



KILKENNY COUNTY COUNCIL
Comhairle Chontae Cill Chainnigh

Planning & Development Act 2000–2015
Planning & Development Regulations 2001-2015

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

**Redevelopment of the Brewhouse Building on the former
Smithwicks Brewery Site in the townland of Gardens, Kilkenny.**

In accordance with Part 8, Article 81, of the above regulations, Kilkenny County Council hereby gives notice of its intention to renovate the Brewhouse Building on the former Smithwicks Brewery site, in the townland of Gardens, Kilkenny. The existing building, which measures approx. 4,530 m², is to be redeveloped to allow for a range of uses including education, research & development and/or office.

The main features of the proposed development will include :

- the construction of a new 220 m² extension at roof level over the northern section of the building.
- the insertion of new floors in voids at first and second floor level to create an additional 1,295 m² within the existing building envelope.
- the replacement of existing windows with new double glazed aluminium/steel windows
- the removal and replacement of the existing flat roof structure.
- the insertion of new monopitch rooflights incorporating photovoltaic solar panels.
- the provision of external insulation with a coloured render finish to existing rendered facades.
- the construction of new facades to the east and south where the building previously abutted other brewery buildings, which are to be demolished by Diageo Ireland (Planning Ref. No. 13/990045)
- the demolition of an existing, non re-usable, steel framed warehouse structure (approx. 855 m² at Ground Floor and 110 m² at second floor)
- the removal of the existing steel boundary fence and low wall to the west boundary of the building
- the provision of signage on the west façade
- the raising of ground levels within the applicant site by 500mm
- the construction of a new hard landscaped public space of some 2,200 m² along Horse Barrack Lane.
- the construction of a new landscaped public square/courtyard of some 1,200 m² to the east of the Brewhouse

The Brewhouse building is located within the City Centre Architectural Conservation Area as set out in the Kilkenny City & Environs Development Plan 2014-2020. It is also located within a zone of Archaeological Potential (KK019-026 'City') and it is adjoining St Francis Abbey, a National Monument.

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 23rd Oct 2015 to Tuesday 8th Dec. 2015 inclusive, at the following Kilkenny County Council offices:

Planning Dept., Kilkenny County Council, County Buildings, John St., Kilkenny City
from 9am to 1pm & 2pm to 4.00pm Monday to Friday (Except Public Holidays)

Carnegie Library, Johns Quay, Kilkenny

from 10am to 1pm and 2pm to 8pm Tuesdays and Wednesdays, 10am to 1pm and 2pm to 5pm Thursdays and Fridays, and 10am to 1:30pm Saturdays (except Bank Holiday weekends).

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

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area in which the development will be carried out, may be made online at <https://consult.kilkenny.ie/>, in writing to the undersigned or sent to the following e-mail address Brewhouseplanning@kilkennycoco.ie. The latest date for receipt of submissions on the development is Tuesday 22nd Dec. 2015. Submissions should be clearly marked "*Brewhouse Building – Planning Submission*"

Mr Simon Walton,
A/Director of Services, Kilkenny Co. Co., County Buildings, John St., Kilkenny.