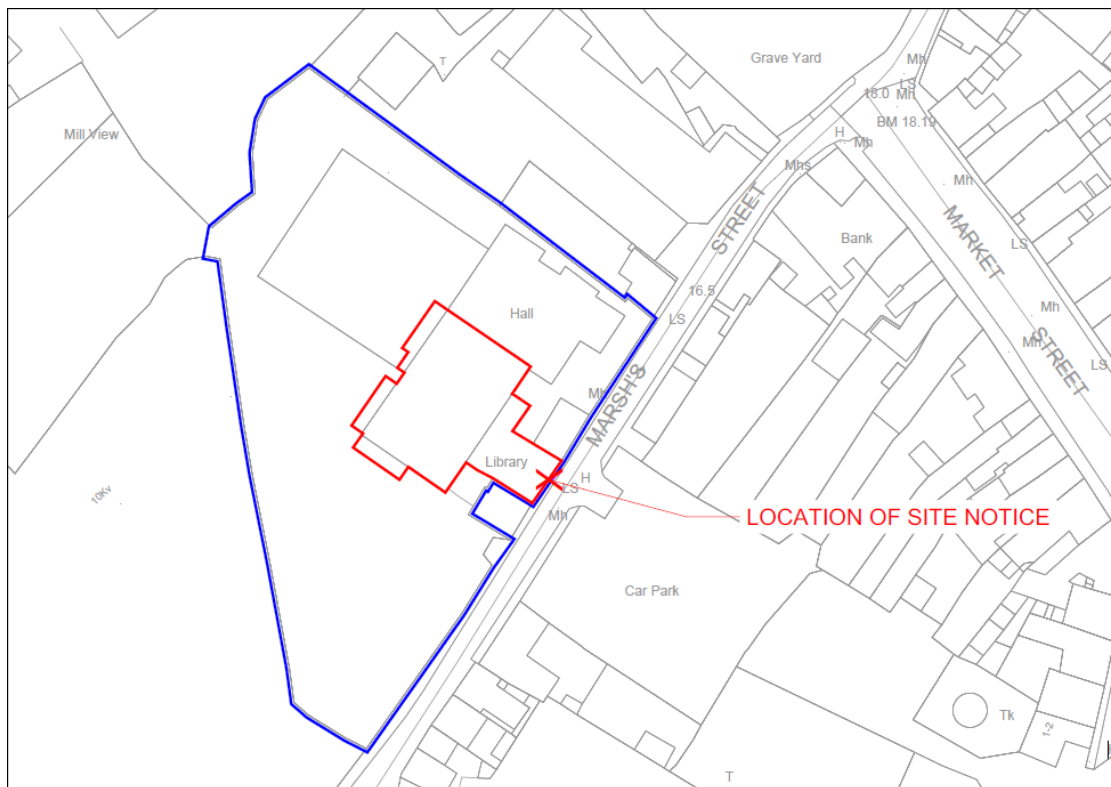
## 1.0 INTRODUCTION

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

The proposed development will involve the renovation and conversion of the Community Centre for use as a Library and Community Centre at Marshes Street, Thomastown, Co. Kilkenny.

### 1.1 Public Consultation

Notice of the proposed development was advertised by Notice in the Kilkenny People newspaper published on Wednesday 09<sup>th</sup> July 2025. Public Notice was also erected on an electrical pole outside the Community Centre on 09<sup>th</sup> July 2025.





A copy of the Public Notice is provided in Appendix 'A'.

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 Wednesday 09<sup>th</sup> July 2025 until Wednesday 06<sup>th</sup> August 2025 at the following locations:

- Planning Department, County Hall, John St., Kilkenny.
- Area Office Thomastown Municipal District, Lady's Well Street, Thomastown, Co. Kilkenny.
- [www.kilkennycoco.ie](http://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 Wednesday 20<sup>th</sup> August 2025.

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

- Department of Housing, Local Government and Heritage – Archaeology Dept.
- Kilkenny County Council Conservation Officer

The documents on public display were as follows:

- Project Drawings
- Appropriate Assessment Screening
- Summary of Works
- Public Notice

## 2.1 Existing Site

The Community Sports Hall building forms part of a larger community facility which incorporates the recently refurbished Concert Hall, commercial kitchen and meeting rooms. The sports hall portion of the building, which was built in 1979, served the community up until 2014, when the deterioration of the floor finishes, roof and services rendered it unusable. It now houses the Men's Shed in one bay with the remainder of the hall used for storage by various community groups.

The Community Hall is located on Marshes Street, with the town playground to the South West and the old Concert Hall to the North East. To the South East of the building is a public car park, the existing library building and Thomastown Paddlers club rooms and there are 2no. basketball courts located to the North West. The further development of the remainder of the Community Centre building to house the expansion of the public library service will help define the Marshes Street area as a community service hub.

While not a protected structure, the Community Hall is located adjacent to the early twentieth century, classically fronted Concert Hall which is a Protected Structure in the Thomastown Local Area Plan 2019. The Concert Hall is listed in the Record of Protected Structures for Kilkenny, (Reference Number C618) and is also listed in the National Inventory of Architectural Heritage (NIAH) (Reference Number 12317063), as a building of Regional Importance.

The Community Hall is not located within the Architectural Conservation Area for Thomastown, but it is located within a Zone of Archaeological Potential.

## 2.2 Description of the Proposed Development.

The details of the proposed development – Part VIII Scheme Drawings (Appendix 3) are as follows:

It's the intention of Kilkenny County Council to amend the previously permitted development (Part 8 Ref. No. Part 8/11/20 to redevelop the existing sports hall at Thomastown Community Centre for partial change of use to library with the balance of the building to be renovated for continued sports hall and associated use by the local community) to provide building signage in accordance with the provisions of Part XI of the Planning & Development Act 2000, as amended, and Part VIII, Article 81, of Planning and Development Regulations 2001, as amended.

The Development will include:

- Modifications to previously permitted (Part 8 Ref. No. Part 8/11/20) building elevation facing Marshes Street to allow for the installation and provision of backlit signage at first floor level.

The proposed signage is of the same style and size as that erected on the Mayfair Library, Parliament Street, Kilkenny City, as shown below.





Fig 1. Signage on Mayfair Library, Kilkenny City

### 2.3 Design Criteria

The design of the proposed works to Thomastown Community Centre, Marshes Street, Thomastown 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.
- Thomastown Local Area Plan 2019
- Architectural Heritage Protection Guidelines for Planning Authorities', DAHG 2004,

### 3.0 SUBMISSIONS RECEIVED

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There were No Submissions received in relation to this Part VIII planning application.

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### 4.0 IMPLICATIONS FOR THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

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The Planning Authority has determined that the proposed development is consistent with the proper planning and sustainable development of the area of the proposed development (see Planner's Report in Appendix. 2) and the proposed development is consistent with the provisions of the Thomastown Local Area Plan 2019.

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

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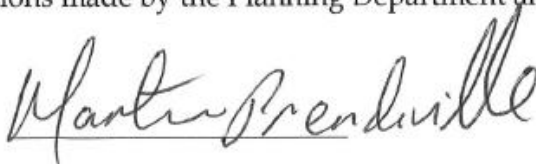
Proposed Development

Part VIII Proposal

Redevelopment of Thomastown Community Centre for partial change of use to Library and refurbishment of existing sports hall at Marshes Street, Thomastown, Co. Kilkenny.

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

Signed:



Martin Prendiville  
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**

**Redevelopment of Thomastown Community Centre for partial change of use to Library and  
refurbishment of existing sports hall at Marshes Street,  
Thomastown, Co. Kilkenny.**

In accordance with the provisions of Part XI of the Planning & Development Act 2000, as amended, and Part VIII, Article 81, of Planning and Development Regulations 2001, as amended, Kilkenny County Council hereby gives notice of its intention to amend the previously permitted development (Part 8 Ref. No. Part 8/11/20 to redevelop the existing sports hall at Thomastown Community Centre for partial change of use to library with the balance of the building to be renovated for continued sports hall and associated use by the local community) to provide building signage.

Development will include:

- Modifications to previously permitted (Part 8 Ref. No. Part 8/11/20) building elevation facing Marshes Street to allow for the installation and provision of backlit signage at first floor level.

Thomastown Community Centre is located within a zone of Archaeological Potential. The building being redeveloped, the sports hall, is not a Protected Structure but is immediately adjoining the Concert Hall, which is a protected structure.

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

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

Plans and particulars of the proposed development will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Wednesday 09<sup>th</sup> July 2025 until Wednesday 06<sup>st</sup> August 2025, at the following Kilkenny County Council offices from 9am to 1pm & 2pm to 4pm, Mon to Fri, excl.bank holidays

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City.
- Area Office of Thomastown Municipal District, Lady's Well Street, Thomastown, Co. Kilkenny
- Details of the proposed development can be viewed at <https://consult.kilkenny.ie/> and [www.kilkennycoco.ie](http://www.kilkennycoco.ie)

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address [Thomastownlibraryplanning@kilkennycoco.ie](mailto:Thomastownlibraryplanning@kilkennycoco.ie) . **The latest time and date for receipt of submissions on the development is 5.00pm on Wednesday 20th August 2025.** Submissions should be clearly marked "Development of Community Centre and Library, Marshes Street. Thomastown Part 8"

Ian Gardiner,  
Director of Services.

## **Appendix 2**

### **Planner's Report**

**Comhairle Chontae Chill Chainnigh**  
**Kilkenny County Council**  
**Part 8 Planning Report**



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

**Part 8 Ref. No.:**      **Part 8 05/25**

**Development:**      **Part VIII application - installation and provision of backlit signage at first floor level for Thomastown Library**

**Date**      **03/09/2025**

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**Third Party Submission**

None

**Site Location and Description**

The site is located on Marshes Street, Thomastown, approximately 70 metres from Market Street in the centre of the town.

It is the intention of Kilkenny County Council to amend the previously permitted development (Part 8 Ref. No. Part 8/11/20 to redevelop the existing sports hall at Thomastown Community Centre for partial change of use to library with the balance of the building to be renovated for continued sports hall and associated use by the local community) to provide building signage in accordance with the provisions of Part XI of the Planning & Development Act 2000, as amended, and Part VIII, Article 81, of Planning and Development Regulations 2001, as amended.

The Development will include:

Modifications to previously permitted (Part 8 Ref. No. Part 8/11/20) building elevation facing Marshes Street to allow for the installation and provision of backlit signage at first floor level.

The proposed signage is of the same style and size as that erected on the Mayfair Library, Parliament Street, Kilkenny City, as shown below

**Planning History on site**

**P. 17/727** Permission granted to carry out alterations and upgrading works to their existing community multi-functional activities building. These works are to include (i) Alterations in a redesign to the elevational façade of the front (South East) and side (South West) of the building, (ii) Alterations in a replacement of the currently defective "A" roof to the building. (iii) The building-in of a first floor within the existing structure (1 1/2 bays x width of balcony 162m<sup>2</sup>). This two floored section (324m<sup>2</sup>) provides for additional general community activities. (iv) The building-in of toilet facilities. All together with the associated works, associated alterations and the installation of all necessary services (extensions, alterations and upgrading to existing services) all at Thomastown Community Centre, Marshes Street, Thomastown, Co. Kilkenny.

**P. 12/169** Permission granted to build a five metre high, precast concrete all-purpose games practice wall, including an upgrading of the surface of the existing adjoining tennis courts and the provision of appropriate external lighting, at the rear of the community building (a protected structure) and also planning permission to erect 3 no. nine metre high metal flag poles in the front apron flowerbeds of the community/concert hall building (a protected structure).

**P. 11/553** Permission granted to partially demolish and reconstruct the ancillary building to the side and rear of the Concert Hall (a protected structure). The modification and reconstruction works will be retained within the existing footprint of the existing building (in plan, section and elevation profile). Also, planning permission to carry out some sectional substructural foundation underpinning repair work to two defective wall sections of the Concert Hall (a protected structure). All together with associated modification items and associated installation and/or modification of services at Thomastown Community Centre, Marshes Street, Thomastown, Co. Kilkenny.

**P. 07/741**-Permission granted to carry out alteration and upgrading works to the existing community centre. These works are to include entrance lobby extension, the building in of a first floor within the existing structure of the main hall and the sub-division of the layout of the existing ground floor and the proposed first floor layout into individual rooms for general community activity uses. All together with associated site development works and services installation at Marshes Street, Thomastown, Co. Kilkenny- expired

### **Referrals:**

The project was referred to the following for comment:

Conservation Officer – no objection expressed. Building is not a protected structure.

Roads Design – Verbal, no objections from a road safety perspective

Department Archaeology/Heritage – No observation received

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

### **Thomastown Local Area Plan 2019**

#### **Zoning**

The site is zoned for ‘community facilities’ in the current local Area Plan. It is considered that the proposed development for building signage complies with the zoning objective and is acceptable.

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

#### **13.24.5 Signage and Advertising**

*The over-riding principle is the avoidance of visual clutter and an improvement in the quality of the commercial character of the towns and villages throughout the county. It is also regulated in the interests of road safety. Advice and guidance in respect of signage on national roads concerning major tourist and leisure features is outlined in the TII's Policy on the Provision of Tourist & Leisure Signage on National Roads<sup>9</sup>.*

*Advertising signs, either individually or particularly in groups, can have either a positive or negative impact on the character of a building, street or area depending on their design, size and location.*

*The Planning Authority will strictly control all advertising signs in relation to their location, design, materials and function and will restrict non-essential advertising structures or any advertising structure which would impact injuriously on amenity, the built environment or road safety. The following basic guidelines will be applied in assessing planning applications for signs and advertising structures:*

- *Individual signs should be designed for the building it will be displayed on. A bespoke sign can be a piece of art in its own right if carefully designed and made of high-quality natural*

materials. Signs shall be sympathetic in design and colour both to the building and its surroundings.

- Plastic/Vinyl banner-type signs will be discouraged. Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Natural high-quality materials (e.g. wood, metal etc.) will be encouraged. Man-made materials (e.g. plastic, uPVC etc.) will not be permitted in ACA's. The use of neon, LED or similar lighting, plastic, PVC, Perspex flashing, reflectorized or glitter type signs on the exterior of buildings will be prohibited. Traditional painted signs and wrought iron hanging signs will be encouraged.
- The use of contact signage, applied directly to the glass of a shop window, is an undesirable form of signage as it creates a visual barrier between the shop floor and the street. This will be actively discouraged.
- Signs shall not obscure architectural features or details. Signs will not be permitted above eaves or parapet levels or to project above the roofline of buildings.
- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free flow of traffic or if they obscure road signs. Signs attached to buildings are preferable to those on freestanding hoardings. The Planning Authority will strictly control roadside signage in the interests of visual amenity and road safety. The [Spatial Planning and National Roads Guidelines](#) provide guidance in this regard, see Section 3.8.
- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the settlement will be declared. Due to the damage which a proliferation of large, competitive advance signs can cause to the appearance and image of the important entrance routes into an area, the local authorities will seek to phase out individual advance signage as the opportunity arises. Applicants should note that signposting requires a licence from the Local Authority and the requirements of the Traffic Signs Manual (Department of Transport, Tourism and Sports, 2010) should be adhered to.

The location, design and finish of proposed signage at first floor level of existing permitted building is detailed below.

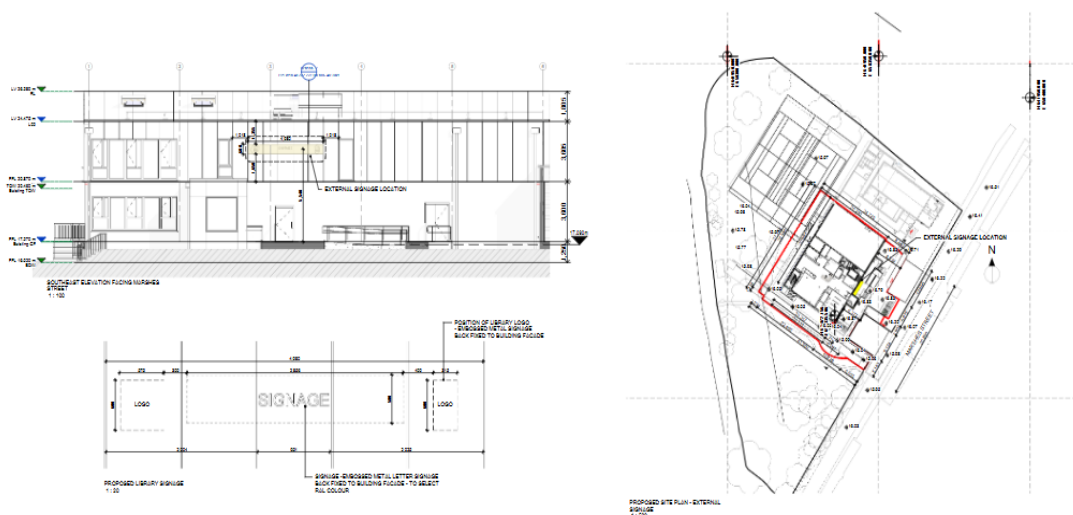




Fig 1. Signage on Mayfair Library, Kilkenny City

Having regard to the above it is considered the proposed building signage complies with the objectives set out in the Thomastown Plan and that of the County Development Plan and the Planning Authority have no objection to this development.

### Access

As the development is for signage to existing building façade located within a speed restriction zone there are no road related concerns.

### Conservation

The file was referred to the Conservation officer who has no objection to proposed signage development.

### Archaeology



N/A proposal is for signage on building only

### **Flooding**

N/A proposal is for signage on building only

### **Impact on Natura 2000 site**

A Screening exercise was completed by the Planning Authority, which showed that no significant impact is likely having regard to the distance of the subject site from any Natura 2000 site.

### **EIA Conclusion**

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

### **Assessment**

I have no objection to the proposed signage at existing Thomastown Library building first floor level and it is considered the proposed signage will be in keeping with the existing streetscape and surrounding buildings and provides for essential function signage and will not impact injuriously on amenity, the built environment or road safety.

### **Conclusion and Recommendation:**

Having regard to the permitted library building in the centre of Thomastown and planning permission history on site, it is considered that the proposed signage would not give rise to a traffic hazard and would not negatively impact on the visual amenities of the area. The signage accords with the policies and objectives of the Thomastown Local Area Plan 2019 and Kilkenny County Development Plan 2021-2027 and is in the interests of the proper planning and sustainable development of the area.

It is therefore recommended that the Part 8 Application for Modifications to previously permitted (Part 8 Ref. No. Part 8/11/20) building elevation facing Marshes Street to allow for the installation and provision of backlit signage at first floor level which is of the same style and size as that erected on the Mayfair Library, Parliament Street, Kilkenny City as submitted with the application documentation be approved by Council



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Ross O'Shea  
Executive Planner

**Date 03/09/2025**

I agree with the above report.

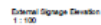
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Nicolaas Louw  
Senior Executive Planner

**Date** \_\_\_\_\_

## **Appendix 3**

### **Part 8 Scheme Drawings**





Drawing Notes:

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