



# KILKENNY COUNTY COUNCIL Comhairle Chontae Chill Chainnigh



## PART 8 PLANNING EXPLANATORY BOOKLET

St Marys Alms House,  
No. 2 St Marys Lane,  
Kilkenny.

Dec. 2019

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## 1. Introduction

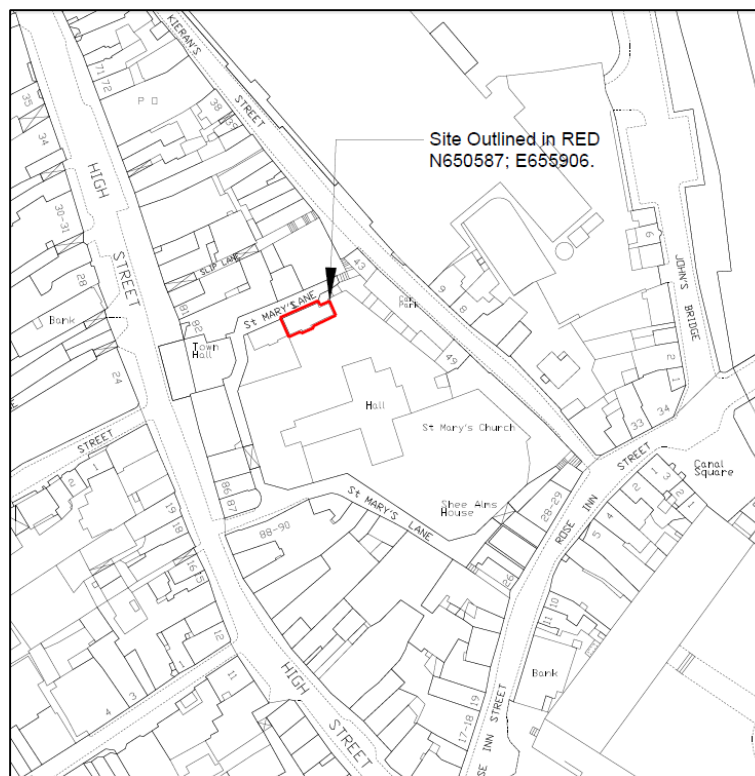
Kilkenny County Council proposes to refurbish the Alms House at No. 2 St Marys Lane for Office Use.

This document has been prepared in compliance with Section 179 of the Planning and Development Act 2000-2019 and Part 8 of the Planning and Development Regulations 2001-2019 and sets out the details of the proposed development.

## 2. Location

The Alms House is located at no. 2 St Marys Lane (Eircode R95 ANW5) and is located within the grounds of St Marys Church & Graveyard, a Recorded Monument (KK019-026115 & KK019-026156).

It is located within the Kilkenny City Centre Architectural Conservation Area and within a zone of Archaeological Potential (KK019-026 'City')



## 3. Building Details

The building is a Protected Structure, Ref. RPS B193 (NIAH Ref. 12000129).

The Building is described in the National Inventory of Architectural Heritage (NIAH) as follows :

### **Description**

*Semi-detached three-bay three-storey almshouse, pre-1841, with single-bay full-height pedimented breakfront, and single-bay three-storey rear (north) elevation. Reroofed, post-1999. Now disused. One of a pair. Hipped (shared) roof (gabled to pediment) with replacement slate, post-1999, clay ridge tiles, rendered chimney stacks, and replacement uPVC rainwater*

goods, post-1999, on squared rubble limestone eaves. Random rubble limestone walls with cut-limestone quoins to corners, cut-limestone piers to breakfront continuing into full-height round-headed recess having limestone ashlar voussoirs, cut-limestone surround to pediment, and shared cut-limestone rectangular panel to rear (north) elevation. Square-headed window openings with cut-limestone sills, and dressed limestone voussoirs (now boarded-up). Square-headed door opening approached by flight of four steps (now boarded-up). Elliptical-headed door opening to rear (north) elevation with cut-limestone step, carved limestone doorcase having hood moulding, dressed rubble limestone voussoirs forming segmental relieving arch over, and timber panelled door. Set back from road in shared grounds with forecourt, and rear (north) elevation fronting on to lane.

### **Appraisal**

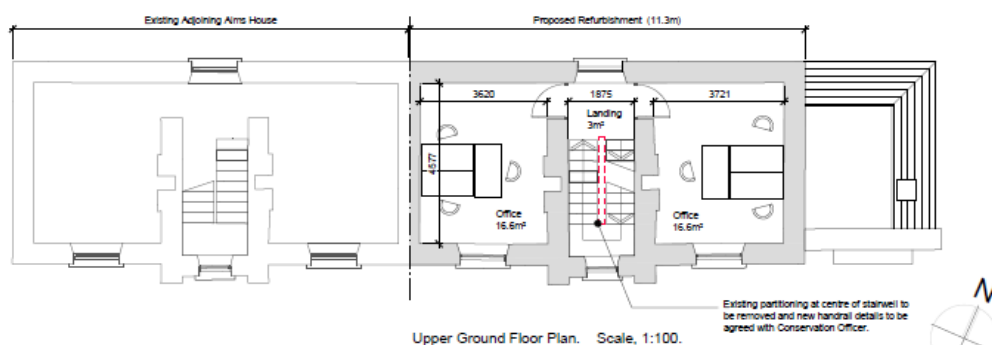
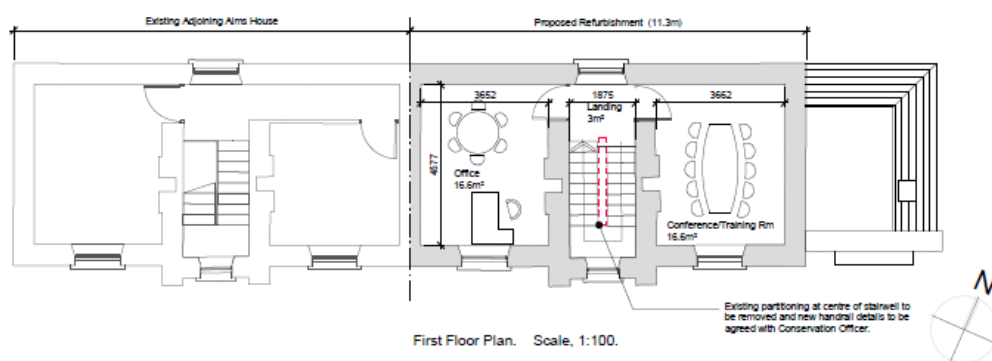
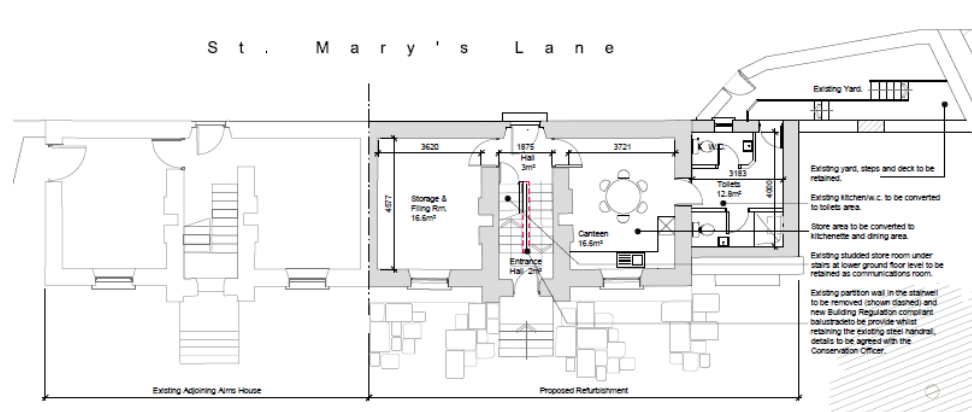
A well-composed middle-size almshouse built as one of a pair (with 12000128/KK-4766-09-128) by Reverend Peter Roe (1777-1841) enhancing the group and setting values of the adjacent Saint Mary's Church (12000130/KK-4766-09-130). Classically-derived elements including a full-height recess rising into a shallow pediment lend an elegant formal quality to the composition while a finely-carved doorcase on the opposite elevation displaying high quality stone masonry introduces a muted Tudor tone to the site. Although now disused with the openings boarded-up the original composition qualities survive substantially intact, thereby maintaining the integrity of the group while contributing positively to the historic appeal of the site.



## 4. Proposed Works

Works for the proposed development will be limited to internal works only and will primarily consist of the following

- Insertion of toilets and kitchen in the ground floor.
- Removal of modern partition wall in the existing stairwell and provision of Building Regulations compliant balustrade (existing balustrade to be retained).
- Decorative works including painting and carpeting.



## **5. Zoning**

Development Plan 2014 – 2020, with an objective to provide for general business.

Offices are defined as a Permissible Use as defined under Section 3.4.5.4 of the City and Environs Development Plan.

## **6. Architectural Heritage Impact Assessment**

Due to the protected nature of the property and the location of the development within an Architectural Conservation Area (ACA), Details of the proposed development have been subject to an Architectural Heritage Impact Assessment.

The AHIA has been prepared by James Powell CEng MIEI, Conservation Consultant. The AHIA has concluded that “...*The proposed development has minimal impact on the historic structure.*”

Full details of the Architectural Heritage Impact Assessment are included in the Part VIII Public Consultation Documents.

## **7. Appropriate Assessment Screening**

The Planning Authority has undertaken an Appropriate Assessment Screening and has determined that Significant Impacts of the proposed development on Natura 2000 sites can be ruled out.

Full details of the Appropriate Assessment Screening are included in the Part VIII Public Consultation Documents.

## **8. Environmental Impact Assessment**

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended), the Planning Authority has undertaken a preliminary examination of the nature, size and location of the proposed development. This preliminary examination 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 Regulations, 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.

## **9. Public Consultation**

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 13<sup>th</sup> December 2019 until Thursday 23<sup>rd</sup> January 2020, at the following Kilkenny County Council offices:

- Planning Dept., Kilkenny County Council, County Hall, John St., Kilkenny City from 9am to 1pm & 2pm to 4pm Monday to Friday.
- Carnegie Library, Johns Quay, Kilkenny from 10am to 8pm Tuesdays 10am to 5pm Wednesday to Friday, 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](http://www.kilkennycoco.ie)

The Documents that are included for Public Display are :

- This explanatory document
- Drawings
- Architectural Heritage Impact Assessment
- Appropriate Assessment Screening
- Environmental Impact Assessment Determination.

## 10. Submissions

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 [Stmarysalmshouseplanning@kilkennycoco.ie](mailto:Stmarysalmshouseplanning@kilkennycoco.ie).

The latest time and date for receipt of submissions on the development is 5.00pm on Thursday 6<sup>th</sup> February 2020.

Submissions should be clearly marked "*St Marys Alms House – Planning Submission*"