



TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL

RE: Part VIII - Renovation and Conversion of the Community Centre, Marshes Street,
Thomastown, Co. Kilkenny

Planning & Development Acts 2000 - 2020

DATE: 14th December 2020

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 - Renovation and Conversion of the Community Centre, Marshes Street,
Thomastown, Co. Kilkenny**

I attach herewith Report of the Director of Services together with Planner's Report. I am satisfied that the proposed development is consistent with proper planning and sustainable development of the area and consistent with the provisions of the Thomastown Local Area Plan 2019.

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


Colette Byrne
Chief Executive



Chief Executives Report on the Consultation process
for the proposed Renovation and Conversion of the Community Centre
at Marshes Street, Thomastown, Co. Kilkenny.



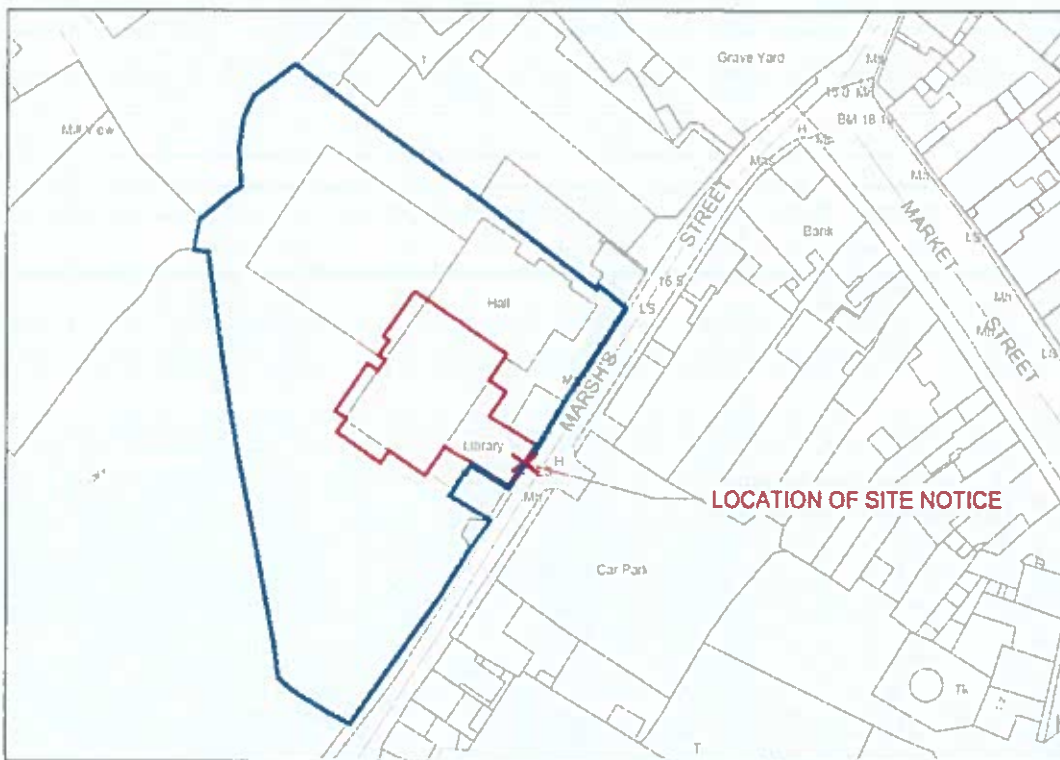
November 2020

1.0 INTRODUCTION

This document has been prepared in accordance with the requirements of Section 179 of the Planning & Development Act 2000 – 2019 and Part VIII of the Planning & Development Regulations, 2001 -2019. 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 Friday 09th October 2020. Public Notice was also erected on an electrical pole outside the Community Centre on 09th October 2020.





A copy of the 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 Friday 09th October 2020 until Friday 06th November 2020 at the following locations:

- Planning Dept., County Hall, John St., Kilkenny.
- Area Office Thomastown Municipal District, Lady's Well Street, Thomastown, Co. Kilkenny.
- www.kilkennycoco.ie
- <https://consult.kilkenny.ie/>

Submissions and observations were invited with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the proposed development will be carried out, with a final date for receipt of submissions on Friday 20th November 2020.

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

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

The documents on public display were as follows:

- Project Drawings
- Appropriate Assessment Screening
- Environmental Impact Assessment Screening
- Archaeological Impact Assessment

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 as presented in the Planning Notice for the development are as follows:

The proposed development will consist of:

- Refurbishment of the existing steel superstructure for retention and re-use
- Construction of new first floor level within the existing double height space in the area to be used by the library
- Demolition of existing walls and cladding and replacement with new rendered and insulated walls at ground floor and new cladding at first floor level, with associated new window openings
- Demolition of the existing roof finishes and replacement with insulated cladding system incorporating roof lights
- Construction of new entrance lobby on the front elevation, with associated ramp and stepped access
- Construction of new flat roof extension at rear elevation for sports hall/community storage
- Construction of new stepped access to new openings on front and rear elevations
- New internal layout including stairs and passenger lift
- Associated Plant & Services

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

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

No.	Name
1	Mary Deevy
2	Conservation Officer, Kilkenny Co.Co.
3	Dept. of Tourism, Culture, Arts, Gaeltacht, Sport and Media

Full copies of the submissions received are provided in Appendix 4. The particular issues raised in the submissions are outlined and considered in the Senior Planners Report, presented in Appendix 2.

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 planners report in Appendix. 2) 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

Proposed Development Part VIII Proposal

The Renovation and Conversion of the Community Centre at Marshes Street,
Thomastown, Co. Kilkenny, for Library and Community use.

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

Signed:



Mary Mulholland
Director of Services

Appendix 1

COPY OF PUBLIC NOTICE



Planning and Development Act 2000, as amended.
Planning and Development Regulations 2001, as amended

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

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 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.

The proposed development will consist of:

- Refurbishment of the existing steel superstructure for retention and re-use
- Construction of new first floor level within the existing double height space in the area to be used by the library
- Demolition of existing walls and cladding and replacement with new rendered and insulated walls at ground floor and new cladding at first floor level, with associated new window openings
- Demolition of the existing roof finishes and replacement with insulated cladding system incorporating roof lights
- Construction of new entrance lobby on the front elevation, with associated ramp and stepped access
- Construction of new flat roof extension at rear elevation for sports hall/community storage
- Construction of new stepped access to new openings on front and rear elevations
- New internal layout including stairs and passenger lift
- Associated Plant & Services

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 Friday 09th October 2020 until Friday 6th November 2020, at the following Kilkenny County Council offices by appointment only from 9am to 1pm & 2pm to 4pm, Mon to Fri, excl.bank holidays

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City. To make an appointment please contact: 056 7794010 or email: planning@kilkennycoco.ie
- Area Office of Thomastown Municipal District, Lady's Well Street, Thomastown, Co. To make an appointment please contact: 056 7794340 or email Thomastowoffice@kilkennycoco.ie

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

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the Planning Section, Kilkenny County Council, County Hall, John Street, Kilkenny or sent to the following e-mail address Thomastownlibraryplanning@kilkennycoco.ie . **The latest time and date for receipt of submissions on the development is 5.00pm on Friday 20th November 2020.** Submissions should be clearly marked "Development of Community Centre and Library, Marshes Street, Thomastown Part 8"

Mary Mulholland,
Director of Services.

Appendix 2

Planner's Report

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report



Planning & Development Act 2000-2019
Planning & Development Regulations 2001 - 2020

Part 8 Ref. No.: Part 8/11/20
Development: Part VIII application for Thomastown Library
Date 4/12/2020

Site Location and Description

The site is located on Marshes Street, Thomastown, approximately 70 metres from Market Street in the centre of the town. Thomastown Community Centre is located adjacent to the current Public Library, the Thomastown Paddlers Clubhouse and a public playground. There is a public car park on the opposite side of Marshes Street. The building is located outside of the Architectural Conservation Area but adjoins the Concert Hall, an early 20th century protected structure (Ref: C618) and is located within a zone of archaeological potential.

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_162m2). This two floored section (324m2) 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:

Department of Culture, Heritage and the Gaeltacht (Archaeology section) – No objection subject to archaeological mitigation strategy outlined in Section 6 (pages 17-19) of the Architectural Impact Assessment (AIA)

Conservation Officer – no objection subject to condition see report

Roads Section- no objection

Environment Section – no report received

An Taisce - no report received

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

Third Party Submissions

Mary Deevy on behalf of Thomastown Community Recreational Amenity Group.

The issues raised are summarised below;

- Notes the groups plans for old tennis court/basketball court, to resurface the courts and put in seating/lighting etc so the site can be used again for recreational purposes.
- Would like future plans of the community recreation group be taken into account when carrying out the proposed development as it would facilitate both projects. it is stated that they have recently applied for funding from Kilkenny County Council (Town and Village renewal scheme) and Kilkenny LEADER to carry out the project.

All submissions raised were taken into consideration in this assessment.

Following receipt of this submission, I contacted the Project Team team who stated the following;

Kilkenny County Council are aware of Thomastown Community Recreational Amenity Groups plans to redevelop the area to the rear of the Community Centre. These plans will not impact on the Thomastown Community Centre and Library project and these plans will be considered by the project lead when carrying out the proposed development.

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 complies with the zoning objective and is acceptable in principle

The following are the policies and objectives from the current local area plan which support the current proposal.

EDO1.2: To support the provision of Incubation Space and Hot-desking facilities within the town with work stations/areas for start-up businesses and remote workers, particularly those in the creative/digital sphere and start-up companies that can contribute to the tourism or arts economy.

5.4.1 THOMASTOWN REGENERATION PROJECT

National Policy Objective 16 of the National Planning Framework sets out to ‘*target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes*’.

Kilkenny County Council, in association with Kilkenny Leader Partnership, National Design and Craft Council of Ireland, Thomastown Community Network and Thomastown Community Centre have collaborated to develop the ‘**Thomastown Regeneration Project**’. **This project seeks to redefine Thomastown Town Centre with the provision of modern library services, flexible creative and arts spaces, improved public realm and tourism facilities, town centre living space and enterprise opportunities.**

TC1: Town Centre Policy

It is the policy of the Council to protect and enhance the role of Thomastown Town Centre as a vibrant and attractive town centre

CO1.2: To support the relocation of the Thomastown Branch Library to the former community hall and the provision of a new premises for the Thomastown Men’s Shed.

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

Assessment

The proposed development includes the following;

- A partial change of use from sports hall to library and refurbishment of existing sports hall
- Refurbishment of the existing steel superstructure for retention and re-use
- Construction of new first floor level within the existing double height space in the area to be used by the library
- Demolition of existing walls and cladding and replacement with new rendered and insulated walls at ground floor and new cladding at first floor level, with associated new window openings
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- New internal layout including stairs and passenger lift
- Associated Plant & Services

Visual Impact

The proposal forms part of larger community facility which incorporates the recently refurbished Concert Hall, commercial kitchen and meeting rooms. The existing sports hall served the community until 2014 when the deterioration of the floor finishes and roof rendered it unusable. The current library has a footprint of 109msq over 2 floors, but is extremely limited in terms of modern library service delivery and accessibility requirements.

The existing sports hall will be redeveloped to accommodate the new library and will be split over the existing ground floor and a new first floor, occupying 3 of the existing structural bays with a new entrance lobby and accessible steps to the front. The remaining two bays will be retained by the community centre as double height multi-purpose hall with a small rear extension for ancillary storage.

The existing steel structure will be retained, strengthened and supplemented where necessary, while the building will be brought up to current building regulations. The front façade of the building will be architecturally re-designed, with new metal and translucent sheeting and aluminium windows. The new height of the structure will be 9.01m. I have no objection to the proposed changes and alterations and it is considered the proposed alterations will be in keeping with the existing streetscape and surrounding buildings.

Access

As the development is for internal changes and modification to an existing building there is no objection from the Roads Section to this development.

There is a public Car Park located opposite the community building which will serve the development.

Conservation

The building which was constructed in 1979 adjoins the Concert Hall, an early 20th century protected structure (Ref: C618) and National Inventory of Architectural Heritage listed building. (Ref: 12317063) The file was referred to the Conservation officer who has no objection to this development subject to conditions.

Archaeology

The site is located in the historic town of Thomastown RMP KK028-040, and is situated proximal to the line of the medieval Town Wall of Thomastown RMP KK028-040011. An Archaeological Assessment has been submitted with the Part VIII application, and while no works are proposed on the specific line of the Town Wall, there may be other elements where ground works may necessitate the involvement of an archaeologist. This report was referred to the Department of Culture, Heritage and the Gaeltacht's *Archaeology section* and to the Conservation officer who stated all recommendations of the archaeological assessment shall be adhered to in full.

Flooding

The proposed site is located in Flood Zone A as per the Strategic Flood Risk Assessment carried out for the Thomastown Local Area Plan. A site-specific flood risk assessment was carried out due to the proposed new build element of the proposal to include for a new store room and emergency access to the rear and a new lobby to the front. The flood risk assessment concluded that the proposed works are negligible in the overall context of the site and that the proposed works would have negligible impact on flooding in the area. In addition, the proposed development would not impede access to the existing watercourses nor would it result in any increased flood risk elsewhere due to flood water displacement. A number of mitigation measures are proposed.

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

Conclusion and Recommendation:

Having regard to the planning history of this building located in the centre of Thomastown and the proposal to utilise an existing disused sports hall and provide a new modern library to serve the community of Thomastown, it is considered that the proposed development is a welcome initiative and should be supported.

The Planning Authority considers that the principle of the proposed development as set out in the subject Part 8 Application plans and particulars is consistent with the zoning objectives for the site and accords with the policies and objectives of the Thomastown Local Area Plan 2019 and Kilkenny County Development Plan 2014 - 2020 and the proper planning and sustainable development of the area.

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

1. a) All recommendations as detailed in Section 6 Archaeological Impact Statement and Recommendations of the Archaeological report shall be adhered to in full. The applicant/developer is required to employ a suitably qualified, licenced archaeologist to monitoring all works required for this development – including demolition/alteration works and groundworks. Monitoring of groundworks shall take place to the uppermost archaeological horizons only - where they survive. Where archaeological features/deposits are recorded, including elements of the town defences, works shall stop pending further advice from the NMS with regard to the requirement for Ministerial Consent and preservation *in situ* and/or additional archaeological mitigation. Please note that all features/archaeological surfaces are to be hand-cleaned and clearly visible for photographic purposes. Section excavation through features to establish their nature and/or extent shall only take place where an archaeological licence is in place and this is agreed in advance with the Licensing Section of National Monuments Service.
b) All recorded archaeological features shall be planned and photographed and an interim report shall be submitted to the NMS pending a decision as to how best to deal with the archaeology. The interim report shall also include an archaeological mitigation strategy outlining the preservation *in situ* and/or archaeological excavation of the features/deposits revealed. The applicant shall note that full archaeological excavation according to best practice may be required, including an excavation report and post-excavation analysis, where preservation *in situ* cannot be achieved.
c) The applicant/developer shall be prepared to be advised by the National Monuments Service with regard to any necessary mitigating action. The applicant/developer shall facilitate the archaeologist in fulfilling all aspects of this condition.
d) The National Monuments Service and the Planning Authority shall be furnished with a report describing the results of the monitoring.
- 2 A Sample of metal and translucent covering proposed for building shall be presented to the Planning Authority for agreement prior to any works commencing.
- 3 All mitigation measures outlined in Section 9.1 of the Flood Risk Assessment shall be adhered to in full.

C. Bambrick

7/12/2020

Catriona Bambrick
Executive Planner

Date _____

I agree with the above report.

Arlene O' Connor

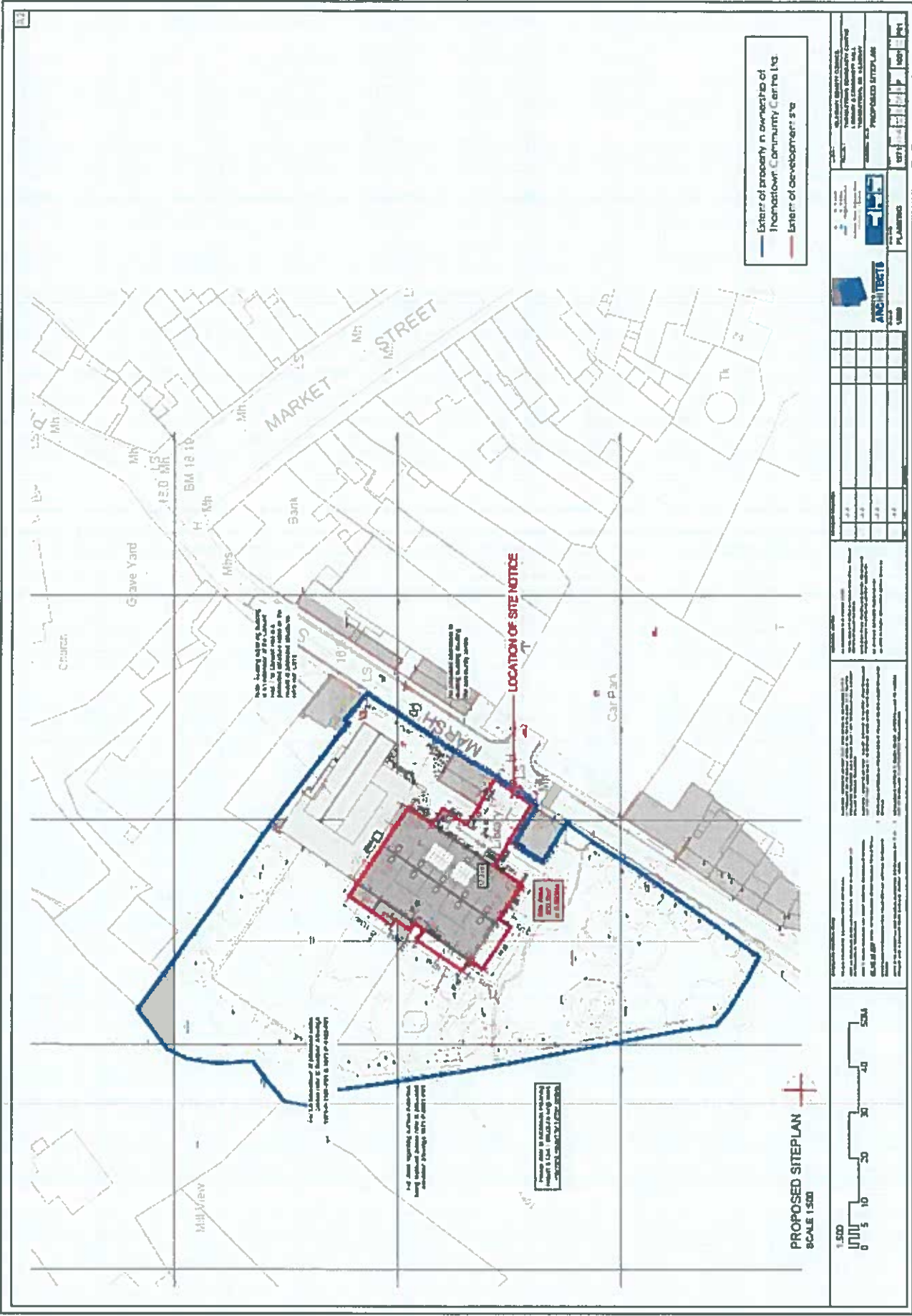
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Arlene O'Connor
Senior Executive Planner

Date _____

Appendix 3

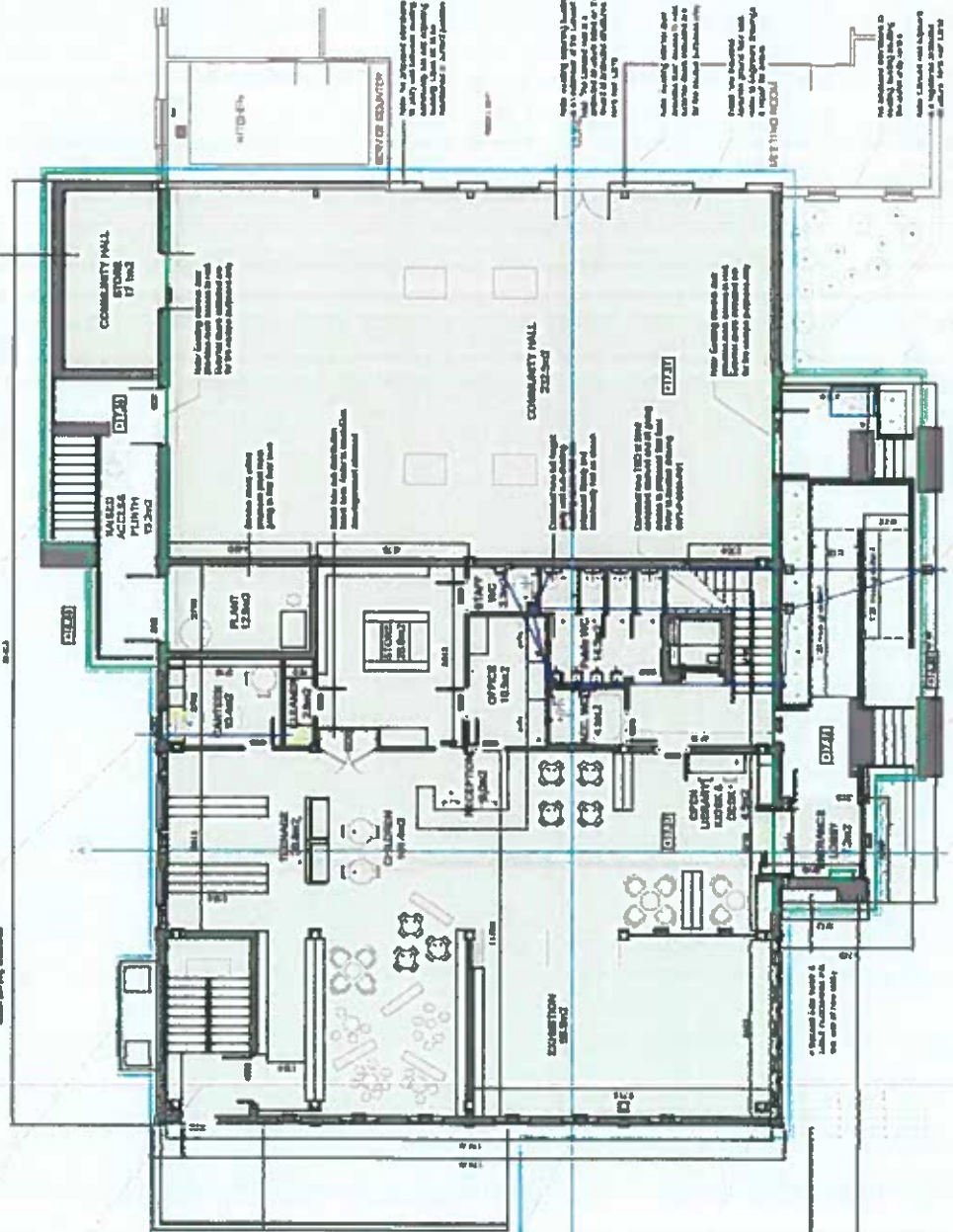
Part 8 Scheme Drawings



Proposed Ground Floor Plan
 OF Gross Internal Floor Area of Library: 154,8m²
 OF Gross Internal Floor Area of Community Hse: 249,8m²

- Proposed Redevelopment Works
- Proposed Surface Water Drainage
- Proposed Poul Drainage

Refer to Engineers drawings for further details of surface and foul drainage
 Proposed works for which planning permission is sought
 Proposed new build elements



Proposed surface water drainage to be provided for the roof area of the building. Details to be provided at a later stage.

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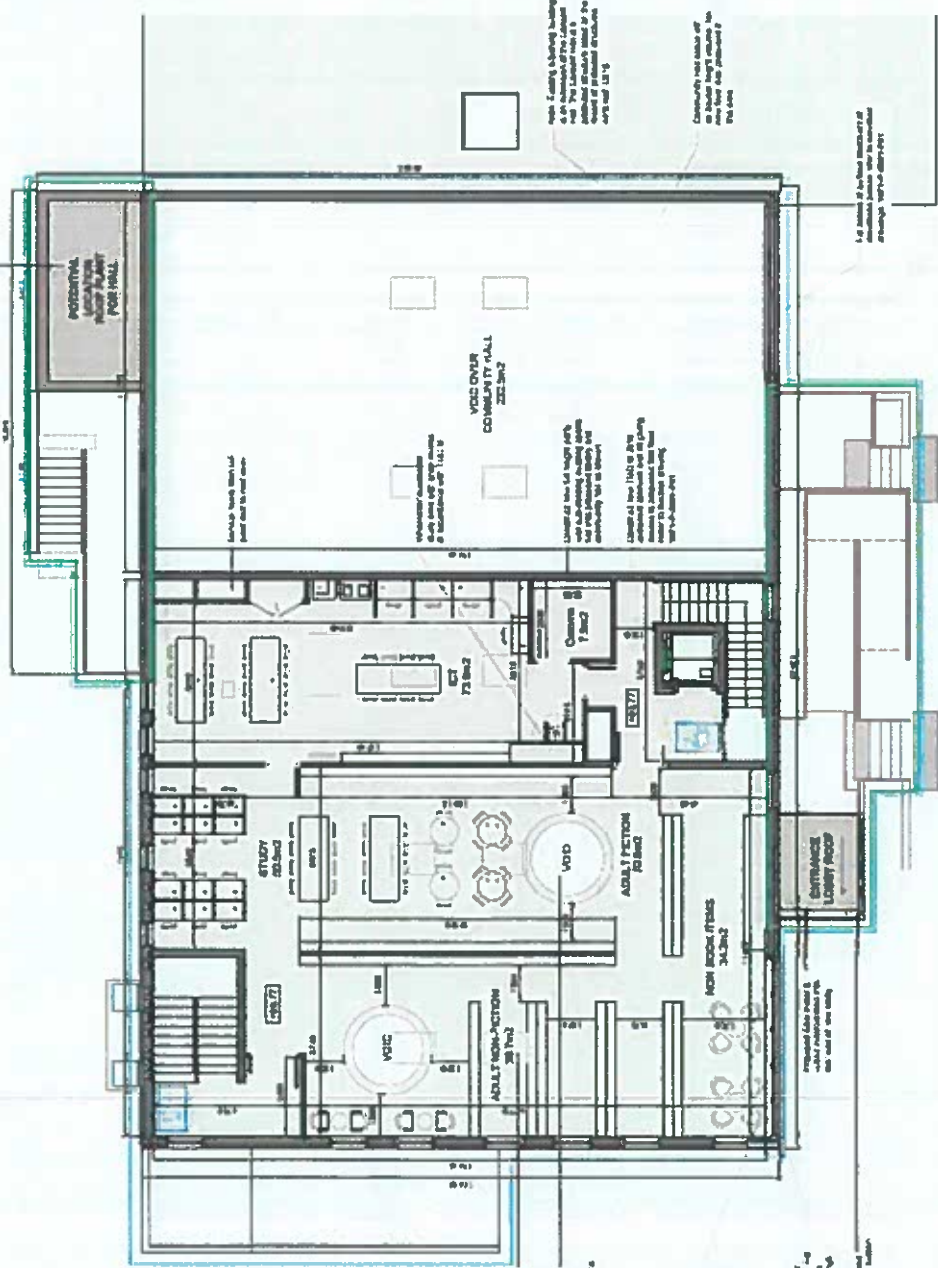
<p>1:100</p> <p>0 1 2 3 4 5 6 7 8 9 10m</p>		<p>PROPOSED GROUND FLOOR PLAN</p> <p>159</p>
<p>DATE: 15/01/2014</p> <p>SCALE: 1:100</p>	<p>PROJECT: THOMASTOWN COMMUNITY LIBRARY & COMMUNITY HOUSE</p> <p>LOCATION: THOMASTOWN, CO. DOWN</p>	<p>CLIENT: THOMASTOWN COMMUNITY LIBRARY & COMMUNITY HOUSE</p> <p>DESIGNER: [Firm Name]</p>

Proposed 1st Floor Plan

1F Gross Internal Floor Area of Library: 347.5m²
 1F Gross Internal Floor Area of Community Hall: 174.1m²

- Proposed Receptionist Works
- Proposed Surface Water drainage
- Proposed Fouf Drainage

Refer to Engineers drawings for further detail of surface and foul drainage
 Proposed works for which planning permission is sought
 Proposed new built elements



<p>1:100</p> <p>10m</p>		<p>PROPOSED 1ST FLOOR PLAN</p> <p>DATE: 15/11/2011</p> <p>SCALE: 1:100</p> <p>PROJECT: THOMASTOWN COMMUNITY LIBRARY</p>
<p>1.1.1</p> <p>1.1.2</p> <p>1.1.3</p> <p>1.1.4</p> <p>1.1.5</p> <p>1.1.6</p> <p>1.1.7</p> <p>1.1.8</p> <p>1.1.9</p> <p>1.1.10</p> <p>1.1.11</p> <p>1.1.12</p> <p>1.1.13</p> <p>1.1.14</p> <p>1.1.15</p> <p>1.1.16</p> <p>1.1.17</p> <p>1.1.18</p> <p>1.1.19</p> <p>1.1.20</p> <p>1.1.21</p> <p>1.1.22</p> <p>1.1.23</p> <p>1.1.24</p> <p>1.1.25</p> <p>1.1.26</p> <p>1.1.27</p> <p>1.1.28</p> <p>1.1.29</p> <p>1.1.30</p> <p>1.1.31</p> <p>1.1.32</p> <p>1.1.33</p> <p>1.1.34</p> <p>1.1.35</p> <p>1.1.36</p> <p>1.1.37</p> <p>1.1.38</p> <p>1.1.39</p> <p>1.1.40</p> <p>1.1.41</p> <p>1.1.42</p> <p>1.1.43</p> <p>1.1.44</p> <p>1.1.45</p> <p>1.1.46</p> <p>1.1.47</p> <p>1.1.48</p> <p>1.1.49</p> <p>1.1.50</p>	<p>1.1.1</p> <p>1.1.2</p> <p>1.1.3</p> <p>1.1.4</p> <p>1.1.5</p> <p>1.1.6</p> <p>1.1.7</p> <p>1.1.8</p> <p>1.1.9</p> <p>1.1.10</p> <p>1.1.11</p> <p>1.1.12</p> <p>1.1.13</p> <p>1.1.14</p> <p>1.1.15</p> <p>1.1.16</p> <p>1.1.17</p> <p>1.1.18</p> <p>1.1.19</p> <p>1.1.20</p> <p>1.1.21</p> <p>1.1.22</p> <p>1.1.23</p> <p>1.1.24</p> <p>1.1.25</p> <p>1.1.26</p> <p>1.1.27</p> <p>1.1.28</p> <p>1.1.29</p> <p>1.1.30</p> <p>1.1.31</p> <p>1.1.32</p> <p>1.1.33</p> <p>1.1.34</p> <p>1.1.35</p> <p>1.1.36</p> <p>1.1.37</p> <p>1.1.38</p> <p>1.1.39</p> <p>1.1.40</p> <p>1.1.41</p> <p>1.1.42</p> <p>1.1.43</p> <p>1.1.44</p> <p>1.1.45</p> <p>1.1.46</p> <p>1.1.47</p> <p>1.1.48</p> <p>1.1.49</p> <p>1.1.50</p>	<p>1.1.1</p> <p>1.1.2</p> <p>1.1.3</p> <p>1.1.4</p> <p>1.1.5</p> <p>1.1.6</p> <p>1.1.7</p> <p>1.1.8</p> <p>1.1.9</p> <p>1.1.10</p> <p>1.1.11</p> <p>1.1.12</p> <p>1.1.13</p> <p>1.1.14</p> <p>1.1.15</p> <p>1.1.16</p> <p>1.1.17</p> <p>1.1.18</p> <p>1.1.19</p> <p>1.1.20</p> <p>1.1.21</p> <p>1.1.22</p> <p>1.1.23</p> <p>1.1.24</p> <p>1.1.25</p> <p>1.1.26</p> <p>1.1.27</p> <p>1.1.28</p> <p>1.1.29</p> <p>1.1.30</p> <p>1.1.31</p> <p>1.1.32</p> <p>1.1.33</p> <p>1.1.34</p> <p>1.1.35</p> <p>1.1.36</p> <p>1.1.37</p> <p>1.1.38</p> <p>1.1.39</p> <p>1.1.40</p> <p>1.1.41</p> <p>1.1.42</p> <p>1.1.43</p> <p>1.1.44</p> <p>1.1.45</p> <p>1.1.46</p> <p>1.1.47</p> <p>1.1.48</p> <p>1.1.49</p> <p>1.1.50</p>

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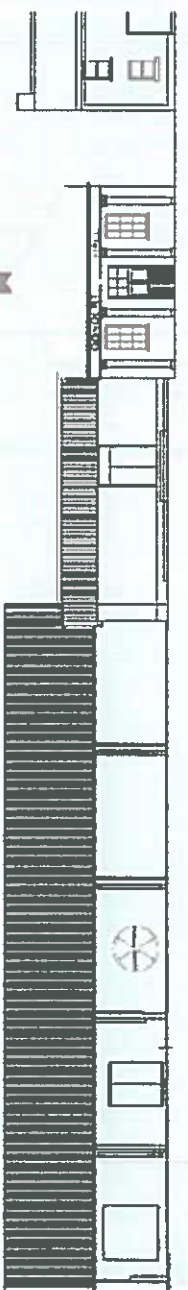
Thomastown Community Library - Interior



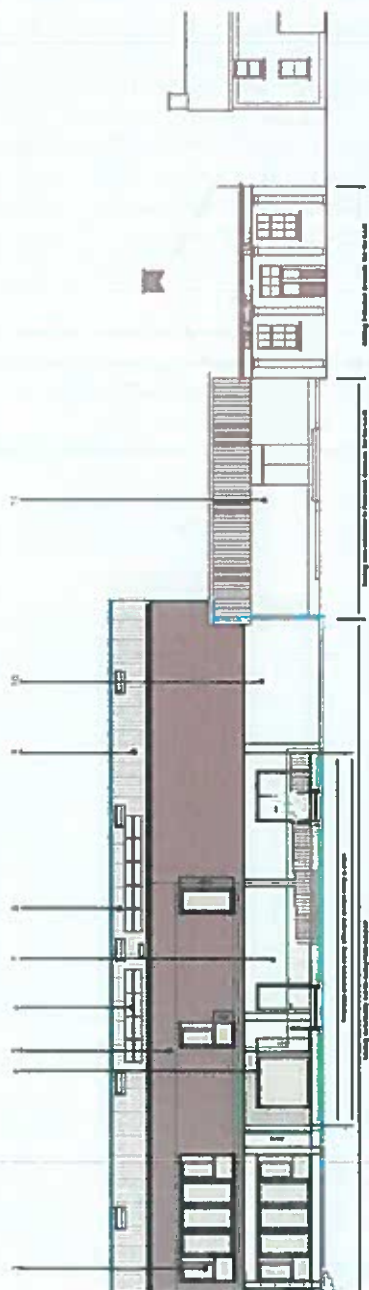
Thomastown Community Library - Exterior

Approved users for which this drawing was prepared:
 Prepared for: [Name]
 Prepared by: [Name]

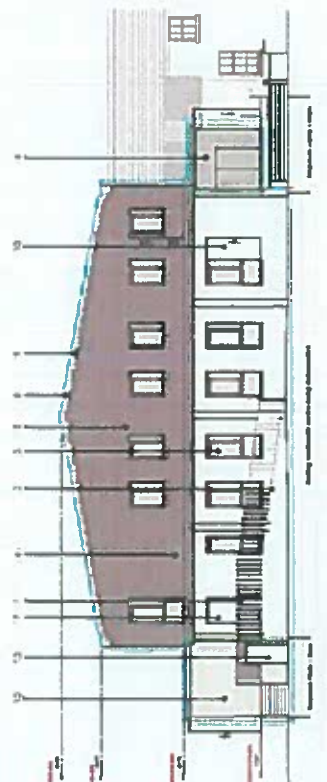
1. All dimensions are in feet and inches.
2. Location of building is to be confirmed.
3. All materials to be used are to be confirmed.
4. All work to be done is to be confirmed.
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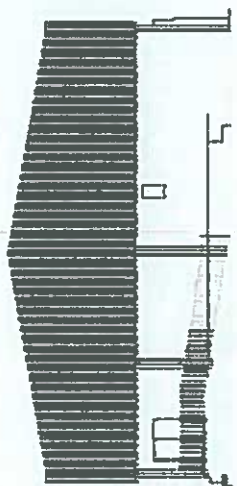
Existing Front Elevation - South East



Proposed Front Elevation - South East

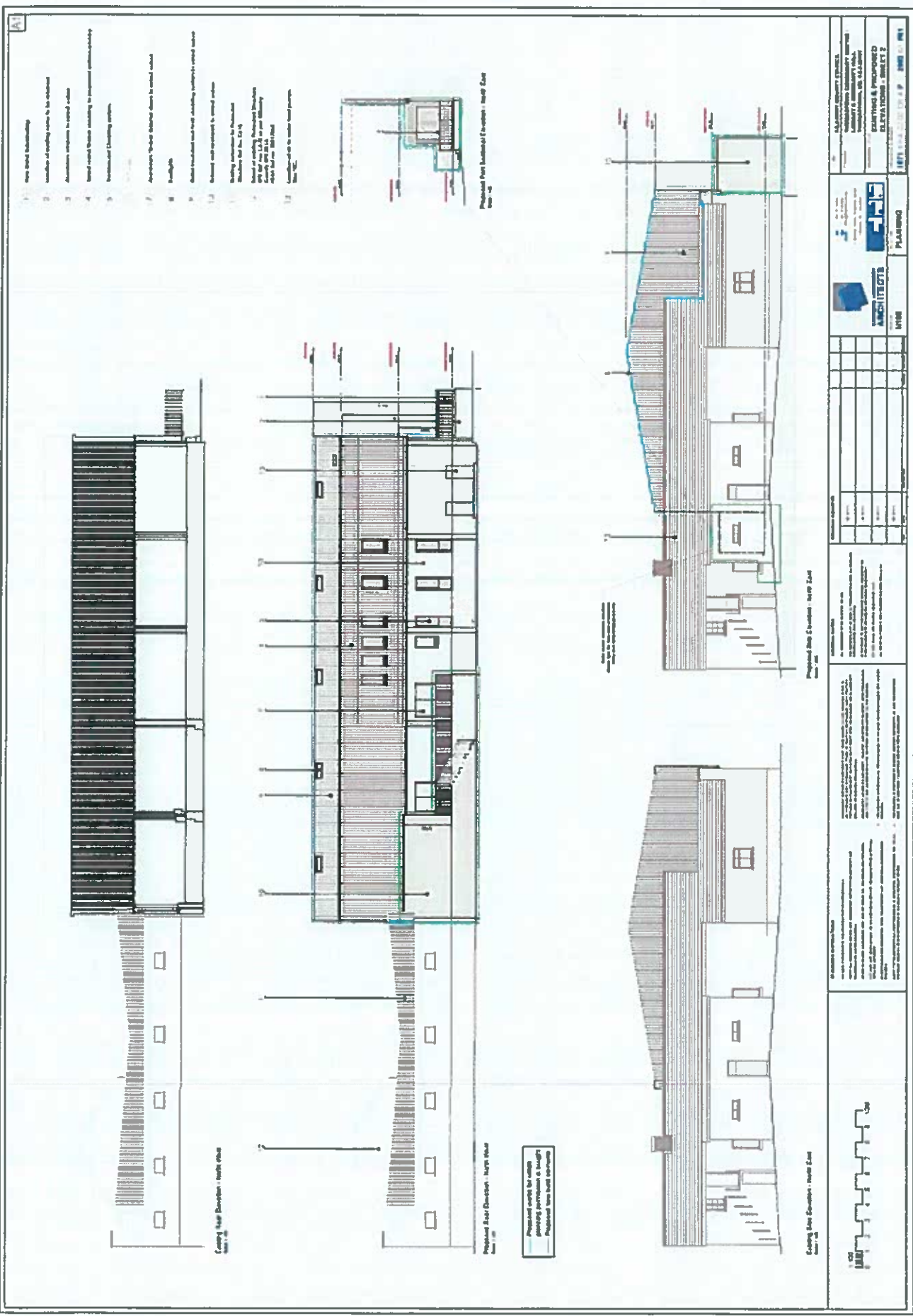


Proposed Side Elevation - South West



Existing Side Elevation - South West

<p>PROJECT INFORMATION</p> <p>PROJECT NAME: Thomastown Community Library</p> <p>PROJECT ADDRESS: [Address]</p> <p>CLIENT: [Client Name]</p> <p>DATE: [Date]</p>		<p>ARCHITECT</p> <p>ARCHITECT NAME: [Name]</p> <p>ARCHITECT ADDRESS: [Address]</p> <p>ARCHITECT PHONE: [Phone]</p> <p>ARCHITECT FAX: [Fax]</p> <p>ARCHITECT EMAIL: [Email]</p>										
<p>DESCRIPTION</p> <p>PROJECT TYPE: [Type]</p> <p>PROJECT PHASE: [Phase]</p> <p>PROJECT STATUS: [Status]</p>		<p>PLANNING</p> <p>PLANNING NUMBER: [Number]</p> <p>PLANNING DATE: [Date]</p>										
<p>NOTES</p> <p>1. All dimensions are in feet and inches.</p> <p>2. Location of building is to be confirmed.</p> <p>3. All materials to be used are to be confirmed.</p> <p>4. All work to be done is to be confirmed.</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION										



Appendix 4

Received Submissions

From: Mary Deevy

Sent: Friday 20 November 2020 13:10

To: Thomastown Library Planning <thomastownlibraryplanning@kilkennycoco.ie>

Subject: Development of the Thomastown Community centre and Library, Marshes street

Hi,

I would like to make a submission in relation to the above project,

I would just like to make the planner/developer aware that there are plans to redevelop the site at the back of the Community Centre (an old tennis court/basketball court), to resurface the courts and put in seating/lighting etc so the site can be used again for recreational purposes.

I understand that under the proposed development the footprint of the Community Centre building will change slightly and we plan to accommodate this in our plan by changing the position of the courts.

If our plans could be taken into account when carrying out the proposed development, it would facilitate both projects. We have recently applied for funding from Kilkenny County Council (Town and Village renewal scheme) and Kilkenny LEADER to carry out the project.

Mary Deevy

Thomastown Community Recreational Amenity Group

KILKENNY COUNTY COUNCIL
Planning Department, Conservation Section

PLANNING REF: Part 8 11/20

ADDRESS: Thomastown Library, Co. Kilkenny.

APPLICANT: Kilkenny Local Authorities

PROPOSED DEVELOPMENT:

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

STATUTORY PROTECTION:

RPS: C618

NIAH: 12317063

ACA: N/A

ARCHAEOLOGY: Historic Town KK028-040 & line of the medieval Town Wall of Thomastown RMP KK028-040011—

APPLICATION RECEIVED ON: 12th October 2020

DATE OF REPORT: 18th November 2020

PROPOSED DEVELOPMENT:

- The proposed development will consist of:
- Refurbishment of the existing steel superstructure for retention and re-use
- Construction of new first floor level within the existing double height space in the area to be used by the library
- Demolition of existing walls and cladding and replacement with new rendered and insulated walls at ground floor and new cladding at first floor level, with associated new window openings
- Demolition of the existing roof finishes and replacement with insulated cladding system incorporating roof lights
- Construction of new entrance lobby on the front elevation, with associated ramp and stepped access
- Construction of new flat roof extension at rear elevation for sports hall/community storage
- Construction of new stepped access to new openings on front and rear elevations
- New internal layout including stairs and passenger lift
- Associated Plant & Services

COMMENTS

The existing Community Centre, Marsh's Street, Thomastown, Co. Kilkenny is proposed to be converted into a library. While the building was constructed in 1979, it adjoins the Concert Hall, an early 20th century protected structure (Ref: C618) and National Inventory of Architectural Heritage listed building. (Ref: 12317063). The building is not located in the Thomastown ACA, however it is located in the historic town of Thomastown RMP KK028-040, and is situated proximal to the line of the medieval Town Wall of Thomastown RMP KK028-040011.

The Concert Hall is described as follows

Attached three-bay double-height gable-fronted Classical-style concert hall, dated 1910, originally detached. Subsequently in use as cinema, 1948-9. Now in commercial use. Pitched (gable-fronted) slate roof

with clay ridge tiles, copper-clad vent to apex, louvered panel vent, rendered eaves to gable, and cast-iron rainwater goods on timber eaves. Unpainted rendered walls with rendered Classical-style frontispiece to ground floor having pilasters supporting fascia with raised lettering, and moulded cornice. Square-headed window openings with concrete sills, and timber casement windows. Square-headed door opening with rendered date stone keystone, and glazed tongue-and-groove timber panelled double doors having overlight. Set back from line of road.

The proposed development includes the redevelopment of the 1979 building to accommodate a new library and Thomastown Community Centre as a double height multi-purpose hall. The existing steel structure will be retained, strengthened and supplemented where necessary, while the building will be brought up to current Building Regulations.

The front façade of the building will architecturally re-designed, with new metal and translucent sheeting, and, aluminium windows.

An archaeological assessment has been submitted with the Part VIII application, and while no works are proposed on the specific line of the Town Wall, there may be other elements where ground works may necessitate the involvement of an archaeologist, therefore, all recommendations as detailed in Section 6 *ARCHAEOLOGICAL IMPACT STATEMENT AND RECOMMENDATIONS*, of the report shall be adhered to in full.

RECOMMENDATION

I support the proposed development and recommend the following conditions as part of any approval:

- All recommendations as detailed in Section 6 Archaeological Impact Statement and Recommendations of the Archaeological report shall be adhered to in full.
- Sample of metal and translucent covering proposed for building shall be presented to the Planning Authority for agreement

18th November 2020

Francis Coady
Architectural Conservation Officer



An Roinn Turasóireachta, Cultúir,
Ealaíon, Gaeltachta, Spóirt agus Meán
Department of Tourism, Culture,
Arts, Gaeltacht, Sport and Media

Planning Ref: **11/20 Part 8 Thomastown Library**
(Please quote in all related correspondence)

04 December 2020

Director of Services - Planning
Kilkenny County Council
County Hall
John Street
Kilkenny

Via email to planning@kilkennycoco.ie

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

Proposed Development: Kilkenny County Council: Redevelopment of Thomastown Community Centre for partial change of use to Library and refurbishment of existing sports hall

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I refer to correspondence to the Department of Culture, Heritage and the Gaeltacht on 12th October received in connection with the above.

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

Archaeology

It is noted that the proposed development will require groundworks within the Zone of Archaeological Potential established around the historic town of Thomastown, Co. Kilkenny Town. Thomastown is a Recorded Monument which is subject to statutory protection under Section 12 of the National Monuments Act 1930-2014: (RMP No. KK028-040— *Historic town*). Given the location of the development in proximity to the line of the medieval town defences associated with Thomastown (RMP No. KK028-040(D11-)), it is possible that hitherto previously unrecorded subsurface archaeological remains associated with the early settlement of the town could be encountered during the course of groundworks required for the development.

Aonad na nIarrataí ar Fhorbairt
Development Applications Unit
Oifig an Rialtóir
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90



In light of the above, the NMS concurs with the archaeological mitigation strategy outlined in Section 6 (pages 17-19) of the AIA and this regard recommends that the mitigation strategy in the AIA is implemented in full, as follows:

Archaeological Monitoring Condition:

1. The applicant/developer is required to employ a suitably qualified, licenced archaeologist to monitoring all works required for this development – including demolition/alteration works and groundworks. Monitoring of groundworks shall take place to the uppermost archaeological horizons only - where they survive. Where archaeological features/deposits are recorded, including elements of the town defences, works shall stop pending further advice from the NMS with regard to the requirement for Ministerial Consent and preservation *in situ* and/or additional archaeological mitigation. Please note that all features/archaeological surfaces are to be hand-cleaned and clearly visible for photographic purposes. Section excavation through features to establish their nature and/or extent shall only take place where an archaeological licence is in place and this is agreed in advance with the Licensing Section of NMS.
2. All recorded archaeological features shall be planned and photographed and an interim report shall be submitted to the NMS pending a decision as to how best to deal with the archaeology. The interim report shall also include an archaeological mitigation strategy outlining the preservation *in situ* and/or archaeological excavation of the features/deposits revealed. The applicant shall note that full archaeological excavation according to best practice may be required, including an excavation report and post-excavation analysis, where preservation *in situ* cannot be achieved.
3. The applicant/developer shall be prepared to be advised by the NMS with regard to any necessary mitigating action. The applicant/developer shall facilitate the archaeologist in fulfilling all aspects of this condition.
4. The NMS and the Planning Authority shall be furnished with a report describing the results of the monitoring.

Kindly forward a copy of your decision to the following address as soon as it issues:



You are requested to send further communications to this Department's Development Applications Unit (DAU) via eReferral, where used, or to manager.dau@chg.gov.ie; if emailing is not possible, correspondence may alternatively be sent to:

The Manager
Development Applications Unit (DAU)
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP80

Is mise, le meas

A handwritten signature in black ink, which appears to read 'Diarmuid Buttimer', is written over a horizontal line.

Diarmuid Buttimer
Development Applications Unit