



Planning and Development Act 2000 (As Amended)
Planning and Development Regulations 2001 (As Amended)

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

**Development of a Cultural Hub at the former Smithwicks Brewery
Squash Court building, Abbey Quarter, Kilkenny.**

In accordance with the provisions of Part XI, Section 179 of the Planning and Development Act 2000 as amended, and Part 8 articles 80 and 81 of the Planning and Development Regulations 2001 as amended, notice is hereby given that Kilkenny County Council propose to undertake development at the former Smithwicks Brewery Squash Court building, Abbey Quarter, Kilkenny.

The proposed development will consist of:

The refurbishment of the existing former Smithwicks Brewery Squash Court building, located within the Abbey Quarter directly west of the River Breagagh, into a multi-functional Rehearsal Studio (208.5m²). Works include the demolition of the existing Hop Store (125m²), redesign and recladding of the Squash Court building, new main entrance, and all associated internal finishings and M&E services. New services will be provided via the current Abbey Quarter carpark. Landscape works include the provision of new bicycle parking, new ramp and steps to the building, signage, and minor conservation/ stabilisation works to a section of historic stone boundary wall to the north of the site.

Plans and particulars of the proposed development, including Environmental Impact Assessment (EIA) screening and Appropriate Assessment (AA) screening reports, will be available for inspection or purchase for a fee not exceeding the reasonable cost of making a copy during office hours from Wednesday 22nd January 2025 until Wednesday 19th February 2025 inclusive, 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 (excluding weekends and Bank Holidays).
- Details of the proposed development can also be viewed at <https://consult.kilkenny.ie/> and www.kilkennycoco.ie

In accordance with the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001 (as amended) the Planning Authority determined the proposed development required Appropriate Assessment screening and Environmental Impact Assessment (EIA) screening.

In accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Kilkenny County Council Planning Authority has undertaken and completed Appropriate Assessment Stage 1 Screening to assess, in view of best scientific knowledge and the conservation objectives of the site(s), if the above project, individually or in combination with other plans or projects is likely to have a significant effect on European Site(s).

In accordance with Articles 42(2) and 42(7) of the European Communities (Birds and Natural Habitats) Regulations 2011 as amended, Kilkenny County Council Planning Authority has made a determination following Stage 1 Screening that a Stage 2 Appropriate Assessment or Environmental Impact Assessment Report is not required on the basis of objective information and in light of the conservation objectives of the relevant European Site(s), that the project, individually or in combination with other plans and projects, would not have a significant effect on a European Site.

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, they may, at any time before the expiration of 4 weeks beginning 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.

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 Abbeyquarterculturalhub@kilkennycoco.ie.

The latest time and date for receipt of submissions on the development is 5.00pm on Wednesday 5th March 2025.

Submissions should be clearly marked: **Abbey Quarter Cultural Hub, Abbey Quarter, Kilkenny, Part 8.**

Martin Prendiville, Director of Services

Date: 22nd January 2025