

To: Tony Lauhoff, Senior Engineer

From: Denis Malone, Senior Planner

Proposal: Part VIII proposal - Alterations and Renovation to the Tholsel, High Street, Kilkenny.

Re: Environmental Impact Assessment – Screening for Environmental Impact Assessment Report (EIAR).

Planning Legislation:

Planning and Development Regulations 2001-2018, Schedule 5, Part 1 and 2
European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018
Article 75 which amends Article 120 of the Regulations 2001
Planning and Development Act 2000 – 2018

Characteristics of Project

- Provision of 1 No. lift and fire escape stairs to serve all floors within existing structure (including the basement area).
- Modifications, including the associated demolitions, to the rear (eastern elevation) of the building to facilitate the reinstatement of the pitched roof in the area of the proposed lift and stairs.
- Removal of railings at ground floor level and provision of a new 51sq.m glazed structure, incorporating timber frame structure, to house a Visitor Reception area.
- Removal of existing 77sq.m mezzanine level at 3rd floor level over Mayor's Parlour and Corporate Affairs office, to provide double height spaces within these rooms.
- Removal of 1 No. existing curved stairway from ground floor to second floor level, and removal of second storey of curved extension to allow for reinstatement of windows to Mayor's Parlour at the rear of the building. This will also facilitate the provision of a reception area at ground floor level for the civic function of the building and
- Refurbishment of existing building, including repointing and cleaning of masonry as necessary, repairs to windows and replacement where necessary, replacement of existing rooflights, re-dressing of lead linings, replacement of railings at roof level, and repairs to roof.
- Complete internal redecoration and new internal openings to allow improved circulation within the building.
- Provision of plant in the grounds of St. Marys Church & Graveyard (Recorded Monument (KK019-026115 & KK019-026156) and a Protected Structure in the Record of Protected Structures for Kilkenny City, Ref. RPS B192 (NIAH Ref. 12000130/KK) and adjacent to the Alms Houses (Protected Structures, Ref RPS B193 (NIAH Ref. 12000128/KK and 12000129/KK)). This will include associated below ground pipework connection to the Tholsel.
- Site works associated with formation of connections to existing public foul and surface water drainage and existing utilities as required.

Location

The Tholsel is located along High Street in the centre of Kilkenny city.

Type and characteristics of potential impact

From assessing the documentation associated with the proposed alteration and renovation works at the Tholsel on High Street in the city, it is considered that the proposed development is significantly below sub threshold Part 2 activities and having regard to the environmental sensitivities of the area and the potential effects of the development based on the following environmental factors;

- Population and human health
- Biodiversity, with particular attention to special and habitats protected under the Birds and Habitats Directives
- Land, soil, water, air and the landscape
- Climate
- Interaction between above
- Expected effects from relevant major accidents and / or disasters

It is determined that based on the above that no EIA is required.

Conclusion

The development can proceed without the need for an Environmental Impact Assessment



Signed: Denis Malone,
Senior Planner,
Kilkenny County Council.
28/1/2019